

DECISION/DIRECTION NOTE

Title: 138 Ladysmith Drive, Adoption-in-Principle

Date Prepared: October 20, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

That Council adopt-in-principle the resolutions for St. John's Municipal Plan Amendment Number 156, 2020, and St. John's Development Regulations Amendment Number 712, 2020.

Discussion – Background and Current Status:

The City has received an application from RTO Capital Inc. for three (3) townhouses at 138 Ladysmith Drive. The property is zoned Residential Narrow Lot (RNL) where the only housing form allowed is a single-detached house with only 1 dwelling unit (no subsidiary apartment). Based on the size of the property, the RNL Zone would accommodate 1 house. The applicant has asked Council to rezone to the Apartment Medium Density (A2) Zone which includes Townhousing as a permitted use. A Municipal Plan amendment is also required.

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 townhouses would slightly increase the density of this area (going from 1 house to 3) while being compatible with the adjacent A2 and RNL Zones. The applicant is proposing 2-storey townhouses. From Section 2.3.2 of the Municipal Plan, the Residential Medium Density District can allow up to 3 storeys, and therefore a Land Use Assessment Report would not be required.

The proposed amendments were advertised three times in *The Telegram* newspaper and posted on the City's website. Property owners within 150 metres of the application site were notified. There was one written submission received by the City Clerk (attached). In it, the area resident states a variety of concerns including a decrease in property values, increase in crime, and an increase in traffic, speeding, and parked vehicles on the street. The application has been reviewed by staff, who do not share these concerns. This would be an addition of 2 more possible houses where 1 house is now permitted, for a total of 3 new houses in a large neighbourhood. Each dwelling is required to have one off-street parking space.

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If the attached amendment is adopted-in-principle by Council, it will be referred to the NL Department of Climate Change, Environment and Municipalities with a request for provincial review in accordance with the Urban and Rural Planning Act, 2000.

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: Map amendments to the St. John's Municipal Plan and Development Regulations are required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Advertising the proposed amendments as per Section 5.5 of the St. John's 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 adopt-in-principle the resolutions for St. John's Municipal Plan Amendment 156, 2020 and St. John's Development Regulations Amendment 712, 2020, regarding land at 138 Ladysmith Drive.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	138 Ladysmith Drive, Adoption-in-Principle, MPA2000007.docx
Attachments:	- 138 Ladysmith Drive - Attachments - AIP.pdf
Final Approval Date:	Oct 21, 2020

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

Ken O'Brien - Oct 21, 2020 - 1:15 PM

Jason Sinyard - Oct 21, 2020 - 8:27 PM