

# MEMORANDUM

Date: July 23, 2013

To: Chair and Members  
Planning and Housing Standing Committee

Re: **Department of Planning File Number B-17-B.23**  
**Proposed to the Residential Medium Density (R2) Zone**  
**Civic No. 163 Blackhead Road (Ward 5)**  
**Applicant: City of St. John's**

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The City of St. John's has submitted an application to rezone property at Civic No. 163 Blackhead Road, from the Apartment Low Density (A1) Zone to the Residential Medium Density (R2) Zone, allowing for the property to be planned as a mixed use residential development, with a focus on the provision of providing affordable housing.

## BACKGROUND

	<b>St. John's Municipal Plan</b>	<b>St. John's Development Regulations</b>
<b>Existing</b>	Residential Low Density (RLD) District	Apartment Low Density (A1) Zone
<b>Proposed</b>	Same	Residential Medium Density (R2) Zone

The subject property is located adjacent to the Golden Vista Complex in Shea Heights, overlooking downtown. The property is undeveloped and relatively flat, with approximately 126 metres of frontage along Blackhead Road and an area of 2.54 hectares (6.3 acres). The property is currently designated Residential Low Density (RLD) and zoned Apartment Low Density (A1). The surrounding area to the east is zoned Residential Medium Density (R2) and is comprised mainly of single detached homes. There are no overlay districts or zones affecting the subject property.

## PLANNING CONSIDERATION

1. The subject property is within the Residential Low Density District as designated under the St. John's Municipal Plan. This designation is applied to lands that are intended to permit single detached dwellings, while the City may permit conditional zones that allow Medium Density Residential uses that are compatible with single detached dwellings subject to a Land Use Assessment Report. A staff report can serve as an LUAR. The rezoning would not require a Municipal Plan amendment.

# ST. JOHN'S

DEPARTMENT OF PLANNING

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2. The RLD District allows a maximum permitted density of 25 units per net hectare. Buildings generally do not exceed two storeys with a Floor Area Ratio of 0.5. Subject to an LUAR individual projects can be zoned to allow heights up to three storeys with a Floor Area Ratio not exceeding 1.0.
3. The proposed development is looking to create a mixed use residential development, with a range of affordable housing options. As the current Apartment Low Density (A1) Zone allows only apartment buildings and townhousing, rezoning of land to the Residential Medium Density (R2) Zone would be desirable.
4. The R2 Zone allows single detached houses, semi-detached houses, duplexes and townhouses, which are all compatible with the RLD District, and would have minimal impact upon the surrounding properties that are also zoned R2. The proposed rezoning would lead to reduced potential density of the site and could help to avoid possible future, higher density development that is incompatible with the neighbourhood.
5. The Department of Engineering has reviewed the application. A new sanitary sewer and water main would need to be installed for the development. Connection to the existing sewer located north and west of the property may be available. A new storm sewer is also required, along with stormwater detention for the site. Detailed site servicing plans are required prior to final approval.
6. Submission of a detailed development plan is required before final approval.

## CONCLUSION AND RECOMMENDATION

The proposed rezoning from the Apartment Low Density (A1) Zone to the Residential Medium Density (R2) Zone would allow for the future development of a new residential neighbourhood in the Shea Heights area, while providing a range of affordable forms of housing. The rezoning warrants consideration. Development approval would only be considered after additional detailed plans and information has been submitted and reviewed. Staff recommends that the application be referred to a public meeting chaired by a member of Council.

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

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Ken O'Brien, MCIP  
Chief Municipal Planner

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Lindsay Lyghtle Brushett, MCIP  
Planner

LLB/dlm





**SUBJECT PROPERTY**

