

DECISION/DIRECTION NOTE

Title: 55 Groves Road – MPA2300004
Date Prepared: June 25, 2024
Report To: Regular Meeting of Council
Councillor and Role: Councillor Maggie Burton, Planning
Ward: Ward 4

Decision/Direction Required:

To consider rezoning 55 Groves Road from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone to allow twenty (20) Single-Detached Dwellings. A Municipal Plan amendment would be required.

Discussion – Background and Current Status:

The City received an application to rezone 55 Groves Road from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone to enable the development of twenty (20) Single-Detached Dwellings. To rezone, a Municipal Plan amendment is required to redesignate the property from the Rural District to the Residential District. There are two parcels of land proposed for development, both owned by the City. The property shown in blue was sold to the City in the past by the applicant, who signed an agreement with the City for the right to first refusal for reacquiring the land.



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Years ago, the applicants developed the residential neighbourhood immediately south, along Seaborn Street. There was interest in developing along Groves Road but some neighbours there opposed serviced residential development, wishing to remain more rural on large unserviced lots. The applicants then turned over the remaining land to the City with the right of first refusal to reacquire it. They now propose to extend municipal water and sewage services to the site and upgrade this section of Groves Road.

The land shown in orange is additional City-owned land which the applicant has requested to purchase to enable the proposed development.



Council has approved the sale of both properties, subject to development approval. The first step in that would be rezoning.

In section 4.9(2)(a) of the Envision St. John's Development Regulations, Council requires a land use report (LUR) for applications to amend the Municipal Plan and Development Regulations. As per section 4.9(3), where the scale or circumstances of the proposed development do not merit a land use report, Council may accept a staff report instead. Given that this is a simple application for Single-Detached Dwellings on an existing road, staff recommend accepting a staff report. This would be completed following public consultation.

Staff have reviewed the draft site plan; revisions are required. Should Council consider rezoning, and knowing that a commissioner's public hearing would be required later, staff recommend public notification (not a public meeting) once an acceptable site plan is received.

Key Considerations/Implications:

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

3. Is this a New Plan or Strategy: No

4. 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.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.

6. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.

7. Legal or Policy Implications: Map amendments are required to the Envision St. John's Municipal Plan (redesignation) and Development Regulations (rezoning).

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Public consultation, as per the Development Regulations, will be required once an acceptable site plan is received. Staff recommend public notification. A commissioner's public hearing would come later.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council consider redesignating 55 Groves Road from the Rural District to the Residential District, and consider rezoning 55 Groves Road from the Rural Residential Infill (RRI) Zone to the Residential 2 (R2) Zone.

Further, upon receiving a satisfactory site plan, that Council refer the application to public notification, as the application will require a commissioner's public hearing later in the amendment process.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	55 Groves Road - MPA2300004.docx
Attachments:	- 55 GROVES ROAD_Location Map.pdf - Site Plan Proposed.pdf
Final Approval Date:	Jul 3, 2024

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

Ken O'Brien - Jul 3, 2024 - 11:20 AM

Jason Sinyard - Jul 3, 2024 - 11:26 AM