

MEMORANDUM

Date: January 20, 2014

To: Chair and Members
Planning and Development Committee

Re: **Department of Planning File Number: REZ1300001**
Proposed text amendment to allow townhouses throughout Planning Area 4 –
Mundy Pond in the Residential Medium Density (R2) Zone
12 Jensen Camp Road (Ward 3)

An application has been submitted to allow a five (5)-unit townhouse development at 12 Jensen Camp Road. This would not require a rezoning, as the property is already in the Residential Medium Density (R2) Zone. However, the Planning Area 4 (Mundy Pond) Development Plan restricts multi-family housing (townhouses and semi-detached houses) to Blackmarsh Road alone. This would need to be amended. There would also need to be an amendment to the R2 Zone table to remove the restrictions for Planning Area 4.

BACKGROUND

Planning Area 4 – the Mundy Pond neighbourhood – has its own Development Plan under the St. John's Municipal Plan. The Development Plan sets out more specific policies than the Municipal Plan.

The Planning Area 4 Development Plan restricts multi-family housing (townhouses and semi-detached houses) to Blackmarsh Road alone. This policy was put in place in the 1980s when there was a neighbourhood concern that social housing being built by the NL Housing Corporation was being concentrated in the Mundy Pond area.

There have been at least two other examples where the Residential Medium Density (R2) Zone has been introduced into Planning Area 4 for the purpose of developing semi-detached houses. This went against the PA 4 Development Plan, but each application had merit and Council voted to proceed with them.

In the present case, no rezoning would be needed, but Council would need to consider removing the Development Plan policy restricting multi-family housing to Blackmarsh Road alone. This would require a Municipal Plan amendment. The effect would be to allow townhouses and semi-detached houses in Planning Area 4, subject to appropriate land-use zoning. There would also need to be an amendment to the R2 Zone table, which restricts town housing in Planning Area 4.

ST. JOHN'S

Higher density forms of housing make efficient use of land at a time when there is a great demand for new housing. Sound planning principles encourage a diversity of housing types to accommodate the widest range of households. Town housing makes efficient use of land and should be allowed for new developments in Planning Area 4.

Technical Considerations

1. The depth of all driveways shall be a minimum of 6 metres from the property line;
2. The access points must intersect the roadway at or as close as possible to a 90-degree angle;
3. Record drawings indicate that there are water, sanitary, and storm sewer mains in Jensen Camp Road; and
4. The applicant is responsible for the cost of extending service laterals from the water and sewer mains. Any and all work on existing water mains must be performed by City forces.

RECOMMENDATION

Should the Planning and Development Committee agree to allow a Municipal Plan text amendment removing the restriction on multi-family housing in Planning Area 4 (Mundy Pond) and to revise the R2 Zone table for town housing in Planning Area 4, staff recommend advertising the amendments for public review. At a later date, the Municipal Plan amendment would require a public hearing chaired by an independent commissioner.

This is provided for the consideration of the Committee.

Ken O'Brien, MCIP
Chief Municipal Planner

Mark Hefferton
Planner

MH/sba

**RESOLUTION
ST. JOHN'S MUNICIPAL PLAN
AMENDMENT NUMBER 126, 2014**

WHEREAS the City of St. John's wishes to allow an infill residential development at Civic Number 12 Jensen Camp Road [**Parcel ID #33984**].

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendment to the St. John's Municipal Plan in accordance with the provisions of the Urban and Rural Planning Act.

Amend III, Section 4.2.2 ("Residential Medium and High Density Multi-family housing shall be concentrated along Blackmarsh Road, and the lands shall be designated Residential Medium Density and Residential Low Density") by adding the following new sentence:

"However, for properties that do not have frontage along Blackmarsh Road, Council shall have the discretion to allow multi-family housing".

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of **APRIL, 2014**.

Mayor

MCIP

I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

City Clerk

Council Adoption

Provincial Registration

**RESOLUTION
ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT NUMBER 588, 2014**

WHEREAS the City of St. John's wishes to allow townhouses throughout Planning Area 4 – Mundy Pond in the Residential Medium Density (R2) Zone.

BE IT THEREFORE RESOLVED that the City of St. John's hereby adopts the following text amendment to the St. John's Development Regulations pursuant to the provisions of the Urban and Rural Planning Act.

Amend the Residential Medium Density (R2) Zone table, Section 10.4.1(i) "Townhousing" by deleting the phrase "and except for Planning Area 4 – Mundy Pond, where Townhousing is restricted to Blackmarsh Road and the area bounded by L'Anse aux Meadows Crescent, Captain Whelan Drive, and Columbus Drive" from the Permitted Uses section.

BE IT FURTHER RESOLVED that the City of St. John's requests the Minister of Municipal Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of St. John's has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this ____ day of **APRIL, 2014**.

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I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

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SUBJECT PROPERTY

16A

16

617

615

12

R2

R1

CM

EMPIRE AVE

JENSEN CAMP RD

59

R1

57

620

43

41

39

37

35

651

R2

655

10B

10

8

R1

