



The areas of land being proposed for initial rezonings are as follows:

- 35.34 hectares (87.32 acres) for the IG Zone
- 39.29 hectares (97.09 acres) for the CR Zone
- 8.43 hectares (20.84 acres) for the A2 Zone
- 12.54 hectares (30.99 acres) for the R1 Zone

The attached maps show the locations of the four properties in relation to the Southlands development, Pitts Memorial Drive, Ruth Avenue and its interchange over Pitts Memorial, and the TCH. The residential and commercial properties would be accessed via a new collector road connecting to a future extension of Southlands Boulevard. The industrial land would be accessed from the TCH.

These lands are above 190 metres elevation, the traditional limit for municipal water and sewage services in St. John’s. Design work is underway to extend services to the Glencrest area.

The general vicinity of Glencrest’s northern end includes the nearby phases of Southlands, two new cemeteries, and two water towers which are part of the St. John’s regional water system. In and around Glencrest’s southern end are the former Duffett’s farm on Duffett’s Road, a paintball recreation business, an air navigation tower and associated buffer, Cochrane Pond, the Cochrane Pond Park, and the Country Ribbon chicken-processing facility.

**PLANNING CONSIDERATIONS**

	<b>Existing</b>	<b>Proposed</b>
St. John’s Municipal Plan	Urban Development-Southlands/Kenmount District	Same
St. John’s Development Regulations	Comprehensive Development Area-Southlands (CDA-Southlands) Zone	IG, CR, A2, and R1 Zones

The Glencrest area was redesignated and rezoned in 2011 as part of a planning process for future development above 190 metres elevation.

The Urban Development-Southlands/Kenmount District identifies lands above the 190-metre contour which have the potential to be developed on municipal water and sewer services. No development shall be permitted until the City’s Engineering Department determines that the areas are available for serviced development. The same restriction applies in the CDA-Southlands Zone.

At the rezoning stage, the City normally requires a preliminary street layout, lot layouts, types of housing, number of lots, public open space, and any required buffers for rivers, water bodies, and incompatible land uses such as major roads. This will be provided by the applicant in preparation for staff and public review.

## **1. Residential Development Policy**

The Municipal Plan encourages compact urban form by fostering development with higher densities and a mix of building types and land uses. Part of the City's commitment to provide good quality neighbourhoods involves:

- Appropriate mitigation where major non-residential development is in or adjoining a residential area.
- Providing opportunities for retail and other commercial services for residential areas.
- Laying out sidewalks and trails within a neighbourhood and to connect neighbourhoods.
- Ensuring that enough land is reserved as public open space, in accordance with the Municipal Plan and the City's Recreation and Parks Master Plan. The Municipal Plan's policy is a minimum of 2.5 hectares of open space per 1,000 population.

The St. John's Development Regulations require the applicant to convey land suitable for public recreation, up to 10% of the total land area, as a condition of approval of a subdivision.

## **2. Engineering Considerations**

The four subject properties for rezoning do not have public roads or municipal water and sewer services, but these are being planned. Prior to final approval, the City will need detailed drawings for the provision of water and sewer servicing and stormwater detention.

Design work for servicing is ongoing. Council's approach is that the water and sewage services and trunk systems shall be provided at the developer's cost.

Like the Southlands nearby, Glencrest has a number of stream systems and wetlands. These are being delineated and will be reserved for protection.

The City's Engineering Department will review the stream and wetland areas and their buffers, and whether the streams are salmonid-bearing. Before final approval for Stage 1 work, Engineering will require detailed drawings for water and sewer servicing and stormwater detention in accordance with City policies.

## **3. Buffers**

Buffers shape urban development, protect natural areas, and separate incompatible land uses. Where needed, buffers shall be incorporated in the development of lands by requiring one or more of the following:

1. additional lot depth as part of subdivision design;
2. landscaped open areas; and/or
3. screens for privacy or noise control.

As some of the residential properties adjoin a major highway and potential future commercial development, buffers may be required. As well, the air navigation tower in the southwest part of Glencrest will remain reserved from development.

## **CONCLUSION**

These applications for rezoning for residential, commercial, and industrial development come at a time of continued demand for land. The rezonings warrant consideration of approval. Development approval would only be considered later, after additional detailed information has been submitted and reviewed.

The rezonings would not require a Regional Plan amendment or a Municipal Plan amendment. Staff recommend that the applications be referred to a public meeting chaired by a member of Council.

Staff will continue discussions with the applicant on the general concept plan for Glencrest so as to maximize the use of this large area of land in a manner consistent with the St. John's Municipal Plan.

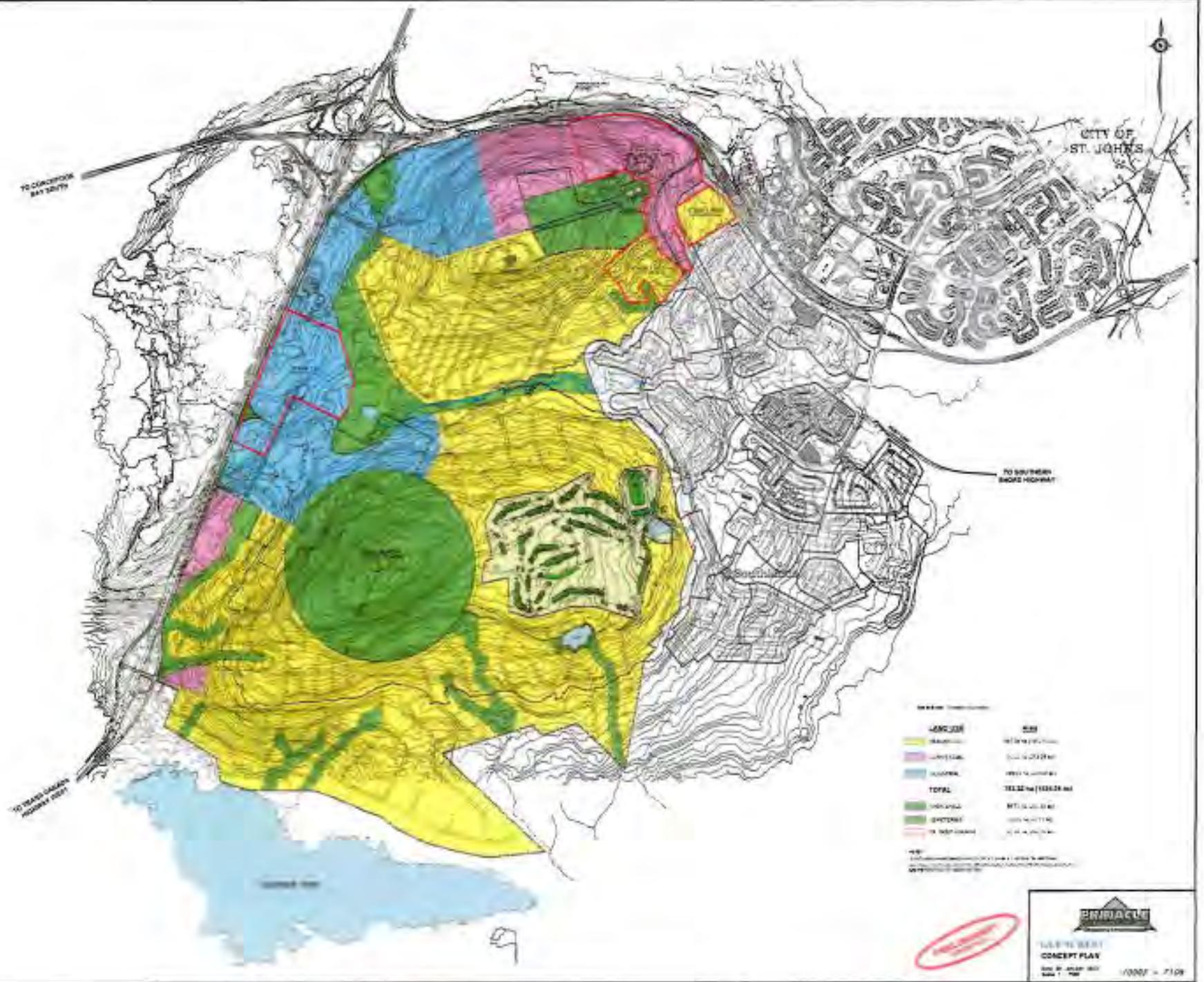
This is provided for the consideration of the Planning and Housing Committee.

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Ken O'Brien, MCIP  
Acting Director of Planning

KOB/dlm

Attachments



**Legend**

LAND USE	HA
RESIDENTIAL	142,000,000
COMMERCIAL	1,100,000
INDUSTRIAL	1,100,000
<b>TOTAL</b>	<b>144,200,000</b>
UNDEVELOPED	1,100,000
WATER	1,100,000
ROADS	1,100,000

NOT TO SCALE  
 ALL DIMENSIONS ARE APPROXIMATE  
 AND SHOULD BE USED AS A GUIDE ONLY



**EMBRACE**

LEWIS BERT  
 CONCEPT PLAN  
 10000 - 7108



CONCEPTION BAY SOUTH BYPASS

PITTS MEMORIAL DR

TRANS CANADA HWY

CDA-SOUTHLANDS

NW



1:7,500

OR

OR

OR

OR

OR

OR

R

R

7th



BURIED FIBRE OPTICS LINE  
(EASEMENT TO BE CONFIRMED)

TELEPHONE LINE EASEMENT

THIRD CANAL PROPERTY

INDUSTRIAL  
STAGE 1  
20.23 - 187.33 m<sup>2</sup>

PROPOSED STREET

EX RIGHT IN/RIGHT OUT

PROPOSED  
RIGHT IN/RIGHT OUT

TO CONCEPTION BAY NORTH

TO CONCEPTION BAY SOUTH

W. POWER EASEMENT

SOUTH BROOK

GLENCREST GOLF COURSE

NAV CANADA SIGNAL TOWER



**GLENCREST**  
CONCEPT PLAN  
STAGE 1 - INDUSTRIAL

Date: 08 JANUARY 2013  
Scale: 1 : 7500

JAN 11 2013

10003-F104



PITTS MEMORIAL DR

OR

OR

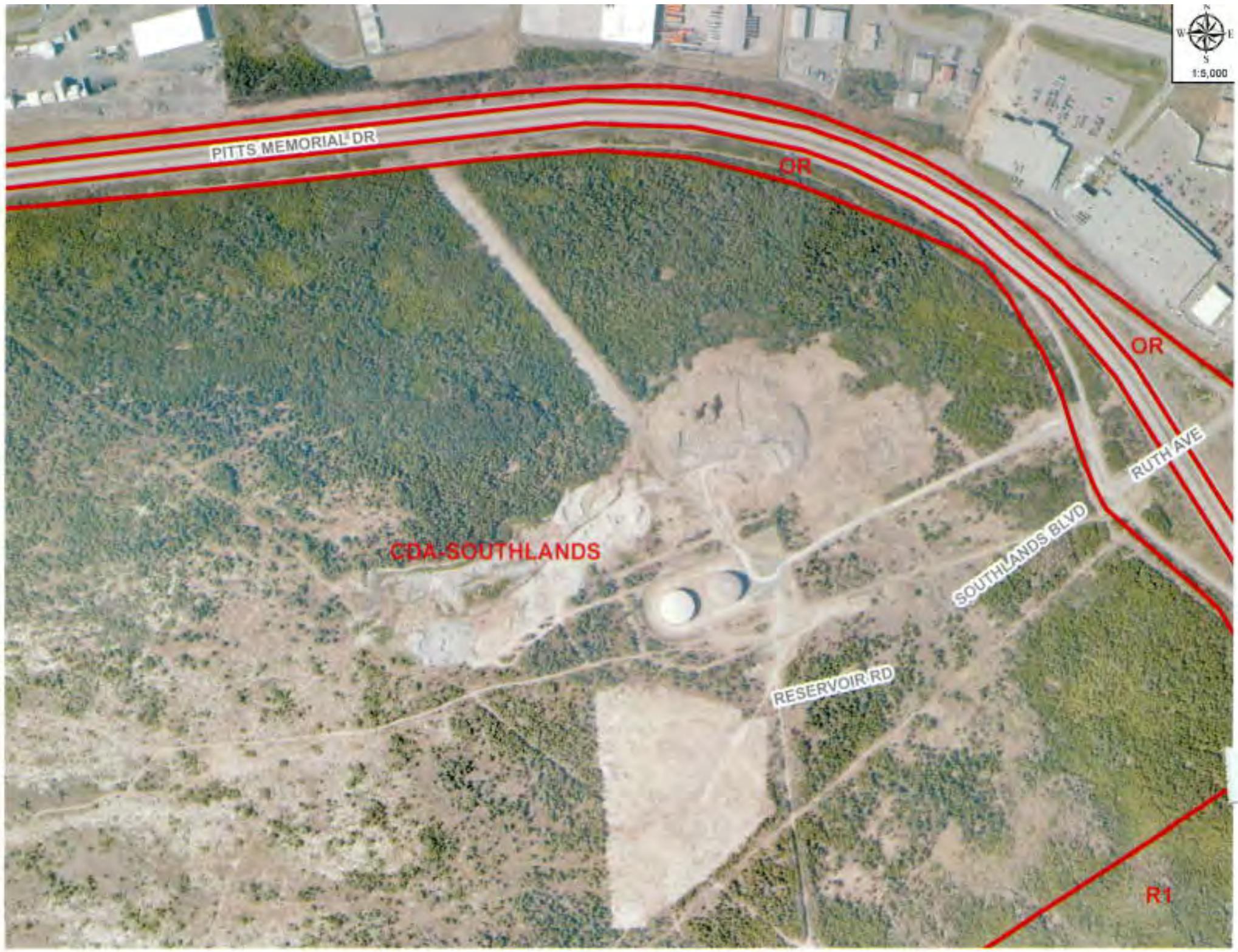
RUTH AVE

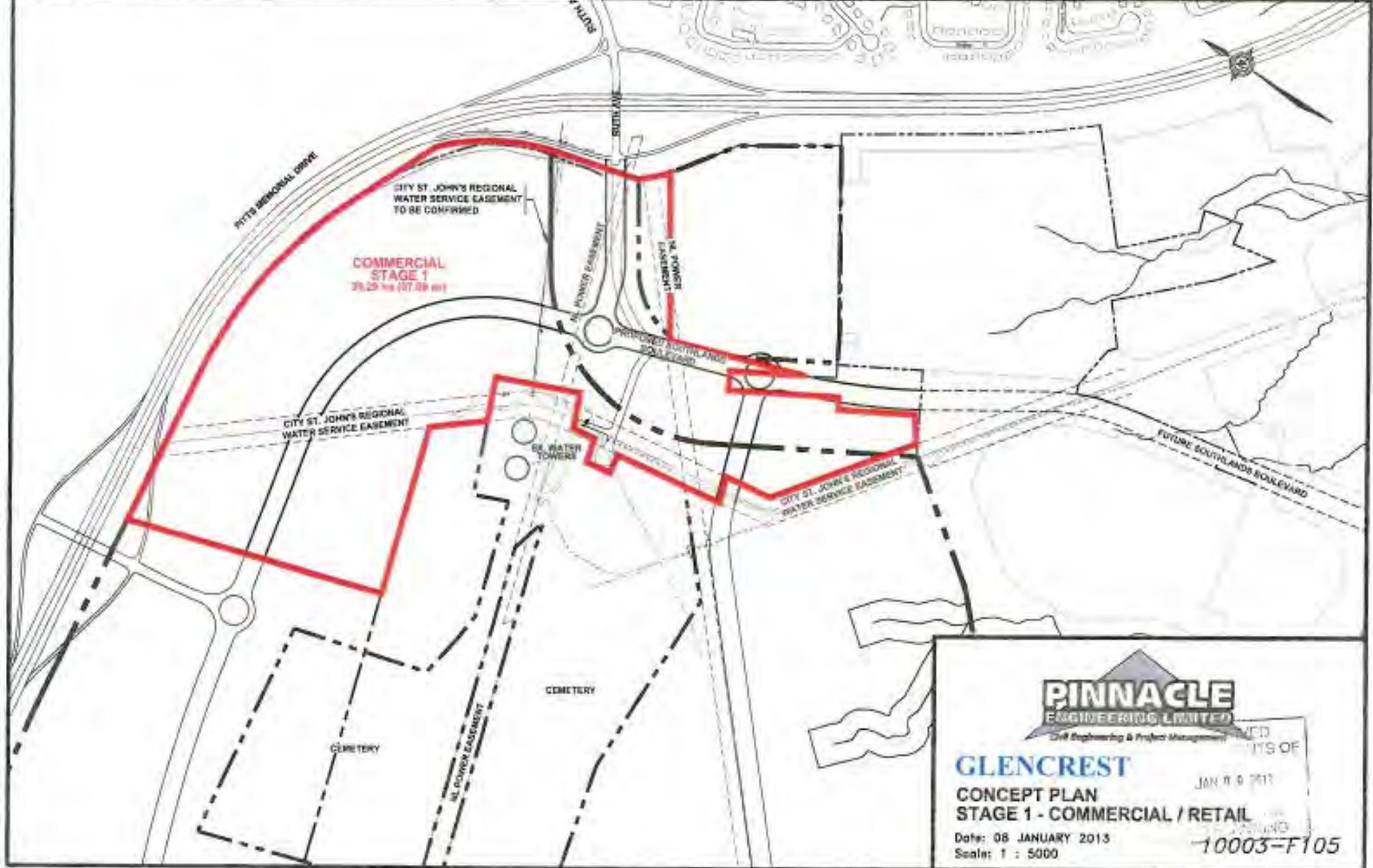
CDA-SOUTHLANDS

SOUTHLANDS BLVD

RESERVOIR RD

R1





**GLENCREST**  
 CONCEPT PLAN  
 STAGE 1 - COMMERCIAL / RETAIL  
 Date: 08 JANUARY 2013  
 Scale: 1 : 5000

SHEET 1 OF 1  
 JAN 09 2013  
 10003-F105



RUTH AVE

SOUTHLANDS BLVD

RESERVOIR RD

PITTS MEMORIAL DR

SUBJECT PROPERTY

CDA-SOUTHLANDS

OR

OR

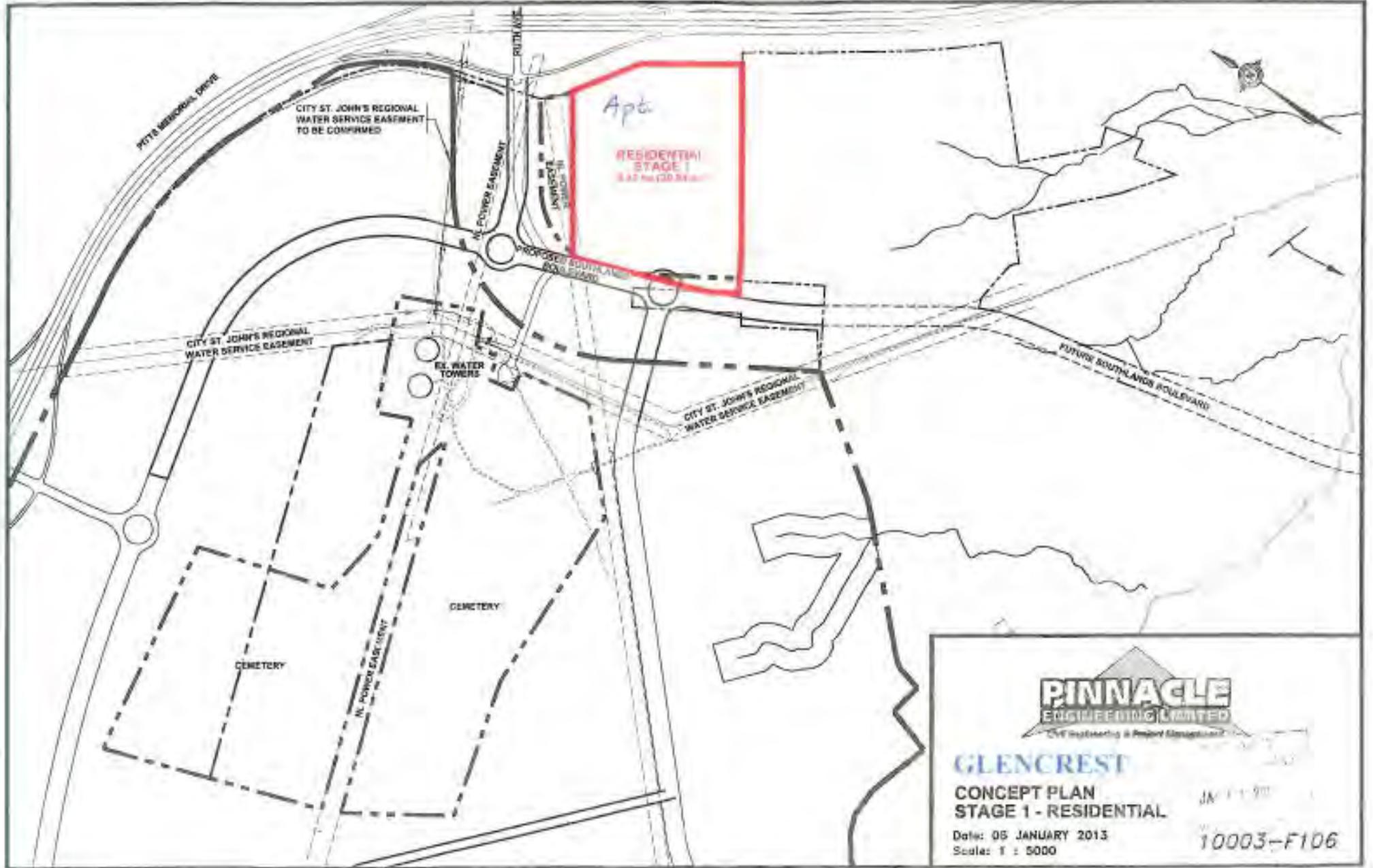
R1

R1

INST

INST





**GLENCREST**  
**CONCEPT PLAN**  
**STAGE 1 - RESIDENTIAL**

Date: 05 JANUARY 2013  
 Scale: 1 : 5000

JN 11 2013  
 10003-F106



**SUBJECT PROPERTY**

**CDA-SOUTHLANDS**

RUTH AVE

SOUTHLANDS BLVD

RESERVOIR RD

PITTS MEMORIAL DR

OR

OR

R1

R1

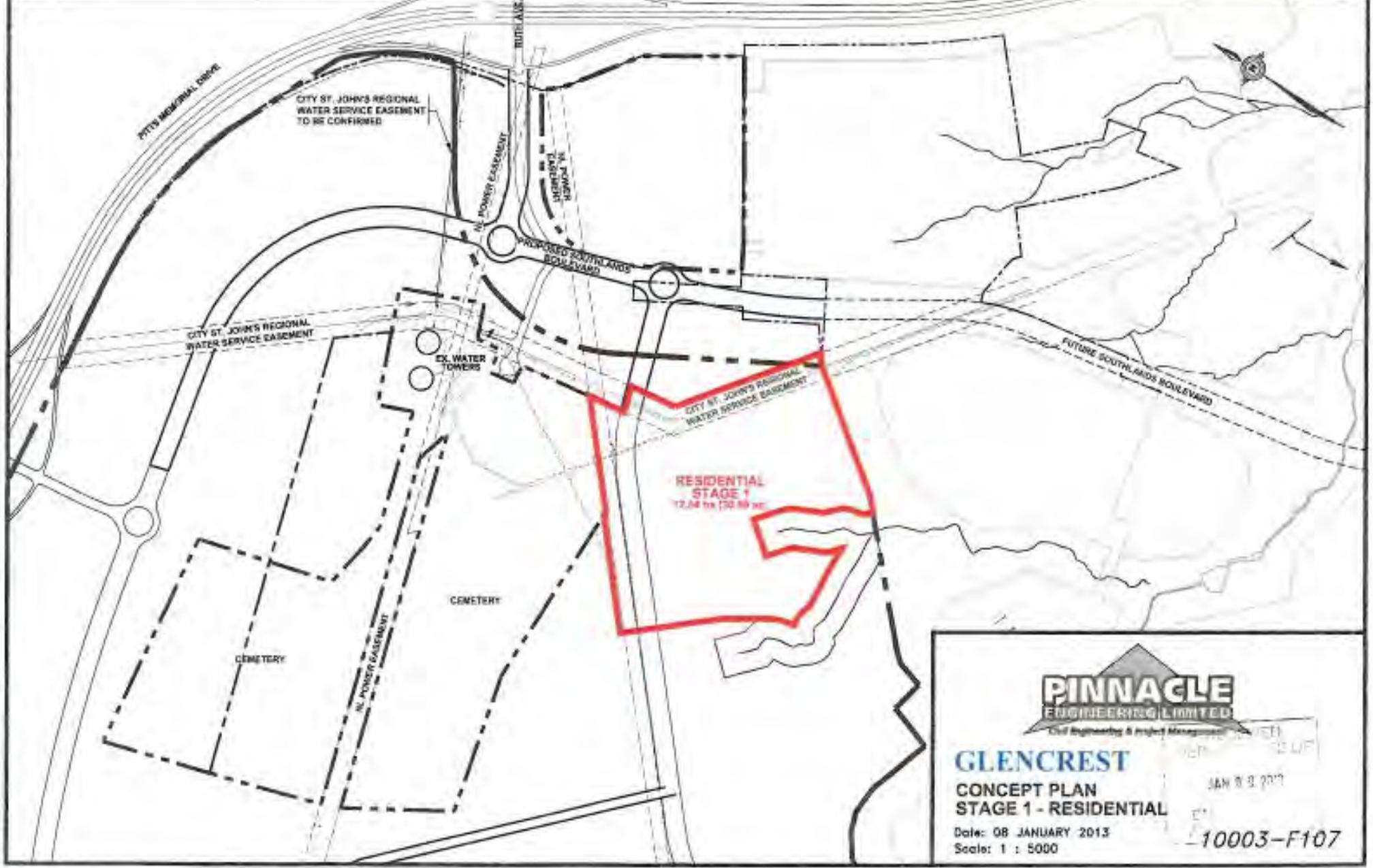
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**GLENCREST**  
CONCEPT PLAN  
STAGE 1 - RESIDENTIAL

Date: 08 JANUARY 2013  
Scale: 1 : 5000

10003-F107  
JAN 08 2013  
10003-F107