

DECISION/DIRECTION NOTE

Title: Notices Published – 275 Duckworth Street – DEV2500009

Date Prepared: May 27, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted by Raising the Roof Chez Toit at 275 Duckworth Street.

Discussion – Background and Current Status:

The proposed application is for a Heritage Use, which is for 34 Micro Dwelling Units. The designated Heritage Building is recognized by the City. Dwelling units will occupy floors 1-5 of the existing building. Parking relief has been requested. The proposed application is zoned Commercial Downtown Mixed (CDM).

23 submissions were received; 14 in support and 1 submission which requested clarity on the intended use. 8 submissions were opposed and noted concerns pertaining to a rise in crime, that the use is not in line with the larger area, larger dwellings units should be provided to attract more families or working people into the downtown to support the businesses; that high density equals low income which leads to more social problems, that low cost housing needs to be better spread throughout the downtown, that the downtown is already facing significant public safety and livability issues, questions about the long-term planning of the facility, inappropriate use of a heritage property, and long term impacts on the downtown in terms of use, businesses and tourism.

A Heritage Use allows any Use of a designated heritage building which is, in Council's opinion, compatible with the adjoining uses. The applicant is proposing Micro Dwelling Units which do not exceed 42m² (450 square feet) and includes kitchen and bathroom facilities for the resident(s).

The applicant, Raising the Roof, has elaborated that the building will serve multiple demographics and house people who can afford at most 80% of the median market rent for St. John's. They will be working with local housing providers, who will also aid in on-site social supports, such as dedicated case managers to work directly with occupants on mental health, addictions recovery, employment training and readiness and financial acumen. There will be common space within the building used to engage in regular events and activities for occupants to meet with fellow tenants and the support workers.

ST. JOHN'S

As per **Section 8.3** of the **Development Regulations** the Micro Dwelling Units (located on floors 1-5) will require 4 visitor parking spaces, and the vacant Commercial space located on the ground floor will need 3 parking spaces for a total of 7 parking spaces. The existing site has no on-site parking available, and the applicant is requesting parking relief for seven (7) parking spaces.

Parking relief rationale from the applicant notes that based on the clientele who will utilize the Micro Dwelling Units parking spaces will not be required. The downtown location is very walkable with on-street parking available on either side of Duckworth Street and there is a bus stop directly behind the property on Water Street. As per **Section 8.12** of the **Development Regulations**, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council when the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
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 8.3 "Parking Standards," Section 8.12 "Parking Report," Section 10.5 "Discretionary Uses" and Section 10 "Commercial Downtown Mixed (CDM) Zone".**
8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John's Envision Development Regulations**. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
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 approved the proposed Heritage Use at 275 Duckworth Street for 34 Micro Dwelling Units and relieve seven (7) parking spaces.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Notices Published - 275 Duckworth Street - DEV2500009.docx
Attachments:	- DEV2500009-275 DUCKWORTH STREET.pdf
Final Approval Date:	May 29, 2025

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

Lindsay Lyghtle Brushett - May 28, 2025 - 3:55 PM

Jason Sinyard - May 29, 2025 - 1:49 PM