DECISION/DIRECTION NOTE

Title: 7 Rickett's Road – MPS2400006

Date Prepared: September 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:
To consider rezoning 7 Rickett's Road from the Institutional (INST) Zone to the Apartment 1 (A1) Zone for a Cluster Development with multiple Apartment Buildings.

Discussion – Background and Current Status:
The City has 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. The applicant is proposing a development with multiple Apartment Buildings. The total number of units will range from approximately 150 to 200 units (to be confirmed). A Municipal Plan amendment is required to re-designate the property to the Residential District.

At its August 7, 2024 regular meeting, Council granted an Approval in Principle for a Child Care Centre in the existing building on this site, the former Holy Cross Junior High School. The applicant will determine later whether the Child Care Centre will remain on the parcel or be subdivided into a separate property.

Alignment with Envision St. John's Municipal Plan
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. 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 Municipal Plan sets out policies to increase density in existing neighbourhoods and encourage a variety of housing forms. Section 4.1 of the Plan 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.

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 former school property is an underutilized site and the proposed infill development will increase density while making good use of existing infrastructure. The proposed development is three (3) storeys in building height (exact height in metres to be confirmed). The proposed buildings will be a similar height to surrounding buildings, which will help blend them into the 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.

The City's planned shared use path (SUP) in this area needs to be shown on the site plan to connect St. Clare Avenue and Rickett's Road. Cluster Developments with more than 20 units require resident green space, and stormwater detention will likely be required. Given these factors, the attached site plan may change. The site plan will need to be updated for the LUR.

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 LUR, the City will do public notification.



7 Rickett's Road

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: The site plan is required to provide accessibility.

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

5. Privacy Implications: Not applicable.

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

7. Human Resource Implications: Not applicable.

8. Procurement Implications: Not applicable.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:
That Council consider rezoning 7 Rickett's Road from the Institutional (INST) Zone to the Apartment 1 (A1) Zone for a proposed Cluster Development. 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:	7 Rickett's Road - MPA2400006.docx
Attachments:	- 22228-PR4-RevA-Mar1-24.pdf - TOR - 7 Rickett's Road - September 4, 2024.pdf
Final Approval Date:	Sep 5, 2024

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

Ken O'Brien - Sep 4, 2024 - 5:11 PM

Jason Sinyard - Sep 5, 2024 - 8:44 AM



NOTES:

No.	REVISIONS	BY	DATE
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
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TEL: (709) 368-1669
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PRELIMINARY ONLY
NOT FOR CONSTRUCTION

CLIENT:
EMERALD ATLANTIC GROUP INC.

PROJECT TITLE:
PROPOSED MULTI-UNIT RESIDENTIAL DEVELOPMENT
RICKETTS ROAD

DRAWING TITLE:
PRELIMINARY CONCEPT PLAN

DRAWN/DESIGNED BY:	DATE:
D.J.M.	JULY 2022
APPROVED BY: D.J.M.	SCALE: AS SHOWN

PROJECT No.:	DRAWING No.:	REV.:
22228	PR4	A

TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR CLUSTER DEVELOPMENT AT
7 RICKETT'S ROAD
SEPTEMBER 4, 2024

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.
- 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 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.

D. Elevation and Building Height

- Provide elevations of the proposed building.
- 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.
- 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).

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

- 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.

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.