

Decision Note

Title: 222 LeMarchant Road – REZ2500009 – Adoption

Date Prepared: August 6, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To adopt Envision St. John's Development Regulations Amendment Number 64, 2025 to add Dwelling Unit – 1st storey to the Commercial Office Hotel (COH) Zone to enable a fully residential building with 99 dwelling units at 222 LeMarchant Road.

Discussion – Background and Current Status:

The City has received an application from Gagnon Walker Domes Ltd., on behalf of the property owner, to convert the hotel at 222 LeMarchant Road into a residential rental building. The existing building has been operating as the Extended Stay St. John's hotel with 93 suites. The applicant is proposing to retrofit the building to create 99 dwelling units consisting of 96 studio units and three (3) one-bedroom units. No changes to the building height or building footprint are proposed, and the existing road access from Roberts Place will remain.

Dwelling units are proposed for every floor of the building, including approximately 22 units on the ground floor. The subject property is within the Commercial Office Hotel (COH) Zone which permits dwelling units on the 2nd storey or higher but not on the ground (1st) floor. To consider this development and allow dwelling units on all floors of the building, an amendment to the text of the Envision St. John's Development Regulations is required.

The proposed text amendment is to add dwelling units on the 1st storey as a discretionary use in the COH Zone. This aligns with Municipal Plan policies that encourage a mix of housing forms, as well as the City's Affordable Housing Strategy. Analysis can be found in the attached amendment.

Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for rezonings or text amendments. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a

staff report. As this is a simple text amendment to the COH Zone to enable residential use in an existing building, staff recommend accepting this staff report in lieu of an LUR.

Public Consultation

At its regular meeting on April 22, 2025, Council voted to consider this amendment. The proposed amendment was advertised in *The Telegram* on four occasions, mailed to property owners within 150 metres of the site, posted on the City's website and advertised on digital screens in the City's community centres. A project page for the application was also posted to the Engage St. John's website.

Along with notice of the proposed amendment, the City advertised the discretionary use of approximately 22 dwelling units on the ground floor at 222 LeMarchant Road.

The City received three written submissions, one petition, and three survey responses on the Engage page. One response was unrelated to the amendment but is included for Council's information. Generally, residents who wrote in are opposed to the development at 222 LeMarchant Road. One response supported the proposal and emphasized the need for higher density development. Others voiced concerns about the methods of public consultation used and opposed adding additional dwelling units to the LeMarchant Road area, citing concerns about safety and crime in the neighbourhood, the number of shelter beds in the area, and questioning whether the building will be used as a shelter or will house unhoused individuals.

Staff acknowledge these concerns, most of which are specific to the proposed development at 222 LeMarchant Road. Staff recommended public notification for this application as the proposal is to convert an existing building with no changes to the size or shape of the building, and the zone already permits dwelling units on the 2nd storey or higher. Should the text amendment to allow ground-floor units not proceed, the building could still be converted to residential units on the upper three floors.

The proposed development is for a residential rental building. The applicant has indicated these will be market rental units; however, the City does not regulate the tenure of private developments. The site is next to the LeMarchant Road intensification area, and near transportation routes and amenities, making it ideal for higher density residential use.

Next Steps

Should Council decide to adopt the attached amendment, the documents will be forwarded to the NL Department of Municipal Affairs and Community Engagement for registration.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Neighbouring residents and property owners; residents or property owners with land in the COH Zone anywhere in the city.

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; St. John's Affordable Housing Strategy 2019-2028.

6. Accessibility and Inclusion: Accessibility requirements apply at the building-permit stage.

7. Legal or Policy Implications: A text amendment to the Development Regulations is required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Public notification was carried out in accordance with the Development Regulations. Notices were mailed to property owners within 150 metres of the site and notice of the amendment was advertised in *The Telegram*, on the City's website, on digital screens in City buildings, and on the Engage project page.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Information Management Implications: Not applicable.

14. Other Implications: Not applicable.

Recommendation:

That Council adopt Envision St. John's Development Regulations Amendment Number 64, 2025 to add Dwelling Unit – 1st storey as a discretionary use in the Commercial Office Hotel (COH) Zone.

Further, that Council approve the discretionary use of Dwelling Unit – 1st storey at 222 LeMarchant Road to allow a residential rental building.

Prepared by: Faith Ford, MCIP, Planner III
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	222 LeMarchant Road - REZ2500009 - Adoption.docx
Attachments:	- 222 Lemarchant Road_subjectProperty.pdf - 222 LeMarchant - Site Plan.pdf - DR Amend No. 64 - 222 LeMarchant Road - TEXT (ff).pdf
Final Approval Date:	Aug 7, 2025

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

Ken O'Brien - Aug 6, 2025 - 3:46 PM

Jason Sinyard - Aug 7, 2025 - 9:07 AM