

DECISION/DIRECTION NOTE

Title: 4 Merrymeeting Road, MPA2200003, Adoption-in-Principle

Date Prepared: March 14, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 9, 2023, and St. John's Development Regulations Amendment Number 19, 2023 regarding two Apartment Buildings at 4 Merrymeeting Road.

Discussion – Background and Current Status:

The City has received an application from Brookfield Plains Inc. for two Apartment Buildings, with a total of twenty-two (22) dwelling units at 4 Merrymeeting Road. The subject property is currently within the Institutional District and Zone, Heritage Area 1, the St. John's Ecclesiastical District and Mount St. Francis Monastery is designated by both the city and province. The applicant is proposing to renovate the Heritage Building to accommodate six residential units and build a second 4-storey Apartment Building on the property that will house sixteen dwelling units. A Municipal Plan amendment to the Residential Land Use District and a rezoning to the Apartment 1 (A1) Zone is required to consider the development. Apartment Building is a Permitted Use within the A1 Zone. Details on the proposed development and analysis of the proposed development are contained in the attached amendments.

Off-Street Parking Requirements

The applicant has requested 44 parking spaces, two spaces per dwelling unit. From Section 8 of the Development Regulations, for 22 two-bedroom units the minimum parking required is 25 spaces and the maximum is 33 spaces. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces other than that required by Section 8, Council shall require a Parking Report. Given that the applicant has prepared a Land Use Report (LUR) that includes a section on off-street parking, it is recommended to accept the Land Use Report as the Parking Report.

Heritage Design

The applicant has requested to defer the detailed design of the Heritage Building and the new Apartment Building to a later stage after they have completed some exploratory work on the interior of the Heritage Building. Staff have agreed with this approach. The design of the Heritage Building has mostly been finalized except for the dormer windows and the proposed skylights. The LUR provides details on the shape and size of the new building, but not the building materials. Should the amendment proceed, it is recommended that more details on

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the design of both buildings be provided prior to advertising the public hearing. This would allow the public to review the design prior to Council considering approval of the amendment. Council approval is also required for the design of both buildings.

Where a LUR is required for this development, should the development proceed, any major changes to the approved design will be brought back to Council for consideration prior to approval.

Public Consultation

The proposed rezoning was advertised three times in the Telegram, mailed to properties within 150 metres of the site and posted on the City's website. There is also a project page for this application on the City's Planning Engage Page. Submissions received are attached for Council's review. Analysis of the submissions received are provided in the attached amendment.

Next Steps

If the attached amendments are adopted-in-principle, they will be referred to the NL Department of Municipal and Provincial Affairs with a request for provincial review in accordance with the Urban and Rural Planning Act, 2000. Once the amendments are released by the Province, they will be brought back to Council for consideration of adoption. Should Council adopt the amendments, a commissioner's public hearing would be organized.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residential and property owners; Heritage NL.
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.
4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.
5. Accessibility and Inclusion: Accessibility has been considered when reviewing the trail materials; accessibility requirements for the parking lot and apartment buildings will be reviewed and determined at the building permit stage.

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6. Legal or Policy Implications: A map amendment to the St. John's Municipal Plan and Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: The Heritage and Land Use Report was advertised in accordance with the Development Regulations and referred to a public meeting on March 1, 2023. The Engage St. John's project page will remain open while the application is active. Should the amendment proceed, a public hearing will be required at a later stage.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 9, 2023 and St. John's Development Regulations Amendment 19, 2023, regarding two proposed Apartment Buildings at 4 Merrymeeting Road.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development

Report Approval Details

Document Title:	4 Merrymeeting Road, MPA2200003, Adoption-in-Principle.docx
Attachments:	- 4 Merrymeeting Road - AIP Attachments.pdf - Emerald Park_LUR_CompiledAppendices(reduced).pdf - Emerald Park_LUR_R3 Feb 06 2023(reduced).pdf - Hybrid Public Meeting - AM.docx - 4 Merrymeeting Rd Combined Redacted.pdf
Final Approval Date:	Mar 16, 2023

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - Mar 15, 2023 - 3:14 PM

Jason Sinyard - Mar 16, 2023 - 2:37 PM