

DECISION/DIRECTION NOTE

Title: 110 Cheeseman Drive – MPA2200002

Date Prepared: June 8, 2022

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 5

Decision/Direction Required:

To consider rezoning land at 110 Cheeseman Drive from the Commercial Neighbourhood (CN) Zone to the Residential 1 (R1) Zone for the purpose of five Single Detached Dwellings.

Discussion – Background and Current Status:

The City has received an application from Newfound Mechanical (C&W Holdings) to rezone land at 110 Cheeseman Drive from the Commercial Neighbourhood (CN) Zone to the Residential 1 (R1) Zone to accommodate five (5) Single Detached Dwellings. A Municipal Plan Amendment is also required to redesignate the land from the Commercial District to the Residential District.

At its May 11, 2020 regular meeting, Council approved the discretionary use of a Daycare Centre at this property. Since then, the applicant decided to develop the land as residential lots and has requested this rezoning. The proposed lots meet the R1 Zone standards, the primary zone in this area.

The overall concept plan for the Southlands area was considered in 2009. It included the existing residential development as well as areas to be zoned as Commercial Neighbourhood (CN), Commercial Regional (CR), Institutional (INST) and Open Space (O). As shown on the attached concept plan, the intersection of Teakwood Drive and Cheeseman Drive has always been proposed as commercial to accommodate the future neighbourhood's needs. The long-term plan is that Cheeseman Drive will extend eastward to connect with Gold Medal Drive and northwestward to connect with Southlands Boulevard. Cheeseman Drive will become one of the main roads within Southlands and is an appropriate location for the CN Zone. Since the 2009 Southlands concept plan, the City has also zoned land east of 96 Cheeseman Drive as CN, recognizing the future need for these commercial spaces.

When large parcels of undeveloped land are opened up for residential development, it is recommended to set nodes near intersections for future commercial and institutional uses. Examples of this in Southlands are 2-8 Great Southern Drive which has been developed as a gas station, take-out and convenience store, as well as 160 Southlands Boulevard which is now home to Westbury Estates, a seniors' retirement facility. While the subject property may not be needed as a commercial use today, it will likely be needed in the future to

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accommodate the neighbourhood's commercial needs. We respect and understand the wishes of the owner, but in this case staff does not recommend rezoning 110 Cheeseman Drive to a residential zone. Once the commercial spaces at key intersections are lost and developed as residential dwellings, the land will not be available for commercial use. Staff assert that there is ample residential land in Southlands already and that the current CN Zone should remain.

Since the Southlands concept plan was prepared, the City has adopted policies in the Municipal Plan which encourage mixed-use, walkable neighbourhoods. The policies include:

- Growth and Development Strategy: The strategy for growth set out in the Envision St. John's Plan attempts to balance growth with a strong diverse economy, environmental stewardship, recognition of heritage and its importance to the culture and economy of the city, and *complete neighbourhoods that have access to amenities such as parks, open space, food and local services*. As the strategy is implemented, overall neighbourhood health will be a key consideration in the development of the built environment.
- 2.4 Urban Design: In new neighbourhoods, development will be planned around the parks and open space network, *with an emphasis on compact, walkable residential neighbourhoods, with a mix of uses* and employment areas along primary transportation corridors.
- Chapter 4 Healthy Communities Goal: To design complete and interconnected, walkable neighbourhoods with efficient infrastructure, facilities and services, including a range of housing options.
- Chapter 9 Land Use Districts Goal: To promote a pattern of growth and land use that will encourage orderly, efficient, and environmentally sound development, and create highly desirable, vibrant, walkable neighbourhoods.
- 8.5(4) Designate lands for commercial use in appropriate locations along main roadways, at intersections and in the downtown, to ensure an adequate supply of suitable land is available to accommodate a range of commercial activity and support commerce.
- 8.5(7) Plan for small local commercial uses that meet the daily needs of residents and are compatible with surrounding uses.
- 8.5(20) Encourage development that accommodates a mixture of uses, various built form and public spaces.

However, should Council decided to consider the amendment, there were no engineering or development concerns regarding the residential lots. If Council considers the amendment, the application would be advertised in accordance with the St. John's Development Regulations.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring residents and property owners.

3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.

5. Legal or Policy Implications: A map amendment(rezoning) to the St. John's Municipal Plan and Development Regulations is required in order to consider residential lots at this location.

6. Privacy Implications: Not applicable.

7. Engagement and Communications Considerations: Should Council decide to consider the amendment, public consultation will be required.

8. Human Resource Implications: Not applicable.

9. Procurement Implications: Not applicable.

10. Information Technology Implications: Not applicable.

11. Other Implications: Not applicable.

Recommendation:

That Council reject the application to rezone land at 110 Cheeseman Drive from the Commercial Neighbourhood (CN) Zone to the Residential 1 (R1) Zone so as to retain important commercial lands in the Southlands neighbourhood.

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

Report Approval Details

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| Document Title: | 110 Cheeseman Drive - MPA2200002.docx |
| Attachments: | - 110 Cheeseman Drive - Attachments.pdf |
| Final Approval Date: | Jun 9, 2022 |

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

Ken O'Brien - Jun 8, 2022 - 2:04 PM

Jason Sinyard - Jun 9, 2022 - 1:50 PM