

**REPORT TO COUNCIL
DEVELOPMENT COMMITTEE MEETING
June 25, 2019 – 10:00 a.m. – Conference Room A, 4th Floor, City Hall**

- 1. Request for Landscaping in Floodplain Buffer
DEV1900051
18 International Place**

Recommendation

It is recommended that Council approve the proposed landscape plan in accordance with Section 11.2.4(3) of the St. John's Development Regulations.

**Jason Sinyard
Deputy City Manager – Planning, Engineering & Regulatory Services
Chairperson**

DECISION/DIRECTION NOTE

Title: Request for Landscaping in Floodplain Buffer
DEV1900051
18 International Place

Date: June 26, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 1

Decision/Direction Required:

To seek approval for the planting of landscape vegetation in the floodplain buffer on property located at 18 International Place.

Discussion – Background and Current Status:

Within an application to construct a Vehicle Storage Yard, the developer has requested to install landscape material along the property where it borders the Virginia River Trail. There is intermittent growth of trees within the buffer, however, the City requires more plantings to help conceal the commercial development which is visible from the trail system. Trees and sod will be planted in the buffer between the existing security fence and the property line of the Vehicle Storage Yard. These planting, in addition to the required screen fence will mitigate the visibility of the yard from the trail.

The portion of property where the planting will occur is in the Open (O) Space Zone. Landscaping is one of the uses Council can consider in a flood plain buffer under Section 11.2.4(2)(3) of the St. John's Development Regulations. No part of the landscaping will encroach into the floodplain.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.

The logo for the City of St. John's, featuring the words "ST. JOHN'S" in a serif font, with a stylized circular emblem containing a wave-like pattern between the words.

4. Legal or Policy Implications:
Section 11.2.4(3) of the St. John's Development Regulations
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:

It is recommended that Council approve the proposed landscape plan in accordance with Section 11.2.4(3) of the St. John's Development Regulations.

Prepared by/Date:

Gerard Doran, Development Supervisor

Signature: _____

Approved by/Date:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Signature: _____

GD/dlm