

DECISION/DIRECTION NOTE

Title: 188 New Pennywell Road, REZ2200005

Date Prepared: June 15, 2022

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning 188 New Pennywell Road from the Residential 1 (R1) Zone to the Residential 2 Cluster (R2C) Zone to allow a Townhouse Cluster development.

Discussion – Background and Current Status:

The City has received an application from Nidus Development Inc. to rezone property at 188 New Pennywell Road to accommodate a Townhouse Cluster development. The applicant is proposing four Townhouse Clusters/buildings that will contain between 10 to 13 dwelling units in each cluster, for a total of between 40 and 52 units.

The subject property is zoned Residential 1 (R1) where a Townhouse Cluster is not allowed. A rezoning to the Residential 2 Cluster (R2C) would be required to accommodate the proposed development. The property is designated Residential under the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required.

As per Section 4.9(2)(a) of the Envision St. John's Development Regulations, a Land Use Report (LUR) is required for all applications for amendments or rezonings. Should Council wish to consider the amendment, draft LUR terms of reference are attached for approval. Information on the initial site plan was limited and more will be required prior to advertising the amendment for public review. Elements such as a landscape plan, servicing plan and parking plan are required in the LUR.

The applicant will need additional land to meet the lot area requirements. They have asked to acquire a 3125.2 square metre parcel of land from the City (see attached). Should rezoning proceed, the sale of the land would be subject to final development approval.

From Policy 8.4 of the Envision Municipal Plan, neighbourhoods change over time, and these transitions create well-defined neighbourhoods and a varied housing stock. The challenge is to ensure the stability of developed neighbourhoods while recognizing that they evolve to meet changes in the local population. Accommodating change requires detailed planning and collaboration with local residents. The City's goal is to ensure that residential neighbourhoods are inclusive and support people of differing ages, abilities and socio-economic groups. This

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requires a variety of housing options, public amenities and transportation infrastructure, capable of change as neighbourhoods mature.

Policy 8.4(2) states that the City will support the retention of existing house stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood. The proposed development has one-storey buildings, which are similar in building height to the adjacent properties. Policy 8.4(11) further states that the City will promote the development of infill, rehabilitation, and redevelopment projects, making best use of existing infrastructure. The applicant has indicated that they will be marketing the development to seniors, adding a new type of housing to the existing neighbourhood. The proposed development aligns with the policies of the Municipal Plan.

For infill development, the LUR includes a requirement for consultation with the adjacent properties before submitting the report, and a statement on how the development addresses any comments or concerns from the initial consultation. The City has not specified the type of consultation required, leaving it for the applicant to decide. It may be a notice to residents, door-knocking, a neighbourhood meeting, or other methods. The purpose is for the applicant to be aware of the neighbourhood's concerns prior to finalizing their site plan.

It is recommended that Council consider the amendment and set the terms of reference for a Land Use Report. Once the report meets Council's terms of reference, it is recommended to refer the application to a public meeting chaired by an independent facilitator.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: 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: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: The development will be required to meet all accessibility requirements at the building permit stage.
6. Legal or Policy Implications: A map amendment to the Envision St. John's Development Regulations is required.

7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as required by the Envision St. John's Development Regulations, will be required after a Land Use Report acceptable to staff is submitted. A project page will also be available on EngageStJohns.ca (www.engagestjohns.ca/planning)
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider a rezoning from the Residential 1 (R1) Zone to the Residential 2 Cluster (R2C) Zone at 188 New Pennywell Road and approve the attached draft terms of reference for a Land Use Report (LUR).

Further, upon receiving a satisfactory Land Use Report, that Council refer the application to a public meeting chaired by an independent facilitator for public input and feedback.

Prepared by: Ann-Marie Cashin, MCIP, Planner III – Urban Design & Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	188 New Pennywell Road, REZ2200005.docx
Attachments:	- 188 New Pennywell Road - Attachments.pdf
Final Approval Date:	Jul 7, 2022

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

Ken O'Brien - Jul 7, 2022 - 10:52 AM

Jason Sinyard - Jul 7, 2022 - 11:25 AM