

**TERMS OF REFERENCE
LAND USE ASSESSMENT REPORT (LUAR)
APPLICATION FOR 3 STOREY SINGLE DETACHED DWELLING
1 OZARK PLACE**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Assessment Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Elevation & Building Height

- Provide elevations of the proposed Dwelling.
- Identify graphically the exact location with a dimensioned site plan:
 - Location of the proposed Dwelling in relation to neighbouring Dwellings;
 - Proximity of the Dwelling to property lines and identify setbacks; and
 - Identify the height of the Dwelling.
- Provide street scape views/renderings of the proposed Dwelling in comparison to existing Dwellings from the following Streets:
 - Along the property frontage at Ozark Place;
 - Along the Side Yard (Flanking Street) at Redberry Street; and
 - Along the Street at Pepperwood Drive (showing the Rear Yard).

DECISION/DIRECTION NOTE

Title:	Request to Approve 3 Storey Single Detached Dwelling 1 Ozark Place INT2000097
Date Prepared:	October 14, 2020
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Maggie Burton, Planning & Development
Ward:	Ward 5

Decision/Direction Required:

To set the Terms of Reference for a Land Use Assessment Report regarding additional height for a Single Detached Dwelling at 1 Ozark Place.

Discussion – Background and Current Status:

An application was submitted to accommodate a Single Detached Dwelling with an overall height of 3 storeys at 1 Ozark Place, which is zoned Residential Low Density (R1). Under the St. John's Development Regulations Building Height is not identified within the R1 Zone.

Under the St. John's Municipal Plan, the Residential Low Density District Building Height and Area are defined as generally low profile, not exceeding two storeys and a Floor Area Ratio of 0.5. Subject to a Land Use Assessment Report (LUAR), individual projects may be zoned to allow heights up to three storeys with a Floor Area Ratio not exceeding 1.0.

Although the Zone is not changing, the height of three storeys is higher than surrounding development and it is therefore important to evaluate how the proposal will affect the surrounding area. Subject to Section 5.6.3 "Council may require a Land Use Assessment Report to evaluate any proposed land use, development and/or situation that affects the policies contained in the Municipal Plan". Therefore, it is recommended that a Land Use Report be completed.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans: Directions/Adopted Plans: St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.

ST. JOHN'S

1 Ozark Place

4. Legal or Policy Implications: St. John's Development Regulations Section 5.6.3.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public advertisement of the Land Use Assessment Report.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the attached draft Terms of Reference for the Land Use Assessment Report (LUAR) at 1 Ozark Place to consider a 3 storey Single Detach Dwelling.

Following submission of a satisfactory Land Use Assessment Report (LUAR), it is recommended that the application be advertised and referred to a regular meeting of Council for consideration of approval.

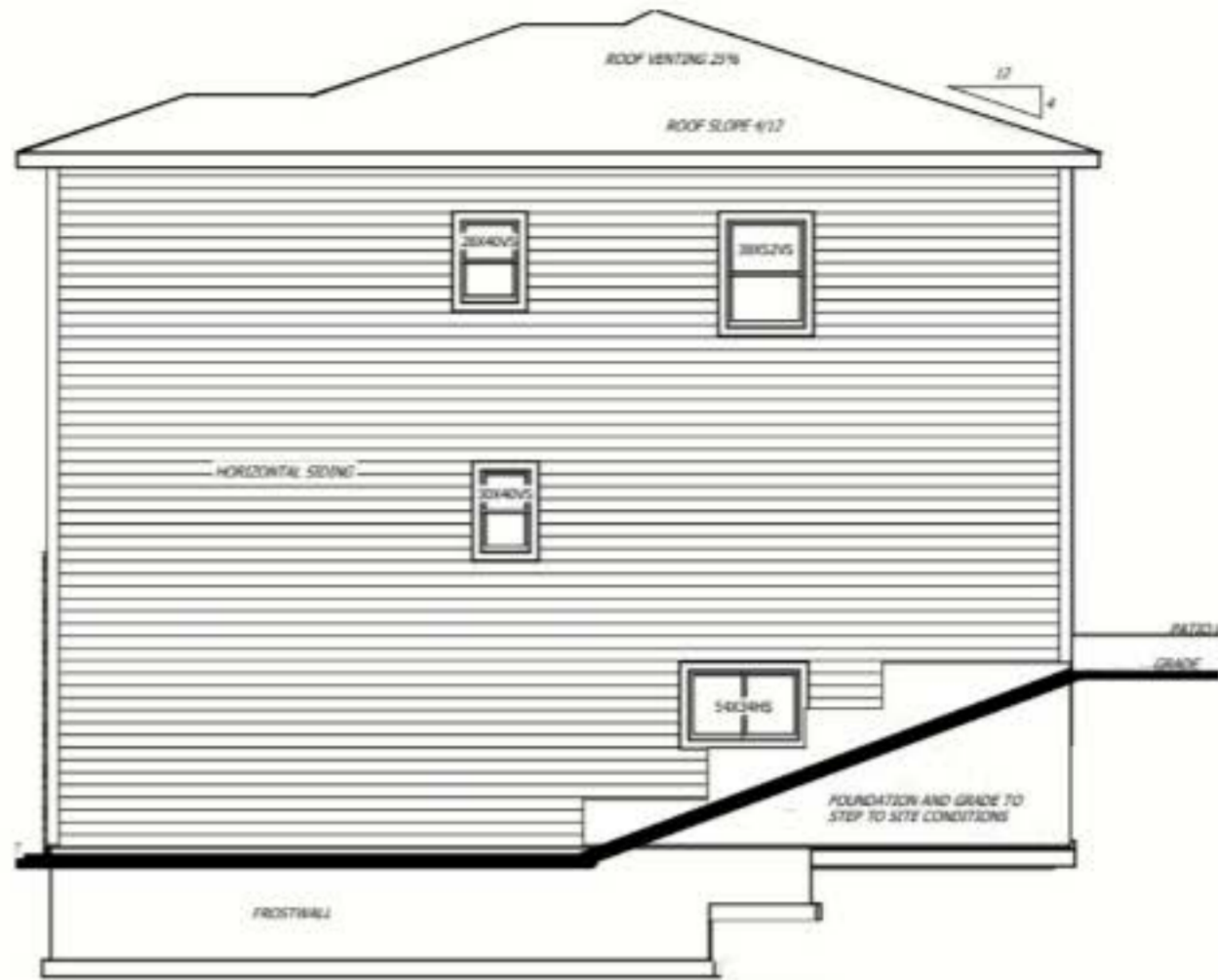
Prepared by:

Lindsay Lyghtle Brushett, MCIP, Supervisor Planning & Development

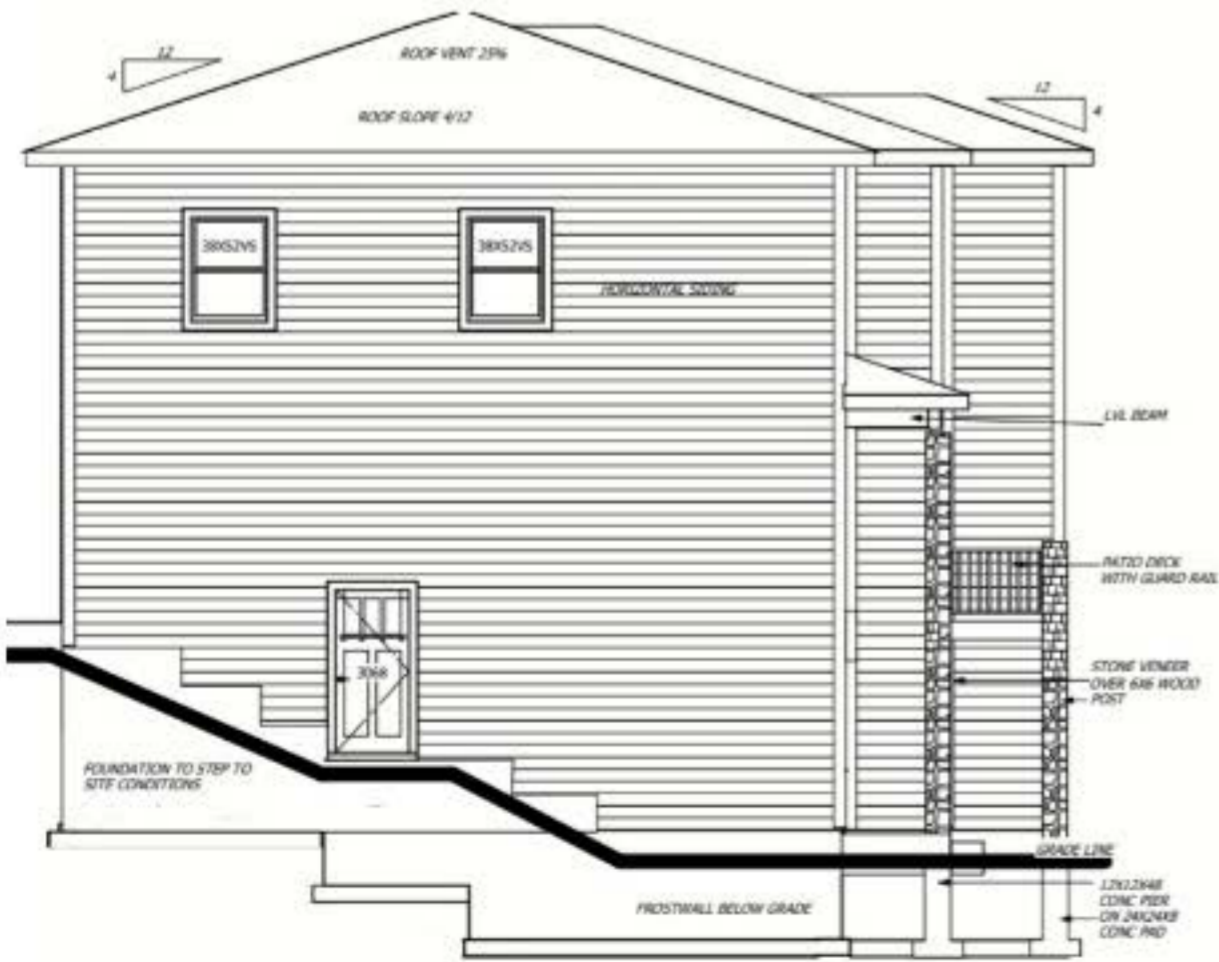
Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services





RIGHT ELEVATION:
SCALE: 3/16"=1'-0"



LEFT ELEVATION:
SCALE: 1/8"=1'-0"

