

DECISION/DIRECTION NOTE

Title: REZ2500003 – 500 Kenmount Road (Huntsman Place)

Date Prepared: April 7, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning a portion of land at 500 Kenmount Road (Huntsman Place) from the Residential 1 (R1) and Comprehensive Development Area 9 (CDA9) Zones to the Residential 2 (R2) to accommodate Semi-Detached Dwellings.

Discussion – Background and Current Status:

The City has received an application to rezone a portion of land at 500 Kenmount Road (Huntsman Place) from the Residential 1 (R1) and Comprehensive Development Area 9 (CDA9) Zones to the Residential 2 (R2) Zone. The applicant is proposing to extend Huntsman Place and develop two new streets. There are 66 semi-detached dwellings and three (3) single detached dwellings proposed, for a total of 69 new dwellings.

Some of the subject site is zoned R1 and is within the Residential District of the Municipal Plan, while a portion of the proposed development area is within the Comprehensive Development Area 9 (CDA 9) Zone and in the Urban Expansion District of the Municipal Plan.

Much of the site is above the 190-metre contour elevation, which is the municipal servicing limit for this area. The limit of servicing is based on the capacity of the City's water, wastewater and stormwater systems. Public Works staff in the Water and Wastewater Division confirm that servicing is available only up to the 190-metre contour elevation in this area.

There are existing residential lots adjacent to this site on Tigress Street that were developed slightly above the 190-metre elevation. Staff acknowledge this existing development; however, allowing additional development above 190 metres, beyond the limits of servicing, would put more pressure on the municipal infrastructure. This could mean that homes are left without adequate or reliable municipal water supply and pressure.

The proposal includes the extension of Huntsman Place and two new streets. The proposed distance from the intersection of Huntsman Place and Tigress Street to the end of the extension to Huntsman Place, and the distance from the intersection of Huntsman and Tigress to the ends of proposed streets A and B each exceed 200 metres. The St. John's Regional Fire Department requires a secondary access, and none is proposed.

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Alignment with the Envision St. John's Municipal Plan

Municipal Plan Policy 7.6.1 states that, unless necessary infrastructure improvements as determined by Council are carried out, development is limited to lands below the 190-metre contour elevation in the Kenmount/Southwest Development Area.

Under Policy 8.15.1 of the Municipal Plan, lands within a Comprehensive Development Area (CDA), in the Urban Expansion District, cannot be developed until there is an approved comprehensive development plan in place for the entire area. There was a draft Kenmount Concept Plan prepared several years ago but it was never finalized or adopted by Council. The entire CDA must also be able to be serviced by municipal water and sewer. Because this CDA cannot currently be serviced and there is no comprehensive development plan in place, the lands within CDA 9 cannot be considered for rezoning at this time.

Policy 9.5 sets out the criteria that Council considers in requests for rezoning. This states that lands shall not be considered for rezoning where development is premature by being beyond the limits of servicing.

While the proposed development does not meet the Municipal Plan policies outlined above, the proposal has merit for the R1 Zoned lands below the 190-metre contour. There may be potential to rezone the lands below 190 metres. The addition of new houses and the proposed increase in density from the R1 to the R2 Zone aligns with several Plan policies, including Policy 4.1.1 to enable a mix of housing forms and tenures, and Policies 8.4.2 and 8.4.9 which support moderate intensification in residential areas.

Ultimately, staff recommend rejecting the application because the proposed development is outside the current limits of servicing and lacks a secondary access, and there is no comprehensive development plan in place for the CDA lands above 190 metres elevation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner; neighbouring residents and 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.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: Municipal Plan policies for limits of servicing.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
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 reject the application to rezone a portion of land at 500 Kenmount Road (Huntsman Place) as the proposed development is premature and is beyond the current limits of servicing.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	500 Kenmount Road (Huntsman Place) - REZ2500003.docx
Attachments:	- HUNTSMAN PLACE.pdf - HUNTSMAN PLACE_190m.pdf - Engineering Plot Plan Huntsman Pl.pdf
Final Approval Date:	Apr 10, 2025

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

Ken O'Brien - Apr 8, 2025 - 10:31 AM

Jason Sinyard - Apr 10, 2025 - 9:44 AM