DECISION/DIRECTION NOTE

Title: 746 Blackmarsh Road – MPA2400011

Date Prepared: November 25, 2024

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 3

Decision/Direction Required:
To consider rezoning 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone for a Cluster Development with three Apartment Buildings.

Discussion – Background and Current Status:
The City has received an application from the NL Department of Transportation and Infrastructure on behalf of Tucker Group Inc., to rezone land at 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone for a Cluster Development. The applicant is proposing to develop three Apartment Buildings with a total of approximately 45 units and a building height of 12 metres. A Municipal Plan amendment is required to re-designate the property to the Residential District. A preliminary site plan is attached, however more information is required before staff can fully review the application.



This will be an affordable housing project. The applicant is the recipient of Newfoundland and Labrador Housing Corporation's Affordable Rental Housing Program. The parcel contains land that extends over 550 metres from Blackmarsh Road

toward George's Pond. The province is considering divesting some of the land between Blackmarsh Road and the Team Gushue Highway for this proposed development. Should the application proceed, the land will be subdivided and only the portion to be developed would be rezoned.

Alignment with Envision St. John's Municipal Plan

The parcel is within the Urban Expansion District of the Municipal Plan. For this district, a comprehensive development plan approved by Council is required prior to development. The comprehensive plan will be prepared within the Cowan Heights Neighbourhood Plan process now underway. As there is a need for affordable housing, this application is brought forward for consideration with the neighbourhood plan is still being prepared.

Adequate and affordable housing is fundamental to quality of life; the Municipal Plan enables a range of housing to create diverse neighbourhoods and increase density in existing neighbourhoods. Section 4.1 has the following policies:

1. Support the City's Affordable Housing Strategy, 2019- 2028.
2. Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures.
3. Promote housing choice by supporting residential development that is appropriate, accessible and affordable for low-income and moderate-income households.

The proposed development meets these policies.

Municipal services will need to be extended across the front of the property. Should the development proceed, it may be a catalyst for more development in this Urban Expansion District. The area is immediately north of the Cowan Heights neighbourhood f mostly single detached dwellings. This development will add density and an alternate form of housing to this neighbourhood.

Land Use Report

Section 4.9(2)(a) of the Envision Development Regulations requires a land use report (LUR) for rezonings. The applicant has provided an initial site plan, but additional information is required before staff can fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's consideration.

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. Upon receiving an acceptable report, the City will carry out public notification.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Other Stakeholders: Neighbouring residents and property owners.

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.

6. Accessibility and Inclusion: Not applicable.

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

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Engagement will be carried out in accordance with Section 4.8 of the Development Regulations.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications:

13. Other Implications: Not applicable.

Recommendation:
That Council consider rezoning 746 Blackmarsh Road from the Rural Residential (RR) Zone to the Apartment 1 (A1) Zone for a proposed Cluster Development. This will also require a Municipal Plan amendment. Further, upon receiving a satisfactory Land Use Report (LUR), that the application be advertised for public input and feedback.

Prepared by: Ann-Marie Cashin, MCIP, Planner III
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	746 Blackmarsh Road - MPA2400011.docx
Attachments:	- 746 Blackmarsh Road - Preliminary Site Plan.pdf - TOR - 746 Blackmarsh Road - November 27, 2024.pdf
Final Approval Date:	Nov 28, 2024

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

Ken O'Brien - Nov 28, 2024 - 8:49 AM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Nov 28, 2024 - 1:25 PM

RE-ZONING OF PORTION OF BLACKMARSH ROAD FOR APARTMENT BUILDING



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. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposal addresses the concerns.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Building Use

- 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).

C. Site Location and Lot Layout

- 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;
    - Illustrate 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); and
    - Identify any rooftop structures.
- Provide a Legal Survey of the property.
- Identify any existing or proposed easements.

- Provide streetscape views/renderings of the proposed buildings from Blackmarsh Road.

D. Elevation and Building Height

- Provide elevations of the proposed buildings.
- Identify the height of the building in metres, as per the definition of Building Height from the Development Regulations.

E. 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.

F. 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.
- Provide the sanitary and storm drainage area plan along with the sewer generation rate for each.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention will be required for this development. Provide information on how onsite stormwater detention will be managed.
- 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).

G. 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;
  - Show areas of hard and soft landscaping;
  - A calculation of the total landscaped area;
  - Proposed snow storage;
  - Buffering and screening.
- Indicate through a tree plan/inventory which trees will be preserved.
- Indicate the required resident green space for the Cluster Development.
- Show required parking lot buffering/screening as per Section 8.8 of the Development Regulations on the site plan.
- 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.

H. Transportation. Off-Street Parking and Site Access

- Provide a dimensioned parking plan, including circulation details and parking lot buffers.
  - 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 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.
- Identify the location and width of all access and egress points, and aisle widths, 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.
- Include the required left-turn lanes and crosswalk on the civil site plan.

I. Public Transit

- Consult with St. John’s Metrobus (St. John’s Transportation Commission) regarding public transit infrastructure requirements.
- Identify nearby transit stops and routes.

J. 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.