

DECISION/DIRECTION NOTE

Title: Proposed Accessory Building and Landscaping in the Floodplain Buffer – 16 Kensington Drive – INT2400091

Date Prepared: January 6, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required: To seek approval for an Accessory Building and Landscaping in the Floodplain Buffer at 16 Kensington Drive.

Discussion – Background and Current Status: An application was received to construct an Accessory Building with an approximate area of 137.83 m² and various Landscaping including a sports court (381 m²) and armour stone retaining wall(s)/planters at 16 Kensington Drive, which will be located at the rear of the property in the Floodplain Buffer. Under **Section 4.10(4)(a) and (f)** of the **St. John's Development Regulations**, Council may permit the development of a residential Accessory Building and Landscaping within the Floodplain Buffer.

Section 4.10(6) requires that uses such as Landscaping be referred to the City's Environmental and Sustainability Experts Panel (ESEP) prior to Council's consideration. The Panel reviewed the application and had concerns about the loss of trees related to the proposed works. They requested that the City ask the applicant to conserve the trees in the floodplain and relocate the sports court and retaining wall if necessary. Note that it is the opinion of staff that there will be little disturbance to trees with the current location of the sports court and landscaping.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No

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4. 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.

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

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **St. John's Development Regulations Section 4.10 "Waterways, Wetlands, Ponds or Lakes" and Section 6.2 "Accessory Buildings."**

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Not applicable.

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 approve the residential Accessory Building and Landscaping in the Floodplain Buffer at 16 Kensington Drive, subject to meeting other applicable conditions of the St. John's Development Regulations.

Prepared by:

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Approved by:

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Planning, Engineering & Regulatory Services

Report Approval Details

Document Title:	Development Committee - Accessory Building and Landscaping in the Floodplain Buffer - 16 Kensington Drive - INT2400091.docx
Attachments:	- 16 KENSINGTON DRIVE_2.pdf - Revised site plan.png
Final Approval Date:	Jan 8, 2025

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

Jason Sinyard - Jan 8, 2025 - 10:53 AM