

DECISION/DIRECTION NOTE

Title: 670 Kenmount Road - REZ2500011

Date Prepared: August 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

To consider rezoning land at 670 Kenmount Road from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) Zone.

Discussion – Background and Current Status:

The City has received an application from Pinnacle Engineering ULC on behalf of the property owner to rezone a portion of 670 Kenmount Road from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) Zone to accommodate the development of 19 single detached dwellings on narrow lots. The subject property is located at the top of Henry Larsen Street near Leonard J. Cowley Street.

While single detached dwellings are permitted in the R2 Zone, the applicant wishes to develop smaller lots and therefore asks for rezoning to the RRL Zone, which allows smaller lot area and lot frontage. This rezoning is related to an active subdivision application for Stage 1C Kenmount Road. The applicant plans to subdivide land already zoned RRL to create 33 new lots and requests rezoning additional land to RRL for another 19 lots.

The zone boundaries on this property were recently adjusted (interpreted) to align with the 190-metre contour elevation. The updated topographic survey data accepted by the City showed that the City's maps were slightly off in the elevations. As a result, the zone boundaries were corrected to reflect the most accurate contour information. The R2 Zone now extends up to, but not over, the newly established 190-metre contour elevation. At this time, municipal services are not available above 190 metres elevation.

Alignment with Envision St. John's Municipal Plan

The surrounding neighbourhood contains a mix of single detached and semi-detached dwellings. The lands surrounding the subject property are zoned Residential Reduced Lot (RRL), Residential 2 (R2), and Residential 1 (R1). Land north of the subject property, above the 190-metre elevation contour, is zoned as Comprehensive Development Area 9 (CDA 9).

The Municipal Plan encourages a mix of housing forms and options with moderate increases in density where appropriate. Policy 4.1.2 encourages a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-

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detached, townhousing, medium and higher density and mixed-use residential developments. Within the Residential District, policy 8.4.2 protects established residential areas, with moderate intensification that respects the scale and character of the neighbourhood.

The proposed development meets these policies. The RRL Zone is compatible with surrounding zones, and the proposed development gently increases density by allowing smaller lots, enabling a few more houses than what would be permitted in the R1 or R2 Zones.

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 rezoning applications. However, Section 4.9(3) states that if, in the opinion of Council the scale or circumstances of the proposed development does not merit an LUR, Council may accept a staff report instead. As the proposed RRL Zone is compatible with the surrounding neighbourhood and the applicant is proposing to develop single detached dwellings, staff recommend accepting a staff report in lieu of an LUR.

Public Consultation

Should Council decide to consider this amendment, staff recommend public notification (not a public meeting), as the proposed development aligns with Municipal Plan policies and is compatible with the surrounding area.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. 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.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Accessibility requirements will be applied at the building permit stage.

7. Legal or Policy Implications: A map amendment (rezoning) to the Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation required as per Section 4.8 of the Development Regulations. Staff recommend public notification.
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 consider rezoning land at 670 Kenmount Road from the Residential 2 (R2) Zone to the Residential Reduced Lot (RRL) 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, Chief Municipal Planner

Report Approval Details

Document Title:	670 Kenmount Road - REZ2500011.docx
Attachments:	- 670 KENMOUNT ROAD - REZONING.pdf - Concept Plan.pdf
Final Approval Date:	Aug 7, 2025

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

Ken O'Brien - Aug 4, 2025 - 10:52 AM

Jason Sinyard - Aug 7, 2025 - 9:08 AM