

DECISION/DIRECTION NOTE

Title: 242 Danny Drive and Area – Adoption – REZ2400018

Date Prepared: October 8, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 5

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 43, 2024, to rezone land from the Industrial General (IG) Zone to the Industrial Commercial (IC) Zone along part of Danny Drive.

Discussion – Background and Current Status:

The City has received an application from Atlantic Trailer and Equipment Ltd. to rezone land at 242 Danny Drive from the Industrial General (IG) Zone to the Industrial Commercial (IC) Zone for a Retail Use (showroom). Background information and details about the proposed development are provided in the attached amendment.

While the initial rezoning was prompted by the application at 242 Danny Drive, the City asked property owners nearby if they would like to be included in rezoning. We received a request to include 215 and 223 Danny Drive and 250 Beaumont Hamel Way.

The amendment proposes to remove the limit on building height in Section 6.10 “Commercial Garage” of the Development Regulations, which states that a commercial garage can be no higher than 6 metres. Given the equipment typically used in garages, a higher height is often required. By removing building height from Section 6.10, the building height of commercial garages can be regulated in each specific zone.

Public Consultation

A notice of the proposed amendment was advertised on three occasions in *The Telegram*, mailed to residents within 150 metres of the properties, and posted on the City's website. Information about the amendment was available on the Planning Engage page. No submissions were received.

Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for rezonings. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report. As the proposed rezoning is going from a heavy-industrial zone to a light-industrial zone that is in line with the

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comprehensive plan for this area, staff recommend that Council accept this staff report in lieu of a LUR.

It is recommended that Council adopt the attached amendments, accept this staff report in lieu of a land use report, and approve Retail Use as a discretionary use at 242 Danny Drive.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; nearby 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: St. John’s Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
4. Legal or Policy Implications: A map and text amendment is required to consider the proposed development at 242 Danny Drive.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Engagement was carried out in accordance with Section 4.8 of the Development Regulations.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council:

- 1) adopt the attached Envision St. John’s Development Regulations Amendment Number 43,

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2024, to rezone land at 215 Danny Drive, 223 Danny Drive, 242 Danny Drive, and 250 Beaumont Hamel Way from the Industrial General (IG) Zone to the Industrial Commercial (IC) Zone and remove the reference to building height from Section 6.10 of the Development Regulations.

2) as per Section 4.9(3) of the Development Regulations, accept this staff report in lieu of a land use report (LUR).

3) approve the Retail Use (showroom) as a discretionary use at 242 Danny Drive.

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

Report Approval Details

Document Title:	242 Danny Drive and Area - Adoption - REZ2400018.docx
Attachments:	- DANNY DRIVE.pdf - Engage Report - Danny Drive.pdf - DR Amend No. 43, 2024 - 242 Danny Drive and Area - MAP and TEXT (amc).pdf
Final Approval Date:	Oct 9, 2024

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

Ken O'Brien - Oct 9, 2024 - 1:34 PM

Jason Sinyard - Oct 9, 2024 - 2:25 PM