

**Virtual Public Meeting using Zoom
Public Meeting – 6 Lambe’s Lane
Tuesday, August 10, 2021**

Present: **Facilitator**
 Cliff Johnston

City of St. John’s
 Ken O’Brien, Chief Municipal Planner
 Ann Marie Cashin, Planner III, Urban Design & Heritage
 Jennifer Squires, Legislative Assistant
 Councillor Ian Froude

Proponents
 Maggie Terrone, VP Atlantic Canada, Werkliv

There were approximately 25 people in attendance.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Cliff Johnston, Chairperson and Facilitator, called the meeting to order at 7 pm. The Chair provided an overview of the proposed rezoning application for 6 Lambe’s Lane. Werkliv have submitted an application to develop three Apartment Buildings with a total of 205 units. The City is considering rezoning 6 Lambe’s Lane from the Institutional (INST) Zone to the Apartment High Density (A3) Zone to accommodate the development. A Municipal Plan amendment would be required. The Chair then informed attendees of the format of the meeting, City Staff would first outline the main points of the application, the proponent would then give a presentation, followed by questions from attendees, and comments or submissions. Each attendee would be given an opportunity to speak once, and then second speaker questions would be permitted. Attendees were asked to use the raise hand feature to indicate that they would like to speak. Ann Marie Cashin, Planner III, Urban Design & Heritage for the City provided a quick tutorial on Zoom, highlighting the raise hand and chat features.

PURPOSE OF MEETING

Ann Marie Cashin, Planner III, Urban Design & Heritage for the City, spoke on the policy changes that would be required to accommodate the proposed development. Rezoning the Institutional Zone to the Apartment High Density zone, as well as a Municipal Plan amendment would be necessary to permit development. After the minutes from the meeting are complete, and submissions are compiled for consideration, the rezoning application would be brought to council for approval or rejection. If approved, the application would then be sent to Municipal Affairs with the Provincial Government for

review. Once released, it would be brought back again to Council for adoption. At this point there would be a Commissioner's Public Hearing, which would provide an additional opportunity for public consultation. The results of the Public Hearing would be presented to Council for consideration before making a final decision on the proposal.

Background and Current Status

The City Planner informed attendees that the land in question was surrounded by the Institutional Zone, as well as the Pippy Park Zone, with some residential and commercial properties in the area. A Land Use Assessment Report has been prepared to provide additional information on the property. The City Planner noted that the applicant is proposing to have very few parking spaces to accommodate residents and visitors. There will be 4 parking spaces provided for accessible parking, drop offs and pickups, and the apartments would be marketed towards residents and students who do not own a vehicle. Council would have to provide parking relief for 254 parking spaces to permit the development to be built. The City Planner also stated that a variance would be required to allow for a 5.9 m setback, as a 6 m side yard is typically required. City Staff have reviewed the application and there were no concerns at this time, but this may change as things move towards development approval. The road and sidewalk will require upgrading and there has been a request made for a connection from the site and the Aquarena pedestrian connection.

PRESENTATION BY THE DEVELOPER

Maggie Terrone, Werkliv's Vice President for Atlantic Canada, was present to provide background information on the company, the proposed development on Lambe's Lane, as well as similar projects in Montreal, Halifax, and PEI. All of Werkliv's completed developments have zero, or reduced parking, putting a focus on pedestrian mobility, biking, and public transport. The proposed development would contain 205 fully furnished apartments, with 22 fully accessible units. It would have 102 spaces for bicycle parking, and Werkliv would like to collaborate with Metrobus on public transportation for the building. The development would also include improvements to sidewalks, focus on tree preservation, and include space for community gardens and social spaces to improve the mental health and wellness of students living in the apartments. Werkliv asked students what their main concerns were when renting apartments and the response was price, location, and convenience. Werkliv aim to keep rent and the cost of living as low as possible for residents, the buildings would be located within walking distance to campus and would be fully furnished. The proximity to the university would increase student safety, and help students save money. Of the 19,270 students enrolled at Memoriam University, 6,000 are either international or come from out of province, indicating that there would be a market for the apartments. Ms. Terrone then addressed parking for the

development, stating that the existing parking requirements were put in place to address residential parking needs, but in reality, students do not have the same needs. The proof of this is the success of existing Werkliv projects and developments across Europe with no parking, or reduced parking. Ms. Terrone discussed the environmental benefits of the project and believes a shift in perspective is required. They also noted that the development may improve parking in the area by reducing demand.

The Chair asked if there were any questions or comments for Staff or the proponent.

COMMENTS FROM PARTICIPANTS

COMMENTS	
Speaker #	Commentary
1.	Speaker asked if the new sidewalk would impede access to the church parking lot. Staff responded that parking lot access would not be affected.
2.	Attendee questioned if there would be enough space for two-way traffic on Lambe’s Lane. Lambe’s Lane has been reviewed by Transportation Engineering Staff and they are satisfied with what has been proposed.
3.	Speaker inquired if students will be asked if they have a car when they apply for housing. Ms. Terrone replied that they would not make it a prerequisite, but it will made clear that parking is not available, and the apartments would be promoted as being “no-car.”
4.	Participant asked if not owning a vehicle was a condition of the lease, and if the general public would be able to rent an apartment or would it be students only. The proponent repeated that it would not be a prerequisite, but residents would be encouraged to not have a car. The rentals would be made available to the public but in the past all applicants t existing developments have been students.
5.	Registrant stated that proponent has underestimated the demand for parking required for pickups, drop offs and delivery. The proponent explained that although at the moment the road would not be able to handle the increase in traffic, Lambe’s Lane would be upgraded to 2 lanes plus sidewalks, with the additional area for drop offs only. The two lanes would be wide enough for garbage trucks to enter the area. The speaker then inquired as to the total number of residents that would be living in the buildings, and Ms. Terrone replied that there would be approximately 650 residents accommodated by the development. The speaker then asked how these residents would get

	groceries, if they would be delivered or if they would be expected to walk to grocery stores, and the proponent replied that they would investigate resources in the area, working with farmer's markets and grocery stores to determine the best methods for residents to get their groceries.
6.	Participant works for MUN and wished to discuss the items outlined in a letter sent to Werkliv for response. They previously lived in an area where a similar proposal was developed with no parking, and they feel that the proponent is naïve to believe that a no parking residence will work. There are residences on the MUN campus and residents still have cars, which they use for running errands, shopping, and going on trips. Students are not interested in public transit and the busses are empty. They feel as though the parking variance is too great and will be problematic and troublesome for the whole area, with students parking illegally and on adjacent streets, which will increase requirements for parking enforcement as a result. They also spoke on Memorial's business model which may be impacted by the increased competition for rental units, potentially resulting in a loss of revenue, and having a negative impact on the Memorial brand and reputation. Memorial have a support system and security in place for the benefit of those living in the residences and worry that those inhabiting the Werkliv apartments, and their families may believe they have the same amenities available.
7.	A representative from Memorial University addressed the submission sent to Werkliv outlining their concerns. The university have three major concerns, the first being parking. They feel that the plan to change behaviour by not having parking available and discouraging the use of cars is unrealistic. They are also concerned with the impact the development may have on the university's business model, and that the development will have a negative impact on the university's brand and reputation.
8.	Attendee lives in the area and noted that currently parking is congested at best and feels that the proposed no-parking model will not work. They are surprised that Staff and Council currently have no concerns with the development as proposed. The Chief Municipal Planner clarified that the parking variance was central to the application and had been discussed in great detail. Council will look at the feedback received and then decide if they would like to approve the amendment and let the project go forward. The proponent feels as though there is enough of a market to support the development.

9.	Speaker is concerned with the traffic that would be generated by the development and the lack of parking.
10.	The registrant owns a rental property in the area and has concerns about the housing supply. They noted that the population is not growing and is worried that the development will result in existing rental properties being empty.
11.	Speaker lives in the area and stated that there is a major problem with parking. They also felt that the increase in tuition would result in a drop in university enrollment and that the market may not be there once the units become available.
12.	Participant noted that there was a shortage of parking for St. Augustin's Church. The lot is not patrolled and there is an issue with people parking there illegally. They are concerned the development will further exacerbate the issue.

Herein ended the discussion portion of the meeting.

CONCLUDING REMARKS

Ms. Terrone thanked attendees for their comments and submissions and spoke to the importance of continuing to discuss the development with Memorial University. They will take the feedback received into consideration and continue to work with the City as the application process continues.

The Chair explained the next steps for the application and reminded participants who wished to have their comments considered by Council to do so by making written submissions which would be appended to this report.

ADJOURNMENT

The meeting adjourned at 8:03 p.m.

Cliff Johnston
 Chairperson/Facilitator