

# DECISION/DIRECTION NOTE

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**Title:** Request to Approve a 3 Storey Single Detached Dwelling  
1 Ozark Place  
INT2000097

**Date Prepared:** October 14, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:** To set the Terms of Reference for a Land Use Assessment Report regarding additional height for a Single Detached Dwelling at 1 Ozark Place.

**Discussion – Background and Current Status:**

An application was submitted for a Single Detached Dwelling with an overall height of 3 storeys at 1 Ozark Place, which is zoned Residential Low Density (R1). Under the St. John's Development Regulations Building Height is not identified within the R1 Zone. Under the St. John's Municipal Plan, the Residential Low Density District outlines Building Height and Area as generally low profile, not exceeding two storeys and a Floor Area Ratio of 0.5. Subject to a Land Use Assessment Report (LUAR), individual projects may be zoned to allow heights up to three storeys with a Floor Area Ratio not exceeding 1.0.

Although the Zone is not changing, the three storey height is greater than surrounding development and it is therefore important to evaluate how the proposal will affect the surrounding area. Subject to Section 5.6.3 "Council may require a Land Use Assessment Report to evaluate any proposed land use, development and/or situation that affects the policies contained in the Municipal Plan". Therefore, it is recommended that a Land Use Report be completed to show how the overall mass and scale of the Dwelling fits within the neighbourhood.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans: 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.

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4. Legal or Policy Implications: St. John's Development Regulations Section 5.6.3.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public advertisement of the Land Use Assessment Report.
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 approve the attached draft Terms of Reference for the Land Use Assessment Report (LUAR) at 1 Ozark Place to consider a 3 storey Single Detached Dwelling.

Following submission of a satisfactory Land Use Assessment Report (LUAR), it is recommended that the application be advertised and referred to a regular meeting of Council for consideration of approval.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP, Supervisor Planning & Development

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

**Report Approval Details**

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|----------------------|---|
| Document Title:      | Development Committee Request to Approve 3 Storey Single Detached Dwelling.docx |
| Attachments:         | - TOR - 1 Ozark Place Oct 14, 2020.docx<br>- 1 OZARK PLACE.pdf                  |
| Final Approval Date: | Oct 15, 2020  |

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

**Jason Sinyard - Oct 15, 2020 - 9:15 AM**