

To: Bert Squire, Planning and Land Use From: Serene Shahzadeh, RPP, MCIP
Town of Wabush Urban Planner

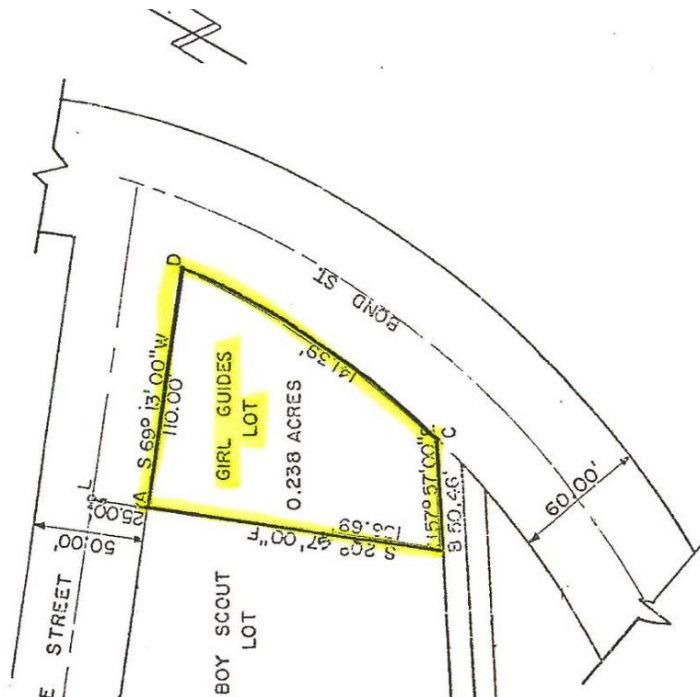
Project/File: 160402002 Date: August 19, 2024

Background

The Royal Canadian Legion is requesting a portion of their property on Bond Street and Legge Avenue, which currently contains the local Girl Guide facility to be changed from Public Use to Residential Medium Density. This request is to allow the Legion to sell the Girl Guide Hut property, so that it can be sold and be converted into a two-unit dwelling for rental purposes.

Property Information

The property is 0.238 acres in area, with access to Legge Avenue and Bond Street. The surrounding area contains a mix of low-density residential uses across Legge Avenue, civic uses to the south, and open space across Bond Street.



Address: Legge Avenue, Wabush, NL A0R 1B0

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Town of Wabush Municipal Plan

The property is designated Public Use as shown on the Town's Future Land Use Map. The site is located within the Town's Urban Containment Boundary.

Registered Future Land Use Map (in effect since February 1, 2019)



Town of Wabush Municipal Plan 2018-2028

Section 4.1.1 Urban Containment Boundary

The Town will promote the implementation of the urban containment boundary created through the Plan BIG process will discourage sprawl and identify key areas for development. Growth boundaries will support nearby existing infrastructure and services while controlling expansion into greenfield lands. The boundary will be frequently reassessed based on development requirements and demands, and to verify development is occurring at an appropriate rate.

Section 5.5 Public Use [**emphasis added**]

*Lands are designated Public Use to permit their general or limited use by the residents of Wabush in order to **accommodate existing and future uses that are of a community nature such as culture and civic uses, public offices and buildings, schools, churches, social clubs, and recreational open spaces and facilities.***

Wabush will provide, where possible, an adequate supply of land to support a full range of municipal services to residents in the most economical manner.

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Section 5.5.1 Public Use Development Policies [emphasis added]

1. *Lands are designated Public Use to permit their general or limited use by the residents of Wabush and are zoned Public. **Permitted uses within this zone shall include educational, general assembly, place of worship, childcare, recreation open space, cultural and civic, and shop.***

2. *Discretionary uses shall include, provided they will not conflict with the satisfactory operation of existing facilities or the future development of public uses, indoor assembly, outdoor assembly, collective residential, antenna, cemetery, office and medical and professional.*

The proposed Zoning By-law Amendment to rezone the property from Public Use to Residential Medium Density does not comply with the current designation of Public Use under the Town of Wabush Municipal Plan 2018-2028. It is proposed to redesignate the property to Residential Medium Density to accommodate the proposed residential use.

Section 5.2 Residential [emphasis added]

The purpose of the residential designations is to preserve the amenity and character of existing residential areas and to reserve lands for future residential use throughout the Planning Area. Although, undeveloped serviced areas like Jean Lake Subdivision are reserved for future residential development, infill development on existing roads is permitted and encouraged to make servicing more efficient and reduce operating costs.

It is the goal of the Town to provide housing options that support families and continue to build a trusting and friendly community. While the Town has a population of seniors for the first time, there is also increasing birth rates and numbers of children and therefore aim to keep families and friends close by providing additional services for youth and seniors.

This Municipal Plan establishes the following land use designations to accommodate present and future residential use:

- ***Residential Medium Density***
- ***Residential Small Lot***
- ***Cabin Development***

Section 5.2.1 Residential Development Policies [emphasis added]

1. *The predominant use of land in residential areas shall be single dwellings. **Other types and densities of residential development such as double dwellings, row dwellings and apartment buildings may be permitted in the Residential Medium Density designation.***

2. *Other uses such as open space and conservation shall also be permitted.*

3. *Within areas designated Residential Medium Density, **non-residential uses that are complimentary to and serve the everyday convenience needs of residential neighbourhoods may be permitted.** Complementary uses such as child care facilities, home based businesses, convenience stores, bed and breakfast*

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establishments, personal care homes, churches, and schools, may be permitted throughout the area under the discretion of Council. These may be permitted if their scale and use will not interfere with the prevailing residential character and density of the area.

4. Compatible recreation uses such as playgrounds for small children may be located within all three residential designations provided that there is adequate screening from nearby properties, and safe setback distances from the roads can be obtained.

Section 5.2.2 Residential Medium Density Designation [**emphasis added**]

*1. The intent of this designation is to recognize existing neighbourhoods of primarily single detached dwelling as well as **encourage higher density forms of housing including double dwellings** and small multi-unit dwellings. **Land will be zoned Residential Medium Density.** Permitted uses shall include single dwelling, double dwelling, recreation open space and conservation. Discretionary uses shall include row dwelling, apartment building, garden suite, child care, bed and breakfast, office, personal service, medical and professional, convenience store, place of worship, education, medical treatment and special care, general service, antenna, catering, commercial residential as temporary workers housing, subsidiary apartment, and boarding house residential.*

The proposed rezoning of the land is consistent with the Residential Medium Density designation. Redesignating and rezoning the land from Public Use to Residential Medium Density allows the Legion to sell the Girl Guide Hut and turn it into a two-flat house for rental purposes. Redesignating this property would not affect the land supply for the provision of municipal services, and would help provide additional land for much needed higher-density residential development.

Development Regulations

The property is zoned Public Use as shown on the Zoning Map.

Registered Land Use Zoning Map (in effect since February 1, 2019)

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Section 8.15.1 lists the permitted uses for properties zoned Public Use, which does not permit residential uses. It is proposed for the property to be rezoned to Residential Medium Density in order to permit the development of a two-unit dwelling. Section 8.7.1 lists the permitted uses for properties zoned Residential Medium Density, which permits the Double Dwelling use.

Additionally, the Zoning Map will also have to be amended to rezone the entire parcel to Residential Medium Density.

Conclusions

The proposed Municipal Plan Amendment and rezoning of the property to Residential Medium Density would not affect the land supply for the provision of municipal services, and would help provide additional land for much needed higher-density residential development.

The table below illustrates the lot standards for a Double Dwelling per Section 8.7.3. Development on the property can be accommodated meeting the performance standards per the development regulations.

Standard	Required	Provided
Lot area (min)	360 m2 (with Town water and sewer)	963.15 m2
Floor area (min)	65 m2 (per dwelling unit)	TBC
Frontage (min)	10 m (average) (per dwelling unit)	Legge Avenue: frontage approx. 30.88m Bond Street: frontage approx. 40.28m

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		Bond Avenue: frontage approx. 20.35m
Building Line Setback (min)	7.5 m	TBC
Side yard Width (min)	2 m	TBC
Rear yard Depth (min)	6 m	TBC
Lot Coverage (max)	36%	TBC
Height (max)	10 m	TBC

The figure below illustrates the frontage available on Bond Avenue per the definition of "Frontage" in the development regulations.



The necessary amending by-laws will now be drafted, including the necessary Municipal Plan and Zoning schedules.

Best regards,

STANTEC CONSULTING LTD.

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