

DECISION/DIRECTION NOTE

Title: Driveways in the Residential Reduced Lot (RRL) Zone

Date Prepared: July 6, 2022

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: N/A

Decision/Direction Required:

To consider a text amendment to the St. John's Development Regulations to revise the maximum driveway width in the Residential Reduced Lot (RRL) Zone. This was prompted by a previous application to rezone land at 670 Kenmount Road.

Discussion – Background and Current Status:

The City has recently rezoned a portion of the property at 670 Kenmount Road from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) Zone. Within the RRL Zone, driveway widths are limited to 3.6 metres regardless of the width of the lot. During the application review for 670 Kenmount Road, the applicant requested a text amendment to allow a larger driveway on wider lots where snow storage can be accommodated. At the time of the request, the public consultation was already completed for the rezoning so it was recommended to bring their request forward as a separate text amendment.

Currently the RRL Zone states that hard landscaping of the front yard shall not exceed 3.6 metres in width (i.e. a single driveway). This was implemented when the RRL Zone was created, to ensure enough landscaped area on narrow lots to accommodate snow storage for a calculated snow cone from City snowblowers. Since that time the City has changed its method of calculating snow storage. The snow cone method is no longer used; rather, calculations are based on the overall lot area. Most lots in the proposed 670 Kenmount Road development are set to the minimum lot standards but there are a few lots that have wider frontage due to the curves in the road layout. It is possible that these lots are wide enough to accommodate a double driveway plus the required snow storage. Should Council decide to proceed with the text amendment, the applicant will be required to provide a snow storage plan for any lots that have a driveway larger than 3.6 metres wide. If snow storage requirements cannot be met, the lot will not be permitted to have a wider driveway.

Staff have reviewed the text amendment request and propose the following wording:

Residential Reduced Lot (RRL) Zone

(3) Notwithstanding Section 7.6, Driveways, together with Hard Landscaping as measured at the property boundary abutting the Street, shall not exceed 3.6 metres in width unless otherwise allowed in a snow storage plan.

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The Public Works Department wanted to ensure that lots in the RRL Zone have enough area in the front yard closest to the street to accommodate snow storage. This has been incorporated into the proposed new regulation. It will allow space for snow storage closest to the street, while also allowing some hard landscaping (pathways) closest to the dwelling. Staff are reviewing internal processes to ensure that, after initial occupancy is approved, requests for driveway expansions are not allowed on lots that cannot meet snow storage requirements.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Residents and property owners with property within the RRL Zone.

3. Alignment with Strategic Directions:

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

Choose an item.

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: An amendment to the St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Should Council consider the text amendment, public notice is required as per the St. John's Development Regulations and a project page will 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 text amendment to revise Section 3 of the Residential Reduced Lot (RRL) Zone to allow consideration of driveways wider than 3.6 metres, subject to a snow

storage plan. Further, that Council advertise the text amendment for public comment.

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

Report Approval Details

Document Title:	Driveways in the Residential Reduced Lot (RRL) Zone.docx
Attachments:	- RRL Zone Table.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 6, 2022 - 2:19 PM

Jason Sinyard - Jul 7, 2022 - 9:46 AM