

# DECISION/DIRECTION NOTE

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**Title:** Approval-in-Principle and Set Parking for Emergency Shelter Use  
168 – 170 Military Road  
DEV2000194

**Date Prepared:** December 9, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 2

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**Decision/Direction Required:**

To request approval-in-principle and set the parking requirement for the proposed change of use for an emergency shelter at 168-170 Military Road (Mercy Convent).

**Discussion – Background and Current Status:**

An application was submitted requesting approval-in-principle for the proposed conversion of the building at 168-170 Military Road, into a Low Barrier Emergency Shelter for homeless persons. The proposed emergency shelter is considered a Permitted Use in the Institutional (INST) Zone.

The emergency shelter is proposed to have 43 shelter beds, 29 transition beds, and 24 supportive housing bedrooms and a common area. The 4 floors of the existing convent building are being repurposed: 1st floor is for overnight beds; 2nd floor is for transition beds; 3<sup>rd</sup> and 4<sup>th</sup> floors are for supportive housing rooms. The gymnasium portion of the Building, used as a temporary shelter, will now revert back into the previous use as a clothing bank.

The proposed emergency shelter Use will require a maximum of 10 staff, while the clothing bank will require 2 part time staff. There are currently 6 parking spaces on-site, which accommodated the previous 8 staff members of the original clothing bank. As there will now be an additional 4 staff working at this facility (total of 12 staff), a parking agreement with the Basilica will be required for the additional 4 parking spaces prior to final approval.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

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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: St. John's Development Regulations Section 10.32 and Section 9.1.1.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Submission of a parking agreement with the Basilica for the additional 4 parking spaces prior to final approval. The development will be required to meet all applicable regulatory requirements.

**Recommendation:**

That Council approve-in-principle the proposed low barrier emergency shelter use at 168-170 Military Road (Mercy Convent) and set the parking requirement for the proposed use at 10 parking spaces.

**Prepared by:**

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Planning, Engineering & Regulatory Services

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

**Report Approval Details**

Document Title:	Development Committee - Request for Approval in Principle and Set Parking - 168-170 Military Road - DEV2000194.docx
Attachments:	- Aerial Map 168 Military Road.pdf
Final Approval Date:	Dec 10, 2020

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

**Lindsay Lyghtle Brushett - Dec 10, 2020 - 9:28 AM**

**Jason Sinyard - Dec 10, 2020 - 10:07 AM**