

# MEMORANDUM

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Date: May 12, 2014

To: Chair and Members  
Planning & Development Committee

Re: **PDE File: REZ14-00002**  
**Application to Rezone Property to the Apartment Low Density (A1) Zone**  
**26 Logy Bay Road, Ward 1**  
**Applicant: Gibbons Snow Architects Inc.**

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Gibbons Snow Architects Inc. has applied to have property situated at 26 Logy Bay Road (opposite the present intersection of Parsons Road and Logy Bay Road) rezoned from the Residential Low Density (R1) Zone to the Apartment Low Density (A1) Zone. The purpose is to facilitate the development of an apartment building containing 8 dwelling units and having a height of 2 storeys. The development would have 13 parking spaces located in the front of the building. A preliminary site plan, a preliminary building layout plan and a rendering of the building exterior have been provided.

It is recommended that this application be given further consideration.

## **BACKGROUND**

The subject property is level, L-shaped and has an area of 2021 square metres (0.5 acre). It is occupied by a large bungalow and an accessory building. This property is in the Residential Low Density (RLD) Land Use District. The A1 Zone is a Conditional Zone in the RLD District which could be allowed subject to a Land Use Assessment Report (LUAR).

Further north of the subject property is a large vacant property (34 Logy Bay Road) which the owner is seeking to have rezoned from Apartment Medium Density (A2) to Apartment High Density (A3) to accommodate of two ten-storey apartment buildings. Next to this property is the Bally Haly Golf and Curling Club (Open Space Zone); east of the club grounds is the Pepperell Place apartment building (A1 Zone) and other apartment buildings that are part of the former Pleasantville military base.

With the exception of an adjoining commercial property on the north (28 Logy Bay Road) occupied by a bank and fronting on Logy Bay Road and Selfridge Road in the Commercial Office (CO) Zone and the Commercial General (CG) District, all other properties on this block and on the opposite side of Logy Bay Road are occupied by single-detached houses. All these properties are in the R1 Zone and designated by the Municipal Plan in the Residential Low Density (RLD) District.

# ST. JOHN'S

## DISCUSSION

### Planning Considerations

	<b>St. John's Municipal Plan</b>	<b>St. John's Development Regulations</b>
<b>Current</b>	Residential Low Density (RLD) District	Residential Low Density (R1) Zone
<b>Proposed</b>	No Change	Apartment Low Density (A1) Zone

1. The property is in the Residential Low Density (RLD) District. This designation is applied to lands characterized by mostly single detached houses. Subject to a Land Use Assessment Report (LUAR), a zone allowing an apartment building not exceeding 3 storeys in height within the A1 Zone could be allowed as a Conditional Zone in this District.
2. An overall objective of the Municipal Plan is to encourage compact urban form by accommodating higher densities and infill development. A residential objective is to maintain neighbourhood character and quality of life in residential neighbourhoods.

Low-rise apartment buildings and the A1 Zone are not common to this neighbourhood. However, an apartment building would make efficient use of land at a time when there is a demand for new housing and enables the City to be more efficient in delivery of services. Plus, with a height of 2 storeys, the apartment building would not be higher than typical houses in the area. The compatibility of the proposed development with the neighbourhood could be determined through the LUAR (draft Terms of Reference attached) and public review of this application.

### Engineering Considerations

1. A municipal water main which could service the subject property is located along Logy Bay Road.
2. There is no sanitary sewer main to service the subject property along Logy Bay Road. The closest sanitary sewer main is on Parsons Road. It would be the applicant's responsibility to extend the sanitary sewer service to the subject property.
3. There is a storm sewer main to service the subject property along the front of the property on Logy Bay Road. Stormwater detention may be required onsite.

4. With modification to the site plan, satisfactory site access is possible from Logy Bay Road and municipal requirements of parking lot development can be satisfied.

Review and approval of a site development plan, including connection to underground municipal services, controlled site access, parking lot layout and landscaping/buffering, would ordinarily be addressed at the time an application for development approval is submitted to the City.

## **CONCLUSION & RECOMMENDATION**

The Municipal Plan encourages an appropriate and compatible mix of residential forms and densities and overall higher density development. This is in order to achieve a compact urban form, create better quality neighbourhood environments and reduce the cost of municipal services. The rezoning application warrants further consideration.

If the Planning and Development Committee agrees, staff will provide the attached draft Terms of Reference for a LUAR to Council. Upon receipt of a satisfactory report, staff will then refer the LUAR and this application to the public consultation process. A public meeting in accordance with Section 5.5 of the Development Regulations chaired by a member of Council, would be appropriate.

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

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Ken O'Brien, MCIP  
Chief Municipal Planner

PDB/dlm

Attachment



**SUBJECT PROPERTY**

**26 Logy Bay Road**  
**1:1,000**

SELRIDGE RD

ROSS RD

PARSONS RD

LOGY BAY RD

CARTY PL

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