

DECISION/DIRECTION NOTE

Title: 46 Hazelwood Crescent – REZ2400026

Date Prepared: January 15, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to enable a Cluster Development with two Apartment Buildings.

Discussion – Background and Current Status:

The City has received an application to rezone property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone. The applicant is proposing to develop a new three-storey Apartment Building on the property. There is an existing Apartment Building on the property, which will remain, resulting in two Apartment Buildings on the same property.

Under the Envision St. John's Development Regulations, two or more Apartment Buildings on one lot is classified as a Cluster Development. The addition of a new Apartment Building on this site with the existing building makes it a Cluster Development, which is not a permitted or discretionary use in the R1 Zone. A rezoning is required to enable the proposed development. The subject property is within the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not needed.

A previous application to rezone to the A1 Zone went to Council in March 2024. That rezoning was rejected by Council, and the developer has now brought a new application. The proposed development will provide 21 dwelling units of affordable housing in the new building. These are in addition to 7 units in the existing Apartment Building. The existing building is a non-conforming use in the R1 Zone, meaning it does not comply with current zoning but existed prior to it. The proposed rezoning would bring the existing building into conformance.

Alignment with Envision St. John's Municipal Plan

The Municipal Plan's policies enable a range of housing types and increased density in existing neighbourhoods. They encourage higher density developments in and around key transportation corridors. The subject property is located at the corner of Topsail Road and Hazelwood Crescent which is serviced by several Metrobus routes. The property is near services and amenities including schools and the Village Shopping Centre.

The proposed development aligns with the policies of the Municipal Plan, including

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Policy 4.1.2 which enables a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, medium and higher density developments, and Policy 4.1.3 which promotes a housing choices for all ages, income groups, and family types by supporting affordable, appropriate and accessible housing.

Section 8.4 of the Municipal Plan has the policies for the Residential District. The proposed development meets several of them, including:

1. Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.
2. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.
3. Encourage increased density in residential areas where appropriate, along with an increase in public open space, services and amenities, reflective of increased density levels.
4. Promote the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure

Alignment with the City's Affordable Housing Strategy 2019-2028

Policy 4.1.1. of the Municipal Plan encourages development that supports the City's Affordable Housing Strategy. This strategy encourages a diverse and inclusive housing stock and the development of affordable housing. The proposed development will provide affordable housing and add to the housing options available in the area.

Alignment with the Envision St. John's Development Regulations

Under Section 4.9(2)(a) of the Development Regulations, a land use report (LUR) is required for rezoning applications. The applicant has submitted an initial site plan, though additional information is needed for staff to fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's review

Public Consultation

Public consultation will be held after the applicant submits a satisfactory LUR. Should Council decide to consider this amendment, staff recommend a public meeting chaired by an independent facilitator. As well, the applicant is required to consult neighbouring residents and property owners to identify any concerns and mitigate issues prior to submitting the LUR.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents.
3. 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.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations; St. John's Affordable Housing Strategy 2019-2028.
5. Accessibility and Inclusion: Accessibility requirements from the National Building Code and/or Service NL will be applied at the building permit stage.
6. Legal or Policy Implications: A Development Regulations map amendment (rezoning) is required.
7. Privacy Implications: Not applicable.
4. Engagement and Communications Considerations: Public consultation, as per Section 4.8 of the Envision St. John's Development Regulations, will be required after an acceptable Land Use Report is submitted. A public meeting is recommended. A project page will also be created on the City's Engage Page.
8. Human Resource Implications: Not applicable.
9. Procurement Implications: Not applicable.
10. Information Technology Implications: Not applicable.
11. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to enable a Cluster Development with two Apartment Buildings, and approve the attached draft terms of reference for a land use report (LUR).

Further, upon receiving a satisfactory land use report, that Council refer the application to a public meeting chaired by an independent facilitator.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	46 Hazelwood Crescent - REZ2400026.docx
Attachments:	- 46 HAZELWOOD CRESCENT.pdf - 46Hazelwood-SitePlan1.pdf - TOR - 46 Hazelwood Crescent - January 15, 2025.pdf - A1-Zone-Development Regulations.pdf
Final Approval Date:	Jan 16, 2025

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

Ken O'Brien - Jan 15, 2025 - 4:13 PM

Jason Sinyard - Jan 16, 2025 - 9:58 AM