

DECISION/DIRECTION NOTE

Title: Land Use Report – 45 East White Hills Road – DEV2100076

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

To approve the revised drawings that will be added as an addendum to the Land Use Report as approved on November 27, 2019, for 45 East White Hills Road.

Discussion – Background and Current Status:

In 2018 an application was made for a Senior's Apartment Building, which was a Permitted Use in the Institutional (INST) Zone under the 1994 Development Regulations. At that time, the applicant had proposed an eight-storey building, which required a Land Use Assessment Report (LUAR); height over 3 storeys required a LUAR. The report was publicly advertised, and a Public Meeting was held, with the LUAR being approved on November 27, 2019.

A development application was then submitted, and the application progressed through the development review process with multiple submissions. As the application was partially completed when the new 2021 Development Regulations came into effect, the application continued to be processed under the 1994 Development Regulations. Prior to final development approval, the applicant has requested the addition of balconies to the proposed building. The original Terms of Reference required that patios or balcony information be provided but is not a requirement under the Development Regulations.

As the addition of balconies alter the original look of the building (see attachment) but is not an aspect that is regulated under the Development Regulations, staff recommended that additional public consultation is not required, but a public notification be sent to the neighbourhood.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners.
3. Is this a New Plan or Strategy: No

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4. Alignment with Strategic Directions:

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

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **1994 St. John's Development Regulations Section 5.6 "Land Use Impact Assessments" and Section 10.32 "Institutional (INST) Zone".**

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations:

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 approve the revised drawings which will be added as an addendum to the Land Use Assessment Report approved on November 27, 2019, for 45 East White Hills Road, and that public notification be provided.

Prepared by:

Ashley Murray, P. Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee- Revised Plan for the Approved Land Use Report - 45 East White Hills Road - DEV2100076.docx
Attachments:	- 45EWH.png
Final Approval Date:	May 28, 2025

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

Lindsay Lyghtle Brushett - May 28, 2025 - 3:40 PM

Jason Sinyard - May 28, 2025 - 3:53 PM