DECISION/DIRECTION NOTE

Title: 46 Hazelwood Crescent – REZ2400026

Date Prepared: January 15, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 3

Decision/Direction Required:
To consider rezoning 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to enable a Cluster Development with two Apartment Buildings.

Discussion – Background and Current Status:
The City has received an application to rezone property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone. The applicant is proposing to develop a new three-storey Apartment Building on the property. There is an existing Apartment Building on the property, which will remain, resulting in two Apartment Buildings on the same property.

Under the Envision St. John's Development Regulations, two or more Apartment Buildings on one lot is classified as a Cluster Development. The addition of a new Apartment Building on this site with the existing building makes it a Cluster Development, which is not a permitted or discretionary use in the R1 Zone. A rezoning is required to enable the proposed development. The subject property is within the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not needed.

A previous application to rezone to the A1 Zone went to Council in March 2024. That rezoning was rejected by Council, and the developer has now brought a new application. The proposed development will provide 21 dwelling units of affordable housing in the new building. These are in addition to 7 units in the existing Apartment Building. The existing building is a non-conforming use in the R1 Zone, meaning it does not comply with current zoning but existed prior to it. The proposed rezoning would bring the existing building into conformance.

<u>Alignment with Envision St. John's Municipal Plan</u>
The Municipal Plan's policies enable a range of housing types and increased density in existing neighbourhoods. They encourage higher density developments in and around key transportation corridors. The subject property is located at the corner of Topsail Road and Hazelwood Crescent which is serviced by several Metrobus routes. The property is near services and amenities including schools and the Village Shopping Centre.

The proposed development aligns with the policies of the Municipal Plan, including

Policy 4.1.2 which enables a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, medium and higher density developments, and Policy 4.1.3 which promotes a housing choices for all ages, income groups, and family types by supporting affordable, appropriate and accessible housing.

Section 8.4 of the Municipal Plan has the policies for the Residential District. The proposed development meets several of them, including:

1. Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.
2. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.
3. Encourage increased density in residential areas where appropriate, along with an increase in public open space, services and amenities, reflective of increased density levels.
4. Promote the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure

Alignment with the City's Affordable Housing Strategy 2019-2028

Policy 4.1.1. of the Municipal Plan encourages development that supports the City's Affordable Housing Strategy. This strategy encourages a diverse and inclusive housing stock and the development of affordable housing. The proposed development will provide affordable housing and add to the housing options available in the area.

Alignment with the Envision St. John's Development Regulations

Under Section 4.9(2)(a) of the Development Regulations, a land use report (LUR) is required for rezoning applications. The applicant has submitted an initial site plan, though additional information is needed for staff to fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's review

Public Consultation

Public consultation will be held after the applicant submits a satisfactory LUR. Should Council decide to consider this amendment, staff recommend a public meeting chaired by an independent facilitator. As well, the applicant is required to consult neighbouring residents and property owners to identify any concerns and mitigate issues prior to submitting the LUR.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Other Stakeholders: Neighbouring property owners and residents.

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; St. John's Affordable Housing Strategy 2019-2028.

5. Accessibility and Inclusion: Accessibility requirements from the National Building Code and/or Service NL will be applied at the building permit stage.

6. Legal or Policy Implications: A Development Regulations map amendment (rezoning) is required.

7. Privacy Implications: Not applicable.

4. Engagement and Communications Considerations: Public consultation, as per Section 4.8 of the Envision St. John's Development Regulations, will be required after an acceptable Land Use Report is submitted. A public meeting is recommended. A project page will also be created on the City's Engage Page.

8. Human Resource Implications: Not applicable.

9. Procurement Implications: Not applicable.

10. Information Technology Implications: Not applicable.

11. Other Implications: Not applicable.

Recommendation:
That Council consider rezoning property at 46 Hazelwood Crescent from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to enable a Cluster Development with two Apartment Buildings, and approve the attached draft terms of reference for a land use report (LUR).

Further, upon receiving a satisfactory land use report, that Council refer the application to a public meeting chaired by an independent facilitator.

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

Report Approval Details

Document Title:	46 Hazelwood Crescent - REZ2400026.docx
Attachments:	- 46 HAZELWOOD CRESCENT.pdf - 46Hazelwood-SitePlan1.pdf - TOR - 46 Hazelwood Crescent - January 15, 2025.pdf - A1-Zone-Development Regulations.pdf
Final Approval Date:	Jan 16, 2025

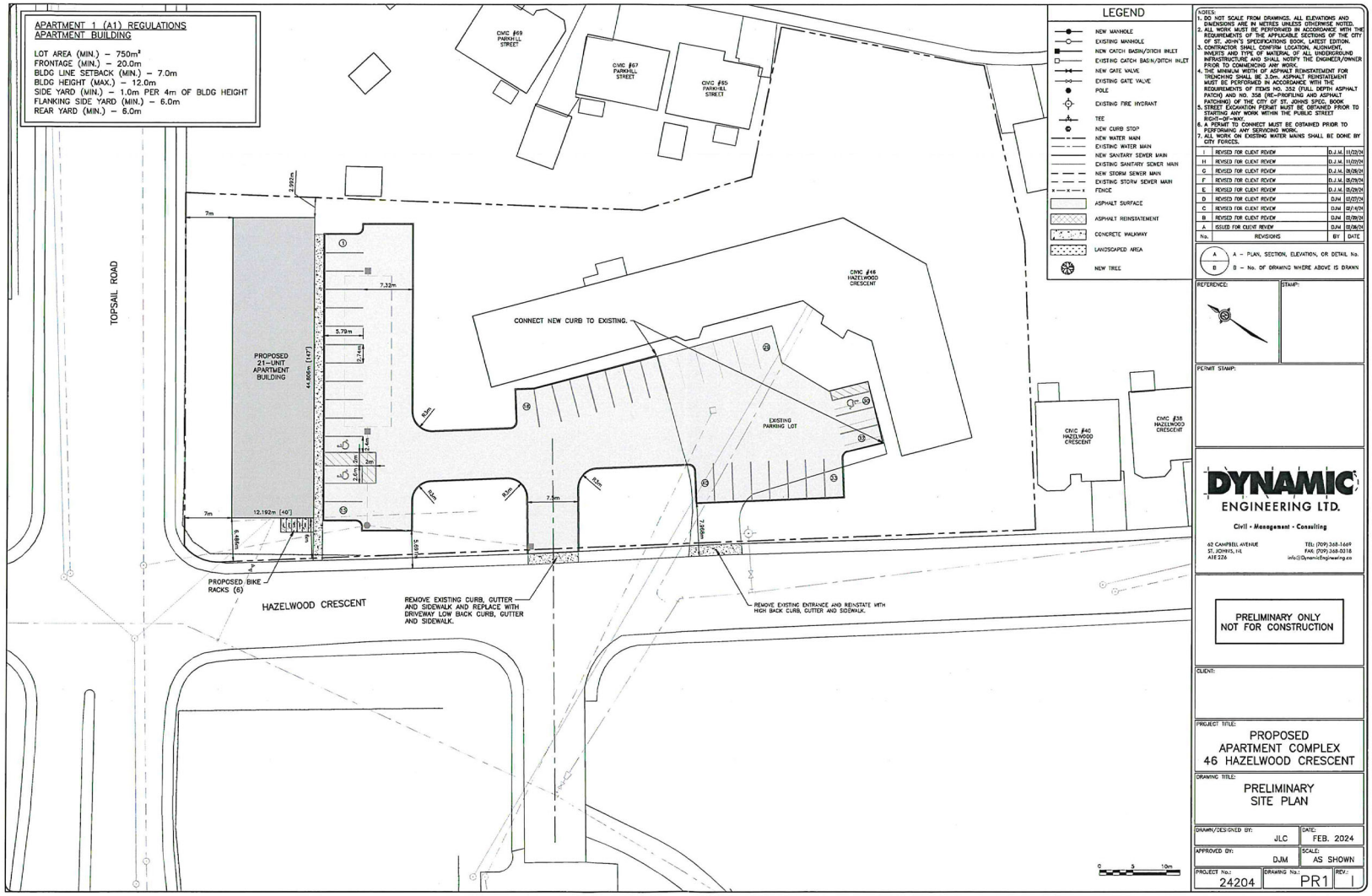
This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Jan 15, 2025 - 4:13 PM

Jason Sinyard - Jan 16, 2025 - 9:58 AM



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APARTMENT 1 (A1) REGULATIONS
APARTMENT BUILDING
LOT AREA (MIN.) – 750m²
FRONTAGE (MIN.) – 20.0m
BLDG LINE SETBACK (MIN.) – 7.0m
BLDG HEIGHT (MAX.) – 12.0m
SIDE YARD (MIN.) – 1.0m PER 4m OF BLDG HEIGHT
FLANKING SIDE YARD (MIN.) – 6.0m
REAR YARD (MIN.) – 6.0m
LEGEND
NEW MANHOLE
EXISTING MANHOLE
NEW CATCH BASIN/DITCH INLET
EXISTING CATCH BASIN/DITCH INLET
NEW GATE VALVE
EXISTING GATE VALVE
POLE
EXISTING FIRE HYDRANT
TEE
NEW CURB STOP
NEW WATER MAIN
EXISTING WATER MAIN
NEW SANITARY SEWER MAIN
EXISTING SANITARY SEWER MAIN
NEW STORM SEWER MAIN
EXISTING STORM SEWER MAIN
FENCE
ASPHALT SURFACE
ASPHALT REINSTATEMENT
CONCRETE WALKWAY
LANDSCAPED AREA
NEW TREE
NOTES:
1. DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED.
2. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK, LATEST EDITION.
3. CONTRACTOR SHALL CONFIRM LOCATION, ALIGNMENT, INVERTS AND TYPE OF MATERIAL OF ALL UNDERGROUND INFRASTRUCTURE AND SHALL NOTIFY THE ENGINEER/OWNER PRIOR TO COMMENCING ANY WORK.
4. THE MINIMUM WIDTH OF ASPHALT REINSTATEMENT FOR TRENCHING SHALL BE 3.0m. ASPHALT REINSTATEMENT MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF ITEMS NO. 352 (FULL DEPTH ASPHALT PATCH) AND NO. 358 (RE-PROFILING AND ASPHALT PATCHING) OF THE CITY OF ST. JOHN'S SPEC. BOOK.
5. STREET EXCAVATION PERMIT MUST BE OBTAINED PRIOR TO STARTING ANY WORK WITHIN THE PUBLIC STREET RIGHT-OF-WAY.
6. A PERMIT TO CONNECT MUST BE OBTAINED PRIOR TO PERFORMING ANY SERVICING WORK.
7. ALL WORK ON EXISTING WATER MAINS SHALL BE DONE BY CITY FORCES.
No. REVISIONS BY DATE
I REVISED FOR CLIENT REVIEW D.J.M. 11/22/24
H REVISED FOR CLIENT REVIEW D.J.M. 11/07/24
G REVISED FOR CLIENT REVIEW D.J.M. 08/28/24
F REVISED FOR CLIENT REVIEW D.J.M. 05/29/24
E REVISED FOR CLIENT REVIEW D.J.M. 05/09/24
D REVISED FOR CLIENT REVIEW DJM 02/07/24
C REVISED FOR CLIENT REVIEW DJM 01/19/24
B REVISED FOR CLIENT REVIEW DJM 01/08/24
A ISSUED FOR CLIENT REVIEW DJM 01/08/24
A – PLAN, SECTION, ELEVATION, OR DETAIL No.
B – No. OF DRAWING WHERE ABOVE IS DRAWN
REFERENCE:
STAMP:
PERMIT STAMP:
DYNAMIC ENGINEERING LTD.
Civil • Management • Consulting
60 CAMPBELL AVENUE
ST. JOHN'S, NL
A1E 2Z6
TEL: (709) 368-1669
FAX: (709) 368-0318
info@DynamicEngineering.ca
PRELIMINARY ONLY
NOT FOR CONSTRUCTION
CLIENT:
PROJECT TITLE:
PROPOSED
APARTMENT COMPLEX
46 HAZELWOOD CRESCENT
DRAWING TITLE:
PRELIMINARY
SITE PLAN
DRAWN/DESIGNED BY: JLC
DATE: FEB. 2024
APPROVED BY: DJM
SCALE: AS SHOWN
PROJECT No.: 24204
DRAWING No.: PR1
REV.: I
TOPSAIL ROAD
HAZELWOOD CRESCENT
PROPOSED 21-UNIT APARTMENT BUILDING
44.806m (147')
12.192m (40')
CONNECT NEW CURB TO EXISTING.
EXISTING PARKING LOT
PROPOSED BIKE RACKS (6)
REMOVE EXISTING CURBS, GUTTER AND SIDEWALK AND REPLACE WITH DRIVEWAY LOW BACK CURB, GUTTER AND SIDEWALK.
REMOVE EXISTING ENTRANCE AND REINSTATE WITH HIGH BACK CURB, GUTTER AND SIDEWALK.
CIVIC #69 PARKHILL STREET
CIVIC #67 PARKHILL STREET
CIVIC #65 PARKHILL STREET
CIVIC #48 HAZELWOOD CRESCENT
CIVIC #40 HAZELWOOD CRESCENT
CIVIC #38 HAZELWOOD CRESCENT
0 5 10m

TERMS OF REFERENCE
LAND USE REPORT
APPLICATION FOR CLUSTER DEVELOPMENT AT
46 HAZELWOOD CRESCENT
JANUARY 15, 2025

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Report (LUR) shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Public Consultation

- Prior to submitting a draft of the Land Use Report to the City for review, the applicant must consult with neighbouring property owners and residents. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposed development/design addresses the concerns.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Building Use

- Identify the size of the proposed building by:
  - Number of units in the building;
  - Dwelling size (number of bedrooms) of each dwelling unit; and
  - Lot Coverage
- If Micro Units are proposed (unit with floor area less than $42m^2$), indicate the floor area of each unit.
- Indicate number of units and dwelling size of each dwelling unit within the existing Apartment Building.

C. Building Height and Location

- Identify graphically the exact location with a dimensioned civil site plan:
  - Lot area, lot coverage, and frontage;
  - Location of the proposed building in relation to neighbouring buildings;
  - Proximity of the building to property lines and identify setbacks;
  - Identify any stepbacks of higher storeys from lower storeys (if applicable);
  - Identify any encroachment over property lines (if applicable);
  - Identify the height of the building in metres;
  - Information on proposed patios/balconies (if applicable); and
  - Identify any rooftop structures.
- Provide a Legal Survey of the property.
- Provide elevations of the proposed building.
- Provide streetscape views/renderings of the proposed building from Hazelwood Crescent. Include immediately adjacent buildings to inform scale/massing/context.

D. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

E. Landscaping, Buffering and Snow Clearing/Snow Storage

- Identify with a landscaping plan where hard and soft landscaping is proposed.
- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.
- Show the required Parking Lot buffer/screening as per Section 8.8 of the Development Regulations.
- Indicate the useable green space for the Cluster Development as per Section 6.9 of the Development Regulations.

F. Off-street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details and drive aisle dimensions. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
    - The St. John's Development Regulations sets out the number of required parking spaces. If the number of parking spaces is deficient, then a detailed rationale for parking relief is required.
- Identify the number and location of bicycle parking spaces to be provided.
- Identify the location of all access and egress points, including pedestrian access.
- A direct pedestrian connection must be provided between the sidewalk and building entrances.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be provided.

G. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to existing sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- Identify if the building will be sprinklered or not, and location of the nearest hydrant and siamese connections.
- Stormwater detention is required for this development. The proposed development must comply with the City's stormwater detention policy.

H. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements.

I. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.

APARTMENT 1 (A1) ZONE

A1

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building	Park
Backyard Suite **(2024-07-19)**	Personal Care Home
Child Care Centre **(2024-03-15)**	Semi-Detached Dwelling **(2024-07-19)**
Cluster Development **(2024-07-19)**	Townhouse
Community Garden	Townhouse Cluster **(2024-07-19)**
Family Child Care Service **(2024-03-15)**	Triplex **(2024-07-19)**
Four-Plex **(2024-07-19)**	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Convenience Store	Pedway **(2022-10-14)**
Heritage Use **(2022-05-27)**	Public Utility
Home Occupation	Service Shop
Office	

(3) ZONE STANDARDS FOR APARTMENT BUILDING

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres **(2024-07-19)**
(d)	Building Height (maximum)	14 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

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

(a) Lot Area	Council discretion
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 metres
(d) Building Height (maximum)	14 metres
(e) Side Yards (minimum)	Two, each equal to 1 metre for every 4 metres of Building Height, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f) Rear Yard (minimum)	6 metres
(g) Lot Coverage (maximum)	35%
(h) Landscaping (minimum)	35%

(5) ZONE STANDARDS FOR TOWNHOUSE

(a)	Lot Area (minimum)	180 metres square
(b)	Lot Frontage (minimum)	6 metres
(c)	Building Line (minimum)	0 metres **(2024-07-19)**
(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)	Rear Yard (minimum)	6 metres

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

(a) Lot Area (minimum)	252 metres square
(b) Lot Frontage (minimum)	14 metres
(c) Building Line (minimum)	6 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

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

(a) Lot Area (minimum)	180 metres square per Dwelling Unit
(b) Lot Frontage (minimum)	20 metres
(c) Building Line (minimum)	6 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)	35%

(8) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	750 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres **(2024-07-19)**
(d)	Building Height (maximum)	14 metres **(2024-07-19)**
(e)	Side Yards (minimum)	1 metre per storey, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres
(g)	Lot Coverage (maximum)	35%
(h)	Landscaping (minimum)	35%

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

(a) Lot Area (minimum)	324 metres square
(b) Lot Frontage (minimum)	18 metres
(c) Building Line (minimum)	6 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
(g) Landscaping (minimum)	30% of Front Yard

(10) ZONE STANDARDS FOR A SEMI-DETACHED DWELLING

(a)	Lot Area (minimum)	270 metres square per Dwelling Unit
(b)	Lot Frontage (minimum)	18 metres; 9 metres per Dwelling Unit
(c)	Building Line (minimum)	0 metres
(d)	Building Height (maximum)	10 metres **(2024-07-19)**
(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

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

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

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