

DECISION/DIRECTION NOTE

Title: 75 Lady Anderson Street – REZ2500006

Date Prepared: March 11, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone to accommodate parking and an outdoor play area for a Child Care Centre (daycare) in a new building proposed at 175 Ladysmith Drive.

Discussion – Background and Current Status:

The City has received an application to rezone 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone to accommodate parking and an outdoor play area for a daycare that is proposed immediately north of the subject property at 175 Ladysmith Drive.

The property at 175 Ladysmith Drive is not part of this rezoning application. That property, on the corner of Ladysmith and Lady Anderson, is zoned Commercial Neighbourhood (CN). There is a proposal for a mixed-use building multi-storey building, with residential apartments above and a daycare on the ground floor. These are permitted uses in the existing Commercial Neighbourhood (CN) Zone there.

While the building with the daycare will be located entirely within the CN Zone on the 175 Ladysmith Drive property, the applicant seeks additional parking for approximately seven (7) vehicles and an outdoor play area for the daycare on the 75 Lady Anderson Street property. The outdoor area is classed as a Child Care Centre use, while the proposed parking area is a Parking Lot use. The RRL Zone does not allow these uses, therefore a rezoning is requested.

The applicant is asking for the R1 Zone, where a Parking Lot and a Child Care Centre are discretionary uses. Should the rezoning proceed, the two properties will be consolidated into one, with the bulk of the site zoned CN and the southern sliver zoned R1. The applicant has provided a draft site plan (attached).

Alignment with Envision St. John's Municipal Plan

The subject property is surrounded by residential uses to the north, south, east, and west. The neighbourhood consists of primarily Single Detached Dwellings. The proposed development meets Policy 4.2.1 of the Municipal Plan to accommodate daycare services in appropriate locations within residential neighborhoods. If the proposed daycare centre on the neighbouring

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lot at 175 Ladysmith Drive does not proceed, the subject property at 75 Lady Anderson Street could still be used for a Single Detached Dwelling or any use that is permitted in the R1 Zone.

Alignment with the Envision St. John's Development Regulations

Under Section 4.9(2)(a) of the Development Regulations, all applications for an amendment to the Development Regulations require a land use report (LUR). However, where Council agrees that the scale or circumstances of the proposed development does not merit an LUR, Council may accept a staff report in lieu of the LUR. In this case, because the rezoning is to enable parking and an outdoor area for a daycare, and the property is already zoned for low density residential use and the R1 Zone would continue to allow that, staff recommend accepting a staff report in lieu of a LUR.

Public Engagement

Should Council decide to consider the rezoning, staff recommend public notification (not a public meeting) because the proposed development and R1 Zone is compatible with the surrounding neighbourhood. Most of the properties surrounding the subject property contain houses and are zoned R1 or Residential Reduced Lot (RRL). As Child Care Centre and Parking Lot uses are discretionary in the R1 Zone, the proposed uses will be advertised along with the proposed rezoning.

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: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A map amendment (rezoning) to the Envision St. John's Development Regulations is required.

8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation as per Section 4.8 of the Envision St. John's Development Regulations is required. Staff recommend public notification (not a public meeting).
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 consider rezoning 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone.

Further, that the application be publicly advertised (public notice only) in accordance with the Envision St. John's Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	75 Lady Anderson Street - REZ2500006.docx
Attachments:	- 75 LADY ANDERSON STREET.pdf - Draft Site Plan - REZ2500006.pdf - Development Regulations-R1 Zone.pdf
Final Approval Date:	Mar 13, 2025

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

Ken O'Brien - Mar 12, 2025 - 3:38 PM

Jason Sinyard - Mar 13, 2025 - 3:31 PM