

DECISION/DIRECTION NOTE

Title: Curlew Place – REZ2500002

Date Prepared: March 19, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning land at Curlew Place (500 Kenmount Road) from the Residential (R1) Zone to the Residential 2 (R2) Zone to develop Semi-Detached Dwellings.

Discussion – Background and Current Status:

The City has received an application to rezone land at Curlew Place from the Residential (R1) Zone to the Residential 2 (R2) Zone to enable the development of 18 Semi-Detached Dwellings and one (1) Single Detached Dwelling. The subject site is part of a larger parcel of land with a civic address at 500 Kenmount Road and would be subdivided from it. The area of land for rezoning is shown as the “Subject Property” on the attached map. The site is within the Residential District of the Envision St. John’s Municipal Plan and no plan amendment is required.

The subject site is surrounded by the Open Space (O) Zone and near Yellow Marsh, which is an unprotected wetland according to recent wetland study by the City. The site is adjacent to the 1:100-year floodplain and its associated 15-metre floodplain buffer. No development would be permitted within the floodplain and only limited development (such as landscaping or fences) could be permitted in the floodplain buffer in accordance with regulations.

There is additional R1 zoned land abutting the subject property around Curlew Place that is not part of the rezoning application. This land is not included within the proposed development area because it is not owned by the present applicant. Expanding the rezoning area to include this additional land may be possible. Staff have contacted the other property owner to ask if they wish it to be considered for rezoning; we await a reply.

Alignment with Envision St. John’s Municipal Plan

There are plenty of single detached houses in the immediate neighbourhood. The Municipal Plan encourages a range of housing types and increased density in residential areas where appropriate. Policy 4.1.2 enables diverse neighbourhoods that include a mix of forms and tenures, including single, semi-detached, townhousing and medium and higher density developments. The proposed development meets this policy as it will introduce Semi-Detached Dwellings in an area that contains mostly Single Detached Dwellings and will gently increase the density here.

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Alignment with the Envision St. John's Development Regulations

Under Section 4.9(2)(a) of the Development Regulations, a land use report (LUR) is required for all rezoning applications. However, Section 4.9(3) states that, where an LUR is required, but in the opinion of Council the scale or circumstances of the proposed development does not merit one, Council may accept a staff report instead. As the subject site is already zoned for residential development and the applicant is proposing a modest increase in density to allow Semi-Detached Dwellings, staff recommend accepting a staff report in lieu of an LUR.

Public Consultation

The applicant has provided a preliminary site plan (attached). Some additional information and revisions are required. Should Council consider the rezoning, staff recommend public notification (not a public meeting), as the proposed development aligns with the housing policy of the Municipal Plan. Public notification would occur 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. 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.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations
5. Accessibility and Inclusion: Any accessibility requirements from the National Building Code and/or Service NL will be applied at the building permit stage.
6. Legal or Policy Implications: A map amendment (rezoning) to the Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation as per Section 4.8 of the Envision St. John's Development Regulations is required. Staff recommend public notification (not a public meeting).

9. Human Resource Implications: Not applicable.

10. Procurement Implications: Not applicable.

11. Information Technology Implications: Not applicable.

12. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning land at Curlew Place from the Residential 1 (R1) Zone to the Residential 2 (R2) Zone.

Further, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III

Approved by: Ken O'Brien, MCIP, Planner III

Report Approval Details

Document Title:	Curlew Place - REZ2500002.docx
Attachments:	- CURLEW PLACE REZONING_2.pdf - Site Plan-Curlew PI-Feb2025.pdf - R2Zone-Development Regulations.pdf
Final Approval Date:	Mar 20, 2025

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

Ken O'Brien - Mar 19, 2025 - 3:10 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Jennifer Squires

Jason Sinyard - Mar 20, 2025 - 1:12 PM