

DECISION/DIRECTION NOTE

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

Date Prepared: August 30, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Ian Froude, Planning

Ward: N/A

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment 16, 2022, that may allow driveways larger than 3.6 metres in the Residential Reduced Lot (RRL) Zone, subject to an approved snow storage plan.

Discussion – Background and Current Status:

The City 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 staff recommended to bring their request forward as a separate amendment. Background information and analysis for the text amendment can be found in the attached amendment documents.

At its July 25, 2022, Regular Meeting, Council voted to consider the amendment and advertise it for public review and comment. The amendment was advertised in *The Telegram* on three occasions, and on the City's website, and notices were mailed to property owners within the RRL Zone. No submissions were received by the City Clerk's Office. There was one participant on the City's Engage page, who expressed support for the amendment.

Next Steps

Should Council adopt the amendment, the documents will be forwarded to the NL Department of Municipal and Provincial Affairs for registration. There is no Municipal Plan amendment needed, therefore no commissioner's public hearing is required.

Key Considerations/Implications:

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

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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: A text amendment to the St. John's Development Regulations is required.

7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Not applicable.

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 adopt Envision St. John's Development Regulations Amendment Number 16, 2022, to allow consideration for Driveways and Hard Landscaping wider than 3.6 metres in the Residential Reduced Lot (RRL) Zone, subject to a snow storage plan.

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:	Driveways in the Residential Reduced Lot (RRL) Zone, Adoption.docx
Attachments:	- RRL Driveway Attachments.pdf
Final Approval Date:	Aug 31, 2022

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

Ken O'Brien - Aug 31, 2022 - 8:19 AM

Jason Sinyard - Aug 31, 2022 - 9:28 AM