

INFORMATION NOTE

Title: 57 Margaret's Place – MPA2300002

Date Prepared: November 21, 2023

Report To: **Regular Council Meeting**

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Issue:

To point out that the correct zone requested by the applicant in the rezoning of 57 Margaret's Place is the Apartment 2 (A2) Zone, not the Apartment 1 (A1) Zone.

Discussion – Background and Current Status:

At its regular meeting on November 14, 2023, Council decided to consider rezoning 57 Margaret's Place from the Commercial Office (CO), Institutional (INST) and Apartment 2 (A2) Zones to the Apartment 1 (A1) Zone, as requested by the applicant. However, based on their proposed site plan, the correct zone they need to ask for is the Apartment 2 (A2) Zone.

There is no further decision needed by Council at this time. Once the applicants complete their heritage and land use report, it will be referred to public consultation. At a later date, Council will vote on the rezoning. This is provided for Council's information, and in case members of Council get inquiries about the application.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Applicant; neighbouring property owners and residents; heritage advocates.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

ST. JOHN'S

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.
5. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.
6. Legal or Policy Implications: Map amendments to the Envision St. John's Municipal Plan and Development Regulations will be required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as per the Envision St. John's Development Regulations, will be required after an acceptable heritage and land use report is submitted. Staff recommend public notification.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Conclusion/Next Steps:

The applicants are preparing their heritage and land use report in line with Council's terms of reference approved on November 14, 2023. No further decision by Council is needed at this time.

Report Approval Details

Document Title:	57 Margaret's Place - MPA2300002 .docx
Attachments:	- Site Plan1.pdf
Final Approval Date:	Nov 22, 2023

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

Ken O'Brien - Nov 21, 2023 - 3:39 PM

Jason Sinyard - Nov 22, 2023 - 4:09 PM