

# DECISION/DIRECTION NOTE

**Title:** Approval-in-Principle for Apartment Building – 5 & 7 Little Street – DEV2500043

**Date Prepared:** April 1, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 4

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## **Decision/Direction Required:**

To request Approval-in-Principle for an Apartment Building at 5 & 7 Little Street.

## **Discussion – Background and Current Status:**

An application was submitted requesting Approval in Principle for an Apartment Building at 5 & 7 Little Street. The building is proposed to have a height of approximately 17.5 metres (5 storeys) at its highest point, with a total of 78 dwelling units that range from 30 micro units, 40 - 1-bedroom units and 8 – 2-bedroom units. The parking requirement for these units is a minimum of 54 parking spaces, which is provided (30 exterior and 24 interior). The proposed Apartment Building is a Permitted Use in the Apartment 2 (A2) Zone.

Prior to this current application, in January 2025, Council rejected an application for approval-in-principle and parking relief. The previous apartment building application had a height of 20 meters (4-6 storeys depending on site grades) with 96 units (mix of 30 micro units, 56 1-bedroom units and 10 2-bedroom units). The proposal required 72 parking spaces but only 56 spaces were provided, meaning parking relief of 16 parking spaces was requested. It was recommended that the developer consider reducing the size of the building and/or increasing the number of parking spaces, based on resident concerns.

The proposed Apartment Building is a Permitted Use in the Apartment 2 (A2) Zone, and it must be demonstrated that the site meets all requirements for the **Development Regulations** and **Development Design Manual** on future plans prior to Final Approval. Preliminary review has determined that the site can be serviced, access is adequate, and parking meets the requirement based on the proposed number and size of units for approval in principle.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

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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.

Choose an item.

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

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **St. John's Development Regulations Section 4.5.3 "Approval-in-Principle" and Section 10 "Apartment 2 (A2) Zone".**

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Not applicable.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

**Recommendation:**

That Council grant Approval in Principle for the proposed Apartment Building at 5 & 7 Little Street, which is subject to the following conditions prior to Final Approval:

1. Meet all requirements of the St. John's Municipal Plan and Development Regulations;
2. Meet all requirements of the Development Design Manual; and
3. Detailed site and servicing plans submitted and approved.

**Prepared by:**

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**Approved by:**

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

### Report Approval Details

Document Title:	Development Committee - Apartment Building Approval-in-Principle - 5-7 Little Street - DEV2500043.docx
Attachments:	- 5-7 LITTLE STREET - DEV2300074.pdf - 5-7 LittleStreet Re-Issued for DA (2025-02-26).pdf
Final Approval Date:	Apr 3, 2025

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

**Jason Sinyard - Apr 3, 2025 - 9:21 AM**