

DECISION/DIRECTION NOTE

Title: 6 Lambe's Lane, MPA2000005

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 6 Lambe's Lane from the Institutional (INST) Zone to the Apartment High Density (A3) Zone to allow a 200-unit student apartment development. An amendment to the St. John's Municipal Plan is also required.

Discussion – Background and Current Status:

The City has received an application from Werkliv for three 6-storey Apartment Buildings that will contain a total of 200 student residential units. The property is currently zoned Institutional (INST), in which Apartment Building is not a listed use. The applicant has asked that the property be rezoned to Apartment High Density (A3), where Apartment Building is a permitted use. The house on the site will be demolished should the application proceed.

Werkliv seeks to develop a new residential project that caters to the university student population. They state that the demand for high quality living options for 2nd and 3rd year students is high and that affordable furnished rentals close to campus may be hard to find. Their goal is to provide students with options and to densify a site close to Memorial University.

The subject property is 2.27 acres (9,194 m²) and surrounded by institutional buildings and uses accessory to Memorial University. The property abuts the Aquarena and St. Augustine's Church to the east, and Memorial's alumni engagement office and other university facilities to the south and west. The CBC TV and Radio building and a university parking lot are situated north of the property, with St. Andrew's Elementary School, Prince of Wales Collegiate and St. James United Church to the west.

The property is designated Institutional under the St. John's Municipal Plan and an amendment is required to consider the residential use. The Residential High Density District would allow the A3 Zone. As per Section 2.3.3 of the Municipal Plan, buildings in a Residential High Density District shall not exceed four storeys. Subject to a Land Use Assessment Report (LUAR), selected areas may be zoned to allow heights not exceeding ten storeys or a Floor Area Ratio (FAR) of 2.0. Therefore, an LUAR is required to consider a building higher than 4 storeys and a text amendment is required for an FAR greater than 2.0 as proposed. Draft LUAR terms of reference are attached for Council's review.

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The application has been reviewed by development and engineering staff, however more information is required in the LUAR before staff can complete the review. The property does not have direct access to the City's water and sewer systems, so a site servicing plan is required. This application is unique in that the applicant is requesting parking relief for all parking requirements. The City's Traffic Engineering Division have indicated that they can consider zero off-street parking for the proposed development. More information is requested in the LUAR to determine if such things as onsite bicycle parking, carshare, taxi, pick-up/drop-off or other vehicle space will be provided.

The City's Parks and Open Space Division have identified that the site is dominated by healthy, mature trees, with a mix of English oak, sycamore maple, horse chestnut, European beech and mountain ash. The City's Landscape Development Policy and Street Tree Planting Standards require that the existing landscape character be preserved to an extent reasonable and feasible. This includes preserving existing trees and incorporating new trees into the landscape to obtain a tree density outlined in the City's Street Tree Planting Standard. Therefore, staff have requested a Tree Plan/Inventory in the LUAR and have recommended consideration for preserving the existing trees and incorporating them into the site plan.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Neighbouring residents and property owners, including Memorial University.
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: Amendments to the St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Required public consultation will occur later (following completion of the LUAR).
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 Institutional (INST) Zone to the Apartment High Density (A3) Zone at 6 Lambe's Lane to allow a 200-unit student apartment development, and approve the attached draft terms of reference for a Land Use Assessment Report to consider Apartment Buildings at this location.

Further, upon receiving 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:	6 Lambe's Lane, MPA2000005.docx
Attachments:	- 6 Lambe's Lane - COTW Attachments.pdf
Final Approval Date:	Jul 30, 2020

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

Ken O'Brien - Jul 30, 2020 - 9:45 AM

Jason Sinyard - Jul 30, 2020 - 10:44 AM