

DECISION/DIRECTION NOTE

Title: 138 Ladysmith Drive, Adoption MPA2000007

Date Prepared: January 4, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

Following provincial release of the proposed amendment for 138 Ladysmith Drive, Council may proceed and adopt St. John's Municipal Plan Amendment Number 156, 2021 and St. John's Development Regulations Amendment Number 712, 2021.

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 zoned Residential Narrow Lot (RNL) where the only housing form permitted is a Single Detached Dwelling containing only 1 Dwelling Unit. The applicant has asked 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.

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 being compatible 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, therefore a Land Use Assessment Report is not required. The proposed Floor Area Ratio (FAR) is less than 1.0 for each Townhouse and permitted within the RMD District.

At its regular meeting on October 26, 2020, Council decided to proceed with the proposed amendments and asked that the NL Department of Environment, Climate Change and Municipalities issue a provincial release for the amendments. The release has now been issued for St. John's Municipal Plan Amendment Number 156, 2021 and St. John's Development Regulations Amendment Number 712, 2021. It is now in order for Council to proceed with the next steps in the amendment process which include adoptions and setting the date of a Public Hearing. Should the application proceed to a Public Hearing, if no objections to the amendment are received up to two days prior to the Hearing, Council may cancel the Hearing.

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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: If adopted, a Public Hearing will be advertised in accordance with the St. John Development Regulations and the Urban and Rural Planning Act, 2000.
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 the attached resolutions for St. John's Municipal Plan Amendment Number 156, 2021 and St. John's Development Regulations Amendment Number 712, 2021, and appoint Mr. Glenn Barnes, NLAA, MRAIC, a member of the City's commissioner list, to conduct a virtual Public Hearing on the proposed amendments. The proposed date for the Public Hearing is Thursday, February 4, 2021, at 7 p.m.

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 MPA2000007.docx
Attachments:	- 138 Ladysmith Drive - Attachments - Adoption.pdf
Final Approval Date:	Jan 7, 2021

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

Ken O'Brien - Jan 6, 2021 - 4:34 PM

Jason Sinyard - Jan 7, 2021 - 10:12 AM