

# DECISION/DIRECTION NOTE

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**Title:** 3 Park Place, Adoption REZ2000006 (Revised)  
**Date Prepared:** April 27, 2021  
**Report To:** Regular Meeting of Council  
**Councillor and Role:** Councillor Maggie Burton, Planning & Development  
**Ward:** Ward 2

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## **Decision/Direction Required:**

That Council adopt the attached revised resolution for St. John's Development Regulations Amendment 715, 2021, that would expand Heritage Use to allow the development of a Dwelling Unit in a designated Carriage House (a historic residential accessory building).

## **Discussion – Background and Current Status:**

On January 25, 2021 Council adopted St. John's Development Regulations 715, 2021 that would allow designated Carriage Houses to be used as a Dwelling Unit. City staff had recommended adding a sentence to the definition of an Accessory Building. During the provincial review for registration, the Province advised that they do not allow any changes to provincial definitions and directed us to find another way to regulate the residential use of carriage houses that are designated heritage buildings.

The attached wording solves the problem. The intent of this version of the amendment is the same as what was already advertised, so additional public consultation is not required. We have vetted this through provincial staff.

Further to the amendment, it is recommended that Council approve the discretionary use of a Heritage Use (Carriage House) at 3 Park Place. The owner will still have to apply for a building permit to bring the building into compliance for a Dwelling Unit.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residential and property owners; heritage organizations; owners of designated Carriage Houses; owners of other Carriage Houses that might merit heritage designation.
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.

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4. Legal or Policy Implications: A text amendment to the St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Additional public engagement is not required.
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 adopt the revised St. John's Development Regulations Amendment Number 715, 2021, which will expand Heritage Use to allow the development of a Dwelling Unit in a designated Carriage House.

Further, that Council approve the discretionary use of 3 Park Place as a Heritage Use (Carriage House).

**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:	3 Park Place, Adoption REZ2000005 (Revised).docx
Attachments:	- 3 Park Place - Adoption Attachments(Revised).pdf
Final Approval Date:	Apr 29, 2021

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

**Ken O'Brien - Apr 27, 2021 - 3:17 PM**

**Jason Sinyard - Apr 29, 2021 - 11:15 AM**