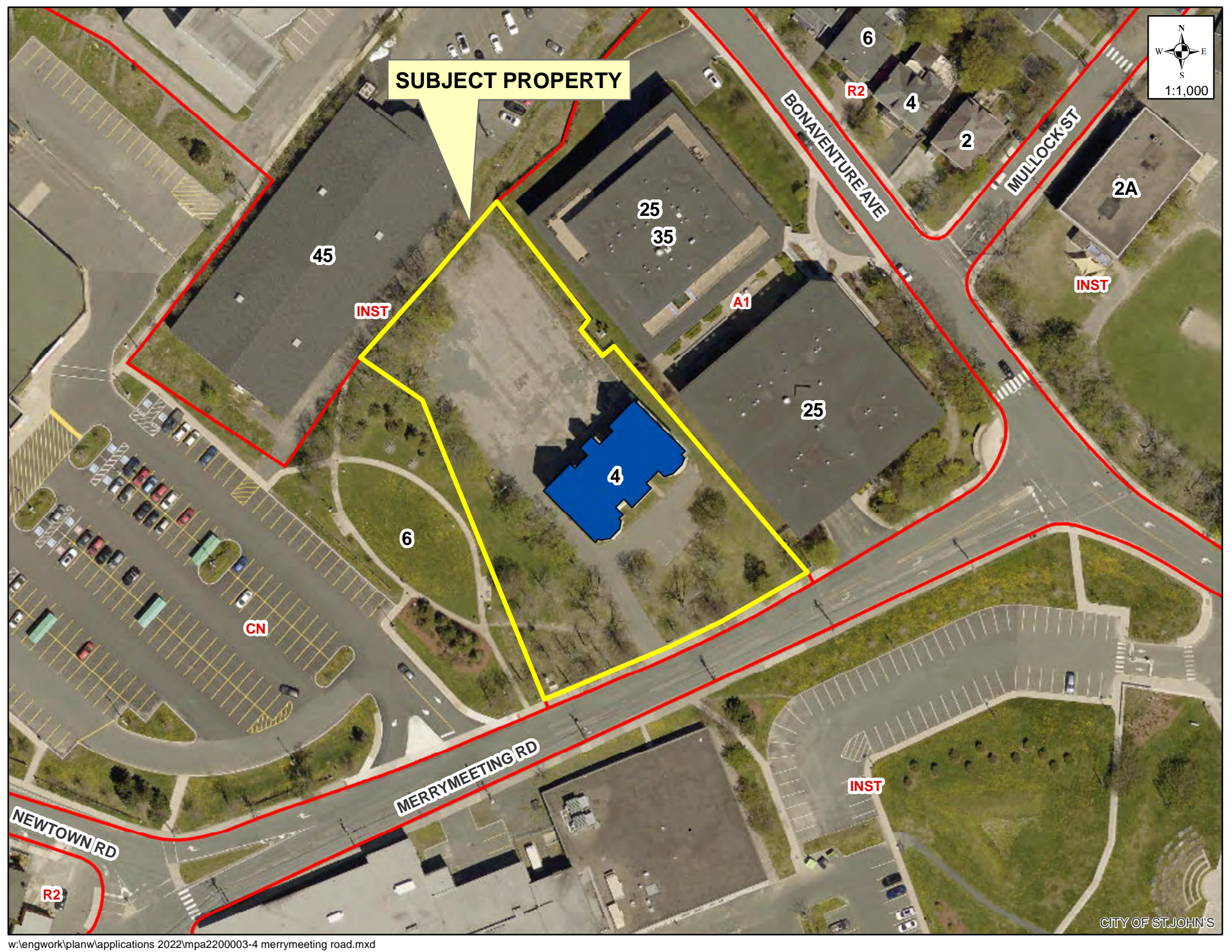




SUBJECT PROPERTY



45

INST

25

35

A1

25

4

6

CN

MERRYMEETING RD

INST

NEWTOWN RD

R2

R2

6

4

2

2A

INST

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 9, 2023

**Institutional Land Use District to
Residential Land Use District
4 Merrymeeting Road**

March 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 9, 2023

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 9, 2023.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 9, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 9, 2023

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 9, 2023 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 9, 2023 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date., the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 9, 2023 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 9, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 9, 2023

BACKGROUND AND ANALYSIS

Background

The City of St. John's wishes to allow a 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. Under the Envision St. John's Municipal Plan, the property is designated Institutional and therefore a Municipal Plan amendment is required to designate the property as Residential in order to consider the development.

The Apartment Building within the monastery could be considered a discretionary Heritage Use under the current zone, however the applicant has opted to apply for both buildings under one application. They are seeking to rezone the property to the Apartment 1 (A1) Zone in which Apartment Buildings are a permitted use. Applying for both buildings under the one application presents a clear picture of the overall development, is transparent for public consultation purposes and staff are able to better coordinate comments on the full site development, such as servicing, etc.

Heritage and Land Use Report

As per Section 4.9 of the St. John's Development Regulations, a Land Use Report (LUR) is required for the property rezoning. Further, as per Section 8(2)(d), a Heritage Report is required for a new development adjacent to a Heritage Building. The applicant has prepared a combined Heritage and Land Use Report as per Council's terms of reference. A copy of the report is available at www.engagestjohns.ca/4-merrymeeting-road and in the March 21, 2023 Council agenda.

The applicant is proposing a small extension to the rear of the Heritage Building and the new Apartment Building will be adjacent to the Heritage Building. The impacts of these developments on the Heritage Building, as well as the Heritage Area and Ecclesiastical District have been evaluated in the Heritage Report and are viewed to be minimal.

Land Swap

The property at 4 Merrymeeting Road is an irregular shape. At the March 28, 2022 Council meeting, Council approved the land swap between the City and the owners of 4 Merrymeeting Road. The City will be exchanging a triangular piece near the rear of 4 Merrymeeting Road for a triangular piece near the front of the property. This allowed the applicant to square the property to better facilitate development of the site. The property

owner is responsible for all required surveys, application to consolidate their property and any required Development approvals and permits. This land swap does not constitute development approval.

Variance

Within the A1 Zone, the maximum building height is 12 metres. The applicant has proposed a building height of 13.2 metres, therefore Council approval of a 10% building height variance is required for the new Apartment Building.

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 that includes a section on off-street parking, it is recommended the Council accept the Land Use Report as the Parking Report.

Analysis

The Envision St. John's Municipal Plan states a number of policies that recommend developments that increase density within existing neighbourhood, are designed to encourage active transportation and promote the re-use of Heritage Buildings . Such policies include:

Policy 4.1.2 - Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.

Policy 4.3.2 - Ensure that infill development complements the existing character of the area.

Policy 4.4.1 - 1. Ensure that the review of development proposals considers how new development may affect abutting properties and uses.

Policy 4.6.8 - Require, where appropriate that sidewalks, paths and lanes provide access to and from bus stops, schools, places of worship, shopping areas, and places of employment.

Policy 4.7.2 - Ensure the preservation of the city's built heritage by encouraging appropriate renovations and adaptive reuse of Heritage Buildings and those buildings located in the City's Heritage Areas in keeping with the provisions of the City's Heritage By-Law, this Plan and its Development Regulations.

Policy 4.7.6 - Ensure that exterior renovations or alternations to designated Heritage Buildings retain the building's character-defining elements and their significant

architectural or historical physical features in accordance with the City's Heritage By-Law.

Policy 6.1.7 - Encourage new developments and redevelopment that contribute to the public realm through architectural design, particularly in areas of heavy pedestrian traffic such as commercial areas, intensification areas and the downtown, and provide connections designed to encourage pedestrian and cycling activity.

Policy 8.4.2 - Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.

The proposed development blends with the existing neighbourhood, has considered the adjacent properties in the development of the site and is a good example of adaptive reuse of a Heritage Building. Further, the pedestrian connected on and around the site will be improved. Therefore, the proposed Municipal Plan amendment is recommended.

PUBLIC CONSULTATION

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 11, February 18 and February 25, 2023. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website.

Four submissions were received by the City Clerk's Office and thirteen submissions were made on the City's Engage project page for this application. Many residents are in support of this development with some voicing concerns that the heritage designation will be lost. However, even if the property is rezoned, the existing building at 4 Merrymeeting Road will remain as a designated Heritage Building. The design of the Heritage Building and new Apartment Building is to be finalized, but all comments received during the public consultation will be considered and where appropriate, incorporated into the final design. Final design will require Council approval.

Some residents raised concerns over the proposal for 2 parking spaces per dwelling unit. Allowing a greater number of parking spaces than the maximum permitted within Section 8 is a Council decision. Staff have reviewed the proposal and have no concerns with the number of parking spaces proposed. A larger portion of the parking is underground, allowing for landscaping on the site. Further, the applicant is required to enhance the trail connection between Bonaventure Avenue and the City's green space (adjacent to Sobeys), and develop a site that provides internal access to bus routes, sidewalks and nearby commercial areas. While the parking exceeds our standards, these above-mentioned enhancements to the site promote active transportation. As well, while it is not a City requirement, the applicant has advised that accommodation for electric vehicles will be made.

Residents also raised concerns that the adjacent green space at 6 Merrymeeting Road will be impacted. That site will remain City-owned and will continue as a green space.

Residents also asked if accommodation can be made for affordable housing. The City is trying to accommodate developments that serve all economic levels, however we cannot mandate sale or rent levels for private development. Should this development proceed, it will provide additional higher-density housing in appropriate location.

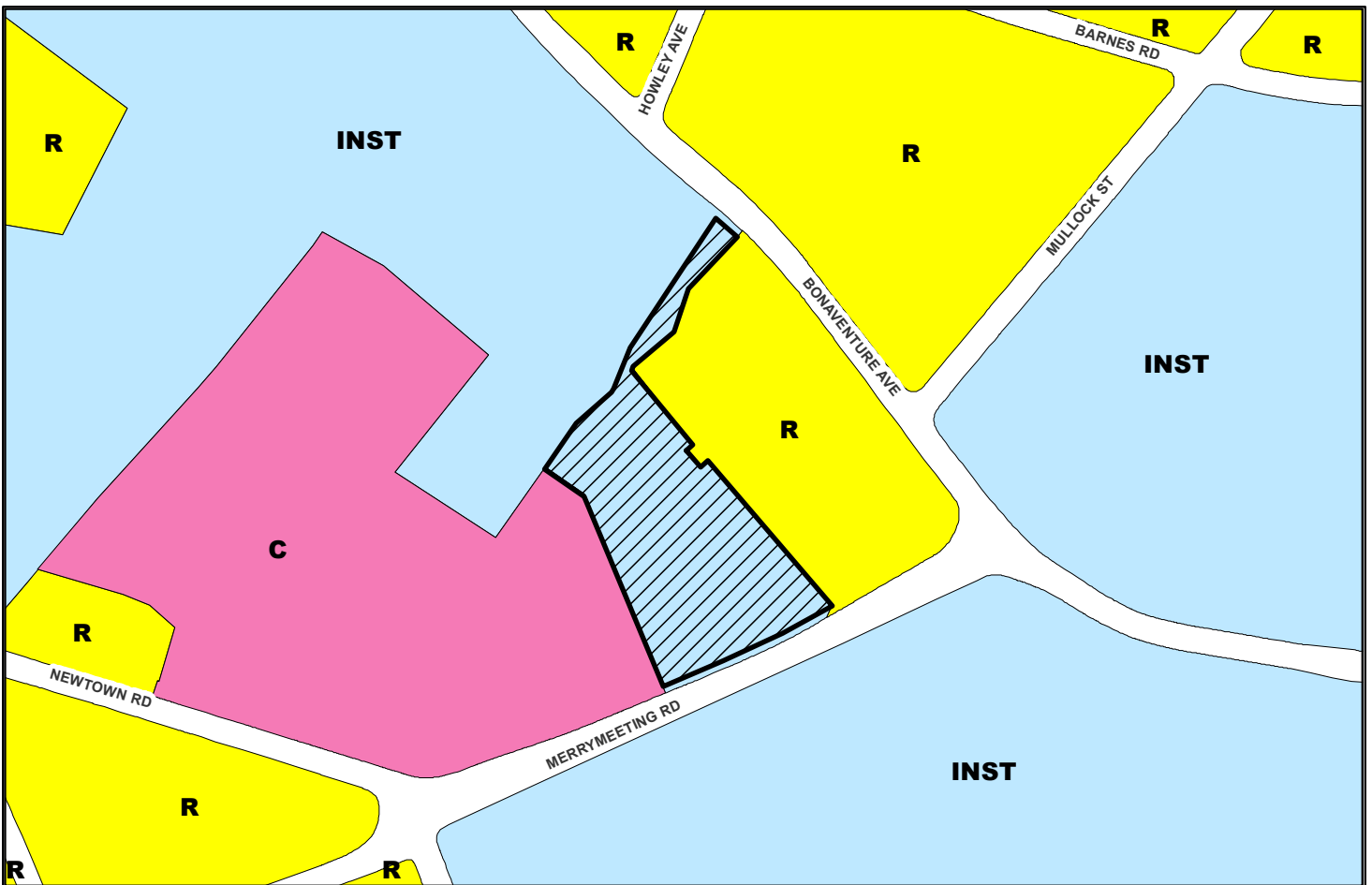
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 9, 2023

The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land at 4 Merrymeeting Road [Parcel ID# 17923] from the Institutional Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 9, 2023**

Future Land Use Map P-1

2023 03 15 Scale: 1:2500
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**4 MERRYMEETING ROAD
Parcel ID 17923**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 19, 2023

Institutional (INST) Zone to Apartment 1 (A1) Zone
4 Merrymeeting Road

March 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 19, 2023

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 19, 2023.

Adopted by the City Council of St. John's on the ____ day of [Click or tap to enter a date..](#)

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 19, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 19, 2023

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

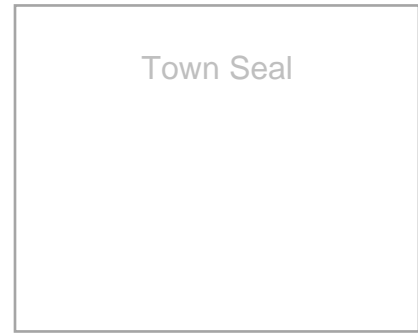
1. Adopted the St. John's Development Regulations Amendment Number 19, 2023 on the ____ day of Click or tap to enter a date.;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 19, 2023 by way of an advertisement inserted in the Telegram newspaper on the ____ day of Click or tap to enter a date., on the ____ day of Click or tap to enter a date. , the ____ day of Click or tap to enter a date., and on the ____ day of Click or tap to enter a date.; and
3. Set the ____ day of _____ at _____ p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 19, 2023 on the ____ day of Click or tap to enter a date. as _____.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 19, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 19, 2023

BACKGROUND

The City of St. John's wishes to allow a 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. Under the Envision St. John's Development Regulations, the property is within the Institutional (INST) Zone and therefore a Development Regulations amendment is required to rezone the property to the Apartment 1 (A1) Zone. Within the A1 Zone, Apartment Building is a Permitted Use.

This amendment implements St. John's Municipal Plan Amendment 9, 2023, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed amendments were advertised on three occasions in The Telegram newspaper on February 11, February 18 and February 25, 2023. A notice of the amendments was also mailed to property owners within 150 metres of the application site and posted on the City's website.

Four submissions were received by the City Clerk's Office and thirteen submissions were made on the City's Engage project page for this application. Many residents are in support of this development with some voicing concerns that the heritage designation will be lost. However, even if the property is rezoned, the existing building at 4 Merrymeeting Road will remain as a designated Heritage Building. The design of the Heritage Building and new Apartment Building is to be finalized, but all comments received during the public consultation will be considered and where appropriate, incorporated into the final design. Final design will require Council approval.

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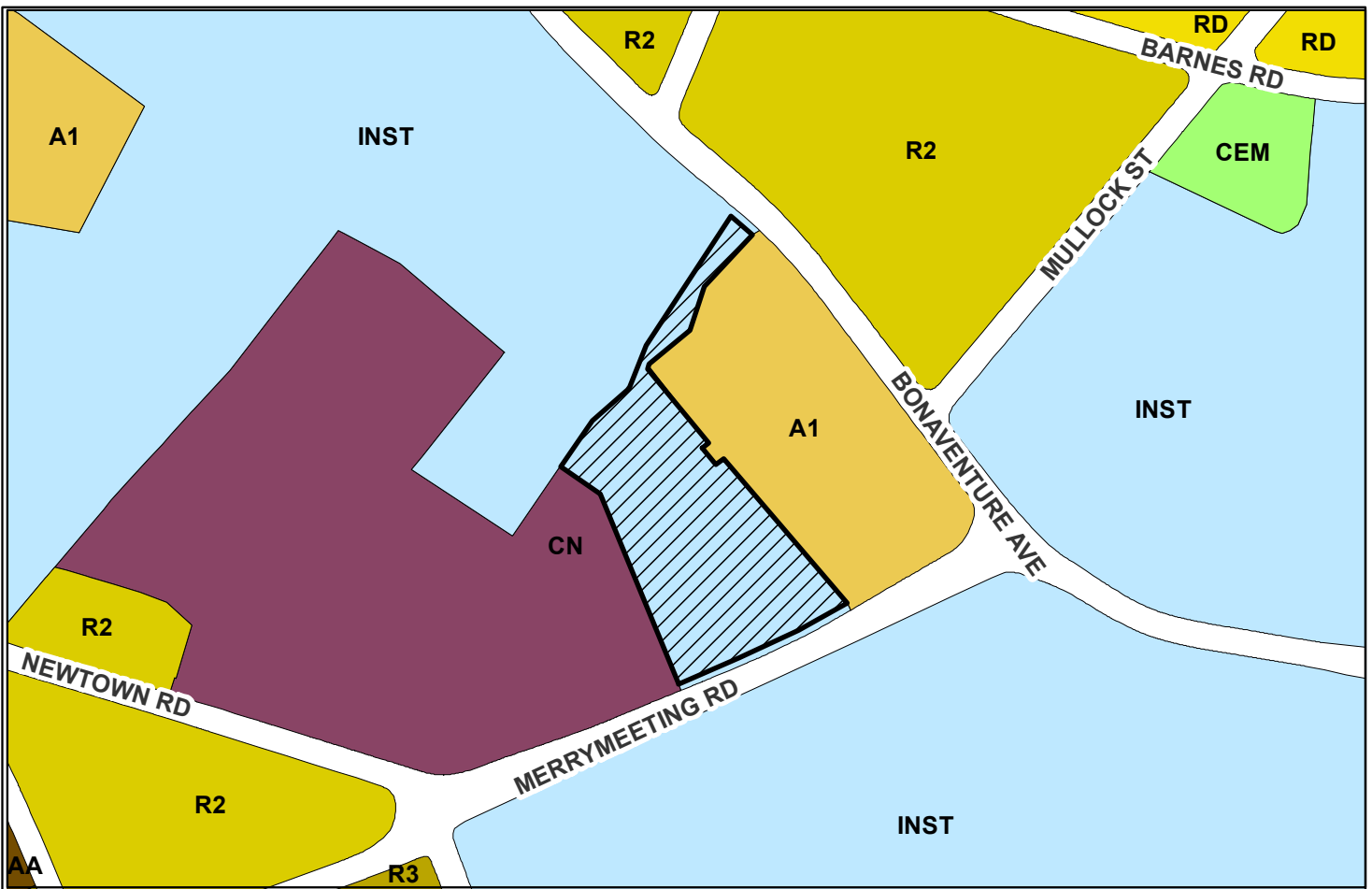
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 19, 2023

The St. John's Development Regulations, 2021 is amended by:

- 1. Rezoning land at 4 Merrymeeting Road [Parcel ID# 17923] from the Institutional (INST) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.**

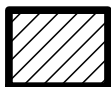


**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 19, 2023**

[City of St. John's Zoning Map]

2023 03 15 Scale: 1:2500
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REZONED FROM
INSTITUTIONAL (INST) LAND USE ZONE TO
APARTMENT 1 (A1) LAND USE ZONE

4 MERRYMEETING ROAD
Parcel ID 17923

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration