DECISION/DIRECTION NOTE

Title: 57 Margaret's Place – Terms of Reference

Date Prepared: November 1, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 2

Decision/Direction Required:
To consider changing the land use districts and zones at 57 Margaret's Place to enable multiple residential buildings.

Discussion – Background and Current Status:
The City received an application from Stonemount Enterprises Limited to rezone 57 Margaret's Place from the Commercial Office (CO), Institutional (INST) and Apartment 2 (A2) Zones to the Apartment 1 (A1) Zone to enable the development of a new Apartment Building and eight (8) Rowhouse Dwellings. The designated Heritage Building (St. Michael's Convent) on the property will be renovated for residential use. To rezone the property, the Commercial and Institutional Land Use Districts need to be redesignated to the Residential Land Use District.

In accordance with section 8(2) of the Heritage By-Law, an application for a new development in a Heritage Area and an application for a new development adjacent to a Heritage Building require a Heritage Report. The property is located in Heritage Area 3 and the proposed new development is adjacent to St. Michael's Convent – Belvedere Heritage Building. The Heritage Building is designated by the City and by Heritage NL.

Section 8(5) of the Heritage By-Law states:

> *A Heritage Report shall at a minimum evaluate and identify heritage values and resources located on the site, neighbourhood or streetscape and address the anticipated impacts that the proposed work may have on the heritage value of a building, neighbourhood or streetscape.*

In accordance with section 4.9(2)(a) of the Envision St. John's Development Regulations, Council shall require a Land Use Report (LUR) for all rezonings. The terms of reference for the Heritage and Land Use Report shall be approved by Council. The draft terms of reference for 57 Margaret's Place are attached.

Should Council decide to consider the rezoning, public consultation will be held after the applicant submits a satisfactory Heritage and Land Use Report. Staff recommend public notification, knowing that a commissioner's public hearing will come later. In addition, as part of

the terms of reference, the applicant must consult the neighbouring residents and property owners before submitting the report. This will allow the applicant to learn about any concerns from the neighbourhood and try to mitigate any issues.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Other Stakeholders: Property owner; Built Heritage Experts Panel; Heritage NL; neighbouring residents and property owners.

3. 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.

4. Alignment with Adopted Plans: Envisions St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.

5. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.

6. Legal or Policy Implications: Map amendments to the Envision St. John's Municipal Plan and Development Regulations are required.

7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Public consultation, as per the Envision St. John's Development Regulations, will be required after an acceptable Heritage and Land Use Report is submitted. Staff recommend public notification.

9. Human Resource Implications: Not applicable.

10. Procurement Implications: Not applicable.

11. Information Technology Implications: Not applicable.

12. Other Implications: Not applicable.

Recommendation:
That Council consider redesignating 57 Margaret's Place from the Commercial and Institutional Districts to the Residential District, and consider rezoning 57 Margaret's Place from the

Commercial Office (CO), Institutional (INST) and Apartment 2 (A2) Zones to the Apartment 1 (A1) Zone.

Further, that Council approve the attached draft terms of reference for a Heritage and Land Use Report.

Further, upon receiving a satisfactory Report, that Council refer the application to public notification; it will require a commissioner's public hearing later.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	57 Margaret's Place - MPA2300002 - Terms of Reference.docx
Attachments:	- 57 Margaret's Place - Location Map.pdf - Site Plan.pdf - St. Michael's Convent - Statement of Significance.pdf - TOR - 57 Margaret's Place - November 1, 2023.pdf
Final Approval Date:	Nov 2, 2023

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

Ken O'Brien - Nov 2, 2023 - 11:12 AM

Jason Sinyard - Nov 2, 2023 - 12:22 PM