

# DECISION/DIRECTION NOTE

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**Title:** Townhouse Development  
93-95 Merrymeeting Road (corner of Mayor Avenue)

**Date Prepared:** August 26, 2019

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** 2

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**Decision/Direction Required:**

To consider the design of a townhouse development at 93-95 Merrymeeting Road.

**Discussion – Background and Current Status:**

The City received an application for the development of three townhouses at 93-95 Merrymeeting Road (the former Needs convenience store site). The subject property is designated Residential Medium Density under the St. John's Municipal Plan, within Heritage Area 3 and is zoned Residential High Density (R3). Under the R3 Zone, Townhousing is a permitted use, however the proposed development is within 15 metres of the intersection and cannot be considered unless an amendment is made to the Development Regulations. Please see the Decision Note dated August 26, 2019 regarding the proposed sightline text amendment for more information.

At the August 21, 2019 Committee of the Whole meeting, Council raised concerns about the design of the proposed dwelling. At this stage in the development review process, the design of the dwelling has not been reviewed because if the regulations regarding sightlines are not amended, the Townhouses, as proposed, will not be permitted. Staff had placed the application on hold to await Council's direction. However, since concerns regarding the design were raised by Council, we can discuss the design at this stage.

The following review is based on the submitted drawings should the sightline text amendment proceed. If the text amendment does not proceed, the site will need to be re-designed. We can confirm that the site is within Heritage Area 3.

The previous use on this site was a Non-Conforming Use in the R3 Zone. The development of Townhouses will bring the property into compliance with the zone and be more in keeping with the surrounding area. The design will require minor adjustments to meet the Heritage Area Standards set out in Section 5.9.4 of the Development Regulations. The windows would be required to be single-hung, rather than casement as shown. Double single-hung windows would be preferred on the second storey, however triple single-hung windows may be accepted. The proposed door would be required to be traditional style and the gable roof is

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acceptable. The applicant has indicated that these drawings were submitted as a starting point and will be revised as needed.

With respect to the height of the proposed dwelling, three storeys may be permitted in the R3 Zone. At this particular intersection, the end-units at the northern intersection of Merrymeeting Road and Mayor Avenue increase in height from the adjacent buildings to 2 and a half storeys. The building at the southern intersection of Merrymeeting Road and Mayor Avenue is 2 storeys facing Mayor Avenue, but almost 3 storeys facing Merrymeeting Road. Therefore, three storey Townhouses at the southern intersection would not be out of character from the surrounding area. Further, there is a mix of one-two-and three-storey dwellings in this section of Mayor Avenue.



Northern intersection of Merrymeeting Road and Mayor Avenue



Southern intersection of Merrymeeting Road and Mayor Avenue, including the subject property (Needs convenience store)

Questions have been raised regarding the proposed garages. This area typically does not contain dwellings with garages and the development would be slightly out of character. This topic has been raised by the Built Heritage Experts Panel and previously the Heritage Advisory Committee several times over past years. Generally, the City has allowed infill development to contain garages. Examples include infill developments on Prescott Street, Casey Street, Catherine Street, and Patrick Street. The most recent examples have been requests for garages on Patrick Street. At that time, the BHEP recommended that new infill may contain garages, however an existing building should not be renovated to add a garage. The proposed development would be an infill development. If Council has concerns regarding the proposed garages, it is recommended that this be forwarded to the Built Heritage Experts Panel for a recommendation. However, please note that the development has not been evaluated at this stage for parking requirements.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
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:  
Public notice of the proposed amendment.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

It is recommended to evaluate the design of the buildings separate from the associated text amendment for changes to the sightline regulations. It is further recommended to forward the design to the Built Heritage Experts Panel for review.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

**Attachments:**

Zoning Map

Site Plan





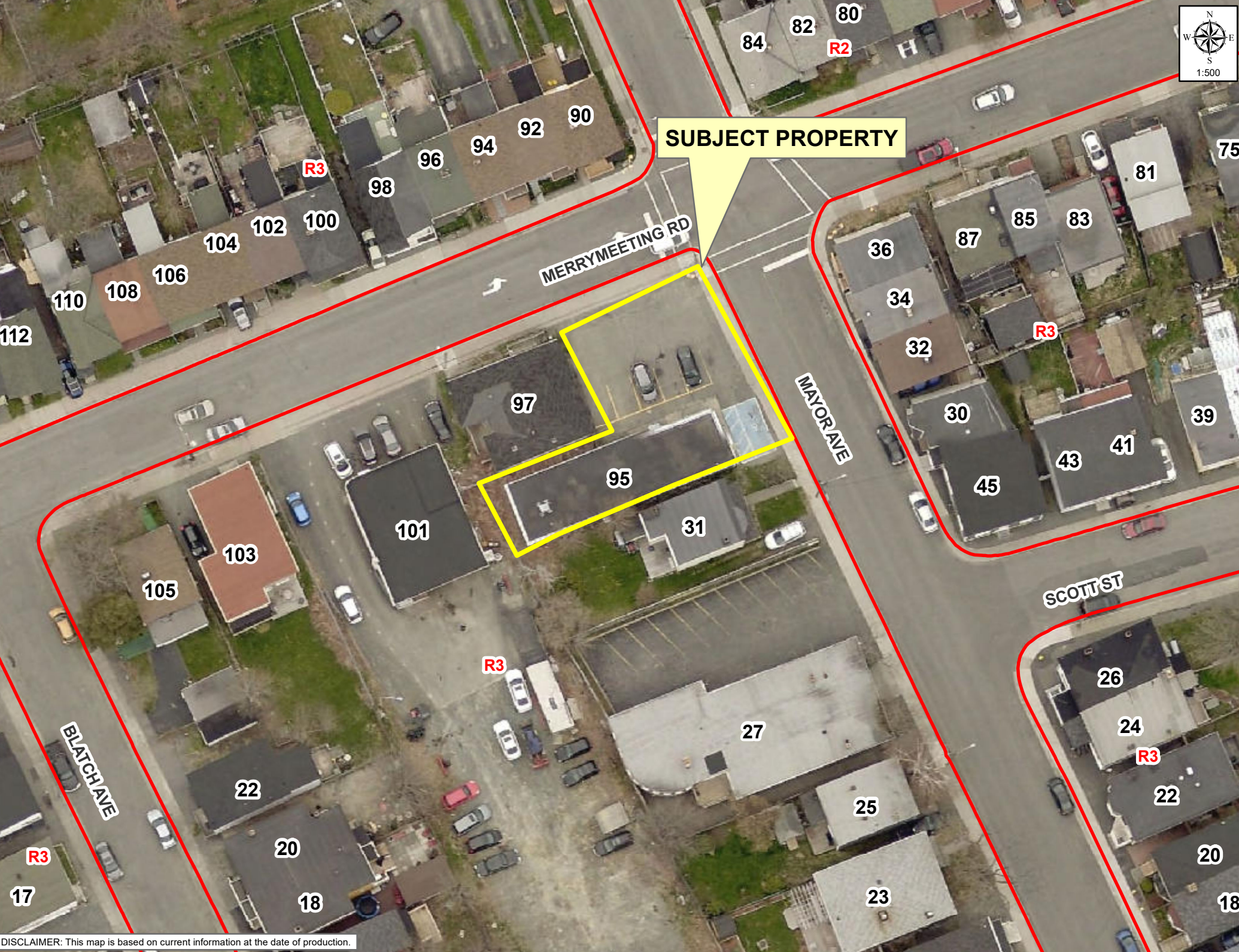
**SUBJECT PROPERTY**

MERRYMEETING RD

MAYOR AVE

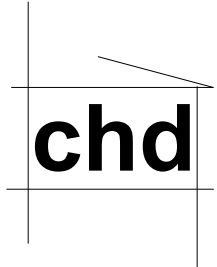
SCOTT ST

BLATCH AVE



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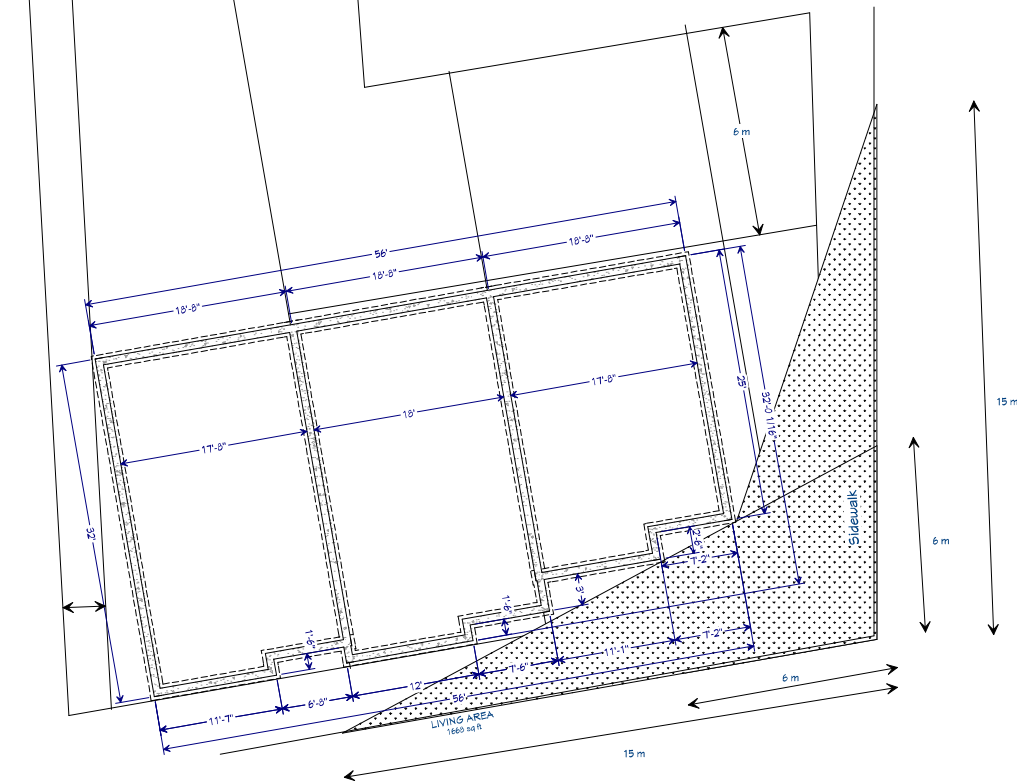
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