

MEMORANDUM

Date: July 22, 2013

To: Chair and Members
Planning and Housing Committee

Re: **Department of Planning File B-17-K.2**
Proposed Rezoning from CDA-Kenmount to Industrial General (IG) Zone and Commercial Highway (CH) Zone for Industrial Use
Kenmount Road (Ward 4)
Applicant: H3 Development Limited

The property owner has applied to rezone a parcel of land on the north side of Kenmount Road to allow for the construction of an industrial commercial subdivision. This application is for property located immediately east of a previous application by Berjon Holding Limited (The Berjon Holding property, 760 Kenmount Road, was rezoned from CDA-Kenmount to Industrial General (IG) and Commercial Highway (CH) Zone in June 2013). Municipal water and sewer services are available along Kenmount Road however this site will have private servicing. The rezoning application is recommended for approval.

BACKGROUND

	St. John's Municipal Plan	St. John's Development Regulations
Existing	Urban Development – Southlands/ Kenmount (UD – SL/K) District	Comprehensive Development Area – Kenmount Road (CDA - Kenmount) Zone
Proposed	Same	Industrial General (IG) Zone and Commercial Highway (CH) Zone

The property is undeveloped and hilly with significant grades climbing to a peak at the northwest corner of the proposed site plan. The Town of Paradise, the Elizabeth Park neighbourhood and a new school are west of this proposed development.. To the north of the subject property borders the Watershed (W) Zone which will be a limit for development.

PLANNING CONSIDERATIONS

The applicant has requested a zoning change to accommodate an Industrial Commercial Subdivision. No proposed zone was specified. The closest zone able to accommodate the proposal would be the Industrial General (IG) Zone.

ST. JOHN'S

DEPARTMENT OF PLANNING
CITY OF ST. JOHN'S PO BOX 908 ST. JOHN'S NL CANADA A1C 5M2 WWW.STJOHN'S.CA

1. The Municipal Plan designation for this property is Urban Development – Southlands/ Kenmount (UD – SL/K) District, which have “*the potential to be developed in the future for a range of land uses utilizing municipal water and sewer services*”.
2. The Department of Engineering has reviewed the hydrant test results and determined that there is adequate municipal water and sewer services for this proposed development.
3. The current Zoning for this property is the CDA - Kenmount Zone. The Industrial General (IG) and Commercial Highway (CH) Zones would accommodate the proposed development in that the proposal:
 - i. would not conflict with the policies in the Municipal Plan
 - ii. could meet the Zone Requirements of the IG and CH Zones; and
 - iii. the development of these lands is likely to be consistent with the eventual concept plan developed for the area

SUMMARY/ RECOMMENDATION

This industrial commercial subdivision development on Kenmount Road would help to accommodate the increasing demands for industrial lands within the City’s boundaries. It is recommended that this industrial commercial subdivision development be advertised for public review and comment. If there are no objections by neighbouring residents, then the rezoning could be considered for approval by Council. A Municipal Plan amendment is not required.

This is provided for the Committee’s consideration.

Ken O’Brien, MCIP
Manager of Planning & Information

Mark Hefferton
Planner

MH/dlm



SUBJECT PROPERTY

CDA-KENMOUNT

CDA-KENMOUNT

W

R

R

RK

CI

KENMOUNT RD

HOPEDALE

GREAT EASTERN AVE

OBERON ST

GIL EANNES DR

ICELAND PL

CH

CH



DO NOT SCALE FROM PRINT

NO.	REVISIONS	DATE

NO.	REVISIONS	DATE

OWNER :

HICKMAN GROUP

ENGINEERING:

PETER HUTTON, P. ENG.
ADVANTAGE MANAGEMENT LTD.
 322 WATERFORD BRIDGE ROAD
 ST. JOHN'S, NL
 A1E 1E9
 TEL. /FAX. (709) 368-8547 CELL (709) 685-3671

SURVEYING :

BROWN & WAY SURVEYS
 314 HAMILTON AVENUE
 ST. JOHN'S, NL
 A1E 1J9
 PROFESSIONAL SURVEYING SERVICES
 email : brownsw@firstcity.net
 TEL. (709) 726-1040 FAX (709) 726-1041

PROJECT :

PROPOSED INDUSTRIAL COMMERCIAL SUBDIVISION
 KENMOUNT ROAD, ST. JOHN'S, NL

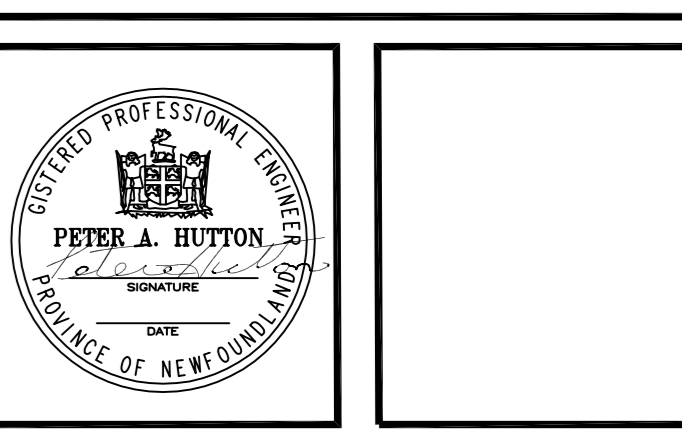
TITLE :

CONCEPT DEVELOPMENT PLAN

AUTHORITY :

OFFICE OF THE DIRECTOR ENGINEERING & PLANNING CITY OF ST. JOHN'S

PROVINCE OF NEWFOUNDLAND PERMIT HOLDER CLASS "A"
 This Permit Allows
PETER A. HUTTON
 To practice Professional Engineering in Newfoundland and Labrador
 Permit No. as issued by 27/09/08
 which is valid for the year 2008-2012



SCALE : 1 : 1500	DATE : OCTOBER, 2012
DRAWN BY: G.N.	SHEET of
CHECKED BY: <i>PH</i>	SURVEYED BY:
APPROVED BY: <i>PH</i>	JOB NO. 9729