

DECISION/DIRECTION NOTE

Title: 746 Blackmarsh Road – MPA2400011

Date Prepared: November 25, 2024

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone for a Cluster Development with three Apartment Buildings.

Discussion – Background and Current Status:

The City has received an application from the NL Department of Transportation and Infrastructure on behalf of Tucker Group Inc., to rezone land at 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone for a Cluster Development. The applicant is proposing to develop three Apartment Buildings with a total of approximately 45 units and a building height of 12 metres. A Municipal Plan amendment is required to re-designate the property to the Residential District. A preliminary site plan is attached, however more information is required before staff can fully review the application.

This will be an affordable housing project. The applicant is the recipient of Newfoundland and Labrador Housing Corporation's Affordable Rental Housing Program. The parcel contains land that extends over 550 metres from Blackmarsh Road



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toward George's Pond. The province is considering divesting some of the land between Blackmarsh Road and the Team Gushue Highway for this proposed development. Should the application proceed, the land will be subdivided and only the portion to be developed would be rezoned.

Alignment with Envision St. John's Municipal Plan

The parcel is within the Urban Expansion District of the Municipal Plan. For this district, a comprehensive development plan approved by Council is required prior to development. The comprehensive plan will be prepared within the Cowan Heights Neighbourhood Plan process now underway. As there is a need for affordable housing, this application is brought forward for consideration with the neighbourhood plan is still being prepared.

Adequate and affordable housing is fundamental to quality of life; the Municipal Plan enables a range of housing to create diverse neighbourhoods and increase density in existing neighbourhoods. Section 4.1 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.

The proposed development meets these policies.

Municipal services will need to be extended across the front of the property. Should the development proceed, it may be a catalyst for more development in this Urban Expansion District. The area is immediately north of the Cowan Heights neighbourhood of mostly single detached dwellings. This development will add density and an alternate form of housing to this 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.

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 report, the City will carry out public notification.

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: Not applicable.

7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required for the proposed development.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Engagement will be carried out in accordance with Section 4.8 of the Development Regulations.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications:

13. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone for a proposed Cluster Development. This will also require a Municipal Plan amendment. 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

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| Document Title: | 746 Blackmarsh Road - MPA2400011.docx |
| Attachments: | - 746 Blackmarsh Road - Preliminary Site Plan.pdf - TOR - 746 Blackmarsh Road - November 27, 2024.pdf |
| Final Approval Date: | Nov 28, 2024 |

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

Ken O'Brien - Nov 28, 2024 - 8:49 AM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Nov 28, 2024 - 1:25 PM