

DECISION/DIRECTION NOTE

Title: 142 Old Pennywell Road, REZ2000012

Date Prepared: March 11, 2021

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To consider a rezoning application for land at 142 Old Pennywell Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow three Townhouses.

Discussion – Background and Current Status:

The City has received an application to rezone land at 142 Old Pennywell Road from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow the development of three Townhouses. A single-detached dwelling previously existed on the property but was demolished in early 2021. The R1 Zone does not permit Townhouses and therefore a zone amendment is required. A Municipal Plan amendment is not required, as the property is designated Residential Low Density which permits zones allowing for residential uses like Semi-detached Dwellings, Townhousing and Apartments.

This rezoning would be a spot zone along the northern side of Old Pennywell Road where the surrounding residential lots are zoned R1; however the southern side of Old Pennywell Road in this area is zoned R2 and includes a mix of Single-detached Dwellings and Semi-detached Dwellings. Slightly east off Lynch Place is Rotary Manor which contains 46-units and is zoned Apartment Special (AA). West of the subject property where sewer servicing ends the area is zoned Residential Rural Infill (RRI). Overall, with the combination of a multi-unit building and Semi-detached Dwellings in the neighbourhood, a three-unit Townhouse would be compatible. Further, while the design is not regulated, the height and roof style of the proposed dwellings mimics older homes in the area which will help the development blend with existing buildings.

From Section 1.2.3 of the Municipal Plan, the City shall increase densities in residential areas where feasible and desirable, and encourage a compatible mix of residential buildings of varying densities in all zones. This rezoning would be a gentle increase in density going from one-unit to three. From Section 2.3.1 of the Municipal Plan building height shall not exceed two storeys or a Floor Area Ratio (FAR) of 0.5. The applicant is proposing a one storey building and the FAR for each unit measures under 0.5. Should the height or FAR increase at the development stage, a Land Use Assessment Report may be required.

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The development was reviewed by Development and Engineering staff and there are no concerns at this stage. Should Council consider the amendment, the application will be advertised for public review and comment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring neighbours 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: A map amendment (rezoning) to the St. John's Development Regulations would be required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Should the amendment proceed, the application will be advertised in the Telegram newspaper and on the City's website, and notices mailed to property owners within 150 metres of the application site.
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 consider rezoning the property at 142 Old Pennywell Road from the Residential Low Density (R1) to the Residential Medium Density (R2) Zone to allow three Townhouses; and advertise the application for public review and comment.

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

Report Approval Details

Document Title:	142 Old Pennywell Road, REZ2000012.docx
Attachments:	- 142 Old Pennywell Road - Attachments.pdf
Final Approval Date:	Mar 11, 2021

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

Ken O'Brien - Mar 11, 2021 - 4:30 PM

Jason Sinyard - Mar 11, 2021 - 4:36 PM