

MEMORANDUM

Date: August 17, 2012

To: Chairperson and Members
Planning and Housing Committee

From: Ken O'Brien, MCIP, Manager of Planning and Information
Cliff Johnston, MCIP, Director of Planning

Re: **Department of Planning File Number S-25-C.9**
Proposed Rezoning to Residential Low Density (R1) Zone
Land North of Coventry Way and New Pennywell Road (Ward 3)
Applicant: Nosegard Holdings Limited

Allnorth Consultants Limited, on behalf of Nosegard Holdings Limited, has submitted an application to rezone vacant land between the Coventry Way residential subdivision and the Team Gushue Highway Extension to the Residential Low Density (R1) Zone. This is to allow the development of a new residential subdivision of approximately 50 residential building lots. The rezoning would require an amendment to the St. John's Municipal Plan.

It is recommended that the rezoning application be considered for further review.

BACKGROUND

| | St. John's Municipal Plan | St. John's Development Regulations |
|-----------------|--|---|
| Existing | Open Space and Residential Low Density Districts | Open Space (O) and Rural Residential (RR) Zones |
| Proposed | Residential Low Density District | Residential Low Density (R1) Zone |

The subject property is undeveloped land north of the Coventry Wood subdivision of single detached houses. Access is via a road stub left between two houses at the top of Coventry Way for access to the backland. The land rises up above the existing road. To the north, the Team Gushue Highway Extension is being constructed, running roughly parallel to Empire Avenue and Blackmarsh Road.

The subject property is wooded and located below the 190-metre contour, thus capable of being serviced with municipal water and sewage. The eastern portion has extensive wetlands. The adjacent subdivision is zoned Residential Low Density (R1). Coventry Way winds through the neighbourhood and would be the only road access for the new houses.

The proposed lots vary in lot area from 450 square metres (standard size for the R1 Zone) to 1,284 square metres, partly owing to the shape of the property and the presence of the wetlands. The applicant proposes to buffer the new neighbourhood from the new highway by building two earth berms.

ST. JOHN'S

DEPARTMENT OF PLANNING

CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHN'S.CA

The wetlands and associated streams that flow into Mundy Pond Brook are designated under the Municipal Plan as an Environmentally Valuable Area. The submitted concept plan place a 15-metre-wide development buffer around the wetlands. As part of the proposal, the applicant proposes to convey 4.6 hectares (11.3 acres) of land to the City for public open space; this is undevelopable backland.

PLANNING APPROACH

The development would require rezoning and a Municipal Plan amendment.

1. One objective of the Municipal Plan is to achieve compact urban form. Another objective is to maintain neighbourhood character. The applicant's concept plan achieves these objectives.
2. The Residential Low Density District is applied to lands occupied primarily by single detached houses. Redesignating part of the subject property from the Open Space District to the RLD District to accommodate new houses would continue the land use pattern in this neighbourhood, though some of the new lots would be substantially larger than regular residential building lots.
3. The wetlands in this area are classed as an Environmentally Valuable Area (EVA) as part of the Mundy Pond watershed. The Municipal Plan requires a land-use assessment report (LUAR) for any development in an EVA (Part III, Section 8.2.2). In this case, the proposed lots are outside the EVA, and only a walking trail is proposed in the EVA. In such a case, this staff report and the applicant's concept plan can serve as the LUAR.
4. The subject property is in Planning Area 4 – Mundy Pond. The Planning Area 4 Development Plan sets out a plan for a linear park system linking Mundy Pond with its watershed and west to the Kenmount Hills. Accepting land for a trail would be consistent with the Municipal Plan.
5. Under Section 6.5 of the St. John's Development Regulations, Council can require the applicant for a subdivision to convey to the City up to 10% of the land for public recreation. This land does not include required buffers, and must be suitable in terms of location, size, and soils. Providing a strip of land to allow access to the wetlands from the proposed subdivision could fulfill part of this requirement.
6. Coventry Way is a dead-end loop road. Extending a new road off its end to develop new houses will be a change for the neighbourhood and will bring some additional traffic to the road. The City does not expect undue traffic impacts, but there may be some public concern about the change.

Engineering Considerations

1. There is no capacity in the City's storm sewer system to accommodate the proposed development. The applicant proposes to contain stormwater on site. Detailed information on the stormwater detention plans will have to be submitted to the City.
2. Details on lotting, road design and layout, and connection to municipal services would ordinarily be provided during the process of obtaining final development approval.

Public Works and Parks Considerations

The City's Parks Division recommends approval with the following conditions:

1. The developer will be responsible for designing the trail system from the proposed 6-metre trail easement to connect to the existing trail system adjacent to Empire Avenue. The trail is to be designed to Grand Concourse Authority standards. The completed site plan with the trail shown is to be submitted to the Parks Division for review.
2. Following Parks approval of the trail system, the developer will be responsible for its construction in lieu of development fees.

CONCLUSION and RECOMMENDATION

The rezoning of vacant land at the top of Coventry Way from the Open Space (O) and Rural Residential (RR) Zones to the Residential Low Density (R1) Zone to accommodate a new residential subdivision would continue the development pattern in the adjacent Coventry Wood subdivision. It would require an amendment to the Municipal Plan. Because of the limited development (a walking trail) proposed in the Environmentally Valuable Area, this present staff report and the applicant's concept plan can serve as the required land-use assessment report (LUAR).

The rezoning application warrants consideration for further review.

If the Planning and Housing Standing Committee concurs, it is recommended that the rezoning application be referred to a public meeting to be chaired by a member of Council. At a later stage, a public hearing chaired by an independent commissioner will be required.

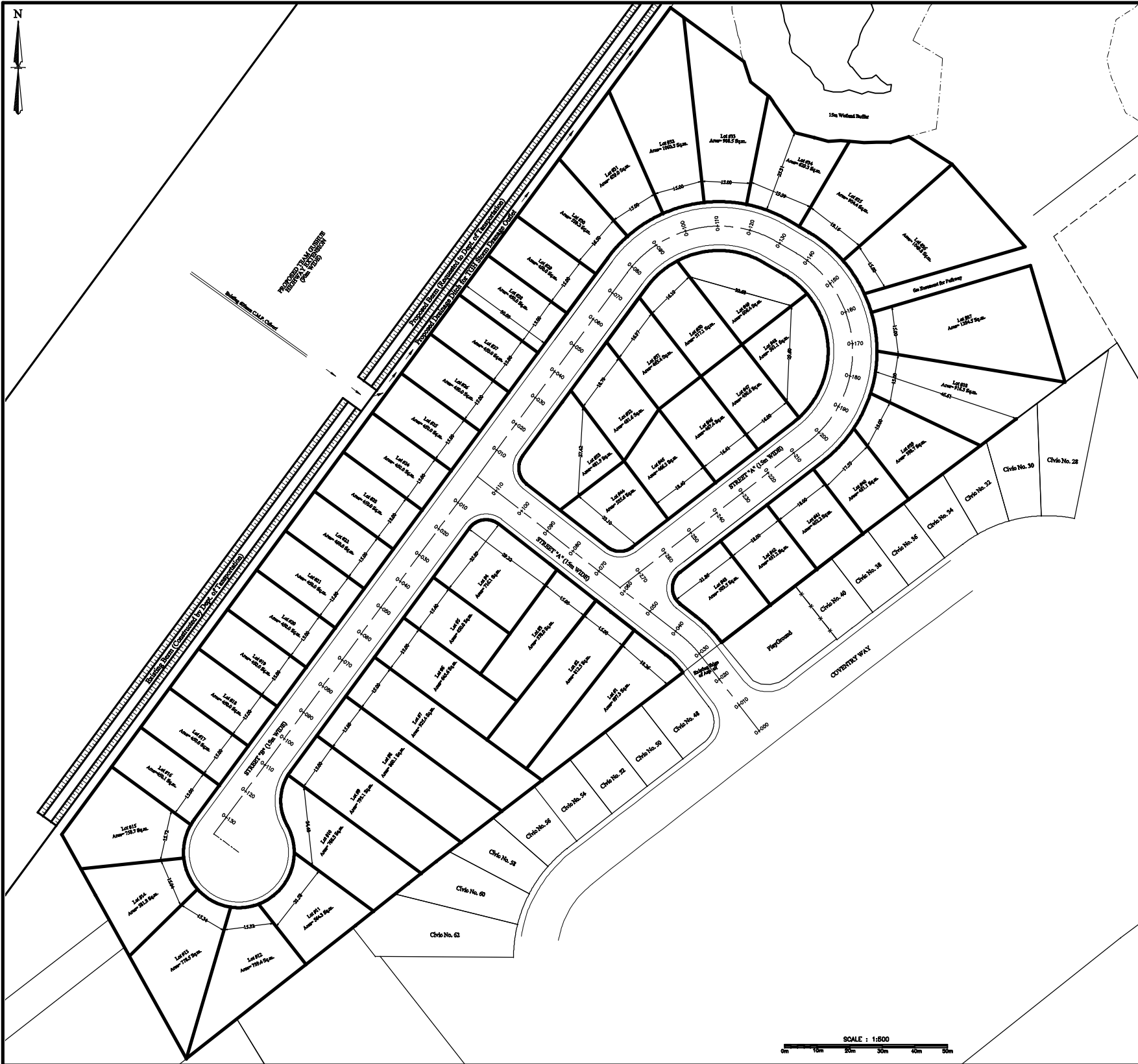
This is provided for the consideration of the Planning and Housing Standing Committee.

Ken O'Brien, MCIP
Manager of Planning and Information

Cliff Johnston, MCIP
Director of Planning

/ck

Attachments



NOTES

Do not scale from drawing.



PROVINCE OF NEWFOUNDLAND
 PERMIT HOLDER
 Class "A"
 This Permit Allows
ALLNORTH CONSULTANTS LTD.
 To practice Professional Engineering in
 Newfoundland and Labrador.
 Permit No. as Issued by PEGNL No. 282
 which is valid for the year 2012.

| REV | DATE | DESCRIPTION | BY | APP'D |
|-----|----------|-----------------------------------|----|-------|
| 01 | 12/07/20 | Revised west Cut-to-Road | | |
| 02 | 12/06/20 | Revised two Cut-to-Road at P-Loop | | |

CLIENT:
NOSEGARD HOLDINGS LIMITED



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|---------------------|---------------|----------------------|
| CLIENT NO: | DRAWN BY: CKE | DATE: April 26, 2012 |
| PROJECT NO: 1280015 | CHECKED BY: | DATE: |
| DRAWING SIZE: | CHECK BY: | DATE: |
| SCALE: 1:500 | APP'D BY: | DATE: |

PROJECT:
**PROPOSED R1
 SUBDIVISION PLAN
 COVENTRY WOOD**

TITLE:
CONCEPT PLAN

SHEET NUMBER: 1 of 2
 DWG. NO.: 1280015-1



AREA PROPOSED TO BE REZONED

