

MEMORANDUM

Date: May 6, 2013

To: Chairperson and Members
Planning and Housing Standing Committee

From: Ken O'Brien, MCIP – Acting Director of Planning

Re: **Department of Planning File Number B-17-R.4**
Proposed Rezoning to the Institutional (INST) Zone
Civic 24 and 28 Road DeLuxe (Ward 3)
Applicant: Anglican Homes Inc.

An application on behalf of Anglican Homes Inc. has been received to rezone land at Civic 24 and 28 Road DeLuxe from the Residential Low Density (R1) Zone to the Institutional (INST) Zone. The applicant is proposing to rezone land for the purpose of a future expansion to St. Lukes Homes.

The proposed rezoning application warrants further consideration.

BACKGROUND

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Residential Low Density District	Residential Low Density (R1) Zone
Proposed	Institutional District	Institutional (INST) Zone

St. Lukes Homes opened in 1965, and is a component of Anglican Homes Incorporated. The complex has seen many expansions since it opened, and provides its residents with a choice of apartment or cottage living, ambulatory care, nursing care and support services.

Demographics show that approximately 13 percent of the city's residents are 65 years and older, while another 27 percent are between 45 and 64 years of age and will consider retirement within the next 10 or 15 years. The City of St. John's is experiencing a major demographic shift towards an aging population. As the baby boomer generation ages, people are drawn closer to the city to gain easier access to required services and there is an increasing need for new developments which are age friendly and allow residents to maintain their independence through accessible housing choices.

Civic 24 Road DeLuxe is a consolidation of four properties. The original Civic 24 Road DeLuxe is zoned Institutional and contains St. Luke's existing infrastructure, along with three single dwellings. These homes were originally referenced as Civic 20 and 26 Road DeLuxe and Civic 243 Topsail Road and are zoned Residential Low Density. The properties were consolidated with Civic 24 Road DeLuxe, and the three homes could potentially be demolished during expansion to St. Luke's.

ST. JOHN'S

Civic 28 Road DeLuxe is also included in the rezoning application. It includes only the rear yard of the property, which is vacant. The proposed rezoning to the Institutional Zone will allow St. Luke's to expand living accommodations and supportive services for the current facility. Land surrounding St. Lukes is zoned Residential Low Density, with the exception of the neighbouring Agnes Pratt Nursing Home, which is also zoned Institutional.

PLANNING CONSIDERATIONS

1. Institutional uses represent a significant element and it is the Municipal Plan's objective to recognize the importance of Institutional land holdings within the City and the best comprehensive use and development of these properties. As adjacent land has become available, it has been purchased by St. Luke's, providing a future opportunity to expand accommodations and services. Nursing and senior citizen homes are considered a permitted use within the Institutional Land Use District. A Municipal Plan amendment would be required.
2. The current Residential Low Density (R1) zoning does not permit nursing homes, senior apartment building or associated uses. Rezoning of the property would be necessary. The most appropriate zone for these types of uses would be the Institutional Zone. Permitted uses in the Institutional Zone include institution (nursing home), adult day care facility and senior's apartment building, while complimentary uses to a senior's apartment building are able to be considered as a discretionary use.
3. Based on the final submission of a development plan, further advertising may be required if a discretionary use is proposed. A Land-Use Assessment Report (LUAR) may also be required if the proposed use is greater than 3 storeys or a Floor Area Ratio (FAR) above 1.0. Adequate onsite parking will be required.
4. The rear yard of Civic 28 Road DeLuxe will need to be consolidated with Civic 24 Road DeLuxe, in order to meet the minimum lot size requirement for the Institutional Zone.

Technical/Engineering Considerations

Civic 28 Road DeLuxe does not currently have services available, but if consolidated with Civic 24 Road DeLuxe, internal servicing could be made available. Stormwater detention for the site's future development may be required, based upon development plans.

CONCLUSION AND RECOMMENDATION

The proposed Institutional expansion for Civic 24 and 28 Road DeLuxe from the Residential Low Density (R1) Zone to the Institutional (INST) Zone allows for St. Luke's to expand services, which helps to meet the increasing need of housing and services for an ageing population. The site is centrally located and provides a variety of services for those who require senior living accommodations.

The rezoning warrants consideration of approval. Development approval would only be considered, after additional detailed plans and information has been submitted and reviewed. Depending on the final proposed development, additional advertising or a LUAR may be required. All properties must be consolidated into the larger parcel of Civic 24 Road DeLuxe in order to meet minimum lot size requirements.

The rezoning requires a Municipal Plan amendment. At a later stage, the Municipal Plan amendment process would require a public hearing chaired by an independent commissioner appointed by Council. Staff recommend that the application be referred to a public meeting chaired by a member of Council.

This is provided for the consideration of the Planning and Housing Committee.

Ken O'Brien, MCIP
Acting Director of Planning

Lindsay Lyghtle Brushett, MCIP
Planner

Attachment

