ST. JOHN'S

Decision Note

Title: 7 Rickett's Road – Revised Request – MPA2400006

Date Prepared: July 6, 2026

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 2

Decision/Direction Required:
To consider an updated request to rezone land at 7 Rickett's Road from the Institutional (INST) Zone to the Apartment 2 (A2) Zone for a Cluster Development with multiple Apartment Buildings.

Discussion – Background and Current Status:
In 2024, the City received an application from Emerald Atlantic Group Inc. to rezone land at 7 Rickett's Road from the Institutional (INST) Zone to the Apartment 1 (A1) Zone for a Cluster Development. At that time the proposed development was made up of 13 three-story buildings and would house between 150 to 200 units. At the September 17, 2024, Regular Meeting, Council decided to consider the rezoning and set the terms of reference for a Land Use Report (LUR). A Municipal Plan amendment is required to re-designate the property to the Residential District.

The applicant has now revised their request and is seeking the Apartment 2 (A2) Zone. The initial site plan is attached and will now contain 8 four- to five-storey buildings with approximately 346 units.

Alignment with Envision St. John's Municipal Plan
In 2024, staff recommended that Council consider the rezoning to A1, and staff currently further recommend the revised request to A2. 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 the development of housing that is appropriate, accessible, and affordable for low- and moderate-income households. It sets an aim to create diverse neighbourhoods that contain a mix of housing forms and tenures. The proposed development meets these policies. Further, Section 8.4.11 promotes the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing

infrastructure. The subject property was a former school, is currently underutilized and is within proximity to existing infrastructure. This is an appropriate location for infill development.

Further, within the Residential Land Use District, Policy 8.4.1 states that Council shall establish low, medium and high-density residential land use zones. The policy also states:

2. Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.
3. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.
5. New development should be complementary to existing adjacent neighbourhoods in scale, form, massing, style and materials, and will incorporate design elements that create a transition between the new and existing development.

The neighbourhood has a mix of Single Detached Dwellings, Semi-detached Dwellings, Townhouses and small Apartment Buildings. The proposed infill development will increase density while making good use of existing infrastructure. While the proposed buildings will be taller than surrounding properties, the LUR will need to address impacts on adjacent properties and how any impacts can be mitigated and blend with the neighbourhood.

Land Use Report

Section 4.9(2)(a) of the Envision Development Regulations requires a Land Use Report (LUR) for rezonings. An updated LUR terms of reference is attached for Council's consideration. Compared to the 2024 terms of reference, some sections have been combined for simplicity, and some wording has been updated. Given the proposed height of the buildings, the applicants will now be required to demonstrate that the development meets Section 7.1.4 of the Development Regulations with respect to building stepback.

The applicant has provided an initial site plan; however, revisions and additional information will be required in the LUR before staff can fully evaluate the proposal. The applicant is currently showing the required Cluster Development landscaping on an adjacent site, and that is not permitted. A Cluster Development with 20 or more Dwelling Units is required to provide, in addition to minimum landscape requirements, a minimum of 6 metres square per Dwelling Unit of useable green space for the benefit of the Cluster Development. This area is required to be contained entirely within the lot boundaries, continuous on the Lot, covered with Soft Landscaping and subject to the said area being acceptable to the City. As St. John's is seeing an increase in applications for high density development, we must strive to ensure that these developments are appropriate within neighbourhoods and will meet the needs of future residents of the development. The proposed site will approximately house between 346 and 542 residents. This required landscaping ensures the residents have access to outdoor space on the lot. The area must be contained on the site to ensure it is available to the residents for

the lifespan of the building. Including this area within the lot boundaries will likely require the attached site plan to be revised.

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. The applicant has indicated that they have already started notifying the neighbourhood in anticipation of Council's consideration. Upon receiving an acceptable LUR, the City will conduct further public notification.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Interested Parties: Neighbouring residents and property owners.

3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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: The development is required to include accessibility considerations.

7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required to consider the development.

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. The applicant is required to post two large (8 feet x 4 feet) signs on the property at each street frontage to inform residents about the proposed rezoning. Should the amendment proceed, a Public Hearing will be required at a later stage in the rezoning process.

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 consider rezoning land at 7 Rickett's Road from the Institutional (INST) Zone to the Apartment 2 (A2) Zone for a proposed Cluster Development. Further, that Council approve the attached Land Use Report (LUR) Terms of Reference, and upon receiving a satisfactory LUR, that the application be advertised for public input and feedback.

Prepared by: Ann-Marie Cashin, MCIP, Planner III
Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning and Development

Report Approval Details

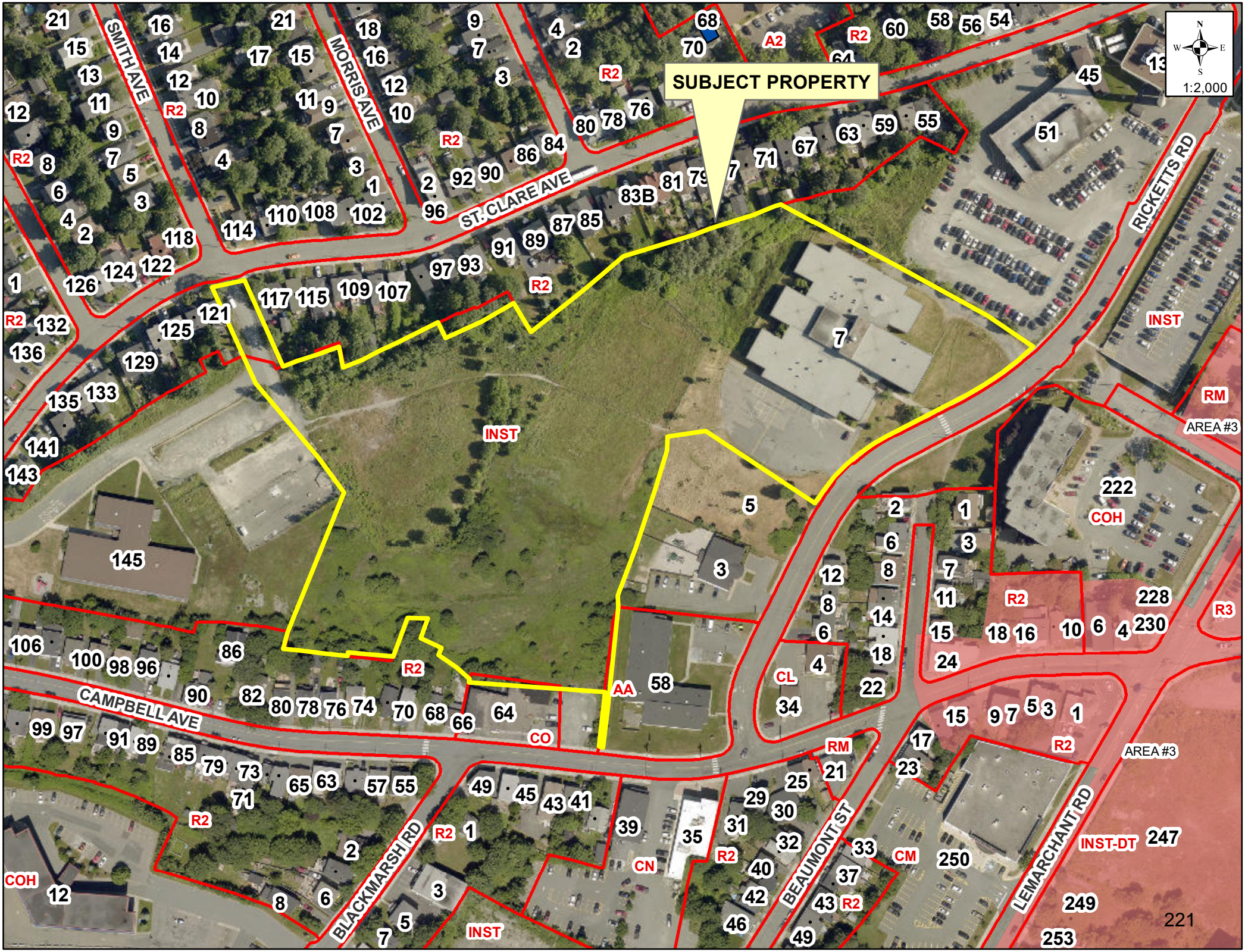
Document Title:	7 Rickett's Road - Revised Request - MPA2400006.docx
Attachments:	- 7 RICKETTS ROAD_3.pdf - 7 Rickett's Road - Preliminary Site Plan.pdf - TOR - 7 Rickett's Road - July 6, 2026.pdf
Final Approval Date:	Jul 8, 2026

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - Jul 8, 2026 - 1:11 PM

Jason Sinyard - Jul 8, 2026 - 1:58 PM


SUBJECT PROPERTY
SMITH AVE
MORRIS AVE
ST. CLARE AVE
RICKETTS RD
CAMPBELL AVE
BLACKMARSH RD
BEAUMONT ST
LEMARCHANT RD
R2
INST
RM
AREA #3
COH
CL
AA
CO
CN
CM
INST-DT
A2
R3
1:2,000



BUILDING TYPE	# OF UNITS	PARKING SPACES REQUIRED	QUANTITY	TOTAL
NEW APARTMENT BUILDINGS	346			
– 1 BEDROOM–MICRO	150	0 PER UNIT	0	0
– 2 BEDROOM	196	1.0 PER UNIT	196	196
– VISITOR PARKING	196	1 PER 7 UNITS	25	25
TOTAL PARKING REQUIRED				221
TOTAL PARKING PROPOSED				263

NOTES:

1. DO NOT SCALE FROM DRAWINGS. ALL ELEVATIONS, CHAINAGES AND DIMENSIONS ARE IN METRES UNLESS OTHERWISE NOTED. ALL ELEVATIONS ARE BASED ON GEODETIC DATUM.
2. ALL WORK MUST BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE APPLICABLE SECTIONS OF THE CITY OF ST. JOHN'S SPECIFICATIONS BOOK.
3. CONTRACTOR SHALL CONFIRM LOCATION, ALIGNMENT, INVERTS AND TYPE OF MATERIAL OF ALL UNDERGROUND INFRASTRUCTURE AND SHALL NOTIFY THE ENGINEER/OWNER OF ANY ERRORS OR OMISSIONS PRIOR TO COMMENCING ANY WORK.

No.	REVISIONS	BY	DATE
C	ISSUED FOR CLIENT REVIEW	D.J.M.	05/05/26
B	REVISED FOR CLIENT REVIEW	D.J.M.	04/02/25
A	ISSUED FOR CLIENT REVIEW	D.J.M.	03/01/24

A – PLAN, SECTION, ELEVATION, OR DETAIL No.
B – No. OF DRAWING WHERE ABOVE IS DRAWN

REFERENCE:

STAMP:

PERMIT STAMP:

DYNAMIC ENGINEERING LTD.
Civil • Management • Consulting
62 CAMPBELL AVENUE
ST. JOHN'S, NL
A1E 2Z6
TEL: (709) 368-1669
FAX: (709) 368-0318
info@DynamicEngineering.ca

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CLIENT:
EMERALD ATLANTIC GROUP INC.

PROJECT TITLE:
PROPOSED MULTI–UNIT RESIDENTIAL DEVELOPMENT
RICKETTS ROAD

DRAWING TITLE:
PRELIMINARY SITE PLAN

DRAWN/DESIGNED BY:	DATE:
D.J.M.	JULY 2022
APPROVED BY:	SCALE:
D.J.M.	AS SHOWN
PROJECT No.:	DRAWING No.: / REV.:
22228	PR4 / C

TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR CLUSTER DEVELOPMENT
(APARTMENT BUILDINGS) AT
7 RICKETT'S ROAD
JULY 6, 2026 (REVISED)

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Public Consultation

- Prior to submitting a first draft of the Land Use Report to the City for review, the applicant must consult with neighbouring property owners and residents
- During this consultation residents must be advised, at a minimum, of the proposed zone changes, number of buildings, number of units proposed, and how to provide feedback to the applicant.
- The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposed development/design addresses the concerns.
- The LUR must specify the consultation methods used and notification area.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Building Use and Location

- Identify the size of the proposed building by Gross Floor Area and identify all proposed uses/occupancies within the building by their respective Gross and (if applicable for parking calculations) Net Floor Area.
- For Cluster Development, indicate the number of bedrooms in each unit (micro, studio, 1-bedroom, etc.). If Micro Units are proposed (unit with floor area less than 42m^2), indicate the floor area of each unit.
- If there are any proposed commercial uses within the Apartment Building or on the property, indicate the days and hours of operation of each proposed use, number of employees on site at one time, and a description of the activities in the space (if applicable).
- Identify graphically the exact location with a dimensioned civil site plan:
    - Lot area, lot coverage and frontage;
    - Location of the proposed building in relation to neighbouring buildings;
    - Proximity of the building to property lines and identify setbacks;
    - Identify the height of the building in metres, as per the definition of Building Height from the Development Regulations;
    - Identify any building stepback of higher storeys from lower storeys or building overhangs (if applicable);
    - Identify any encroachment over property lines (if applicable);
    - Identify building entrances and if applicable, door swing over pedestrian connections;

  - Information on the proposed construction of patios/balconies (if applicable);
  - Identify any rooftop structures; and.
  - Identify any staircase or retaining walls.
- Provide a Legal Survey of all properties.
- Identify any existing or proposed easements.
- Provide streetscape views/renderings of the proposed building from Rickett's Road. Include immediately adjacent building and spaces to inform scale/massing/context.
- Demonstrate that the proposed development meets Section 7.1.4 of the Development Regulations with respect to building stepback.
- For the purpose of public consultation, provide elevations of the proposed buildings. Elevations should included building height in metres.

C. Exterior Equipment and Lighting

- Identify the location and type of exterior lighting to be utilized. Identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.
- Identify the location and type of any exterior HVAC equipment to be used to service the proposed building and identify possible impacts on adjoining properties and measures to be instituted to minimize these impacts.

D. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to the City's sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention will likely be required for this development. Provide information on how stormwater detention will be managed.
- Provide the sanitary rate generated by the proposed development.
- Identify if the buildings will be sprinklered or not. Indicate the location of all existing and proposed hydrants and the location of siamese connections (if sprinklered).

E. Landscaping, Buffering & Snow Clearing/Snow Storage

- Identify with a landscaping plan, details of site landscaping (hard and soft) that illustrates:
  - Proposed placement of trees or other plant material. Indicate generally which trees will be preserved, if applicable.
  - Show areas of hard and soft landscaping;
  - A calculation of the total landscaped area;
  - Proposed snow storage; and
  - Show required parking lot buffering/screening as per Section 8.8 of the Development Regulations.
- Indicate the required resident green space for the Cluster Development.

- Identify the location and proposed methods of screening of any electrical transformers and refuse containers to be used at the site.
- Provide information on any snow clearing/snow removal operations. Onsite snow storage areas must be indicated.

F. Transportation. Off-Street Parking and Site Access

- A Transportation Impact Memo that meets the City's standard terms of reference and is prepared by a qualified engineer is required.
- Provide a dimensioned parking plan, including circulation details and parking lot buffers.
- Identify the number, location, and dimensions in metres of off-street parking spaces to be provided, including accessible parking spaces.
  - Where an applicant wishes to provide a different number of parking spaces then required in the Development Regulations, a Parking Report is required as per Section 8.12 of the Development Regulations.
  - If parking relief is being requested, then a detailed rationale, as acceptable by staff, must be included. Additional information may be requested upon review of the parking proposal.
- Identify the number and location of bicycle parking to be provided.
- Provide a dimensioned and scaled plan of parking lot, including both vehicle and bicycle parking, and circulation details.
  - Provide design vehicle turning movements for garbage truck and firetrucks demonstrating feasibility of site circulation. Design vehicle profiles must be shown for each design vehicle.
- Identify the location of all access and egress points, including pedestrian access.
- Indicate how garbage will be handled onsite. The location of any exterior bins must be indicated and access to the bins must be demonstrated. Outside waste containers shall be located a minimum of 7.6 meters from structures.
- Identify location of shared-use path route through the site, including connectivity to the SUP for residents and visitors.

G. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements and include their response and any recommendation in the report.
- Identify nearby transit stops and routes.

H. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.
- Indicate on a site plan any designated areas for equipment and materials during the construction period.