

DECISION/DIRECTION NOTE

Title: Proposed Apartment/Condo Building
Request to Waive Development Fee (former Power's Salvage and Mammy's Bakery)
26 Alexander Street
DEV1700231

Date Prepared: October 23, 2019

Report To: Committee of the Whole

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

Ward: 2

Decision/Direction Required:

To seek approval on the development fee associated with the conversion of a vacant commercial building into an Apartment Building.

Discussion – Background and Current Status:

An application has been made to the City by R.J. C. Services to redevelop a commercial building at 26 Alexander Street into a thirty-four unit residential apartment building. The gross floor area of the development is 3,311m² with indoor parking located on the ground floor comprising of 609 m². The parking area is exempt from a development fee. The developer is requesting an exemption to the development fee (see attached letter from R.J.C. Services).

The current development fee structure deals with residential development and non-residential development but is silent on the conversion of a non-residential building into a residential building. The development fee for residential development is \$1600 per unit. For this development, that would result in a development fee of \$54,400. The development fee for non-residential development is \$16/m² of gross floor area (GFA) for new development and for the extension of an existing development. For this development the GFA is not increasing, therefore if this building was being repurposed for another non-residential use, no development fees would apply. The City supports densification and the repurposing of existing buildings. The development fee structure should include specific language regarding the conversion of non-residential buildings to residential buildings and vice versa.

Key Considerations/Implications:

1. Budget/Financial Implications:
The waiving of development fees will result in a loss of revenue to the City. For this specific development it would be \$54,000.

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2. Partners or Other Stakeholders:
Developers, specifically R.J.C. Services for Power Brothers Inc. for this specific development.
3. Alignment with Strategic Directions/Adopted Plans:
Decisions should align with the City's Strategic Direction of being fiscally responsible.
4. Legal or Policy Implications:
To extend the development fee exemption to include the conversion of buildings.
5. Privacy Policy 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: Not applicable

Recommendation:

It is recommended that the development fee schedule be revised such that the conversion of non-residential buildings to residential buildings and vice versa:

- No development fee be charged within the existing gross floor area
- A development fee of \$1600 per residential dwelling unit be charged for units within the extension of an existing development
- A development fee of \$16/m² for gross floor area be charged for the non-residential use within the extension of an existing development.

Prepared by/Signature:

Gerard Doran, Supervisor of Development

Signature: _____

Approved by/Date/Signature:

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

Signature: _____

GD/dlm

Attachments:

Letter from R.J.C. Services dated Oct. 1, 2019

RJC SERVICES

Development Consulting & Design Service



Oct 1st, 2019

Gerard Doran, CET Supervisor of Development,
City Hall, St. John's, NL, A1C 5M2

Reference: 26 Alexander Street, St. John's, NL, A1E 2T7

Dear Mr. Doran,

As Development Consultant for and on behalf of the owners of the building at 26 Alexander Street, the former Mammy's Bakery and recently Power's Salvage Building, we received Development Approval to re-develop this property into a 32 Unit Residential Condominium.

The approval came from Ashley Murray in an email dated Sept. 30, 2019.
In her email is a request for payment of a Development Fee of \$54,400.00.

This building is adjacent to the Downtown Development Fee Exemption Area by just one City block, and whereas we are revitalizing an existing building, we hereby request we be included in the exemption area and that the Development Fee be waived.

The plans for a construction permit are now proceeding through the Building Department for their review and we hope to have their approval fairly soon.

Your timely attention would be very much appreciated.

Richard J. Cook

RJC SERVICES – Development Consultant

cc. Power Brother Inc. Owners

RJC SERVICES is a division of Studio 'C' Holdings Limited,

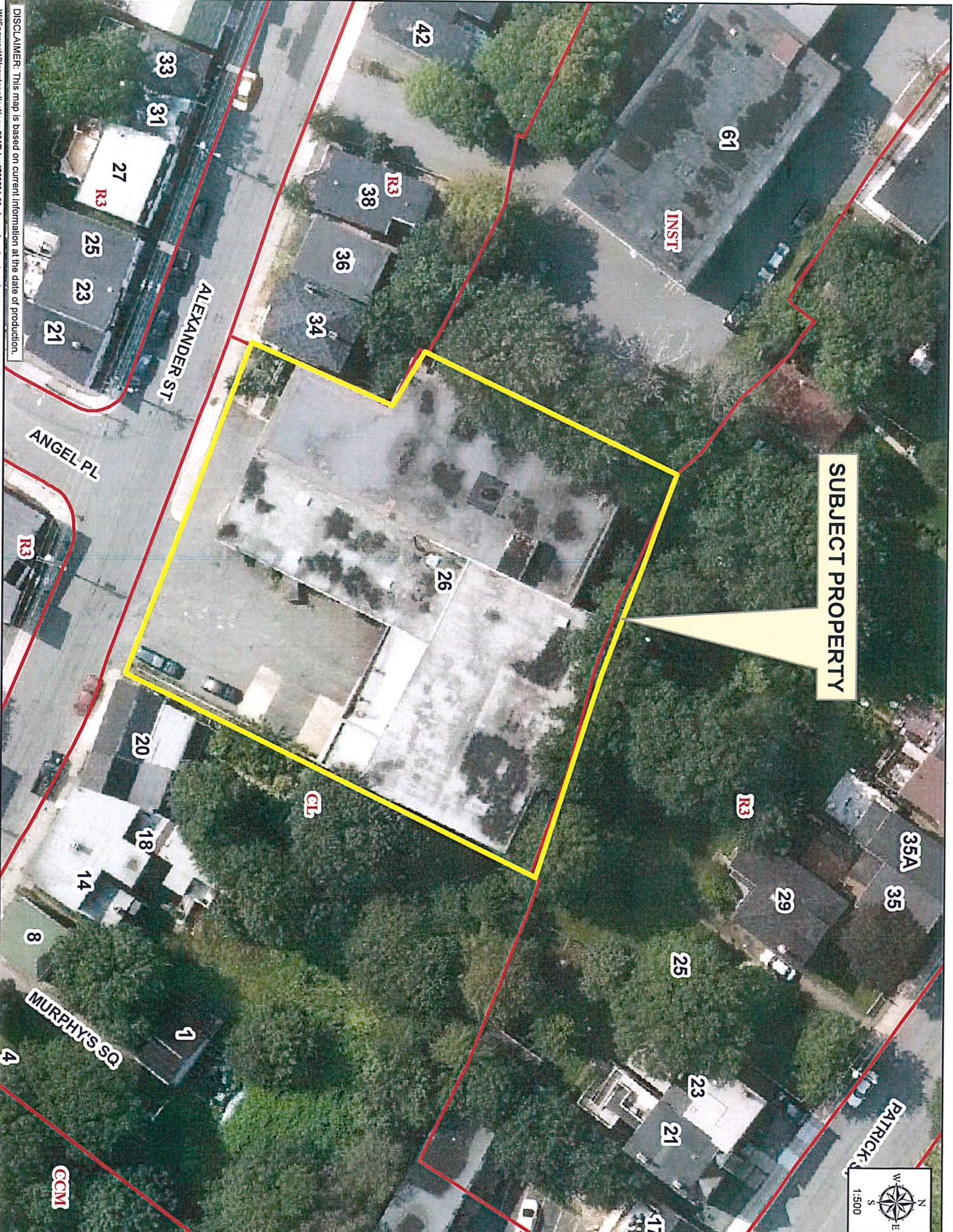
79 Rennies Mill Road, St. John's, NL, A1C 3R1

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SUBJECT PROPERTY



DISCLAIMER: This map is based on current information at the date of production.
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