DECISION/DIRECTION NOTE

**Title:** Revised Land Use Report – 5-7 Little Street – DEV2300074

**Date Prepared:** November 8, 2023

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 4

**Decision/Direction Required:** To consider the draft terms of reference for a revised Land Use Report (LUR) at 5-7 Little Street for a proposed Apartment Building.

**Discussion – Background and Current Status:**

In 2021, 5-7 Little Street was rezoned from Residential 2 (R2) to the Apartment 2 (A2) Zone to allow for a Personal Care Home. As part of that process, a Land Use Report was required and accepted by Council. The applicant has since reconsidered their plans and has made application for an Apartment Building, which is a permitted use within the A2 Zone. The proposal includes approximately 100 dwelling units featuring one-bedroom suites, some of which are accessible. The applicant believes their redesign suits the site better and will resolve previous neighbourhood concerns about setbacks and stepbacks of the proposed building.

Based on the changes to the site layout and land use, Council directed staff to require a revised Land Use Report and public engagement. The Land Use Report will be used to evaluate the impact of the new proposed Apartment Building Use on neighbouring property owners. The terms of reference for the report are not as detailed as the original report. Elements such as building design, location, height, landscaping, and parking make up the key components of the report, which show how the new proposed development affects adjacent properties. Technical requirements such as servicing, and traffic will be part of the development review but are not included in the LUR.

It is recommended that Council set the terms of reference for a Land Use Report (LUR). Once the report is submitted by the applicant and deemed acceptable by staff, public notification will occur. An Apartment Building is a permitted use in the A2 Zone, so staff recommend that public notification is suitable, using a mailout to publicize the revised plans for the site. Parking relief will also need to be considered by Council once the Land Use Report is done.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic Directions:

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

1. Alignment with Adopted Plans: Envision St. John’s Municipal Plan and Development Regulations.
2. Accessibility and Inclusion: Accessibility is evaluated at the building permit stage.
3. Legal or Policy Implications: Envision St. John’s Development Regulations Section 4.9 “Land Use Report” and Section 10 “Apartment 2 (A2) Zone”.
4. Privacy Implications: Not applicable.
5. Engagement and Communications Considerations: Public notification, as per Section 4.8 “Public Consultation” of the Envision St. John’s Development Regulations is recommended after a Land Use Report acceptable to staff is submitted.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Recommendation:**

That Council approve the draft terms of reference for a revised Land Use Report (LUR) at 5-7 Little Street for a proposed Apartment Building.   
  
Further, upon receiving a satisfactory Land Use Report, that it be public advertised for information and consideration of parking relief.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development

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 Land Use Report - 5-7 Little Street - DEV2300074.docx |
| --- | --- |
| Attachments: | - TERMS OF REFERENCE Little Street Development Application.docx - Picture1.png |
| Final Approval Date: | Nov 8, 2023 |

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

Jason Sinyard - Nov 8, 2023 - 3:54 PM