

DECISION/DIRECTION NOTE

Title: 146 Casey Street – REZ2500004

Date Prepared: April 9, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To consider rezoning 146 Casey Street from the Residential Downtown (RD) Zone to the Apartment Downtown (AD) Zone to allow an Apartment Building.

Discussion – Background and Current Status:

The City has received an application to rezone property at 146 Casey Street from the Residential Downtown (RD) to the Apartment Downtown (AD) Zone to accommodate an Apartment Building consisting of 13 micro-unit dwellings. The AD Zone can be considered within Planning Area 1 (Downtown). The property is within the Residential District of the Envision St. John's Municipal Plan and therefore a Municipal Plan amendment is not needed.

The building was originally the Mission Church of St. Michael and All Angels, but over time was converted to a bingo hall (the Atlantic Hall) and a karate studio. Since the early 2000s, it has been converted to residential units. The applicant proposes to retrofit the building to create thirteen (13) one-bedroom micro-unit dwellings, each under 42 square metres (450 square feet) in size. They propose wheelchair-accessible units on the first floor. The exterior will remain largely unchanged, as the property is within Heritage Area 3, any exterior changes will need to comply with the St. John's Heritage By-Law.

While the surrounding properties are zoned Residential Downtown (RD) and Residential Mixed (RM), there is an apartment building directly adjacent to the site and more apartment buildings east of the site along LeMarchant Road. The proposed apartment building is appropriate for this neighbourhood and a good use of a larger building.

The preliminary site plan is attached, but it is not drawn to scale. Should Council decide to consider the amendment, some revisions to the parking lot will be needed to meet the Envision St. John's Development Regulations.

Alignment with Envision St. John's Municipal Plan Policies

Section 4.1 of 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 housing that is appropriate, accessible and affordable for low- and moderate-income households. The proposed development meets these policies. Further,

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Section 8.4.11 promotes infill, rehabilitation, and redevelopment projects, making best use of existing infrastructure. With respect to repurposing the building, Section 4.7.2 ensures the preservation of the city's built heritage by encouraging appropriate renovations and adaptive reuse of buildings in the City's heritage areas in line with the Heritage By-Law.

Land Use Report

As per Section 4.9(2)(a) of the Development Regulations, a land use report (LUR) is required 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.

Associated Development Regulations Text Amendment

Section 8.10 of the Development Regulations regulates off-street loading and truck parking requirements. The current wording limits this to commercial, industrial or institutional uses. As apartment buildings require parking lots and are in line with commercial development standards, this section needs to be clarified to reference residential uses as well.

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 consultation.

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: Wheelchair-accessible units are proposed.
7. Legal or Policy Implications: Map and text amendments to the St. John's Development Regulations are required.

8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation will be carried out in accordance with Section 4.8 of the Development Regulations. A project page will also be created on the Planning Engage page.
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 consider rezoning 146 Casey Street from the Residential Downtown (RD) Zone to the Apartment Downtown (AD) Zone for a proposed Apartment Building.

Further, that Council approve the attached land use report (LUR) terms of reference for 146 Casey Street and upon receiving a satisfactory LUR, that the application be advertised and referred to a public meeting chaired by an independent facilitator.

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

Report Approval Details

Document Title:	146 Casey Street - REZ25000004.docx
Attachments:	- 146 Casey Street - Aerial.pdf - 146 Casey Rd - Site Plan - 25-01-13 (2).pdf - TOR - 146 Casey Street April 9, 2025.pdf - RD and AD Zone Tables.pdf
Final Approval Date:	Apr 10, 2025

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

Ken O'Brien - Apr 9, 2025 - 3:50 PM

Jason Sinyard - Apr 10, 2025 - 9:15 AM