

DECISION/DIRECTION NOTE

Title: Approval in Principle for an Institutional Use – 759 Empire Avenue – DEV2500082

Date Prepared: June 24, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 3

Decision/Direction Required:

To request Approval in Principle for the residential component of an Institutional Use at 759 Empire Avenue.

Discussion – Background and Current Status:

An application was submitted requesting Approval in Principle for the development of residential units as part of an Institutional Use at 759 Empire Avenue. An Institutional Use may include a residential component that is owned and managed by the Institution and is ancillary to the purpose of the Institution. Eastern Gate Church is looking to provide further affordable housing units on-site, which they will be developing and renting. There are two proposed buildings that will provide 22 dwelling units. The Institutional Use is a Permitted Use in the Institutional (INST) Zone and preliminary review notes that the site can be serviced, and access is adequate for approval in principle.

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.**

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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 "Institutional (INST) 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 ancillary residential component to the existing Institutional Use at 759 Empire Avenue, 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. The Institutional (INST) Zone requirements are to be demonstrated on a detailed site plan;
3. Detailed site and servicing plans submitted and approved; and
4. Parking requirements are to be met or a request for parking relief provided to be considered by Council.

Prepared by:

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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:	Development Committee - Approval in Principle - 759 Empire Avenue - DEV2500082.docx
Attachments:	- EASTERN GATE CHURCH - BLACKMARSH ROAD.pdf - 242033.00-PR1-revB.pdf
Final Approval Date:	Jun 25, 2025

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

Jason Sinyard - Jun 25, 2025 - 9:47 AM