

DECISION/DIRECTION NOTE

Title: 5 and 7 Little Street, MPA2000003

Date Prepared: July 28, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To consider a rezoning application for land at 5 and 7 Little Street from the Residential Medium Density (R2) Zone to the Apartment Low Density (A1) Zone to allow a 3-storey Personal Care Home. An amendment to the St. John's Municipal Plan is also required.

Discussion – Background and Current Status:

The City has received an application from Lat 49, on behalf of Nevada Properties Inc., for a 3-storey Personal Care Home at 5 and 7 Little Street. The properties are currently zoned Residential Medium Density (R2) in which Personal Care Home is not permitted. The applicant has requested to rezone the properties to the Apartment Low Density (A1) Zone which allows Personal Care Homes as a permitted use. The two properties will be required to be consolidated prior to development and the buildings located on the properties will be demolished should the application proceed.

The proposed development will house 70 to 100 residents, include 5 single-suites and 42 double-suites, and will have on-site amenities such as a commercial kitchen, dining area, multipurpose/amenity space, bathing facilities, and all other necessary facilities as required by the provincial government. Level 1 and Level 2 care (based on provincial standards) will be available.

The subject properties have a total area of 4,524 m² (~48,890 ft²) and have access along both Hoyles Avenue and Little Street. Due to the sloped nature of the site, the applicants have designed the main entrance off Hoyles Avenue. The adjacent properties are zoned R2, however within the larger neighbourhood there is a mix of zoning which includes Residential Low Density (R1), Residential High Density (R3), trails and parks within the Open Space (O) zone and areas of local commercial. The surrounding housing includes a mix of single-detached dwellings, semi-detached dwellings and townhouses, as well as the Rabbittown Community Centre.

The properties are designated Residential Low Density under the St. John's Municipal Plan. An amendment is required to re-designate the properties to Residential Medium Density in order to consider the A1 Zone. As per Section 2.3.2 of the Municipal Plan, the Residential Medium Density District shall permit zones providing for various residential uses. Subject to a

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Land Use Assessment Report (LUAR), the City may permit zones to allow such other High Density Residential uses as may be deemed by Council to be compatible with Medium Density Residential uses. Therefore, it is recommended that the applicant prepare an LUAR prior to consideration of rezoning. Draft terms of reference for it are provided for Council's review.

As per Section 2.2.2 of the Municipal Plan, the City shall promote more intensive use of existing services through infill, rehabilitation, and redevelopment projects. Further, Section 2.2.5(2) states the City shall work toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing within these areas, capitalizing on any opportunities to diversify same. This is consistent with the housing objectives in the draft Envision Municipal Plan which encourage a range of housing to create diverse neighbourhoods for all ages, income groups and family types. Personal Care Homes in appropriate residential areas make neighbourhoods more age-friendly and allow seniors the ability to "age in place". The proposed amendment will allow more housing options in this neighbourhood and given the variety of nearby properties, the proposed development would be complementary.

More information is required before staff can complete our development and engineering review. This information will be provided by the applicants in the LUAR. Municipal water and sewer infrastructure is available in Little Street and there is sanitary sewer and water infrastructure in Hoyles Avenue. The developer will be required to provide a detailed servicing plan for review and approval. The applicant indicated that they will be seeking parking relief, however a dimensioned parking layout will be required for the parking review. If parking relief is requested, it would be subject to Council's approval at a later stage.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: An amendment to the St. John's Municipal Plan and Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public consultation is required following completion of the Land Use Assessment Report.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

That Council consider amendments to the St. John's Municipal Plan and Development Regulations to rezone land from the Residential Medium Density (R2) Zone to the Apartment Low Density (A1) Zone at 5 and 7 Little Street, and approve the attached draft Terms of Reference for a Land Use Assessment Report to consider a Personal Care Home at this location.

Further, upon submission of a satisfactory Land Use Assessment Report, that Council refer the application to a digital Public Meeting chaired by an independent facilitator for public input and feedback.

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

Report Approval Details

Document Title:	5 and 7 Little Street, MPA2000003.docx
Attachments:	- 5 and 7 Little Street - COTW Attachments.pdf
Final Approval Date:	Jul 29, 2020

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

Ken O'Brien - Jul 29, 2020 - 12:24 PM

Jason Sinyard - Jul 29, 2020 - 8:18 PM