

DECISION/DIRECTION NOTE

Title: Application to Rezone Land to the Residential Medium Density (R2) Zone for development of 4 Townhouses
REZ1900012
98 Cornwall Avenue (corner of Glenview Terrace)

Date Prepared: September 23, 2019

Report To: Committee of the Whole

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

Ward: 3

Decision/Direction Required:

To consider a rezoning application for 98 Cornwall Avenue from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow 4 Townhouses. An amendment to the St. John's Municipal Plan would not be required.

Discussion – Background and Current Status:

The City has received an application to develop 4 Townhouses at 98 Cornwall Avenue (corner of Glenview Terrace). The property is currently zoned Residential Low Density (R1) which does not allow the proposed use. The applicant has requested to rezone the property to the Residential Medium Density (R2) Zone in which Townhouses are a permitted use. The property is vacant but was previously a gas station (Esso), which is a non-conforming use under the R1 Zone. The properties surrounding 98 Cornwall Avenue are zoned Residential Low Density (R1) and mainly are single detached dwellings.

The property is designated Residential Low Density under the St. John's Municipal Plan. This District applies to those areas with a predominance of single detached dwellings and as per Section 2.3.1 of the Municipal Plan, subject to a Land Use Assessment Report (LUAR), the City may permit zones to allow medium density residential uses that Council may deem to be compatible. Therefore, the property could be rezoned to R2 without an amendment to the Municipal Plan. Given the small scale of the proposed development, it is recommended that this staff report be accepted as the LUAR.

The St. John's Municipal Plan (Section 2.2.2) states that the City shall promote more intensive use of existing services through infill, rehabilitation and redevelopment projects, while working toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing, as well as capitalizing on any opportunities to diversify such housing (Section 2.2.5(2)). Envision St. John's also encourages a range of housing to create more diverse neighbourhoods for all ages, income groups and family types. The proposed townhouses would provide variety in the local housing form and help to increase density in an appropriate manner. The proposed design is complementary to existing single-family homes in the

ST. JOHN'S

neighbourhood. Corner lots are an appropriate place to encourage higher density development, as they are considered transition areas: built form (building height) tends to be slightly higher along busier, main streets (in this case Cornwall Avenue) and then transitions to a lower building height as development moves toward more predominately residential streets. The permitted height difference between the R2 and R1 Zones is 3 storeys as opposed to 2 storeys (maximum), although the current proposal is designed as only one storey.

There are no engineering concerns with the proposed amendment. The property survey shows 98 & 100 Cornwall Avenue as one property. If the rezoning application is considered, a subdivision application would be required. The proposed lot configuration will be finalized to meet the City's Development Regulations.

As the site was a former gas station, the applicant will be required to provide certification prior to the development stage that appropriate remediation was completed in compliance with Government Services standards.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
City's Strategic Plan 2019-2029: A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
An amendment to the St. John's Development Regulations is required to rezone property on the Zoning Map.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Advertisement of the proposed amendment. Recommended to be advertised for a Public Meeting chaired by an independent facilitator.
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 consider the proposed rezoning at 98 Cornwall Avenue from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone. It is further recommended that the application be advertised and referred to a Public Meeting chaired by an independent facilitator. Following the public meeting, the application would be referred to a regular meeting of Council for consideration of adoption.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

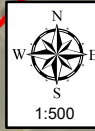
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Attachments:

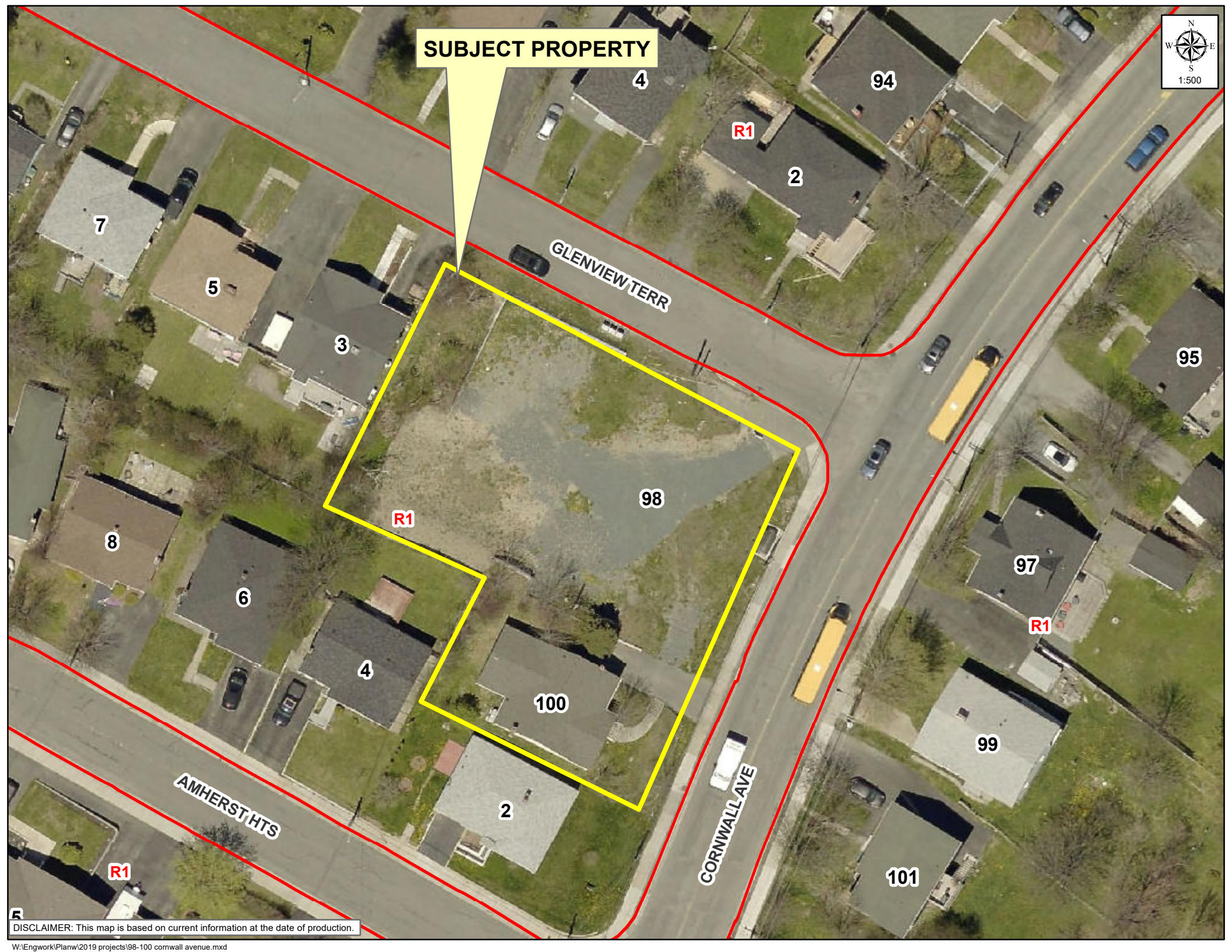
Zoning Map

Site Plan

R2 Zone Table



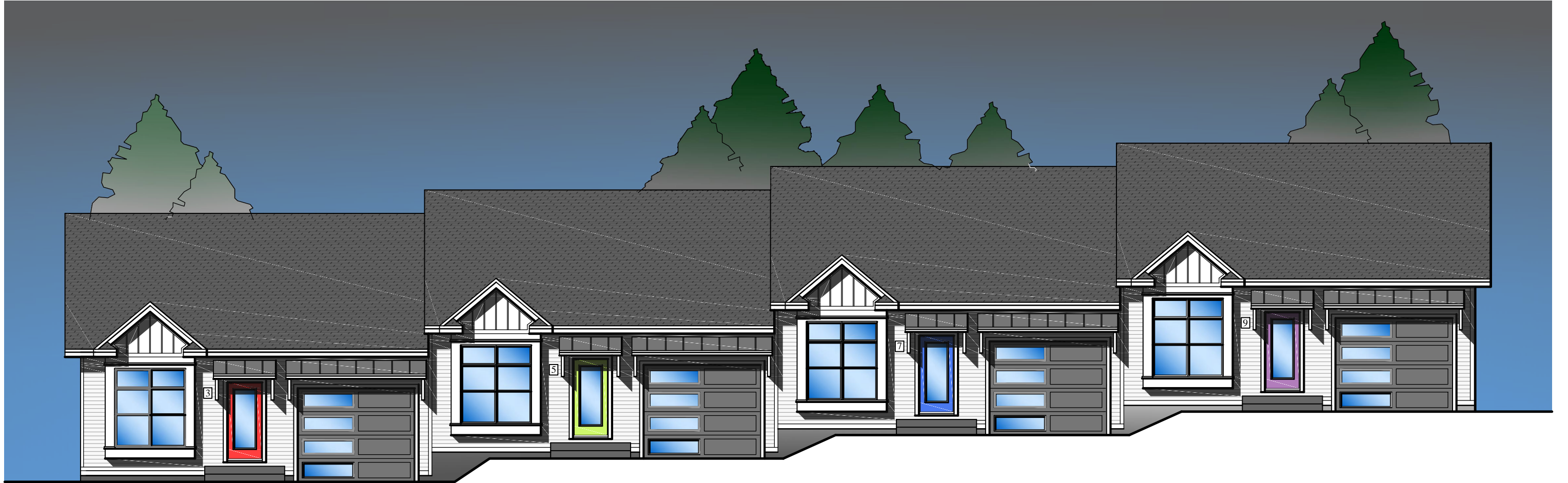
SUBJECT PROPERTY



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DISCLAIMER: This map is based on current information at the date of production.



NOTE:
THIS DRAWING IS AN INDICATION OF A POSSIBLE
SITE LAYOUT AND IS TO BE USED FOR DISCUSSION
PURPOSES ONLY.



Cornwall Avenue Townhouse Development
Front Elevation