

DECISION/DIRECTION NOTE

Title: 314-316 LeMarchant Road, MPA 2000008

Date Prepared: September 23, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To consider a rezoning application for land at 314-316 LeMarchant Road from the Commercial Industrial (CI) Zone to the Apartment High Density (A3) Zone to allow an 80-unit Apartment Building. An amendment to the St. John's Municipal Plan is also required.

Discussion – Background and Current Status:

The City received an application from Nidus Development Inc. for a 5-storey Apartment Building with 80 residential units. The building will also contain a commercial unit at grade. The property is currently zoned Commercial Industrial (CI) in which Apartment Building is not a listed use. The applicant has asked that the property be rezoned to Apartment High Density (A3), where Apartment Building is a permitted use. With respect to the commercial space, relevant Discretionary Uses within the A3 Zone could include Convenience Store in Apartment Building, Service Shop or Uses Complementary to an Apartment Building.

The property at 314-316 LeMarchant Road has an industrial building (the former Scotsburn/Brookfield ice cream manufacturing plant), a parking lot on St. Michael's Avenue and a dwelling (once used as an office) on LeMarchant Road. Only part of this large parcel is proposed for development of the Apartment Building (see attached) and therefore the applicant will be required to subdivide the property should the amendment proceed. The applicant proposes to demolish the industrial building and the dwelling for the Apartment Building.

While the current application is only dealing with a request for an Apartment Building, overall plans indicate the applicant may wish to further develop the parking lot area in the future. Should the amendment proceed, a small area of CI Zone will remain. Staff advised the applicant that Council could consider extending the R1 and CN Zones at this time to avoid leaving an unusably small CI Zone. The applicant is reviewing options for the remaining land and will advise staff prior to public consultation. Should the area of CI Zone remain, a rezoning will likely be required later to accommodate future development plans.

The portion of the property to be redeveloped is designated Commercial General under the St. John's Municipal Plan and an amendment is required to consider the residential use. The Residential High Density District would allow the A3 Zone. As per Section 2.3.3 of the Municipal Plan, buildings in a Residential High Density District shall not exceed 4 storeys.

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Subject to a Land Use Assessment Report (LUAR), selected areas may be zoned to allow heights not exceeding 10 storeys or a Floor Area Ratio (FAR) of 2.0. Therefore, an LUAR is required here. Draft LUAR terms of reference are attached for Council's review.

A mix of zoning exists within this neighbourhood. Immediately adjacent to the subject property is the Residential Low Density (R1) Zone, the Residential Mixed (RM) Zone and the Commercial Neighbourhood (CN) Zone. Further west along LeMarchant Road, there are areas zoned Residential High Density (R3) and Institutional (INST). From Section 2.2.2 of the Municipal Plan, the City shall promote more intensive use of existing services through infill, rehabilitation and redevelopment projects. Further, Section 2.2.5 states the City shall work toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing and capitalize on any opportunities to diversify the same. Redevelopment of the proposed site would take advantage of existing municipal services, as well as diversify the housing stock in the neighbourhood. Further, the commercial unit in the Apartment Building would benefit the site and surrounding area.

The application has been reviewed by development and engineering staff and there are no initial concerns with the proposed development. Further information and more detailed plans will be provided in the LUAR and reviewed upon submission.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents.
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: Map amendments to the St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Required public consultation will take place following completion of the LUAR.
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 amendments to the St. John's Municipal Plan and Development Regulations to rezone land from the Commercial Industrial (CI) Zone to the Apartment High Density (A3) Zone at 314-316 LeMarchant Road for an 80-unit Apartment Building, and approve the attached draft terms of reference for a Land Use Assessment Report to consider an Apartment Building at this location.

Further, upon receiving a satisfactory Land Use Assessment Report, that Council refer the application to a digital Public Meeting chaired by an independent facilitator for public input and feedback.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage

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

Report Approval Details

Document Title:	314-316 LeMarchant Road, MPA2000008.docx
Attachments:	- 314-316 LeMarchant Road - Attachments.pdf
Final Approval Date:	Sep 24, 2020

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

Ken O'Brien - Sep 24, 2020 - 9:29 AM

Jason Sinyard - Sep 24, 2020 - 10:50 AM