

DECISION/DIRECTION NOTE

Title: 138 Ladysmith Drive, Approval MPA2000007

Date Prepared: February 16, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

Following the public hearing held on February 4, 2021, Council may proceed with the next steps in the amendment process for St. John's Municipal Plan Amendment Number 156, 2021, and St. John's Development Regulations Amendment Number 712, 2021, concerning 138 Ladysmith Drive.

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. Following public consultation, provincial release, and adoption of the amendments on January 11, 2021, a public hearing was scheduled for February 4, 2021. The hearing proceeded as advertised because objections were received by the City Clerk's Office. However, there were no attendees at the virtual public hearing, other than the applicant and City staff. The commissioner's report is attached for your review and consideration.

In his report, the commissioner acknowledges the history of the site and includes a review of the seven written submissions received. Of these, six objected to the proposed rezoning based

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on concerns over increased traffic, crime, and a perceived reduction in property values; one submission had no concerns. The commissioner believes that the proposed rezoning is consistent with the mixed residential housing envisioned for the area, and the policies and objectives of the Province and the City, and recommends approval of the amendments. Staff agree with this recommendation.

If the attached amendments are approved by Council, they will be forwarded to the NL Department of Environment, Climate Change and Municipalities for registration.

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: 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 approve the attached resolutions for St. John's Municipal Plan Amendment Number 156, 2021 and St. John's Development Regulations Amendment Number 712, 2021, as adopted, regarding three proposed Townhouses at 138 Ladysmith Drive.

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Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	138 Ladysmith Drive, Approval MPA2000007.docx
Attachments:	- 138 Ladysmith Drive - Attachments - Approval.pdf
Final Approval Date:	Feb 17, 2021

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

Ken O'Brien - Feb 17, 2021 - 12:17 PM

Jason Sinyard - Feb 17, 2021 - 3:07 PM