

DECISION/DIRECTION NOTE

Title: Revised Plans for the Approved Land Use Report – 6 Lambe’s Lane – DEV22000123

Date Prepared: May 10, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 4

Decision/Direction Required: To approve the revised drawings which will be added as an addendum to the Land Use Report as approved on May 9, 2022, for 6 Lambe’s Lane.

Discussion – Background and Current Status: In 2022, 6 Lambe’s Lane was rezoned to the Apartment 3 (A3) Zone to allow the development of three, 6 storey Apartment Buildings. As part of the amendment process a Land Use Report was required subject to Section 4.9 of the Envision Development Regulations. The report was publicly advertised along with the amendments and was approved by Council on May 9, 2022.

A development application has been submitted for the property, which includes two proposed changes from the approved Land Use Report. The first change is the site plan being revised from a cul-de-sac to a street, which will provide one-way access along Lambe’s Lane from Westerland Road to Elizabeth Avenue (through MUN’s Ingstad Building at 310 Elizabeth Avenue). The proposed change stems from discussion with the city and the revised cross section will provide access to the Canada Games site to the north. The second change is the removal of balconies from the buildings to address a potential safety concern. Balconies are not a requirement under the Development Regulations.

As both revisions create little to no impact on adjacent properties and are not significant changes, staff recommended that additional public consultation is not required, but a public notification be sent to the neighbourhood.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners.

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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: St. John's Development Regulations Section 4.9 "Land Use Report".
- 7. Privacy Implications: Not applicable.
- 8. Engagement and Communications Considerations: Public notification to a minimum of 150 metre of the application site.
- 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 approve the revised drawings which will be added as an addendum to the Land Use Report as approved on May 9, 2022, for 6 Lambe's Lane.

Prepared by:

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Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Revisions to approved Land Use Report - 6 Lambe's Lane - DEV2200123.docx
Attachments:	- 6 LAMBE'S LANE.pdf - Before and After.pdf
Final Approval Date:	Apr 5, 2023

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

Jason Sinyard - Apr 5, 2023 - 11:05 AM