

# DECISION/DIRECTION NOTE

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**Title:** Stormwater Detention Requirement in LUAR Terms of Reference

**Date Prepared:** January 5, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** N/A

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## **Decision/Direction Required:**

To update the stormwater detention wording in the Land Use Assessment Report (LUAR) Terms of Reference for 5 & 7 Little Street (MPA2000003), 6 Lambe's Lane (MPA2000005) and 314-316 LeMarchant Road (MPA2000008).

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

Incorrect wording was used to refer to the stormwater detention requirements in recent Land Use Assessment Report (LUAR) Terms of Reference for 3 applications:

- 5 & 7 Little Street (proposed personal care home)
- 6 Lambe's Lane (proposed student apartment buildings)
- 314-316 LeMarchant Road (proposed apartment building)

The wording used in the Terms of Reference written by City staff and adopted by Council referred to the 10-year climate-change rainfall. This is used for developments where stormwater detention is not required (for example, on sites that were previously developed, located downtown). However, the 3 sites noted above either require stormwater detention or additional information on how stormwater will be managed.

Staff have advised the 3 applicants that their developments are subject to the City's stormwater detention policy. So far, only the applicant for Little Street has submitted their LUAR for staff review. Since the LUAR Terms of Reference are voted on by Council, the correction must also be voted by Council.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: The applicants for each site.
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.

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4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
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 update the “Municipal Services” section of the Land Use Assessment Report Terms of Reference for 5 & 7 Little Street and 6 Lambe’s Lane to remove reference to the 10-year climate-change rainfall and replace it with the following: “The proposed development will be required to comply with the City’s stormwater detention policy. Provide information on how on-site stormwater detention will be managed.”

Further, than Council update the “Municipal Services” section of the Land Use Assessment Report Terms of Reference for 314-316 LeMarchant Road to remove reference to the 10-year climate-change rainfall and replace it with the following: “The proposed development will be required to comply with the City’s stormwater detention policy. Provide information on how stormwater will be managed on the site.”

**Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design and Heritage**

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

### Report Approval Details

Document Title:	Stormwater Detention Requirement in LUAR Terms of Reference.docx
Attachments:	
Final Approval Date:	Jan 7, 2021

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

**No Signature - Task assigned to Ken O'Brien was completed by workflow administrator Maureen Harvey**

**Ken O'Brien - Jan 7, 2021 - 3:11 PM**

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Maureen Harvey**

**Jason Sinyard - Jan 7, 2021 - 3:14 PM**