

DECISION/DIRECTION NOTE

Title: 34 New Cove Road – MPA2300005 - Adoption

Date Prepared: January 6, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

Following provincial release of the proposed amendments for 34 New Cove Road, Council may now adopt Envision St. John's Municipal Plan Amendment Number 16, 2024 and Envision St. John's Development Regulations Amendment Number 48, 2024, and proceed to a Commissioner's Public Hearing.

Discussion – Background and Current Status:

The City has received an application from KMK Capital Inc. to rezone 34 New Cove Road from the Institutional (INST) Zone to the Apartment 3 (A3) Zone to enable the development of a 10-storey Apartment Building. An Apartment Building is a permitted use in the A3 Zone. A Municipal Plan amendment is required to redesignate the property to the Residential District.

The applicant has also asked to amend the Development Regulations so that the proposed Apartment Building can proceed without a building setback. Text amendment to sections 4.9 and 7.1.4 of the Development Regulations are required to enable the proposed development.

Additional information on the proposed development is contained in the attached amendment. The applicant is also seeking parking relief. The development requires 117 parking spaces, and the applicant has asked to provide 111 spaces and be relieved of the remaining 6 spaces.

At its regular meeting on November 28, 2023, Council voted to proceed with the proposed amendments and set the terms of reference for a Land Use Report (LUR). The proposed amendment was advertised on three occasions in *The Telegram*, published on the City's website, and on a project page on the Planning Engage page. All submissions received are included for Council's review.

The NL Department of Municipal and Provincial Affairs has reviewed and released the amendments. The next step is to adopt them. Should Council decide to adopt the amendments, a public hearing is required - tentative date Wednesday, February 12, 2025, at 7 p.m. at City Hall. This will be a hybrid public hearing, so attendees can attend on person or remotely via Zoom. If no submissions are received by two days prior to the hearing, Council may cancel it. It is recommended that Council appoint Cliff Johnston, a member of the City's commissioner list, to conduct the public hearing.

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Following the hearing, the amendments will be brought back to Council with the commissioner's report and recommendations, for consideration of approval. The Land Use Report and request for parking relief will also be brought forward at that time.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
5. Alignment with Adopted Plans: In line with the rezoning process of Envision St. John's.
6. Accessibility and Inclusion: Not applicable at this stage. Accessibility will be further reviewed at the development approval and building permit stages.
7. Legal or Policy Implications: Amendments to the Envision St. John's Municipal Plan and Development Regulations are required to consider the proposed development.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Consultation was carried out in accordance with the Development Regulations.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council adopt the attached resolutions for Envision St. John's Municipal Plan Amendment Number 16, 2024 and Envision St. John's Development Regulations Amendment Number 48, 2024, related to a proposed Apartment Building at 34 New Cove Road, and appoint Cliff Johnston as commissioner for a public hearing on the amendments. The proposed hearing date is Wednesday, February 12, at 7 p.m. at St. John's City Hall.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

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| Document Title: | 34 New Cove Road - MPA2300005 - Adoption.docx |
| Attachments: | - 34 New Cove Road - Aerial1.pdf - MPA 16, 2024 and DRA 48, 2024.pdf - Engage Report - 34 New Cove Road.pdf |
| Final Approval Date: | Jan 9, 2025 |

This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Jan 9, 2025 - 3:22 PM

Jason Sinyard - Jan 9, 2025 - 4:29 PM