

MEMORANDUM

Date: June 14, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File Number B-17-A.7**
Proposed Rezoning to the Residential Medium Density (R2) Zone
Civic Number 38 Anthony Avenue (Ward 3)

The applicant has submitted an application to rezone property at Civic Number 38 Anthony Avenue. The subject property is located within the Residential Low Density (RLD) District under the St. John's Municipal Plan, and is presently zoned Residential (R1) Zone. The proposed rezoning to the Residential Medium Density (R2) Zone would allow for the construction of two (2) semi-detached residential units.

The rezoning application warrants further review.

BACKGROUND

The subject property is located near the intersection of Anthony Avenue and Mundy Pond Road. The property is currently vacant with the exception of an existing shed on the property. Municipal water and sewer services are available in the area. There are no overlay districts or zones affecting the subject property.

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Residential Low Density (RLD) District	Residential Low Density (R1) Zone
Proposed	Existing	Residential Medium Density (R2) Zone

PLANNING CONSIDERATIONS

1. The subject property is designated Residential Low Density (RLD) District under the Municipal Plan, and applies to those areas characterized by a predominance of single detached dwellings. Mundy Pond Road Planning Area 4, under the Municipal Plan, is an area where multi-family housing shall be concentrated along Blackmarsh Road.
2. The property would need to be rezoned from the Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone to accommodate two (2) semi-detached dwellings. A Municipal Plan amendment would not be required.

ST. JOHN'S

3. The property is located within a residential neighbourhood, where most all of the dwellings are single detached homes. Although spot-zoning is not usually recommended, 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 dwellings.
4. The Department of Engineering has no concerns regarding municipal services or road access.

CONCLUSION AND RECOMMENDATION

The City has recently advertised several other applications to rezone properties from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow semi-detached housing projects in Planning Area 4. Therefore it is recommended that the proposed rezoning of Civic Number 38 Anthony Avenue from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone, allowing two (2) semi-detached dwellings be advertised for public review and comment.

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

Ken O'Brien, MCIP
Manager of Planning & Information Services

Lindsay Lyghtle Brushett, MCIP
Planner

LLB/dlm



POND PL

SUBJECT PROPERTY



187

185

189

191

36

38

30

28

61

59

24

22

MUNDY POND RD

ANTHONY AVE

192

R1

195

197

99

R1

6

7

8

R1