

# DECISION/DIRECTION NOTE

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**Title:** 138 Ladysmith Drive. MPA200000

**Date Prepared:** September 8, 2020

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 4

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## **Decision/Direction Required:**

To consider a rezoning application for land at 138 Ladysmith Drive from the Residential Narrow Lot (RNL) Zone to the Apartment Medium Density (A2) Zone to allow three (3) Townhouses.

## **Discussion – Background and Current Status:**

The City has received an application from RTO Capital Inc. for three (3) Townhouses at 138 Ladysmith Drive. The properties are currently zoned Residential Narrow Lot (RNL) where the only housing form permitted is a Single Detached Dwelling containing only 1 Dwelling Unit. The applicant has requested to rezone the property to the Apartment Medium Density (A2) Zone which allows Townhousing as a Permitted Use. A Municipal Plan amendment is also required.

There is a variety of zoning in this section of Ladysmith Drive. Immediately adjacent to 138 Ladysmith Drive is zoned RNL, however slightly further east and west of the property, and across the street, properties are zoned Residential Kenmount (RK). Additionally, the property at the rear of 138 Ladysmith Drive is zoned A2 and there is a section of land zoned Commercial Neighbourhood (CN) further west of the subject property. Rezoning this parcel to the A2 Zone for the purpose of Townhousing would increase the housing forms available in this neighbourhood and be complementary to the surrounding uses.

The property is designated Residential Low Density under the St. John's Municipal Plan. An amendment is required to re-designate this property to Residential Medium Density in order to consider the A2 Zone. From Sections 1.2.2 and 1.2.3 of the Municipal Plan, the City shall encourage increased density in all areas where appropriate and encourage a compatible mix of residential buildings of varying densities in all zones. The three Townhouses would slightly increase the density of this area while maintaining compatibility with the adjacent A2 and RNL Zones. The applicant is proposing two storey Townhouses. From Section 2.3.2 of the Municipal Plan, the Residential Medium Density District can allow up to three storeys, and therefore a Land Use Assessment Report is not required.

The applicant has submitted a plot plan (attached) which meets the standards of the A2 Zone, however the City will require a survey to confirm the dimensions of the lot prior to advertising

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the amendment, should Council decide to proceed with the next steps of the rezoning request. There were no development or engineering concerns with the proposed development.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
*St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: A map amendment to the St. John's Development Regulations is required, plus an amendment to the St. John's Municipal Plan.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public notice of the proposed amendment.
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 the property at 138 Ladysmith Drive from the Residential Narrow Lot (RNL) Zone to the Apartment Medium Density (A2) Zone; and advertise the application for public review and comment.

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**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Report Approval Details**

Document Title:	138 Ladysmith Drive, MPA2000007.docx
Attachments:	- 138 Ladysmith Drive - Attachments.pdf
Final Approval Date:	Sep 10, 2020

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

**Ken O'Brien - Sep 10, 2020 - 9:57 AM**

**Jason Sinyard - Sep 10, 2020 - 12:45 PM**