

Proposed Kenmount Hill CDS Amendment

Public Hearing

October 25th, 2018



History of Kenmound Hill

Why Kenmount Hill? Why Now?

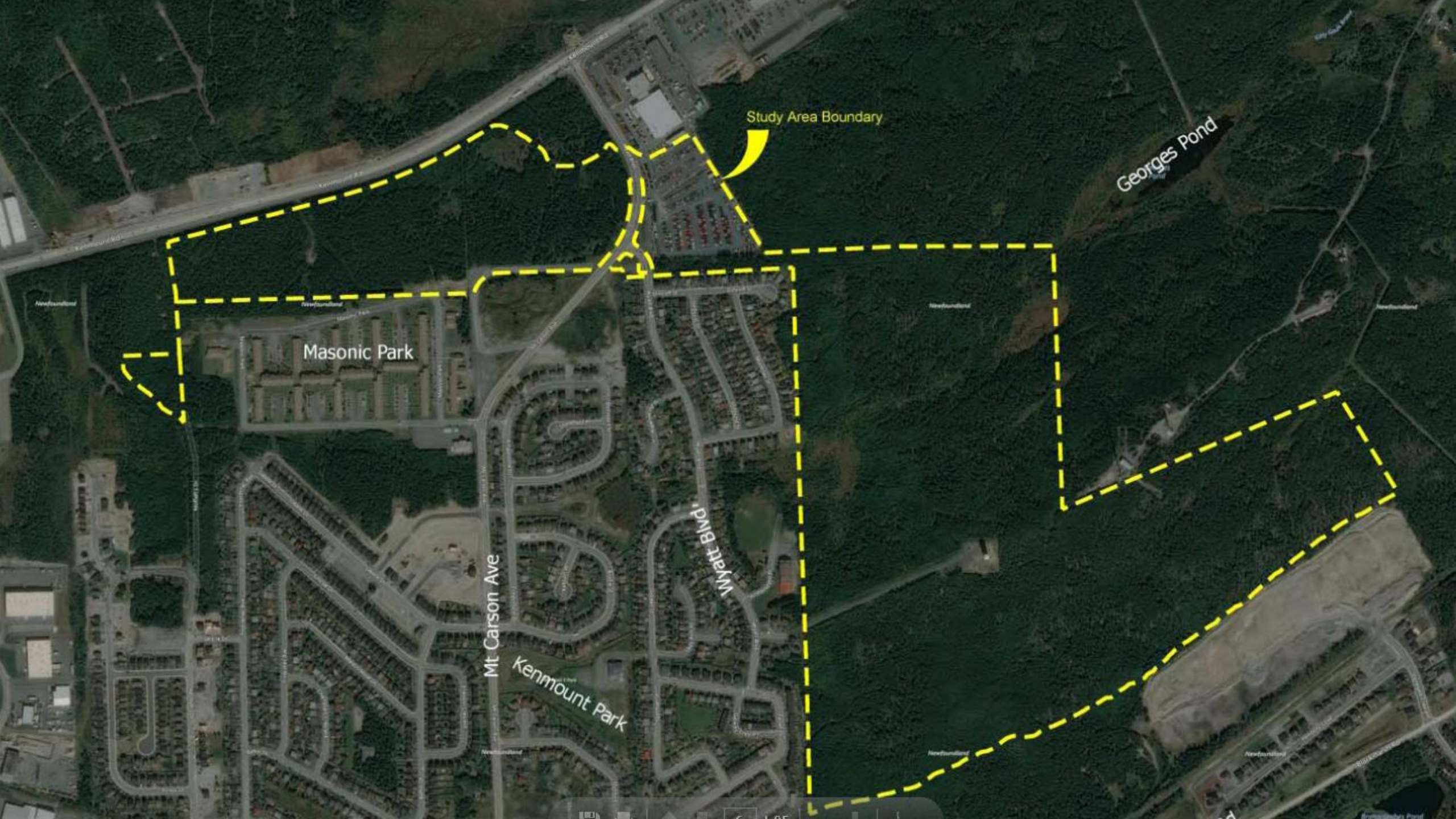
- We are a city with a **vision for growth** and the development of Kenmount Hill is a critical component of that expansion as we grow our residential and commercial footprint.
- The Kenmount Hill development will provide **new places to live, work, shop and play** in the City.
- Traditionally, a 190 metre contour elevation has been the limit employed by the City when considering expansion, mostly because of provincial planning policy and the accessibility to municipal water and sewer services
- That changed in 2010, when amendments allowed the City of Mount Pearl and the City of St. John's to explore future servicing and development in these areas

Objective

- Balance the **wishes** and objectives of **property owners** in the Kenmount Hill Comprehensive Development Area (CDA) study area with the municipal planning goals and objectives of the community as a whole
- Develop a complete neighbourhood with places to live, work, shop, and play
- Provide an open space system with public parks and walking trail connections
- Protect environmentally sensitive areas
- Establish a road network for future development
- Ensure municipal servicing requirements are provided

Development History

- In 2012 an amendment was undertaken to the St. John's Urban Region Regional Plan to permit future urban development, serviced with municipal water and sewer, of land located above the 190 metre elevation. The maps associated with the Regional Plan illustrated all those lands to be designated as such to prohibit urban development.
- In 2014 another amendment was undertaken to the St. John's Urban Region Regional Plan to include the re-designation of land in the vicinity of Kenmount Hill from "Rural and Restricted" to "Urban Development" to permit development in this area.
- The lands were rezoned to Comprehensive Development Area (Kenmount Hill) on August 21, 2015.
- Kenmount Hill CDS (Comprehensive Development Scheme) Amendment was released from Department of Municipal Affairs and Environment on September 20, 2018 and adopted by Council on October 2, 2018.



Study Area Boundary

Georges Pond

Masonic Park

Mt Carson Ave

Kenmount Park

Wyatt Blvd



The Process for Public Engagement

Engaged Early and Often



Public Consultations

- 2015 - Consultation with study area land owners
- 2018 – Public briefing session (April 26) and open house (May 22)



Mailers

- 875 mailers and handouts were distributed on two separate occasions



Additional Information

- Regular website updates and targeted E-mail updates as required
- Five local newspaper advertisements
- One-on-one meetings between staff, Council and residents

Consultations **started in 2015** with study area property owners and continued with **Kenmount Hill property owners until Spring 2018**.

Purpose of the CDS Amendment

Purpose

The purpose of the amendment is to **approve** the **Kenmount Hill Comprehensive Development Scheme (CDS)** and its **policies** and **land use designations** as they relate to the Kenmount Hill Comprehensive Development Area.

The Kenmount Hill CDS will provide the **land use framework** for the **future growth** of the area as a **mixed density residential** area allowing a variety of housing styles, linked with **recreational and environmentally important open spaces**, and appropriate locations for **commercial uses**, including an area west of Mount Carson Avenue.

In order to implement the Kenmount Hill CDS, amendments to the Mount Pearl Municipal Plan 2010 and Mount Pearl Development Regulations 2010 are required to provide the appropriate **land use policies**, **land use designations**, **use zones**, **development standards** and **zoning** that allow Council the authority to **consider future applications** for development in that area of the City.

Approach

- **Rezone** the lands on Kenmount Hill (which are currently zoned “Comprehensive Development Area – Kenmount Hill”)
- **Guide** future development
- **Approve** the proposed road network
- **Encourage** a range of urban development
- **Ensure** municipal services are in place to accommodate any proposed urbanization
- **Conserve** wetlands
- **Protect** environmentally sensitive areas (steep slopes)

Summary of Proposed Amendment

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- Amend the text of the current Mount Pearl Development Regulations 2010 to rezone land in the Kenmount Hill Comprehensive Development Area to allow for the orderly growth development and use of land for primarily residential, local commercial, highway commercial, open space recreational and environmental protection purposes
- Amend the Mount Pearl Land Use Zoning Map by rezoning the portion of land within the boundaries of the Kenmount Hill Comprehensive Development Area

Summary of Proposed Amendment

Amend the text of the **Mount Pearl Development Regulations 2010** as follows:

- Amend the text of the “Residential High Density (RHD)” Zone to add a condition that specifies that, for lands that are zoned as RHD which are subject to the Kenmount Hill Comprehensive Development Scheme, applications for the proposed subdivision of land to allow a residential project will require a minimum of 35% of the new residential units to be of a form other than Single Detached Dwellings.
- Add a new use zone called the “Residential Commercial Mixed (RCM)” Zone, and outline the associated uses, development standards, and special considerations for this new use zone.
- Remove the references to the “Comprehensive Development Area - Kenmount Hill (CDA-Kenmount Hill)” Zone.

Summary of Proposed Amendment

Amend Map 1, Land Use Zoning Map, by **rezoning** the portion of land within the boundaries of the Kenmount Hill Comprehensive Development Area as follows:

- Comprehensive Development Area-Kenmount Hill Zone to:
 - Residential High Density (RHD) Zone
 - Residential Commercial Mix (RCM) Zone and outline the associated uses, development standards, and special considerations for this new use zone
 - Commercial Highway (CH) Zone
 - Commercial General (CG) Zone
 - Open Space (OS) Zone
 - Conservation (CON) Zone

Summary of Proposed Amendment

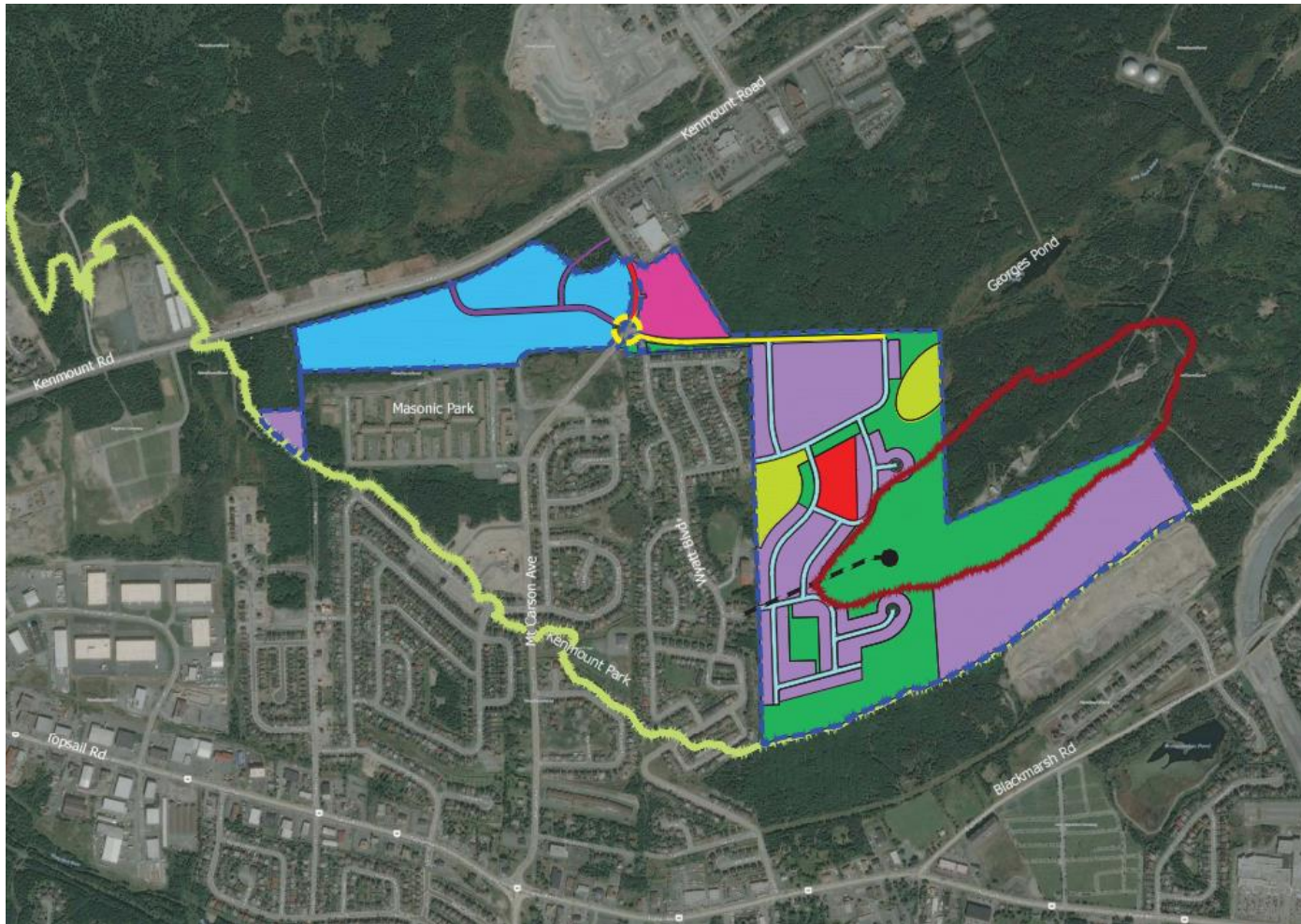
- Amend the Mount Pearl Municipal Plan 2010 by approving the Kenmount Hill Comprehensive Development Scheme and its policies and land use designations as they relate to the Kenmount Hill Comprehensive Development Area to allow for the orderly growth and development of this area
- Amend the text of the Mount Pearl Municipal Plan 2010 that is in effect for the Kenmount Hill Comprehensive Development Area and replace these policies with the policies outlined in the Kenmount Hill Comprehensive Development Scheme

Summary of Proposed Amendment

Amend the **Future Land Use Map**, within the limits of Kenmount Hill Comprehensive Development Area by **re-designating** lands from Urban-Comprehensive Development Area to:

- Residential
- Highway-Commercial Open Space (OS) Zone
- General Commercial
- Residential Commercial Mix
- Open Space
- Conservation

Proposed Zoning Map



Legend

- Study Area Boundary
- 190 m contour
- Maximum Service Elevation (230m contour)
- Water Main
- Watertower

Proposed Roads

- Arterial
- Residential Collector
- Industrial/ Commercial Collector
- Local Residential
- Industrial/Commercial Local
- Roundabout

Proposed Land Use Zones

- RHD Zone
- RCM Zone
- CH Zone
- GC Zone
- OS Zone
- CON Zone

What we Heard

Key Concerns Uncovered
in Public Consultation

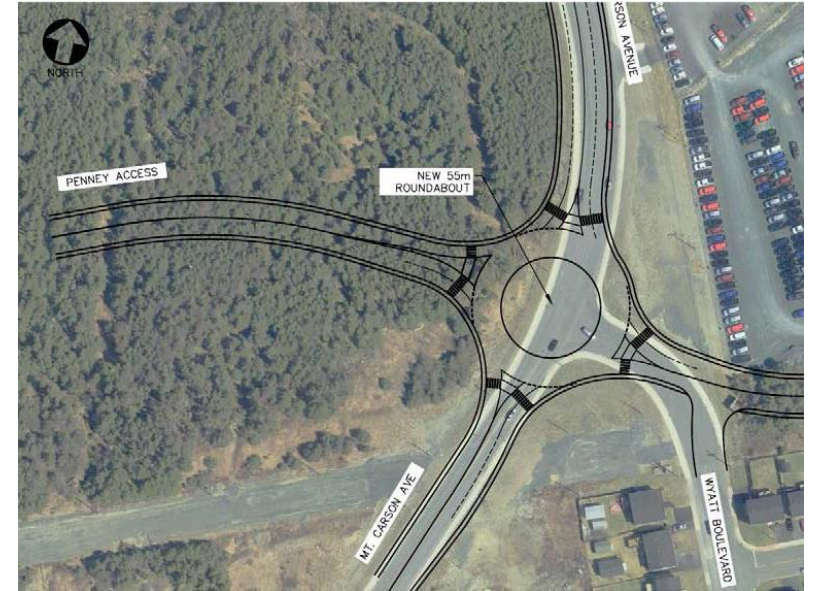
Summary of Key Concerns

- Introduction of Roundabouts
- Increased traffic
- Conservation of Wetlands and Watercourses
- Open Space
- Housing Density
- Backyard Buffers
- Tavenor Place Conversion
- Safety at Montclair Street Playground
- Land Servicing
- Snow Storage
- Street Connections
- Existing Antenna

Roundabouts

- A roundabout will be installed at the intersection of Mount Carson and Wyatt Boulevard
- The roundabout design is completely conceptual at this point in time
- The issues and concerns that have been noted will be addressed in the preliminary design stage. Preliminary Design will look at available alignment options including the 5 leg roundabout.
- At the end of the preliminary design process the City of Mount Pearl will select a preferred option having considered a variety of factors, including traffic operations, land requirements, and impacts to adjacent properties and costs
- Studies show that roundabouts improve safety outcomes and improve traffic flow at intersections
- The City has committed to:
 - Advance the preliminary design stage, including a 5-leg roundabout alignment option
 - Execute an educational campaign in advance of roundabout opening to dispel discomfort with roundabouts and educate the public on proper use

Conceptual Roundabout Design



Increased Traffic

- The City of Mount Pearl commissioned a study by Harbourside Transportation Consultants (HTC) to prepare a Traffic Impact Study (TIS) to quantify the transportation impacts of the proposed development scenario.
- Trip generation rates were quantified using the 10th edition of the *ITE Trip Generation Manual* and reduced to reflect pass-by trips for the commercial land uses. At the 10-year horizon mark, the proposed developments are expected to generate:
 - 1038 trips in the AM peak hour (444 trips in/594 trips out)
 - 2018 trips in the PM peak hour (1118 trips in/900 trips out).
- The City is committed to making necessary improvements to improve operations and traffic flow as per the results of the traffic study.
- Trips were distributed across all access points within the study area and not centralized to one location.

Conservation of Wetland and Watercourses

The plan is for a 'green' community with linear walkway connections. Any existing wetland tributary systems have been reserved as **Conservation** lands, as well as any lands with slopes steeper than 15% and hilltops are recommended to be zoned **Open Space** for conservation purposes and for the creation of a large **urban park**.

The Newfoundland and Labrador Water Resources Act restricts development with wetlands, streams and water bodies and requires preservation of a 15 metre buffer adjacent to them

All development within 15 metres of a wetland will be referred and is required to receive a permit under the Water Resources Act from the Provincial Department of Municipal Affairs and Environment.

Open Space

The City is **committed** to:

- Keeping almost **40%** open space
- Establishing a **30 metre buffer around the wetlands** (double the Provincial requirement)
- Maintaining **natural vegetation** through clear instruction to contractors
- Creating **backyard buffers** for existing residents where possible
- Ensuring **zero net increase** in storm water run-off

Housing Density

The City's intent to zone **Residential High Density (RHD)** is to permit for a **mix** of residential density forms, to include:

- Single detached homes
- Semi-detached homes,
- Quadplexes
- Apartments
- The proposed mix of residential densities can potentially yield 1,285 residential units, with a population of 2,560 persons.
- Currently there is nothing in the RHD Use Zone Schedule within the Mount Pearl Development Regulations 2010 which provides direction or prevents all dwelling units in the RHD Use Zone from being high density (row dwelling, apartment buildings units, etc.).
- By amending the development regulations and adding this condition/subsection, which is specific to the Kenmount Hill CDA area only, this prevents the dwelling units within a new subdivision, in the Kenmount Hill CDA area, from being all high density housing, as the intent of the condition is to have a **Mandatory Mix of Housing Types**, and all subdivisions are to be approved by the City.

Backyard Buffers for Residential Properties

- The City requires a buffer between **residential and non-residential** uses (10 m for industrial and 3 m for commercial).
- The City **does not require** a buffer between residential uses
- Residential buffers will be considered in **future Subdivision Development Plan** applications
- The City of Mount Pearl has committed to buffers between existing neighborhoods and new development on Kenmount Hill including:
 - 5 metres between existing single detached dwellings and quadplexes
 - 10 metres between residential and commercial uses

6.4 Buffers

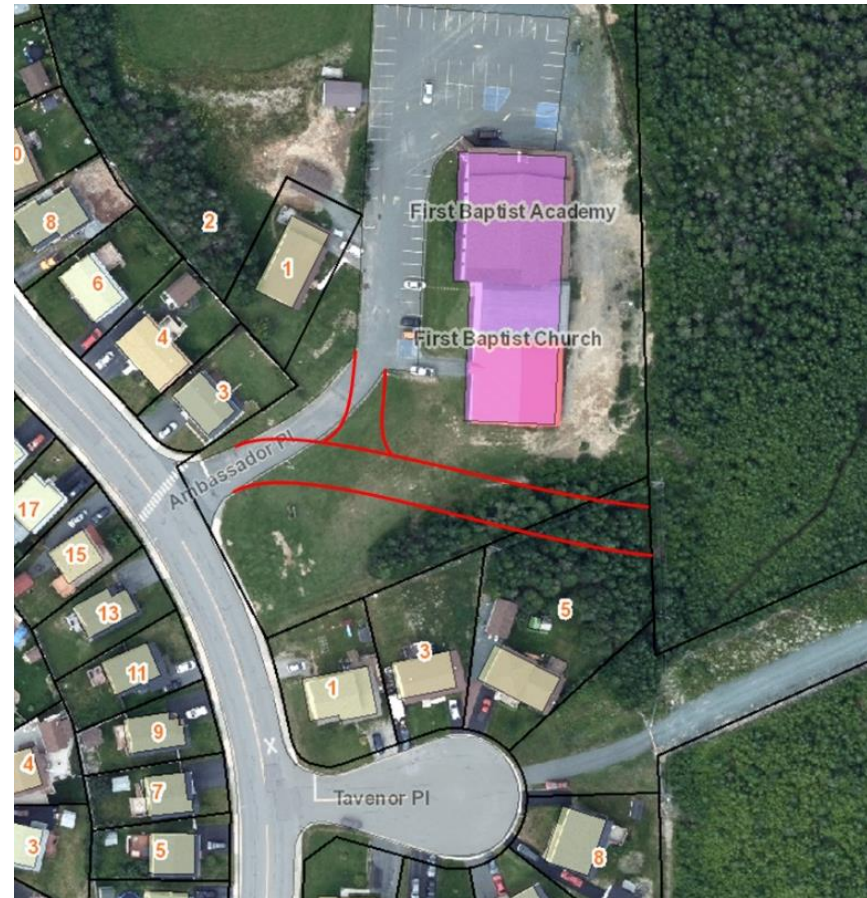
6.4.1 Industrial Development

Where any industrial development permitted in any Use Zone abuts an existing or proposed residential area, or is separated from it by a road only, the owner of the industrial lot shall provide a landscaped buffer strip not less than ten metres (10 m) wide

Tavenor Place Conversion

The original comprehensive development scheme demonstrated the conversion of Tavenor Place from a cul-du-sac to a collector road. Upon further discussion and review, the City of Mount Pearl has proposed an **alternative location** for the collector road, which is conceptual, pending a detailed engineering review.

The same amount of collector roads will remain as originally proposed (three).



Conceptual Only

Safety at Montclair Street Playground

- Montclair Street will be extended into the future development area
- The City has committed to:
 - Implementing traffic calming and safety measures at the Montclair Playground and vicinity, including the installation of safety bollards, increased signage and the installation of a crosswalk at the playground entry.
- Any park area that maybe extended will not negatively impact any wetlands in the area.

Land Servicing

The City of Mount Pearl has committed to the **upgrades** that will be required for the development of the Kenmount Hill Comprehensive Development area.

The details of these upgrades are still being assessed, however, they include:

- The addition of a second water tower near the existing tower to support both the existing and new development
- Completing sanitary sewer upgrades required to accommodate the additional sewer capacity

Specifically related to storm water servicing:

- The City of Mount Pearl requires that all development shall result in a zero net runoff
- This will be required in any future development in this area
- All storm water created from development is required to be maintained onsite
- Storm water detention is required

Snow Storage

- Snow storage spaces are **required** in all new subdivisions in the City of Mount Pearl
- The provision of snow storage is a requirement that is typically included in the **Subdivision Development Agreement** signed between the City and the subdivision developer.
- The snow storage areas are typically located on residential corner lots and are usually in the form of an extended side yard which is conveyed to the City for snow storage purposes
- City wide comprehensive snow storage requirements will be **further analyzed** based on overall City requirements through the City's Infrastructure and Public Works department.

Street Connections

- City of Mount Pearl wants to ensure that there is a clear sense of entering and leaving a Mount Pearl Neighbourhood with a clear municipal boundary
- Neighbourhoods will not to be split between two municipalities

Existing Antenna Tower

- There is an existing antenna tower in the highest contour elevation and is located **outside** of the City of Mount Pearl municipal boundary
- Federal legislation **regulates antenna safety**, including requirements for development
- The City of Mount Pearl will ensure all future development complies with Federal legislation

Land Use Impact Assessments

- The City of Mount Pearl has utilized industry experts for the development of the Comprehensive Development Scheme Study and the Traffic Study
- The results of these studies include all relevant information that would be included in a Land Use Impact Assessment Report
- It is the City's belief that we have completed the equivalent studies to a Land Use Impact Assessment in relation to the Comprehensive Development Area

Conclusion

Thank you.