DECISION/DIRECTION NOTE

Title: 19 King's Bridge Road - REZ2400024

Date Prepared: December 6, 2024

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:
To consider rezoning 19 King's Bridge Road from the Commercial Neighbourhood (CN) Zone to the Residential Mixed (RM) Zone to allow a Lodging House use, and to consider a text amendment to the Envision St. John's Development Regulations to add Health and Wellness Centre as a permitted use to the RM Zone.

Discussion – Background and Current Status:
The City has received an application to rezone property at 19 King's Bridge Road from the Commercial Neighbourhood (CN) to the Residential Mixed (RM) Zone. The applicant is proposing to develop a Lodging House use containing five bedrooms in the existing building. Lodging House is not permitted or discretionary in the CN Zone and therefore a rezoning is required to enable the proposal.

The existing building contains a Clinic use and Health and Wellness Centre use (a yoga studio). The applicant wishes to keep these uses, which are in a separate part of the building. A Health and Wellness Centre is not permitted within the RM Zone, so to consider the rezoning, a text amendment is required to add Health and Wellness Centre to the RM Zone.

The building was previously owned by the Anglican Church of Canada and was within the Institutional District and Institutional (INST) Zone. In 2021, the current owners applied to rezone it to enable office, clinic, and similar uses. The property was redesignated to Commercial and rezoned to Commercial Neighbourhood (CN). The applicant is now seeking a rezoning to allow residential use in the form of a Lodging House.

The Residential Mixed (RM) Zone enables a mix of residential and commercial uses. Should the rezoning be approved, any uses listed in the RM Zone could be developed on the site. As mixed-use zones can be considered within the Commercial District, a Municipal Plan amendment is not required.

<u>Alignment with Municipal Plan Policies</u>
The Municipal Plan encourages mixed-use development with various housing options, amenities and employment opportunities in the same neighbourhood. Policy 4.1.2 enables a range of housing to create diverse neighbourhoods that include a mix of housing forms and

tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments. The proposed Lodging House use will add to the mix of housing types in the neighborhood.

Policy 8.5.20 encourages a mixture of uses, built forms and public spaces. Policy 8.5.21 of the Municipal Plan allows mixed-use zones in appropriate areas within Residential and Commercial Districts, along transportation nodes and within areas identified for intensification. The proposed development will introduce a residential use into the existing building, which is commercial. The subject property is an appropriate site for mixed-use development, being close to recreation facilities, commercial amenities, trails, and public transit routes.

Alignment with the Envision St. John's Development Regulations
Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for all applications to amend the Regulations. Under Section 4.9(3), where the scale or circumstances of a proposed development do not merit an LUR, Council may accept a staff report instead. As the present proposal is to enable a new use within an existing building, staff recommend a staff report in lieu of an LUR.

Public Consultation
Staff have reviewed the application and provided initial comments to the applicant; additional information is required. Should Council consider the rezoning, staff recommend public notification (not a public meeting) once all required information is received.

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.

   A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.

5. Accessibility and Inclusion: Applicable at the building-permit stage.

6. Legal or Policy Implications: Not applicable.

7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Public notification will be carried out in accordance with Section 4.8 of the Development Regulations. The application will also have a project page on the Engage St. John's website.

9. Human Resource Implications: Not applicable.

10. Procurement Implications: Not applicable.

11. Information Technology Implications: Not applicable.

12. Other Implications: Not applicable.

Recommendation:
That Council consider rezoning 19 King's Bridge Road from the Commercial Neighbourhood (CN) Zone to the Residential Mixed (RM Zone) and consider adding Health and Wellness Centre as a permitted use to the Residential Mixed (RM) Zone.

Further, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	19 King's Bridge Road - REZ2400024.docx
Attachments:	- Location Map-19 KING'S BRIDGE ROAD.pdf - RMZone_DevelopmentRegulations.pdf
Final Approval Date:	Dec 10, 2024

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

Ken O'Brien - Dec 6, 2024 - 4:09 PM

Jason Sinyard - Dec 10, 2024 - 2:41 PM



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RESIDENTIAL MIXED (RM) ZONE

RM

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building, maximum of 6 dwelling units **(2024-07-19)**	Lodging House
Backyard Suite **(2024-07-19)**	Office
Cluster Development, maximum of 6 Dwelling Units **(2024-07-19)**	Park
Lodging House	Semi-Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Child Care Centre **(2024-03-15)**	Subsidiary Dwelling Unit
Clinic	Tiny Home Dwelling **(2024-07-19)**
Community Garden	Townhouse
Duplex **(2024-07-19)**	Townhouse Cluster, maximum of 6 Dwelling Units **(2024-07-19)**
Family Child Care Service **(2024-03-15)**	Training School
Four-Plex **(2024-07-19)**	Triplex **(2024-07-19)**

(2) DISCRETIONARY USES

Adult Day Centre	Place of Assembly
Convenience Store	Place of Worship
Heritage Use	Pocket Neighbourhood **(2024-07-19)**
Home Occupation	Public Utility
Parking Garage	Residential Care Facility
Parking Lot	Retail Use
Pedway **(2022-10-14)**	School
Personal Care Home	Service Shop

(3) ZONE STANDARDS SINGLE DETACHED DWELLING

(a)	Lot Area (minimum)	300 metres square
(b)	Lot Frontage (minimum)	10 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres
(f)	Side Yard – Flanking Road (minimum)	4.5 metres
(g)	Rear Yard (minimum)	6 metres

(4) ZONE STANDARDS DUPLEX (2024-07-19)

(a)	Lot Area (minimum)	350 metres square
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres
(f)	Side Yard – Flanking Road (minimum)	4.5 metres
(g)	Rear Yard (minimum)	6 metres

(5) ZONE STANDARDS SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	188 metres square
(b)	Lot Frontage (minimum)	9 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(e)	Side Yards (minimum)	One of 1.2 metres
(f)	Side Yard – Flanking Road (minimum)	4.5 metres
(g)	Rear Yard (minimum)	6 metres

(6) ZONE STANDARDS TOWNHOUSE

(a)	Lot Area (minimum)	140 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	0 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres and except for the end unit where the Side Yard on the unattached side shall be 1.2 metres
(f)	Side Yard – Flanking Road (minimum)	2.4 metres
(g)	Rear Yard (minimum)	6 metres

(7) ZONE STANDARDS FOR TRIPLEX (2024-07-19)

(a) Lot Area (minimum)	224 metres square
(b) Lot Frontage (minimum)	14 metres
(c) Building Line (minimum)	4.5 metres
(d) Building Height (maximum)	10 metres
(e) Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres
(g) Landscaping (minimum)	30% of Front Yard

(8) ZONE STANDARDS APARTMENT BUILDING AND PERSONAL CARE HOME

(a)	Lot Area (minimum)	90 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	14 metres
(c)	Building Line (minimum)	4.5 metres **(2024-07-19)**
(d)	Building Height (maximum)	10 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Landscaping (minimum)	30% **(2024-07-19)**

(9) ZONE STANDARDS FOR TINY HOME DWELLING (2024-07-19)

(a)	Lot Area (minimum)	124 metres square
(b)	Lot Frontage (minimum)	5.5 metres
(c)	Building Line (minimum)	4.5 metres
(d)	Building Height (maximum)	8 metres
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 metres
(f)	Rear Yard (minimum)	4.5 metres

(10) ZONE STANDARDS FOR FOUR-PLEX (2024-07-19)

(a) Lot Area (minimum)	288 metres square
(b) Lot Frontage (minimum)	18 metres
(c) Building Line (minimum)	4.5 metres
(d) Building Height (maximum)	10 metres
(e) Side Yard (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 4.5 meters
(f) Rear Yard (minimum)	6 meters
(g) Landscaping (minimum)	30% of Front Yard

(11) STANDARDS FOR TOWNHOUSE CLUSTER (2024-07-19)

(a) Lot Area (minimum)	140 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	14 metres
(c) Building Line (minimum)	4.5 metres
(d) Minimum Distance Between Townhouse Clusters	1.2 metres
(e) Side Yard (minimum)	6 metres
(f) Rear Yard (minimum)	6 metres
(g) Building Height (maximum)	10 metres
(h) Landscaping (minimum)	30%

(12) ZONE STANDARDS FOR CLUSTER DEVELOPMENT (2024-07-19)

(a) Lot Area	Council discretion
(b) Lot Frontage (minimum)	14 metres
(c) Building Line (minimum)	4.5 metres
(d) Building Height (maximum)	10 metres
(e) Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres

(13) ZONE STANDARDS FOR POCKET NEIGHBOURHOOD (2024-07-19)

(a) Lot Area (minimum)	246 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	4.5 metres
(d) Building Height (maximum)	8 metres
(e) Side Yards (minimum)	3 metres
(f) Rear Yard (minimum)	3 metres
(g) Landscaping (minimum)	70%
(h) Walkway Width (minimum)	1 metre

(14) ZONE STANDARDS FOR ACCESSORY BUILDING SHALL BE IN ACCORDANCE WITH SECTION 6.2. (2024-07-19)

(15) ZONE STANDARDS FOR BACKYARD SUITES SHALL BE IN ACCORDANCE WITH SECTION 6.7 (2024-07-19)

(16) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.