

MEMORANDUM

Date: January 3, 2013

To: His Worship the Mayor and Members of Council

Re: **Department of Planning File No. B-17-Q.5**
Proposed Rezoning for Six (6) Lot Residential Subdivision
Quidi Vidi Village Road (former School House Hill Site) (Ward 2)
Applicant: Powder House Hill Investments Limited

An application has been submitted to the City's Department of Planning by Powder House Hill Investments Limited requesting to rezone land on the former School House Hill site off Quidi Vidi Village Road for a proposed six (6) lot residential subdivision on which six (6) single detached dwellings with individual driveways would be constructed.

The subject property is in the Residential Medium Density District of the Municipal Plan and is zoned Comprehensive Development Area 6 (CDA-6) and Open Space (O) under the St. John's Development Regulations. The CDA Zone is a form of holding zone, pending a comprehensive plan for development. Residential uses may be entertained with a maximum allowable density of 50 Dwelling Units per net hectare.

The Quidi Vidi Village Development Plan (2006), adopted in principle by Council in August of that year, calls for a circle of green to be maintained around the upper reaches of the village. Regarding the subject property, the QVV Development Plan recommended that it could be developed with "roadside housing in a way that integrates the homes into the landscape". An underground pipeline bisects the site, and the applicant proposes to rezone all land north of the pipeline (furthest from the road, overlooking Quidi Vidi Lake) to Open Space (O) as part of this application. (see attached letter dated December 12, 2012 from the applicant).

The application has been reviewed by the City's Transportation Engineer for site visibility from the proposed driveway locations and has advised that the driveway locations are acceptable.

The application was discussed at a meeting of the City's Development Committee held on December 18, 2012. The Committee agreed to recommend to Council that the application be referred to a public meeting, to be chaired by a Member of Council and that the proponent be directed to prepare building elevations for the proposed houses for display at the public meeting.

Recommendation

Upon receipt of proposed building elevations from the applicant, that staff be directed to schedule a public meeting, to be chaired by a member of Council, on the rezoning application and the proposed building elevations for this residential project.

Robert Smart
City Manager/Chair - Development Committee

JS/dlm
Attachment

I:\J.SAMPSON\2013\Mayor - Quidi Vidi-Bill Clarke Jan 03 2013 (jgs).doc

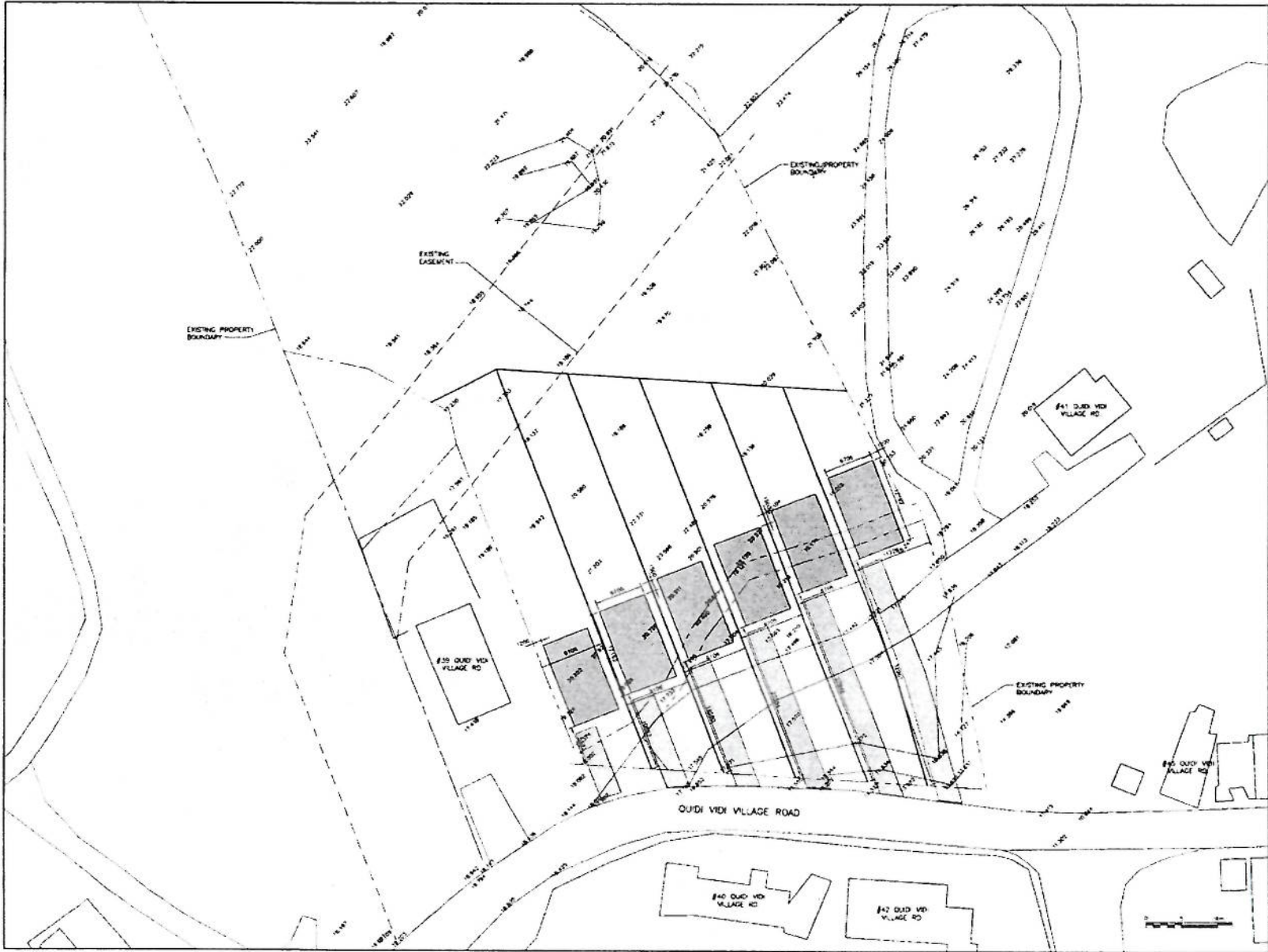
ST. JOHN'S

DEPARTMENT OF PLANNING

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

SUBJECT PROPERTY





GENERAL NOTES

1. REVIEWED BY CLIENT REPRESENTATIVE
 2. CHECKED FOR LEGAL REVIEW
 3. REVISIONS

4. PLAN SECTION, LOCATION OR DATE, etc.
 5. NO OF SHEETS WHERE ABOVE IS SHEET

DATE: 01/11/2012

PRELIMINARY ONLY
 NOT FOR CONSTRUCTION

DYNAMIC DEVELOPMENT SERVICES LTD.

POWDER HOUSE HILL INVESTMENTS LIMITED

PROPOSED RESIDENTIAL DEVELOPMENT
 QUIDI VIDI VILLAGE ROAD

PRELIMINARY LOT LAYOUT

DATE: 01/11/2012	BY: D.J.M.
DATE: 01/11/2012	BY: A.S. CHOWN
PROJECT NO: 08227	PLAN NO: PR10
	REV: B