

# DECISION/DIRECTION NOTE

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**Title:** 35 White Rose Drive, REZ2000007

**Date Prepared:** August 24, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 1

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## **Decision/Direction Required:**

To consider a text amendment to the St. John's Development Regulations to add Pharmacy as a use to various zones.

## **Discussion – Background and Current Status:**

The City has received an application from Dougalls Development Inc. requesting the addition of Pharmacy as a permitted use in the Commercial Regional (CR) Zone. The applicant is proposing a stand-alone Pharmacy in one storefront unit at 35 White Rose Drive. The subject property is within the Commercial General District of the St. John's Municipal Plan and is zoned Commercial Regional (CR). A Municipal Plan amendment would not be required.

Within the CR Zone, a Pharmacy is permitted only as an ancillary use to a Clinic or part of a larger retail/clinic development like a drug store. Under the St. John's Development Regulations a stand-alone Pharmacy is only included in the Residential Mixed (RM) and Commercial Office Hotel (COH) Zones.

While this amendment is prompted by the application at 35 White Rose Drive, staff are recommending that Council consider adding Pharmacy as a use to other zones which already include Clinic. If a zone can accommodate a clinic, it should be able to accommodate a stand-alone pharmacy. As stand-alone pharmacies are becoming more common and are not always part of a clinic, an amendment to multiple zones at this time would recognize the common practice and prevent the need for amendments later.

Staff recommend adding Pharmacy as a permitted use to zones which are primarily commercial, and as a discretionary use to zones which are often near or within residential neighbourhoods, or where Clinic is a discretionary use. This would include the following zones:

- As a Permitted Use:
  - Commercial Highway (CH)
  - Commercial Regional (CR)
  - Commercial Central Mixed (CCM)
  - Commercial Central Office (CCO)
  - Commercial Central Retail (CCR)
  - Commercial Kenmount (CK).

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- As a Discretionary Use:
  - Commercial Office (CO)
  - Commercial Neighbourhood (CN)
  - Commercial Mixed Use (CM)
  - Commercial Mixed Use – Pleasantville (CM – Pleasantville)
  - Commercial Industrial (CI).

Commercial Kenmount is recommended as a permitted use because there is a buffer between the residential neighbourhood and the commercial area off Kenmount Road.

With respect to the application at 35 White Rose Drive, there are no development or engineering concerns. There are no parking standards for Pharmacy, so if the application proceeds to adoption, the parking standard would have to be set by Council at that time. Usually the City uses the Retail standard to calculate parking for pharmacies. In this case, the proposed Pharmacy would require 7 parking spaces. The other occupants of the building at 35 White Rose Drive require 33 parking spaces, and a total of 62 spaces are available on the lot, so there are no concerns with meeting parking requirements.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; the Newfoundland and Labrador Pharmacy Board.
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: A text amendment to the St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Should the amendment proceed, public notice is required under Section 5.5 of the Development Regulations.
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 a text amendment to the St. John's Development Regulations to add Pharmacy as a permitted use or a discretionary use to the following Zones:

Permitted Use:

- Commercial Highway (CH)
- Commercial Regional (CR)
- Commercial Central Mixed (CCM)
- Commercial Central Office (CCO)
- Commercial Central Retail (CCR)
- Commercial Kenmount (CK).

Discretionary Use:

- Commercial Office (CO)
- Commercial Neighbourhood (CN)
- Commercial Mixed Use (CM)
- Commercial Mixed Use – Pleasantville (CM – Pleasantville)
- Commercial Industrial (CI).

Further, that the proposed amendment be advertised for public review and comment.

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

**Report Approval Details**

Document Title:	35 White Rose Drive, REZ2000007.docx
Attachments:	- 35 White Rose Drive - Attachments.pdf
Final Approval Date:	Aug 27, 2020

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

**Ken O'Brien - Aug 26, 2020 - 9:59 AM**

**Jason Sinyard - Aug 27, 2020 - 10:22 AM**