

# DECISION/DIRECTION NOTE

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

**Date Prepared:** November 24, 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 consider approval for a 3 storey Single Detached Dwelling at 1 Ozark Place.

**Discussion – Background and Current Status:**

An application was submitted to accommodate a Single Detached Dwelling with an overall height of 3 storeys at 1 Ozark Place, which is zoned Residential Low Density (R1). Building Height is not set in the R1 Zone of the St. John's Development Regulations, but is discussed in the St. John's Municipal Plan. The Residential Low Density District states that buildings are *"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 allow heights up to three (3) storeys with a Floor Area Ratio not exceeding 1.0."*

Although the R1 Zone is not changing, the height of 3 storeys is higher than surrounding development (existing and future houses) and it is therefore important to evaluate how the proposal will affect the surrounding area. A Land Use Assessment Report was requested, and upon submission it was advertised on two occasions in *The Telegram* newspaper and was posted on the City's website. Notices were mailed to property owners within 150 metres of the site. One submission was received and is included in the agenda.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring 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: St. John's Development Regulations Section 5.5 "Public Notices" and Section 5.6.3 "Discretionary Land-Use Assessment Report".

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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 proposed 3 storey Single Detached Dwelling located at 1 Ozark Place.

**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**

Document Title:	Development Committee - Request for 3 Storey Dwelling at 1 Ozark Place.docx
Attachments:	- 1 OZARK PLACE.pdf
Final Approval Date:	Nov 26, 2020

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

**Jason Sinyard - Nov 26, 2020 - 10:06 AM**