

DECISION/DIRECTION NOTE

Title:	Rezoning from Open Space (O) Zone to Residential Quidi Vidi (RQ) Zone for two Single Detached Dwellings MPA1700007 30 and 36 Barrows Road
Date Prepared:	October 12, 2017
Report To:	Chair and Members, Planning & Development Committee
Councillor & Role:	Chair, Planning and Development Committee
Ward:	2

Decision/Direction Required:

To consider a rezoning application for 30 and 36 Barrows Road to the Residential Quidi Vidi (RQ) Zone. An amendment to the St. John's Municipal Plan would be required.

Discussion – Background and Current Status:

The City received an application to rezone 30 Barrows Road from the Open Space (O) Zone to the Residential Quidi Vidi (RQ) Zone. The applicant wishes to subdivide the property with the intent of developing two single detached dwellings. Large rocks and a steep hillside make up much of the site, which shows why the property was zoned Open Space. Over the years, several new homes have been constructed along Barrows Road under the Residential Quidi Vidi (RQ) Zone, which currently borders both sides of the property. An amendment to the St. John's Municipal Plan would be required to support the proposed rezoning, as the property is designated Open Space and would need to be redesignated Residential Medium Density.

If 30 Barrows Road is to be considered, it is recommended that 36 Barrows Road also be redesignated and rezoned to the Residential Quidi Vidi (RQ) Zone as it is the only remaining parcel of Open Space land along this section of Barrows Road. It was also identified for residential development subject to the Quidi Vidi Village Overlay Zone and Design Guidelines. The owner of 36 Barrows Road was contacted and has agreed to have their property rezoned.

Quidi Vidi Village is located within Ward 2 and Planning Area 2 - East End, Battery, and Quidi Vidi Village, under the St. John's Municipal Plan. Planning Area 2 policies protect the character of historic Quidi Vidi Village and surrounding scenic and historic sites without jeopardizing reasonable opportunities for residential development. Another key policy is the preservation of Open Space; keeping the scenic setting of the Village by reserving all hills as Open Space particularly the coastal hills, the linkage between Quidi Vidi and Signal Hill, and the East Coast Trail between Robin Hood Bay and the Village.

The property has frontage on an existing public street, which is a requirement for new development. Standard Lot Area for a Single Detached Dwelling must be a minimum of 200 square metres, therefore it is proposed that an area of land be rezoned that would meet the requirements of the RQ Zone to permit two single detached dwellings. The rear portion of the property is proposed to be maintained within the Open Space Zone, in keeping with the policies of Planning Area 2.

Adopted-in-principle in June 2015, the Quidi Vidi Village Overlay Zone and Design Guidelines Report provides a set of development standards and guidelines for the Village. The report identifies 30 Barrows Road within the newly proposed Quidi Vidi Village (QVV) Zone, which is a mix of old and new houses. The report identifies that

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development is possible for the property, while the rear portion of the hillside should be maintained as Open Space. The new QVV Zone would also allow single detached dwellings as a Permitted Use for the site, which meets the intent of the proposed application. This report remains to be finalized and incorporated into the pending new Envision St. John's Development Regulations.

There are no engineering or development concerns with the proposed rezoning. Prior to final development approval, detailed plans would need to be submitted for review and approval.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders:
Neighbouring residents and property owners. These include two (2) neighbourhood groups.
3. Alignment with Strategic Directions/Adopted Plans:
Neighbourhoods Build Our City: Increase access to range/type of housing.
4. Legal or Policy Implications: Not applicable
5. Engagement and Communications Considerations:
Recommended to be advertised for a Public Meeting chaired by a member of Council. As an amendment to the Municipal Plan is required, a Commissioner's Hearing would also be required at a later date.
6. Human Resource Implications: Not applicable
7. Procurement Implications: Not applicable
8. Information Technology Implications: Not applicable
9. Other Implications: Not applicable

Recommendation:

It is recommended that the application for 30 and 36 Barrows Road, rezoning from the Open Space (O) Zone to the Residential Quidi Vidi (RQ) Zone, be considered and the application be advertised for a public meeting chaired by a member of Council. Following the public meeting, the application would be referred to a regular meeting of Council for consideration. At a later date, a Public Hearing chaired by an independent commissioner would be required.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by/Date/Signature:

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

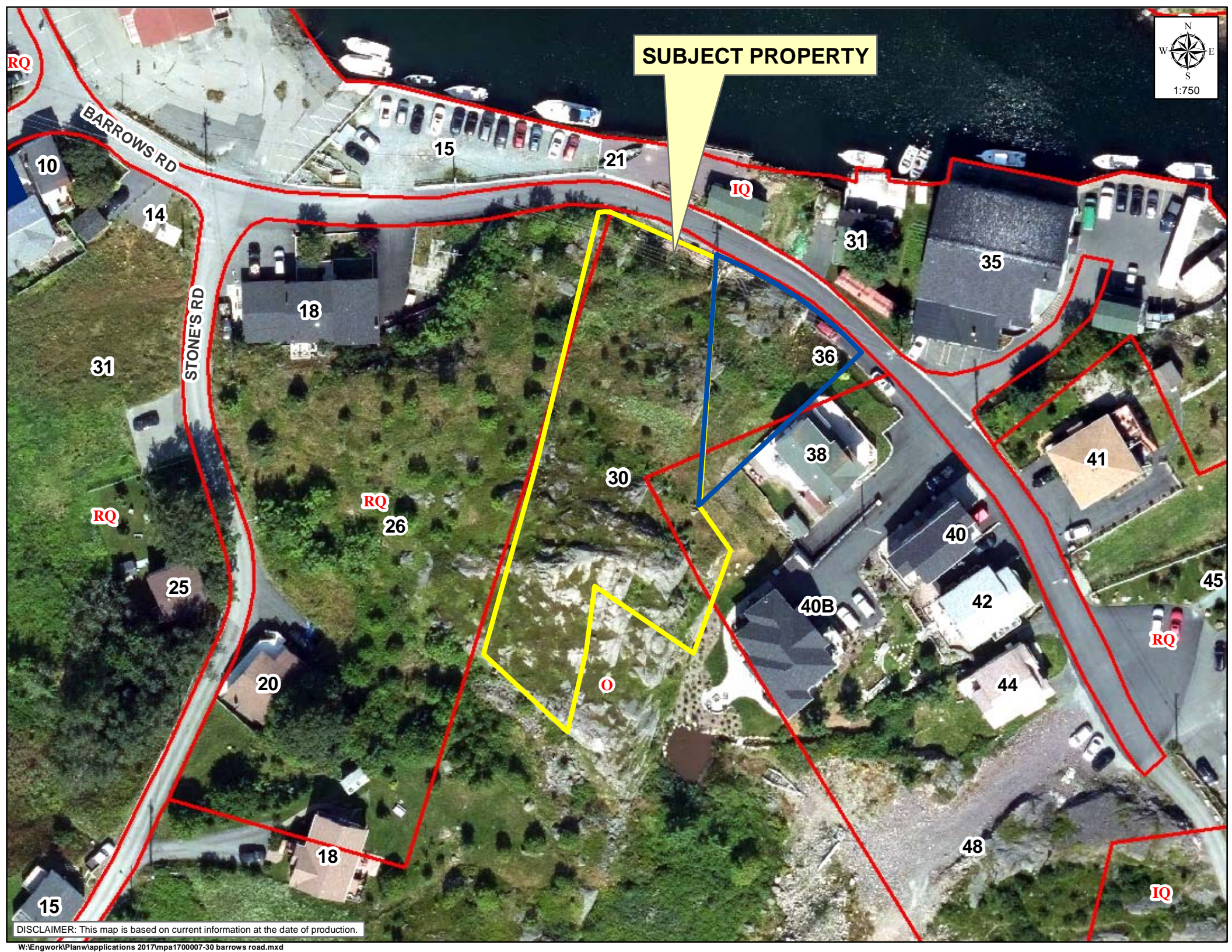
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Attachments:

Site plan



SUBJECT PROPERTY



DISCLAIMER: This map is based on current information at the date of production.