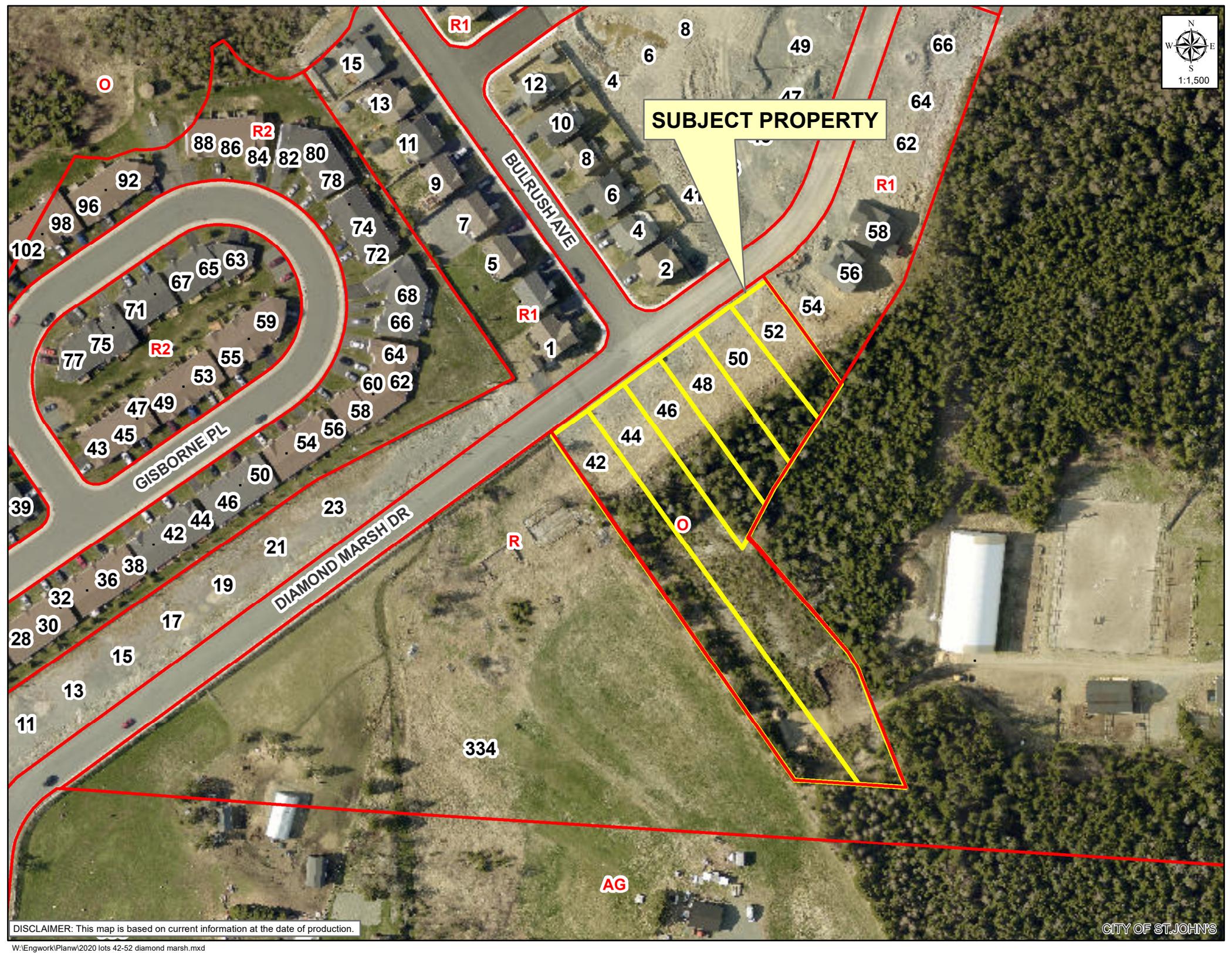




SUBJECT PROPERTY



DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

W:\Engwork\Planw\2020 lots 42-52 diamond marsh.mxd



OPEN SPACE AREA

BULRUSH AVE

DIAMOND MARSH DR

DRAGONFLY PL

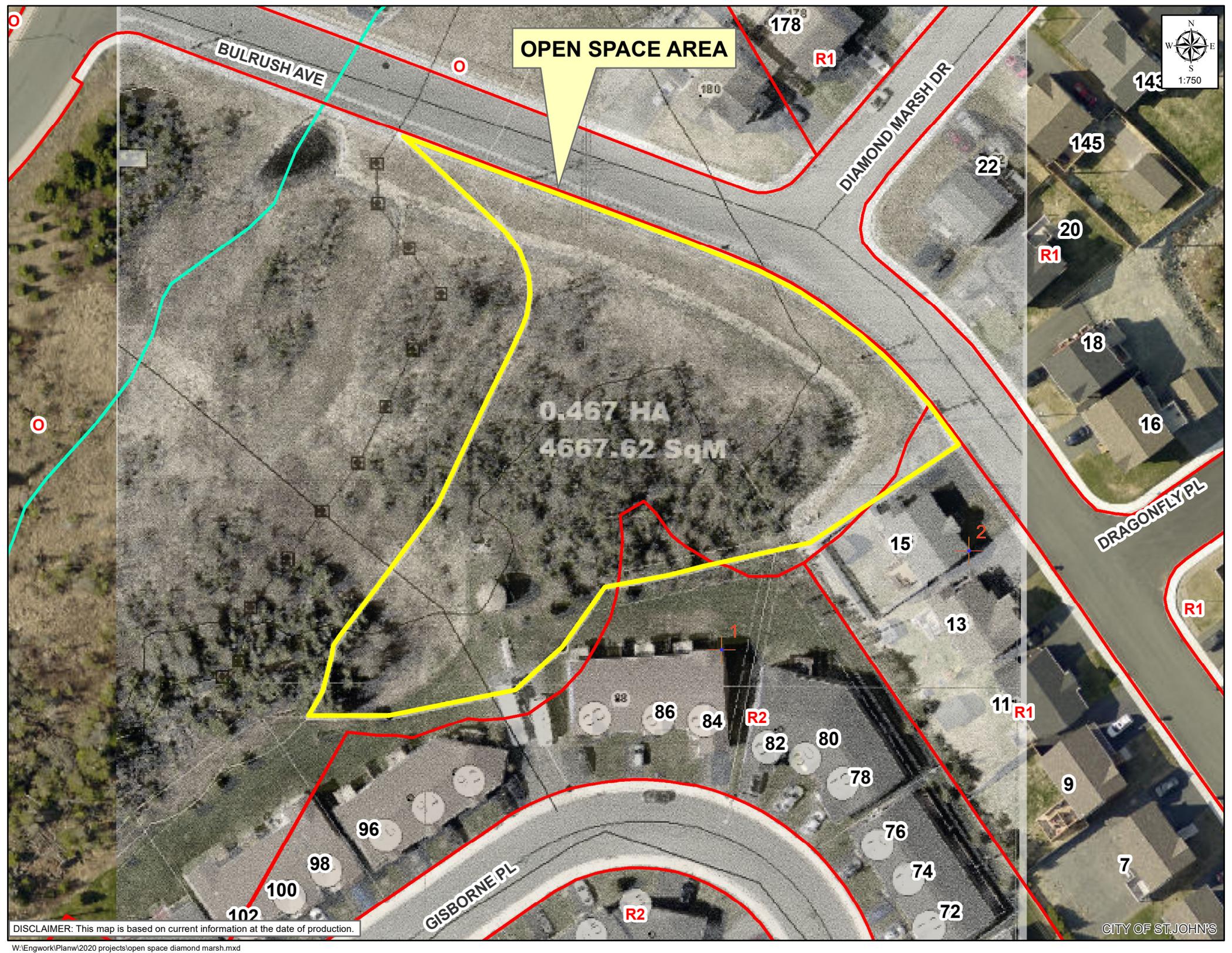
GISBORNE PL

0.467 HA
4667.62 SqM

DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

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MOTION CARRIED

3. ADOPTION OF THE MINUTES

3.1 Adoption of Minutes - September 25, 2020

Moved By Kieran Hanley

Seconded By Joel Finnis

That the minutes of the meeting held on September 25, 2020 be adopted as presented.

MOTION CARRIED

4. BUSINESS ARISING

4.1 Newfoundland Power Potential Study and Other Electrification Efforts

Krista Langthorne and Steph Daley of Newfoundland Power presented to the Panel on the Electrification, Conservation and Demand Management Plan: 2021-2025. Mike Adam, Operations Supervisor of Parks, and Marianne Alacoque, Transportation System Engineer were in attendance for this presentation. The plan will be submitted to the Public Utilities Board and more information will be released in 2021 as part of a program launch. The Panel was invited to advise of funding agency recommendations for potential partnerships.

5. NEW BUSINESS

5.1 42-52 Diamond Marsh Drive - MPA2000002

Please see link to [Development Regulations](#)

At the Regular meeting of September 28, Council voted in favor of considering the rezoning of land at 42-52 Diamond Marsh Drive from the Open Space (O) Zone to the Residential Low Density (R1) Zone and to advertise the application for public review and comment. This application was referred to the Environment and Sustainability Experts Panel for review. Ken O'Brien, Chief Municipal Planner and Ann-Marie Cashin, Planner were in attendance for this portion of the meeting and presented an overview of the application to the Panel.

The Panel was advised of the development process and were provided background on the recommendation from staff. It was noted that a Municipal Plan amendment is required for this application which provides a second opportunity for the public to provide comment via a commissioners public hearing.

During the original rezoning for the Diamond Marsh subdivision, land at 42-52 Diamond Marsh Drive was zoned Open Space to retain it for a proposed playground. During the development approval stage, the land at 42-52 Diamond Marsh Drive was proposed as building lots and the subdivision was approved as such, inadvertently overlooking the zoning. Water and sewage services have been installed to the lots. This rezoning is proposed to accommodate the lots.

In return, the developer, Fairview Investments Inc., will enter into an agreement with the City to use land west of 15 Bulrush Avenue (see attached map appended to the agenda) for open space requirements for the Diamond Marsh subdivision. Details of the agreement, including a survey of the property and any other requirements, are to be determined. The land is already zoned Open Space (O). The parcel of land is wet in some areas but has room for a playground. Initial site preparation may be part of the agreement. The usable space is comparable to that of the Diamond Marsh space.

There are no development or engineering concerns with the six building lots at 42-52 Diamond Marsh Drive. The building lots at 42 and 44 Diamond Marsh Drive have back yards much deeper than the neighboring properties to prevent leaving a land-locked parcel there. A Panel member felt there is no justification to extending the parcels further than the standard size and encroaching on forest area. Members were advised that land ownership determined the size and shape of the parcels of land. Keeping part of the land zoned as Open Space can be problematic.

During discussion of the proposed new Open Space area, concern was raised about the rock line ditch to handle stormflow and how that would be remedied during development. It was agreed that stormwater management should be considered in the design.

The Panel agreed that considerations should include:

- Ensuring that the space provided in-leu accommodates an adequate and equivalent recreational space for the neighbourhood.

- Ensuring the rock line ditch in the open space that is being provided in-leu of these two lots can handle stormflow and/or ensure this is remedied during development of the playground.
- That public review and comment is sought after for the neighbourhood to ensure the space fits their needs.

The Panel was advised there is an adoption in principal on the agenda for the Regular Council meeting on October 26, 2020.

After considerable discussion, members concluded that they agree with the recommendation and requests that staff review considerations made by the committee. This matter will now be referred via PERS to Council.

5.2 Community Energy Transition Economic Analysis

At the Regular meeting of October 13, Council voted to support the development of a Community Energy Transition Model to inform the economic perspectives of the Resilient St. John's Climate Plan. The Sustainability Coordinator provided a brief overview to the Panel of the Energy Transition Economic Study for review and feedback. A request for public feedback and early engagement was released via the engagestjohns.ca page. Members will provide feedback via email.

6. OTHER BUSINESS

6.1 Clarifications of ESEP Terms of Reference

At a previous meeting of the Panel, the question was raised concerning the limits of the mandate of the Environment and Sustainability Experts Panel. After review, it was determined that the Terms of Reference establishes that the role of the ESEP is:

- To provide expert opinion to ensure Council makes informed decisions, on items referred by Council, with regards to the environment and sustainability.
- Review of development or re-development applications when referred by Council (based on environmental requirements).
- Supporting the development and later the implementation of the Sustainability Plan.

The method is through providing recommendations and evidence on best practices to enable evidence-based decision making.

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 155, 2021**

WHEREAS the City of St. John's wishes to allow the development of six (6) Single-detached Dwellings at 42-52 Diamond Marsh Drive.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following map amendment to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act:

Redesignate land at 42-52 Diamond Marsh Drive [Parcel ID# 404149, 404150, 404151, 404152, 404153, & 404154] from the Open Space (O) Land Use District to the Residential Low Density (RLD) Land Use District as shown on Map III-1A attached.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Environment, Climate Change and Municipalities to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2021.

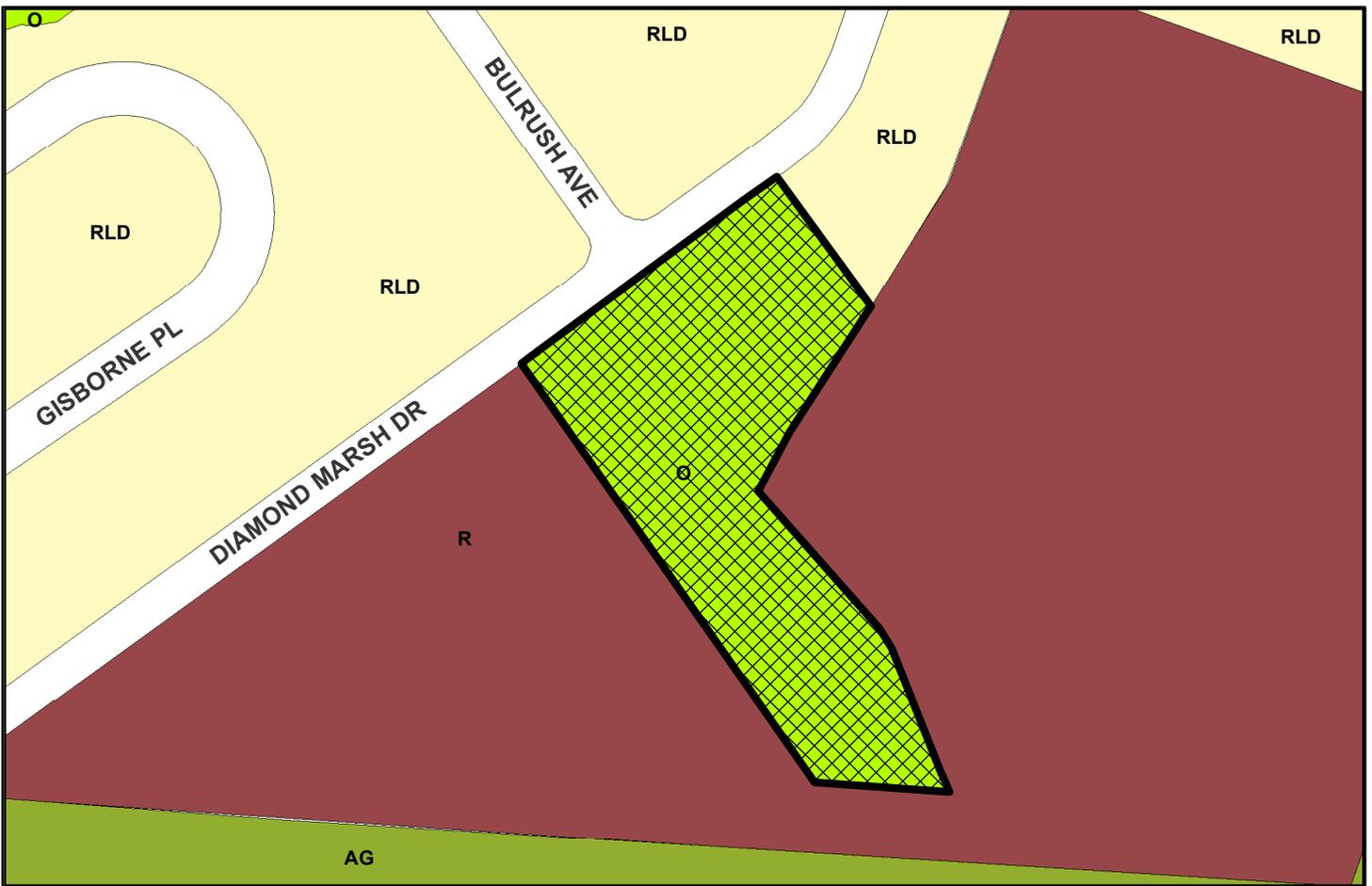
Mayor

MCIP
I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

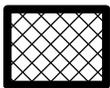
Provincial Registration



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 155, 2021
[Map III-1A]**

2020 10 20 Scale: 1:2000
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REDESIGNATED FROM
OPEN SPACE (O) LAND USE DISTRICT TO
RESIDENTIAL LOW DENSITY (RLD) LAND USE DISTRICT

42-52 DIAMOND MARSH DR
Parcel IDs 404149, 404150, 404151
404152, 404153, 404154

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 711, 2021**

WHEREAS the City of St. John's wishes to allow the development of six (6) Single-detached Dwellings at 42-52 Diamond Marsh Drive.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following map amendment to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act:

Rezone land at 42-52 Diamond Marsh Drive [Parcel ID# 404149, 404150, 404151, 404152, 404153, & 404154] from the Open Space (O) Zone to the Residential Low Density (R1) Zone as shown on Map Z-1A attached.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Environment, Climate Change and Municipalities to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed, and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2021.

Mayor

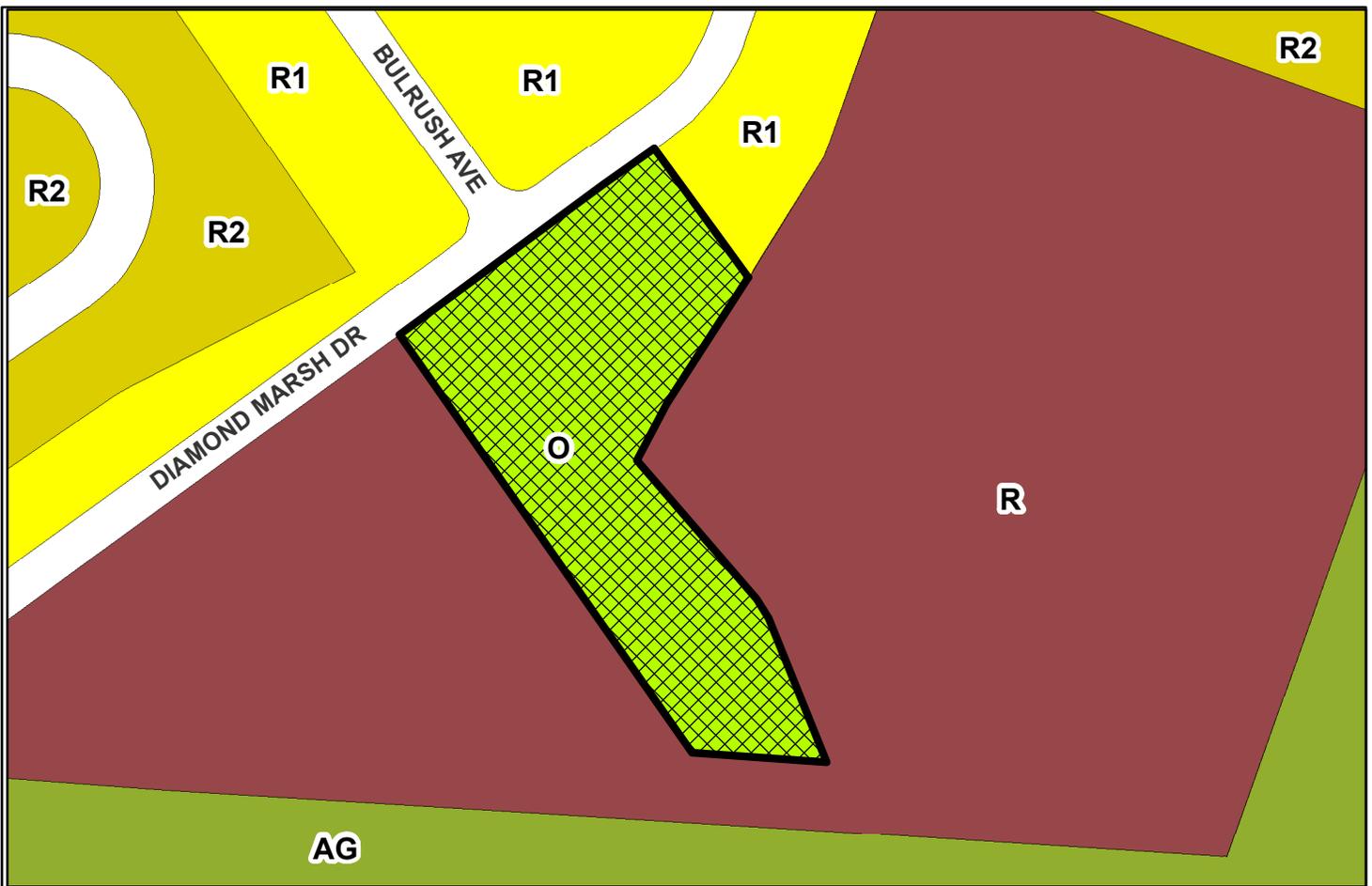
MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 711, 2021
[Map Z-1A]**

2020 10 20 Scale: 1:2000
City of St. John's
Department of Planning, Development
& Regulatory Services

**I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REZONED FROM
OPEN SPACE (O) LAND USE ZONE TO
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE

**42-52 DIAMOND MARSH DR
Parcel IDs 404149, 404150, 404151
404152, 404153, 404154**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Provincial Registration