

# NOTICE TO RESIDENTS



## Notice of Public Council Meeting

### **PUBLIC COUNCIL MEETING**

**Tuesday, February 19<sup>th</sup>, 2019**

**4:30 PM**

**City Hall**

**3 Centennial Street**

**Relating to:**

**Mount Pearl Municipal Plan 2010, Amendment No. 21, 2018**

**Mount Pearl Development Regulations 2010, Amendment No. 66, 2018**

**(Kenmount Hill Comprehensive Development Scheme Amendment)**

A public hearing related to this amendment was held on October 25<sup>th</sup>, 2018. Following the public hearing, a Commissioner's report was provided to the City with a recommendation to approve the amendment.

The proposed amendment will be brought forward for decision at the regular public meeting of Council on Tuesday, February 19<sup>th</sup>, 2019, at 4:30 p.m. at City Hall Council Chambers.

Thank you for your feedback on the comprehensive development scheme. Your comments and concerns have been evaluated and will shape the future of Kenmount Hill.

For more information, or to view the Commissioner's report please visit:  
[mountpearl.ca/kenmounthill](http://mountpearl.ca/kenmounthill)

# A Response to the Kenmount Hill Commissioner's Report

Thank you for your feedback and the suggestions brought forward throughout the public consultation process. Following the October 25<sup>th</sup>, 2018 public hearing, the Commissioner's report outlined four main considerations and observations as summarized below.

TOPIC	OBSERVATION	RESPONSE
<b>1. Participation in the Development of Open Space and Recreational Spaces</b>	The Commissioner noted that the residents of Kenmount Hill would like to work with Council on the conservation or development of open space and recreational land use.	Open space and recreational space are important considerations in the development of the City of Mount Pearl's Recreation Master Plan later this year. The City will commit to holding a public engagement session specific to the needs of Kenmount Hill residents for their input and feedback in 2019.
<b>2. Traffic</b>	Based on concerns brought forth by residents, the Commissioner suggests the City confirm the plans outlined are the best road designs to meet all development requirements.	<p><b>Traffic Study</b> The City has confirmed that the completed traffic study meets all industry standards for data collection time frames and no further study is required.</p> <p><b>Montclair Street Extension</b> With regard to the proposed Montclair Street expansion, the St. John's Regional Fire Department has confirmed that any road in a subdivision development that exceeds 200 metres requires a secondary access. This is also required under Mount Pearl Development Regulations 2010, Section 5.11, subsection 5.11.3. These requirements confirm the necessity of the Montclair Street expansion.</p>
<b>3. Extreme High-Density Zoning</b>	The Commissioner noted that in consideration of high-density housing, more underground parking is encouraged as opposed to parking lots, to ensure that the best use of this last area of undeveloped land is undertaken.	The City of Mount Pearl supports a variety of housing types, including high-density and single dwelling and believes that the market will determine the demand for housing types at the time of development.
<b>4. Buffer Zones</b>	It was suggested that the City consider a buffer that is consistent for the whole area of the development.	The City will require a minimum of a ten metre buffer from the northern corner of the development area behind Elmcliffe Street to the southern corner of the First Baptist Church property.

To view the full report and updated frequently asked questions, please visit [mountpearl.ca/kenmounthill](http://mountpearl.ca/kenmounthill).