

MEMORANDUM

Date: April 4, 2014

To: Chair and Members
Planning & Development Committee

Re: **PDE File #: REZ1300017**
Everard Avenue/Kieley Drive, Ward 5
Proposed Rezoning to Accommodate Development of 44 Residential Building Lots

The owner has submitted an application to rezone a 1.59 hectare (3.9 acre) block of undeveloped land situated north of Everard Avenue and Kieley Drive from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone. The purpose of the rezoning is to allow development of 44 (22 x 2) building lots for semi-detached houses. A preliminary subdivision development plan has been submitted to the City as part of the rezoning application.

The rezoning would not require a Municipal Plan amendment but will require a Land Use Assessment Report (LUAR) as the R2 Zone is a Conditional Zone in the RLD District.

The proposed rezoning from R1 to R2 warrants consideration for approval.

BACKGROUND

The subject property is vacant, partially treed and designated Residential Low Density (RLD), per the St. John's Municipal Plan. It is not affected by the presence of a waterway or a wetland. The property is within the Goulds Ultimate Service Area.

North of the subject property is undeveloped backland that is zoned Rural Residential (RR). South and West of the in the subject property are single-detached houses that are zoned R1.

ST. JOHN'S

DISCUSSION

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

Planning Considerations

1. The subject property is designated Residential Low Density (RLD). To accommodate the rezoning it would not be necessary to amend the Municipal Plan. The R2 Zone allows semi-detached houses, rowhousing and single-detached. It could be allowed as a Conditional Zone – subject to a Land Use Assessment Report (LUAR). Given the relatively modest scale of this development proposal, a staff report may suffice.
2. An overall objective of the Municipal Plan is to support compact urban form by encouraging development with higher densities and infill development. A residential objective of the Municipal Plan is to maintain neighbourhood character and quality of life in residential neighbourhoods.

Semi-detached housing is not common to the immediately surrounding neighbourhood in which the subject property is situated nor is the density of housing proposed by the applicant. However, it makes efficient use of land and allows for increased efficiency in the delivery of municipal public services.

3. There is no provision for any public open space in the preliminary subdivision plan submitted to the City as part of the rezoning application and there is no neighbourhood park this area. The City could require conveyance of a parcel of land equivalent to no more than 10% of the land area of the subdivision in a central location that would serve residents as a Neighbourhood Park. However, the Parks and Open Spaces Division of the Department of Public Works advise against this.

Engineering Considerations

1. Water, sanitary and storm sewer services are available for connection on Everard Avenue and Kieley Drive.
2. Stormwater detention will be required in accordance with the City's Net Zero Runoff Policy.

3. Review and approval of a subdivision development plan, including individual lot access, the possible need for a traffic impact assessment and road improvements, and grading/drainage would ordinarily be addressed at the time an application for development approval is submitted to the City.

CONCLUSION and RECOMMENDATION

The rezoning of this vacant land from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone would not require an amendment to the St. John's Municipal Plan but will require a Land Use Assessment Report (LUAR). Because of the scale of the development, it is the opinion of staff that a sufficiently detailed staff report will fulfill the LUAR requirement.

On the basis of the preceding, it is concluded that the rezoning application and the applicant's residential subdivision warrant consideration for approval.

If the Planning & Development Committee concurs, it is further recommended that the application be advertised in accordance with the requirements of Section 5.5 of the Development Regulations and a public meeting chaired by a member of Council be held.

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

Ken O'Brien, MCIP
Chief Municipal Planner

PDB/dlm



RR

RRI

RRI

GARY DR

R1

HENNESSEY'S LINE

BONNIE DR

KIELEY DR

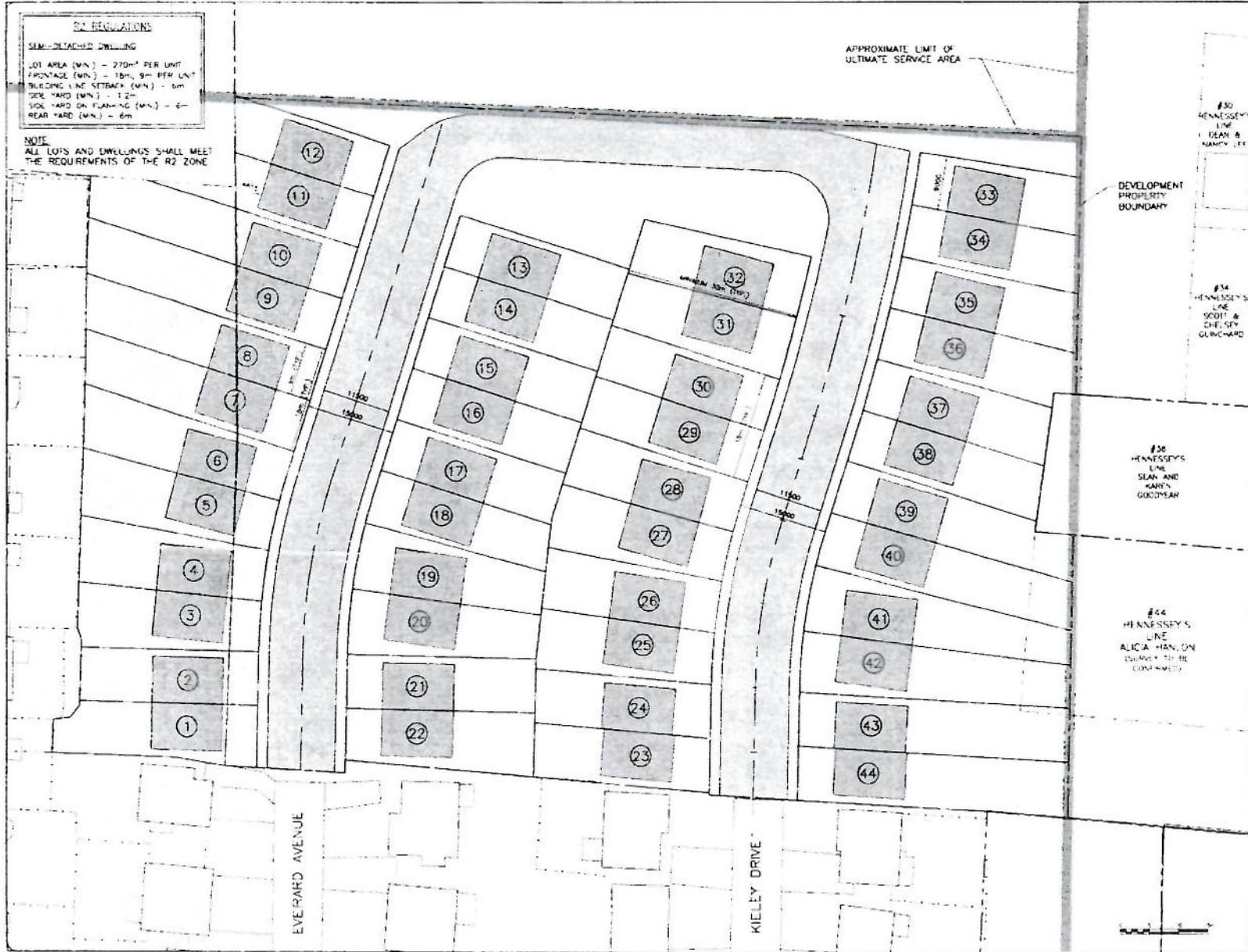
EVERARD AVE

PDE File#: REZ1300017
EVERARD AVENUE/KEILEY DRIVE
Proposed Rezoning to R2 Zone to Accommodate
Development of 44 Residential Building Lots

BY REGULATIONS

SEMI-DETACHED DWELLING
 LOT AREA (MIN.) - 270m² PER UNIT
 FRONTAGE (MIN.) - 15m, 9m PER UNIT
 BUILDING LINE SETBACK (MIN.) - 6m
 SIDE YARD (MIN.) - 1.2m
 SIDE YARD OR PLANNING (MIN.) - 6m
 REAR YARD (MIN.) - 6m

NOTE
 ALL LOTS AND DWELLINGS SHALL MEET
 THE REQUIREMENTS OF THE R2 ZONE



APPROXIMATE LIMIT OF
 ULTIMATE SERVICE AREA

DEVELOPMENT
 PROPERTY
 BOUNDARY

#30
 HENNESSEY'S
 LINE
 DEAN &
 KAMPEY LEE

#34
 HENNESSEY'S
 LINE
 SCOTT &
 CHE. SEN
 GUNCHARD

#38
 HENNESSEY'S
 LINE
 SLAN AND
 KARTY
 GUCKENHAR

#44
 HENNESSEY'S
 LINE
 ALICA HANLON
 EQUINE & TO BE
 CONFIRMED

DATE: _____

SCALE: _____

PROJECT: _____

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

DYNAMIC
 ENGINEERING & CONSULTING
 PROJECT MANAGEMENT, ENGINEERING & CONSULTING

22 CAMPBELL AVENUE TEL: (708) 368-1888
 ST. PETERS, MO FAX: (708) 368-1888
 63117

MR. JOHN BIDGOOD

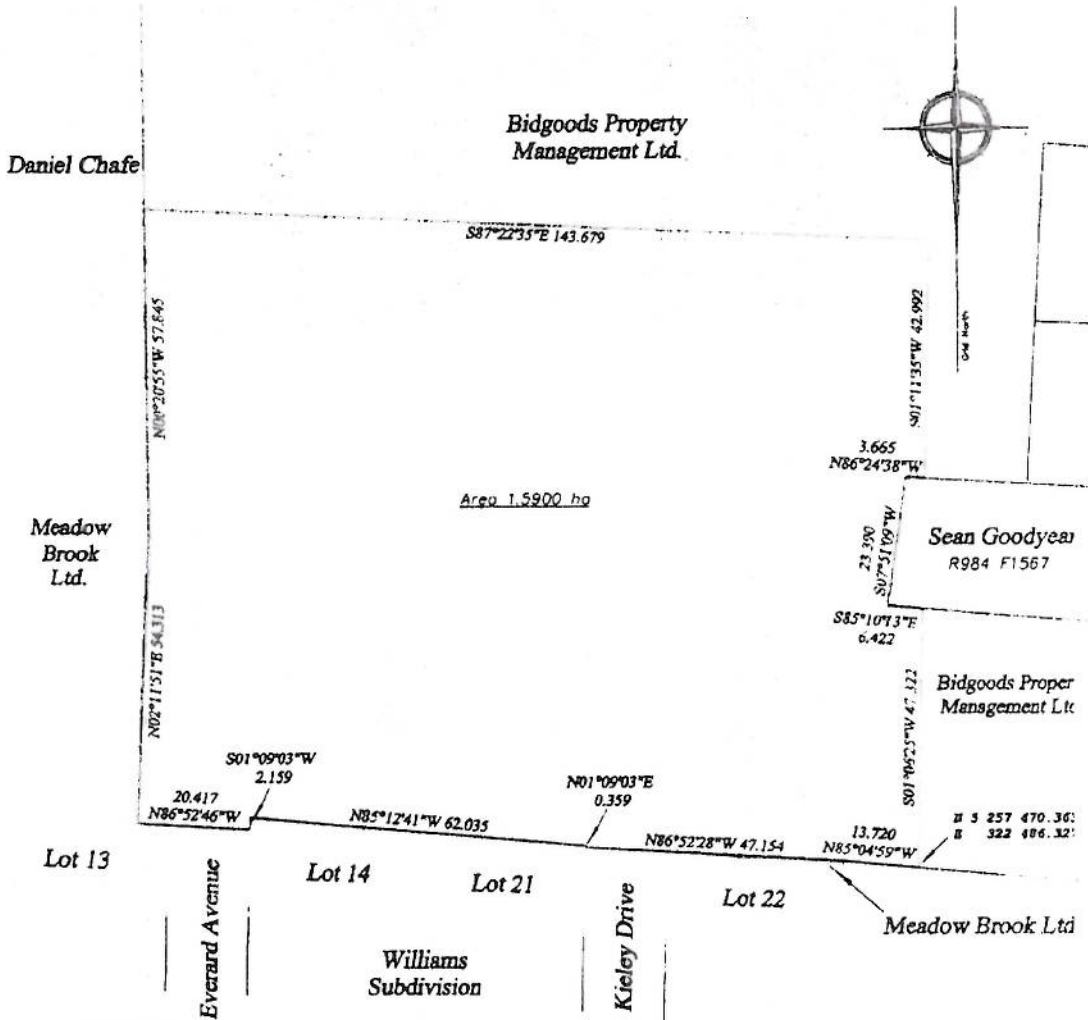
PROPOSED SUBDIVISION
 KIELEY DRIVE
 AND EVERARD AVENUE

PRELIMINARY SITE PLAN

DATE: _____ BY: C.J.M. JANUARY 2014

DATE: _____ BY: C.J.M. AS SHOWN

13225 PR3 | A



Notes: - This plan certifies the information as of the date shown and only as of this date. All distances are Metric.

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For further information contact the author at [709] 747-5923, Fax 747-0177, E-Mail dvallis@nl.sln.com

Boundary Survey date: July 2, 13

Bidgoods Property Management Ltd. scale: 1:1000

Everard Avenue/Kieley Drive, St. John's, NL job no.: 13152

[C.M.53][NAD 83][GPS][RTK]

REV 1300017