

DECISION/DIRECTION NOTE

Title: 50 International Place, MPA2000004

Date Prepared: June 16, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 1

Decision/Direction Required:

To consider a rezoning application from the Open Space (O) Zone to a new Parking (P) Zone for land at 50 International Place to allow a Vehicle Storage Yard.

Discussion – Background and Current Status:

The City received an application from Monarch Development Inc. for a Vehicle Storage Yard at 50 International Place. The subject property is designated and zoned Open Space (O) in which Vehicle Storage Yards are not permitted. Therefore, an amendment to the St. John's Municipal Plan and Development Regulations would be required.

The proposed property is currently undeveloped, vacant land, with access from International Place and frontage on Portugal Cove Road. The site is highly visible from portions of Portugal Cove Road (heading toward the airport) and the Outer Ring Road. Virginia River and trail are located along the western side of the property. The site is proposed to have a gravel parking surface and be used to store up to 200 or more vehicles for a rental car company. Vehicles would be transferred into and out of the lot intermittently each workday by employees and may also include short- and long-term parking for commercial vans and trucks. Site access would be through a private access road and restricted to authorized personnel only.

The applicant applied to rezone the property to the Commercial Industrial (CI) Zone because the surrounding properties on International Place and Major's Path are zoned CI and there is a Vehicle Storage Yard located at the adjacent property (18 International Place). However, there are secondary access issues with the subject property and the CI Zone is not recommended. International Place is 200 metres in length and any development beyond that would require a secondary access as per fire and life safety regulations. Under the current lot layout for International Place, a secondary access is not possible. A Vehicle Storage Yard could be permitted with only one access, however any other uses beyond that would not be permitted until a secondary access can be provided. For example, rental storage units would not be permitted. Given that a secondary access is not proposed at this time and may not be possible to achieve, it would be misleading to rezone the property to the CI Zone because Vehicle Storage Yard is the only possible use that could be approved at that site. Therefore, should Council decide they would like to consider the amendment, it is recommended to create a new

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zone where only Parking Lots and Vehicle Storage Yards are permitted. Should the property be sold in the future, the limited uses of the site would be very clear.

The site will be enclosed with an eight-foot-high commercial galvanized chain link fence with woven wire mesh and topped with barbed wire. The site will be accessed through a gate to be installed north of the stream crossing. As part of the conditions for approval for the Vehicle Storage Yard at 18 International Place, Council directed that the fencing around the yard be made opaque so as to obstruct the view of the yard and that foliage fencing or the masking of the fencing by foliage be incorporated in those areas where the fence would be visible from the trail. Should the amendment proceed, it is recommended to include this condition at the amendment adoption stage.

With the exception of the private access, the development is proposed to be outside of the 100-year floodplain and the 15-metre buffer. At the development stage the applicant will be required to identify how the trail will be integrated into the final design and how the trail will be maintained during construction while ensuring pedestrian safety.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents.
3. Alignment with Strategic Directions/Adopted Plans: *A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: An amendment to the St. John's Municipal Plan and Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public notification of the proposed amendment.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council consider a proposed amendment to add a new Parking (P) Zone for the purpose of a Vehicle Storage Yard at 50 International Place, and that the application be advertised for public review and comment.

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

Report Approval Details

Document Title:	50 International Place, MPA2000004.docx
Attachments:	- 50 International Place - Attachment.pdf
Final Approval Date:	Jun 18, 2020

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

Ken O'Brien - Jun 18, 2020 - 9:40 AM

Jason Sinyard - Jun 18, 2020 - 12:00 PM