

DECISION/DIRECTION NOTE

Title: 7 Rickett's Road – MPS2400006

Date Prepared: September 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To consider rezoning 7 Rickett's Road from the Institutional (INST) Zone to the Apartment 1 (A1) Zone for a Cluster Development with multiple Apartment Buildings.

Discussion – Background and Current Status:

The City has received an application from Emerald Atlantic Group Inc. to rezone land at 7 Rickett's Road from the Institutional (INST) Zone to the Apartment 1 (A1) Zone for a Cluster Development. The applicant is proposing a development with multiple Apartment Buildings. The total number of units will range from approximately 150 to 200 units (to be confirmed). A Municipal Plan amendment is required to re-designate the property to the Residential District.

At its August 7, 2024 regular meeting, Council granted an Approval in Principle for a Child Care Centre in the existing building on this site, the former Holy Cross Junior High School. The applicant will determine later whether the Child Care Centre will remain on the parcel or be subdivided into a separate property.

Alignment with Envision St. John's Municipal Plan

The Municipal Plan recognizes that adequate and affordable housing is fundamental to quality of life; it enables a range of housing to create diverse neighbourhoods. Section 4.1.3 supports the development of housing that is appropriate, accessible, and affordable for low- and moderate-income households. The proposed development meets these policies. Further, Section 8.4.11 promotes the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure.

The Municipal Plan sets out policies to increase density in existing neighbourhoods and encourage a variety of housing forms. Section 4.1 of the Plan has the following policies:

1. Support the City's Affordable Housing Strategy, 2019- 2028.
2. Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures.
3. Promote housing choice by supporting residential development that is appropriate, accessible and affordable for low-income and moderate-income households.

ST. JOHN'S

Further, within the Residential Land Use District, Policy 8.4.1 states that Council shall establish low, medium and high-density residential land use zones. The policy also states:

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.
3. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.
5. New development should be complementary to existing adjacent neighbourhoods in scale, form, massing, style and materials, and will incorporate design elements that create a transition between the new and existing development.

The neighbourhood has a mix of Single Detached Dwellings, Semi-detached Dwellings, Townhouses and small Apartment Buildings. The former school property is an underutilized site and the proposed infill development will increase density while making good use of existing infrastructure. The proposed development is three (3) storeys in building height (exact height in metres to be confirmed). The proposed buildings will be a similar height to surrounding buildings, which will help blend them into the neighbourhood.

Land Use Report

Section 4.9(2)(a) of the Envision Development Regulations requires a Land Use Report (LUR) for rezonings. The applicant has provided an initial site plan, but additional information is required before staff can fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's consideration.

The City's planned shared use path (SUP) in this area needs to be shown on the site plan to connect St. Clare Avenue and Rickett's Road. Cluster Developments with more than 20 units require resident green space, and stormwater detention will likely be required. Given these factors, the attached site plan may change. The site plan will need to be updated for the LUR.

Public Consultation

Should Council consider this amendment and approve the terms of reference for the LUR, the applicant will have to consult with the neighbourhood before submitting the report. Upon receiving an acceptable LUR, the City will do public notification.



7 Rickett's Road

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. 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.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.

6. Accessibility and Inclusion: The site plan is required to provide accessibility.

4. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required to consider the development.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public engagement will be carried out in accordance with Section 4.8 of the Development Regulations.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning 7 Rickett's Road from the Institutional (INST) Zone to the Apartment 1 (A1) Zone for a proposed Cluster Development. Further, upon receiving a satisfactory Land Use Report (LUR), that the application be advertised for public input and feedback.

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

Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	7 Rickett's Road - MPA2400006.docx
Attachments:	- 22228-PR4-RevA-Mar1-24.pdf - TOR - 7 Rickett's Road - September 4, 2024.pdf
Final Approval Date:	Sep 5, 2024

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

Ken O'Brien - Sep 4, 2024 - 5:11 PM

Jason Sinyard - Sep 5, 2024 - 8:44 AM