

**Public Meeting – 98 Cornwall Avenue
Wednesday, November 13, 2019
Foran Greene Room, City Hall**

Present: **Facilitator**
Cliff Johnston

City of St. John's
Lindsay Lyghtle-Brushett, Planner
Maureen Harvey, Legislative Assistant

Proponents
Rod Jackson and Vicki Hapgood

There were approximately twelve people in attendance in addition to Councillor Jamie Korab.

Residents in attendance included:

- | | |
|--------------------------------|------------|
| 1. R. Walsh | [REDACTED] |
| 2. Joel Adams | [REDACTED] |
| 3. Amy Adams | [REDACTED] |
| 4. Leah Wroblewski | [REDACTED] |
| 5. Beth Price | [REDACTED] |
| 6. Desiree Newhook | [REDACTED] |
| 7. Janet Fitzgerald | [REDACTED] |
| 8. Andrew Garland | [REDACTED] |
| 9. Valerie Spencer (Nee) Davis | [REDACTED] |
| 10. Dave Perchard | [REDACTED] |
| 11. April Tucker | [REDACTED] |
| 12. Richard Pardy | [REDACTED] |

This report highlights the points made without reference to the person responsible for making them.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Facilitator Cliff Johnston introduced himself and the head table. He advised he was present to facilitate the meeting, and to keep the process efficient, effective and respectful. The Facilitator acknowledged the four written submissions which will be included in this report.

He then invited the City's Planning Officials to speak about the proposed development which was followed by comments from the developer and feedback from the residents in attendance.

PURPOSE OF MEETING

Lindsay Lyghtle-Brushett, City Planner presented the following information.

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 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 different 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.

Questions with respect to the zoning requirements were put forward and addressed by the City Planner.

PRESENTATION BY THE DEVELOPER

The developer confirmed the information given by City Staff and noted that he is undertaking this single-storey townhouse development of four units with the objective of keeping them affordable. He mentioned that they are designed such that the roofline blends in with the grade on Glenview Terrace.

DISCUSSION FROM THE FLOOR

The following is a summary of the positions put forward by those who spoke at the meeting:

- The proposed development looks good and should enhance the area.
- Confirmed that the units will not be rental properties and will be sold on the open market.
- Upon question it was noted that it is hope that construction will commence within the next year and will likely continue for 12 months.
- The market for the sale of homes in this area is not favorable at present noting that the proposed price for these smaller units is equal to or more than a detached single-family dwelling that recently sold.
- While the proposed design is appealing, there is no guarantee if the property is rezoned, that the proposed design will be the final product and it may not blend with the mature neighbourhood that residents currently enjoy.
- Consideration ought to be given to the City purchasing the property for the purpose of retaining it as a green space or community garden or as part of a climate initiative. *(It was noted the City could not interfere with an existing sales transaction as is the case here)*
- Questions whether the City believes there is a need for more housing given the poor economic climate and listings that are not selling.

- The traffic problem on Cornwall Avenue will be amplified, particularly during construction. The City ought to be addressing traffic and speed on Cornwall Avenue.
- It was confirmed that the structure at 100 Cornwall Avenue will not be demolished.
- This type of infill development is in keeping with the Municipal Plan and is good for the City from a servicing perspective.
- The design will mitigate any risk to neighbouring properties of it becoming an unfavorable addition to the neighborhood.
- Very good proposal with a lot of foresight and respectful of the surrounding area.
- Upon question as to statistics on the demand for townhouses, the City Planner noted she will be happy to research.
- Upon question of whether the City considers this proposal to be a good fit, it was noted by the City Planner that in keeping with the Municipal Plan to encouraged mixed use within the zone and the proposed development is a favorable transition to that initiative.
- When questioned on whether the developer would consider single family dwellings – it was noting that that type of unit would not be feasible for the sale price being sought.

CONCLUDING REMARKS

It was noted that once the report of this meeting is prepared and combined with written submissions, the matter will be referred to Council at a regular meeting to be determined. Agendas for the Council meetings are available for viewing on the Friday preceding the Monday meeting.

The Chair encouraged those who wished to have their comments registered and accountable to a respective person or persons, to make a written submission no later than November 22, 2019 to ensure they are appended to this report.

ADJOURNMENT

The meeting adjourned 7:45 pm.

Cliff Johnson
Chairperson/Facilitator