

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: December 2, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 3

Decision/Direction Required:

That Council adopt the attached resolution for St. John's Development Regulations Amendment Number 704, 2019.

Discussion – Background and Current Status:

The City has received an application to develop 4 Townhouses at 98 Cornwall Avenue (corner of Glenview Terrace). To consider this application, the property would need to be rezoned from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone. 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 are mainly single detached dwellings. An amendment to the St. John's Municipal Plan is not required.

The proposed amendment was advertised on two occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application site were also notified, and written submissions were received. A public meeting chaired by Cliff Johnston, MCIP, was held on November 13, 2019. Minutes from the meeting are included for Council's consideration.

While the current development is proposed to be 1 storey in height, concerns were raised about the overall height allowed in the R2 Zone (3 storeys) and the impact it would have on the neighbourhood. Corner lots are an appropriate location to encourage higher density development and greater height as they act as a transition area between busier streets and residential neighbourhoods. The permitted uses within the R2 Zone are residential and provide variety in housing form, while increasing density in a manner that is appropriate and compatible with surrounding homes.

ST. JOHN'S

If the rezoning application is considered, a subdivision application would be required, as the property at 100 Cornwall Avenue will remain in the R1 Zone. The proposed lot configuration will need to be finalized to meet the City's Development Regulations. Also, 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 municipalities 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 the property.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
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 adopt St. John's Development Regulations Amendment Number 704, 2019, which will rezone land at 98 Cornwall Avenue from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow the development of 4 Townhouses.

If the attached amendment is adopted by Council, it will then be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the provisions of the *Urban and Rural Planning Act*.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP, Planner

Signature: _____

Approved by - Date/Signature:

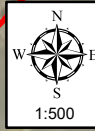
Ken O'Brien, MCIP, Chief Municipal Planner

Signature: _____

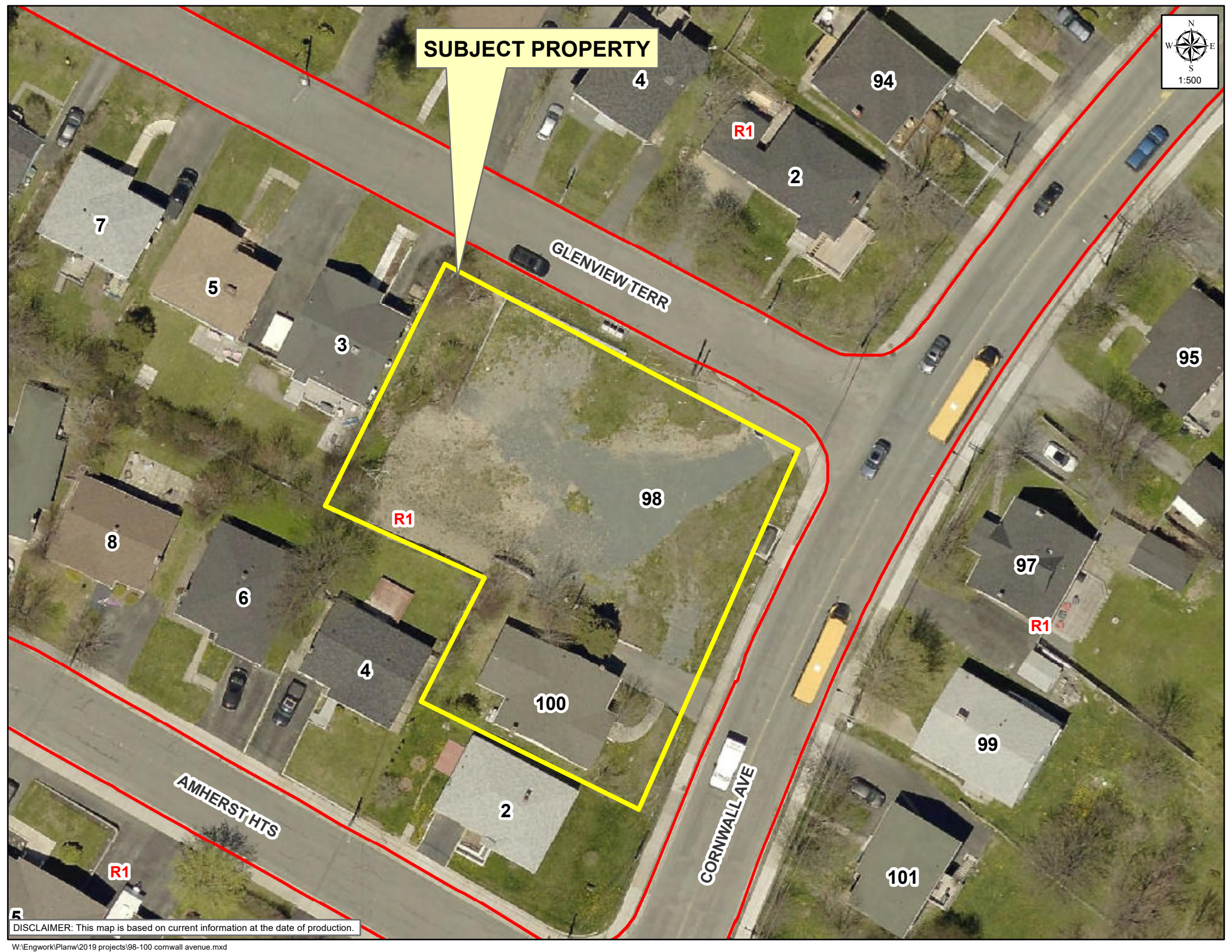
LLB/dlm

Attachments:

Zoning Map
Resolution
Meeting minutes



SUBJECT PROPERTY



5
DISCLAIMER: This map is based on current information at the date of production.

RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 704, 2019

WHEREAS the City of St. John's wishes to allow the development of 4 Townhouses at 98 Cornwall Avenue.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following map amendment to the St. John's Development Regulations in accordance with the provisions of the Urban and Rural Planning Act:

Rezone land at 98 Cornwall Avenue (PID 6561) from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone as shown on Map Z-1A attached.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal and Intergovernmental Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed, and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of _____, 2019.

Mayor

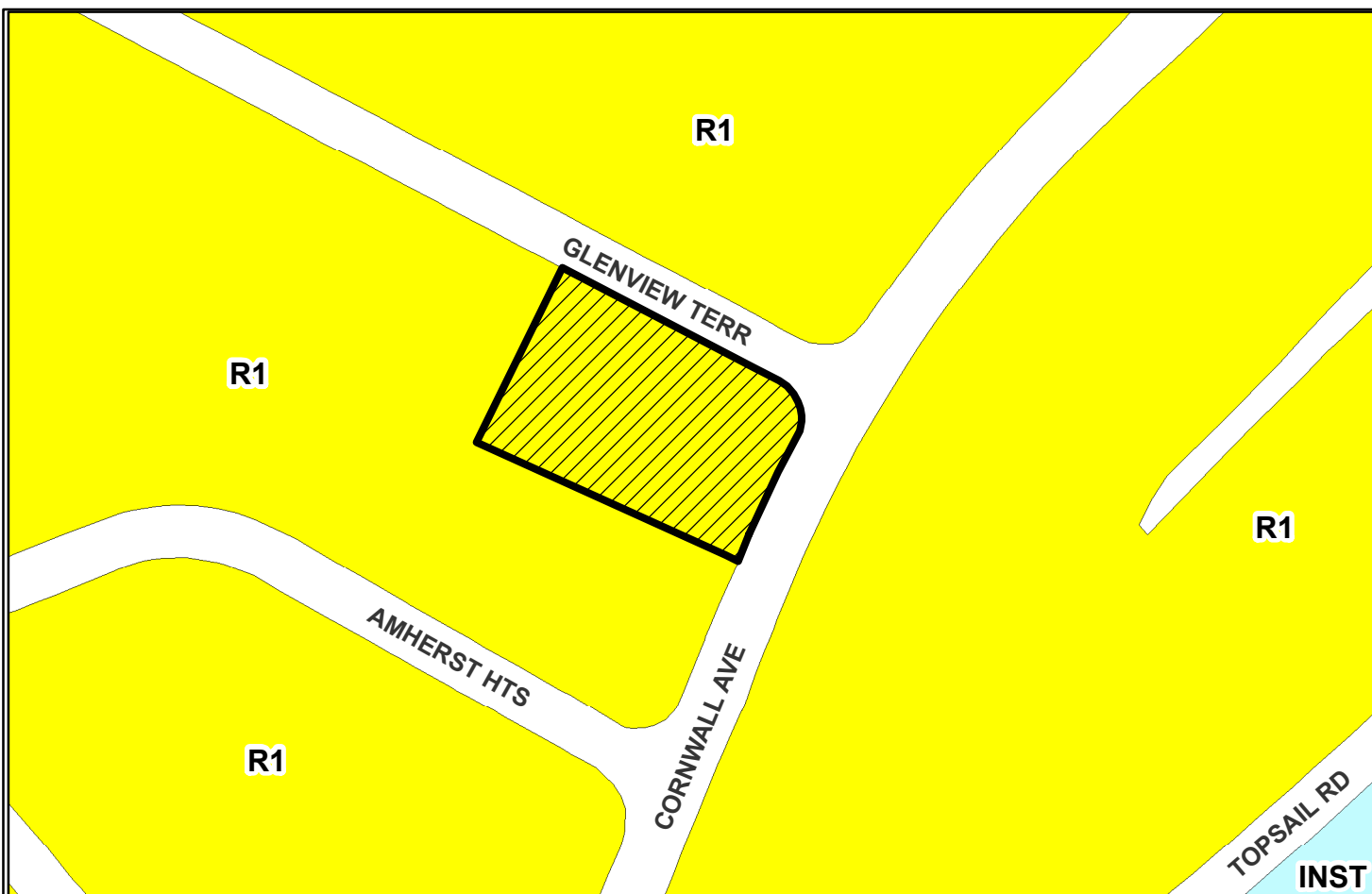
MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

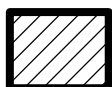
Provincial Registration



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 704, 2019
[Map Z-1A]**

2019 11 28 Scale: 1:1250
City of St. John's
Department of Planning, Development
& Regulatory Services

**I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL LOW DENSITY (R1) LAND USE ZONE TO
RESIDENTIAL MEDIUM DENSITY (R2) LAND USE ZONE

**98 CORNWALL AVENUE
Parcel ID 6561**

M.C.I.P. signature and seal

Mayor

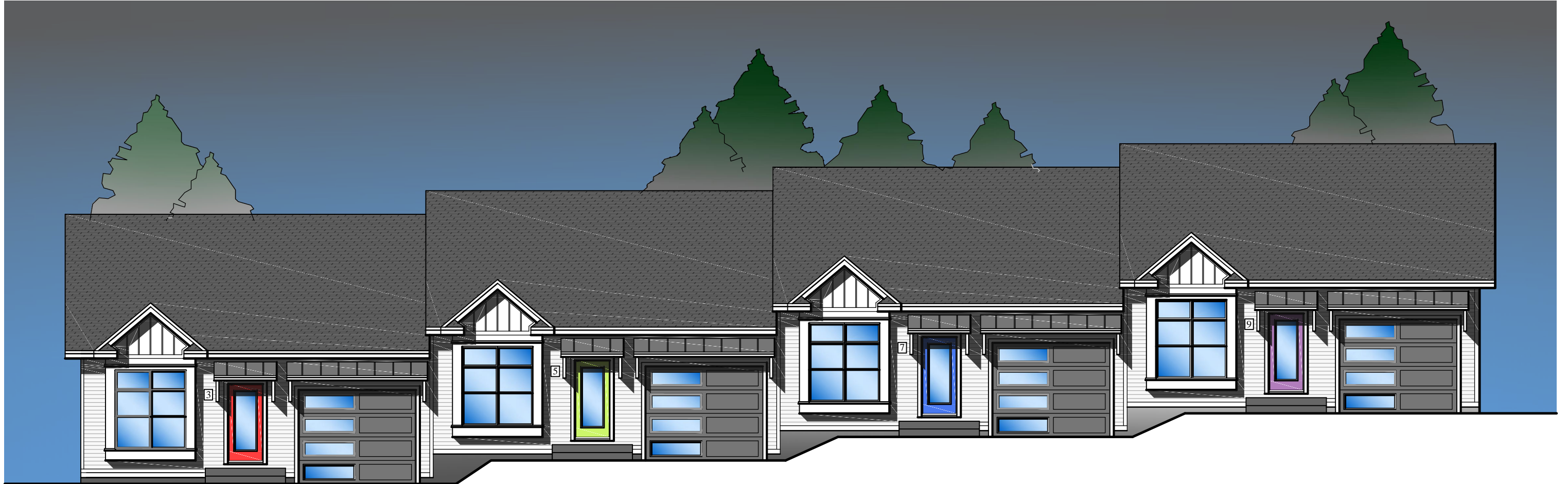
City Clerk

Council Adoption

Provincial Registration



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