

DECISION/DIRECTION NOTE

Title: 11 Tiffany Lane, REZ2000001

Date Prepared: August 11, 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 11 Tiffany Lane from the Residential Medium Density (R2) Zone to the Apartment High Density (A3) Zone to allow two 6-storey assisted living facilities (Personal Care Homes). An amendment to the St. John's Municipal Plan is not required.

Discussion – Background and Current Status:

The City has received an application from 77345 Newfoundland and Labrador Ltd./KMK Capital Inc. for two 6-storey assisted-living facilities at 11 Tiffany Lane. In the St. John's Development Regulations, an assisted-living facility is classed as a Personal Care Home. The property is zoned Residential Medium Density (R2), in which Personal Care Home is not permitted. The applicant has asked for a rezoning to the Apartment High Density (A3) Zone to accommodate the height and density of the proposed buildings.

The proposed development will contain a total of 237 units and two (2) levels of underground parking. The level of care to be provided has not been determined yet. The attached site plan proposes buildings of 6 storeys, however the applicant has asked for the A3 Zone to allow increased density, increased floor-area ratio (FAR), and the possibility of building heights to a maximum of 10 storeys. Should this application proceed, the public will be informed that the zone allows a maximum building height of 10 storeys.

The subject property is undeveloped, with mature trees and lawns, has a total area of 14,513 square metres and has frontage along Portugal Cove Road/New Cove Road, Baird's Lane and Tiffany Lane. The main entrance will be off Tiffany Lane, with an access off New Cove Road to the parking garage. The property was subdivided from the Bryn Mawr property at 154 New Cove Road and was much of its lawns and gardens. That house, a designated Heritage Building, remains standing empty in the R2 Zone. The surrounding properties are in the Apartment Medium Density (A2) Zone, in the Institutional (INST) Zone across Tiffany Lane, and in the Residential Low Density (R1) Zone across Portugal Cove Road/New Cove Road.

The proposed zone and use would complement the neighbourhood. 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

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enhance neighbourhoods by encouraging the development/redevelopment of quality housing, capitalizing on any opportunities to diversify same. This agrees 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 areas make neighbourhoods more age-friendly and allow senior citizens the ability to “age in place”.

Personal Care Home is not a listed use in the A3 Zone and therefore a text amendment is required to add it. Personal Care Home is already in the Apartment Low Density (A1) and Apartment Medium Density (A2) Zones, so the proposed amendment is consistent with them.

The property is designated Residential High Density under the St. John's Municipal Plan and therefore a Plan amendment is not required. As per Section 2.3.3 of the Municipal Plan, the Residential High Density District shall permit zones providing for medium density residential uses. Subject to a land-use assessment report (LUAR), the City may permit zones to allow high density residential uses. Further, an LUAR is required for developments exceeding four (4) storeys. Draft LUAR terms of reference are provided for the Committee's review.

More information, including a detailed servicing plan and floor plans, is required before staff can complete our development and engineering review and calculate the required parking. This information will be provided by the applicants in the LUAR.

Should the application proceed, following completion of an LUAR, the application will be presented to the public for review and comment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; senior citizens who may be interested in this type of development.
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: Text and map amendments to the St. John's Development Regulations are required.
5. Privacy Implications: No applicable.
6. Engagement and Communications Considerations: Required public consultation will take place 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 Development Regulations to add Personal Care Home to the Apartment High Density (A3) Zone, and to rezone land at 11 Tiffany Lane from the Residential Medium Density (R2) Zone to the Apartment High Density (A3) Zone, and approve the attached draft terms of reference for a land-use assessment report (LUAR).

Further, upon submission of the LUAR, 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:	11 Tiffany Lane, REZ2000001.docx
Attachments:	- 11 Tiffany Lane - COTW Attachment.pdf
Final Approval Date:	Aug 13, 2020

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

Ken O'Brien - Aug 12, 2020 - 4:03 PM

Jason Sinyard - Aug 13, 2020 - 10:03 AM