

TOWN OF PASADENA

**INTEGRATED COMMUNITY SUSTAINABILITY
MUNICIPAL PLAN, 2019**

AMENDMENT No. 3, 2023

(2A Midland Row - Text and Future Land Use Map)

FEBRUARY 2023



URBAN AND RURAL PLANNING ACT, 2000

**RESOLUTION TO APPROVE AMENDMENT No. 3, 2023
TO THE TOWN OF PASADENA INTEGRATED COMMUNITY SUSTAINABILITY
MUNICIPAL PLAN**

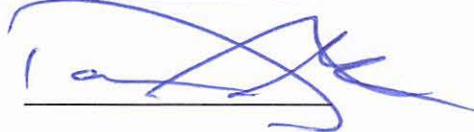
Under the authority of section 16, section 17 and section 18 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena.

- a) adopted the Amendment No. 3, 2023 to the Town of Pasadena Integrated Community Sustainability Municipal Plan on the 15th day of June, 2023.
- b) gave notice of the adoption of the Amendment No. 3, 2023 to the Town of Pasadena Integrated Community Sustainability Municipal Plan by publication in the newspaper on May 31, 2023 and June 7, 2023;
- c) set the 14th day of June, 2023 at 8 p.m. at the Pasadena Place for the holding of a public hearing to consider objections and submissions.


Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena approves the Amendment No. 3, 2023 to the Town of Pasadena Integrated Community Sustainability Municipal Plan as adopted.

SIGNED AND SEALED this 28 day of June, 2023.

Mayor:



Town Clerk:



Municipal Plan/Amendment	
REGISTERED	
Number	<u>3685 - 2023 - 003</u>
Date	<u>7 Aug 2023</u>
Signature	<u>[Handwritten Signature]</u>



(Council Seal)

URBAN AND RURAL PLANNING ACT, 2000

**RESOLUTION TO ADOPT
AMENDMENT No. 3, 2023**

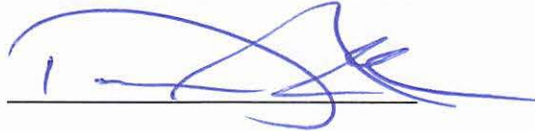
**TOWN OF PASADENA INTEGRATED COMMUNITY SUSTAINABILITY
MUNICIPAL PLAN, 2019**

Under the authority of Section 16 of the *Urban and Rural Planning Act 2000*, the Town Council of Pasadena adopts the amendment to the Town of Pasadena Integrated Community Sustainability Municipal Plan.


Adopted by the Town Council of Pasadena on the 15th day of May, 2023.

Signed and sealed this 28 day of June, 2023.

Mayor:



Town Clerk:



(Council Seal)

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Amendment No. 3, 2023 to the Town of Pasadena Integrated Community Sustainability Municipal Plan has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:


Anna Myers
Member, Canadian Institute of Planners (MCIP)



TOWN OF PASADENA
INTEGRATED COMMUNITY SUSTAINABILITY
MUNICIPAL PLAN AMENDMENT No. 3, 2023

BACKGROUND

The Town Council of Pasadena wishes to amend its Integrated Community Sustainability Municipal Plan. The proposed amendment seeks to make changes to the 2019 Integrated Community Sustainability Municipal Plan's Future Land Use Map.

The Town Council received an application for an amendment in order to accommodate residential use in the Comprehensive Development Area-Mixed.

In general terms, the purpose of this change is to re-designate an area 2A Midland Row, from the end of the street to the buffer of South Brook, from Neighbourhood Commercial to 'Residential' and 'Comprehensive Development Area-Mixed' to 'Residential' for the purposes of a Residential Medium Density zone which would allow for residential development including townhomes.

This proposal is consistent with the policies of the Integrated Community Sustainability Plan as follows (the full text of the policies is set out in the appendix).

The development:

- will facilitate medium and higher density residential use of the land (CED-1),
- responds to market demand for this type of housing for a growing local senior's market (CED-5);
- meets the permitted zones for re-zoning as set out in CDA-M which includes Residential Medium Density zone; and,
- includes details in the application regarding the site development information requirements set out in CDA-3 (Note that some of the details listed in CDA-3 will be negotiated in the Development Agreement)
- provides for future access to the remainder of the Comprehensive Development Area-Mixed Use (CDA-3).

The proposed text amendment allows for the Town of Pasadena to consider multi-unit residential structures of greater than four units.

The proposed map amendment provides the appropriate zone for the development described in the amendment application.

INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN TEXT AMENDMENT No. 3, 2023

The text amendment to the Development Regulations is shown as follows:

FROM:

6 Residential Development

Goal: *To increase the number and types of residential choices to respond to the changing housing needs of seniors, to address local affordability issues, to position the Town as innovative in its housing product within the Humber Valley region, to make more optimum use of the serviced land supply and to support continued population growth.*

Objectives:

- To pursue healthy, connective, livable residential neighbourhoods.
- To establish land use planning policies, zoning provisions and companion design guidelines for a more varied number, type and density of residential lot sizes and detached dwellings.
- To present opportunity for medium and higher density residential uses through creation of distinct zone categories and siting/design guidelines for medium and higher density semi-detached dwelling, three- and four-unit townhouse, apartment and condominium residential projects.

6.2.4 Residential Medium Development Policies

Policy RMD-1 The RMD zone is intended include uses to accommodate the changing needs of seniors and for families without children, to respond to changing housing needs of active and working professional adults, and to provide for more affordable dwelling unit choices in the community. Housing types for RMD dwellings may include well-designed townhomes, cluster housing of small footprint homes, three- and four- unit residential structures, and bare land strata subdivisions of detached dwellings based upon a private roadway access and shared common property as under the *NL Condominium Act, 2009*. The historic traditional form of NL row-houses are not encouraged as a preferred building form in Pasadena.

TO:

6 Residential Development

Goal: *To increase the number and types of residential choices to respond to the changing housing needs of seniors, to address local affordability issues, to position the Town as innovative in its housing product within the Humber Valley region, to make more optimum use of the serviced land supply and to support continued population growth.*

Objectives:

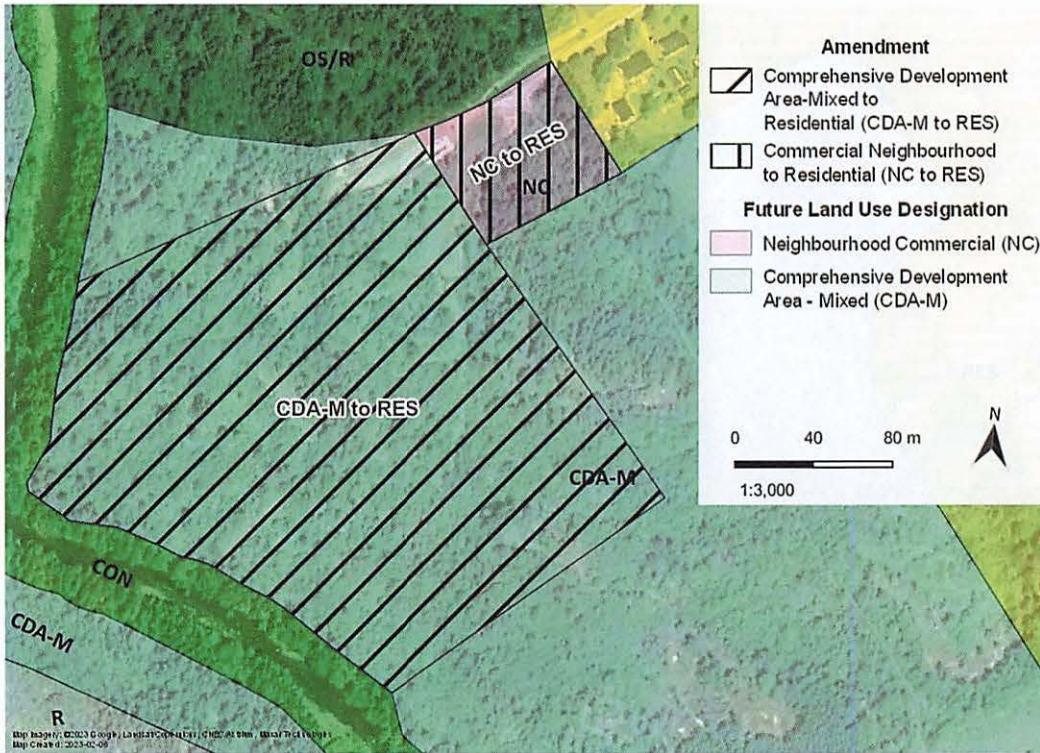
- To pursue healthy, connective, livable residential neighbourhoods.
- To establish land use planning policies, zoning provisions and companion design guidelines for a more varied number, type and density of residential lot sizes and detached dwellings.
- To present opportunity for medium and higher density residential uses through creation of distinct zone categories and siting/design guidelines for medium and higher density semi-detached dwelling, multi-unit townhouse, apartment and condominium residential projects.

6.2.4 Residential Medium Development Policies

Policy RMD-1 The RMD zone is intended include uses to accommodate the changing needs of seniors and for families without children, to respond to changing housing needs of active and working professional adults, and to provide for more affordable dwelling unit choices in the community. Housing types for RMD dwellings may include well-designed townhomes, cluster housing of small footprint homes, multi-unit residential structures, such as townhomes and apartment buildings, and bare land strata subdivisions of detached dwellings based upon a private roadway access and shared common property as under the *NL Condominium Act, 2009*. The historic traditional form of NL row-houses are not encouraged as a preferred building form in Pasadena.

**INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN MAP
AMENDMENT No. 3, 2023**

1. The Integrated Community Sustainability Municipal Plan's Future Land Use Map proposed for amendment is as shown on the attached Municipal Amendment No. 3, 2023 Map.



Town of Pasadena

Integrated Community Sustainability
Municipal Plan Future Land Use Map
Amendment No. 3, 2023

From Comprehensive Development Area-Mixed to Residential

From Commercial Neighbourhood to Residential

Dated at Pasadena
This 28 day of June, 2023

Darren Gardner, Mayor

Town Clerk

I CERTIFY THAT THIS INTEGRATED COMMUNITY SUSTAINABILITY MUNICIPAL PLAN AMENDMENT HAS BEEN PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE URBAN AND RURAL PLANNING ACT, 2000.



Anna Myers, MCIP

Municipal Plan/Amendment
REGISTERED

Number 3685-2023-003

Date 7 AUG 2023

Signature [Signature]

PUBLIC CONSULTATION

During the preparation of this proposed amendment, Council undertook the following initiatives so that individuals could provide input.

A Notice was placed in the local newspaper, the West Coast Wire, on February 15, 2023 to inform and to invite the public for input to the proposed changes.

No objections/submissions were received.

APPENDIX TEXT OF RELEVANT ICSMP POLICIES

7.2 COMMUNITY ECONOMIC GROWTH POLICIES

Policy CED-1 The Town shall retain and expand the extent of commercial, industrial, mixed use and comprehensive development area land use designations in the community as much as possible, and resist such land use designation changes to residential, except for supportive medium and higher density residential projects that may assist the investment confidence and business growth within the designated Main Street commercial area.

Policy CED-5 The Town will consider the preparation of a commercial, industrial, mixed use and comprehensive development area lands inventory catalogue that details property location, site size, zoning, permitted uses, access information, ownership and assessed value, as a means to professionally and promptly respond to market investment and land development inquiries.

7.4 COMPREHENSIVE DEVELOPMENT AREAS

Policy CDA-2: There are three CDAs designated on the Future Land use map: Comprehensive Development Area-Tourism (CDA-T) for tourism-related uses; Comprehensive Development Area-Industrial (CDA-I) for industrial uses, and Comprehensive Development Area-Mixed (CDA-M) for mixed use development.

The Development Regulations will outline three CDA zones that can be applied upon the preparation of the Comprehensive Development Area application:
...[only the regarding CDA-M applies to this site, and is set out below:]...

- iii. Comprehensive Development Area-Mixed (CDA-M (CDA-M) where the Mixed use zone, RLD and RMD zones and DC and NC zones of the Development Regulations can apply; This will be located at the end of Midland Row, and the area adjacent to South Brook;

Policy CDA-3 Prior to any tree removal, site regrading and/or site development occurring on the designated CDA lands, the following information is to be provided to Council:

- Preparation of a comprehensive site development plan, prepared by a certified member of the Canadian Institute of Planning (MCIP), that essentially represents a small municipal plan for the subject area. The site development plan is to provide information to the Town on how the majority, if not the entirety of the CDA is to be developed, including information on identification of environmentally sensitive lands, tree retention and replanting, and efficient use of the land base.
- The development applicant shall additionally provide to the Town site development detail on the proposed land uses including attention to proposed land and

commercial business uses, proposed building improvements and their likely assessed values, , proposed land uses beyond commercial and tourism focused that may include potential medium and higher density residential, employment generating land uses and public uses.

- The applicant is to further provide to the Town engineering information on proposed site access and egress from the Tran- Canada and including the internal road network and how sewer/water servicing is to be provided. If piped services for water and sewer are not proposed to be provided, Council may entertain a proposal for a drilled well of sufficient quality and quantity in accordance with the Canadian Drinking Water Standards, and as approved by Services NL. Council may also consider installation of an alternate septic disposal and treatment system such as the Blivet or Abydoz models, as approved by Services NL and as maintained and operated by the site developer/property owner in accordance with an agreement with the Town.
- Site analysis for the CDA designated locations are to further evaluate how the proposed roads for the site will add to connectivity of adjacent parcels of land and to the existing road system, and what parks and open space provisions and connective pedestrian trail linkages to a community wide pedestrian mobility system will be provided.
- Other community planning issues for the site developer to address will be determined by Council.
- Following preparation and submission of a MCIP certified site development plan, Council will review and consider the proposed development for the CDA lands.
- If endorsed by Council, or approved in principle with varied revisions, the CDA proponent is make rezoning application to the Town for rezoning of the subject lands for the intended land uses.