

ST. JOHN'S

Regular Meeting - City Council Agenda

June 3, 2025
3:00 p.m.
4th Floor City Hall

Pages

1. CALL TO ORDER
2. PROCLAMATIONS/PRESENTATIONS
 - 2.1 National Health and Fitness Day 2025
3. APPROVAL OF THE AGENDA
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ST. JOHN'S

Minutes of Regular Meeting - City Council

Council Chamber, 4th Floor, City Hall

May 20, 2025, 3:00 p.m.

Present: Mayor Danny Breen
Deputy Mayor Sheilagh O'Leary
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Ophelia Ravencroft
Councillor Greg Noseworthy
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Councillor Maggie Burton

Staff: Kevin Breen, City Manager
Jason Sinyard, Deputy City Manager of Planning, Engineering & Regulatory Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Theresa Walsh, City Clerk
Jackie O'Brien, Manager of Corporate Communications
Jennifer Squires, Legislative Assistant

Others: Tracy-Lynn Goosney, Manager, Development Engineering

Land Acknowledgement

The following statement was read into the record:

"We respectfully acknowledge the Province of Newfoundland & Labrador, of which the City of St. John's is the capital City, as the ancestral homelands of the Beothuk. Today, these lands are home to a diverse population of indigenous and other peoples. We would also like to acknowledge with respect the diverse histories and cultures of the Mi'kmaq, Innu, Inuit, and Southern Inuit of this Province."

1. **CALL TO ORDER**
2. **PROCLAMATIONS/PRESENTATIONS**
3. **APPROVAL OF THE AGENDA**

- 3.1 **Adoption of Agenda**

SJMC-R-2025-05-20/175

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That the Agenda be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

4. **ADOPTION OF THE MINUTES**

- 4.1 **Adoption of Minutes - May 6, 2025**

SJMC-R-2025-05-20/176

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That the minutes of May 6, 2025, be adopted as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

5. **BUSINESS ARISING FROM THE MINUTES**
6. **DEVELOPMENT APPLICATIONS**

6.1 Landscaping in the Floodplain Buffer - 560 Back Line –DEV2400121

SJMC-R-2025-05-20/177

Moved By Councillor Ridgeley

That Council approve Landscaping and a Driveway in the Floodplain Buffer at 560 Back Line.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.2 Change to Non-Conforming Building – 117 Newtown Road – INT2500027

SJMC-R-2025-05-20/178

Moved By Councillor Ridgeley

Seconded By Deputy Mayor O'Leary

That Council approve the interior changes to the existing non-conforming building to allow a Tri-Plex at 117 Newtown Road.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.3 Public Works and Infrastructure in the Floodplain Buffer – 158 Ruby Line (Silas Road) – SUB2400013

Councillor Hickman questioned the necessity, and the cost associated with the installation of a turnaround for one residence. He also asked if there was potential for future development in the area. The Deputy City Manager of Planning, Engineering and Regulatory Services responded that he was uncertain of the potential for future development, and that the cost of the turnaround would be on the developer, who wishes it to be installed, and not the City.

SJMC-R-2025-05-20/179

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve Public Works and Infrastructure in the Floodplain Buffer at 158 Ruby Line for a new turn around on Silas Road.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.4 Servicing of a Private Development in the Wetland and Wetland Buffer - Southlands Area 9 Stage 2C – SUB2400028

SJMC-R-2025-05-20/180

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve Servicing of a Private Development within the Wetland and Wetland Buffer for Southlands Area 9 Stage 2C.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.5 Public Utility in the Floodplain Buffer – Southlands Boulevard - INT2400081

SJMC-R-2025-05-20/181

Moved By Councillor Ridgeley

Seconded By Councillor Noseworthy

That Council approve a Public Utility within the Floodplain Buffer along Southlands Boulevard.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.6 Request for Variance on Building Height – 85 Quidi Vidi Village Road – DEV2500050

SJMC-R-2025-05-20/182

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the Variance of 7.3% on Building Height, which will result in a Single Detached Dwelling building height of 9.65 metres at 85 Quidi Vidi Village Road.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.7 Request for Parking Relief – 25 Barnes Road - INT2500026

SJMC-R-2025-05-20/183

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve parking relief for one (1) parking space at 25 Barnes Road to accommodate a Subsidiary Dwelling Unit.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.8 Notices Published – 71 O’Leary Avenue - DEV2400172

Councillor Davis declared a Conflict of Interest as he has business in the same industry as the applicant.

SJMC-R-2025-05-20/184

Moved By Councillor Ridgeley

Seconded By Councillor Bruce

That Council approve the Discretionary Use for a Place of Amusement at 71 O’Leary Avenue to allow an interactive arcade gaming facility, parking relief for six (6) spaces and reduce the parking lot buffer on the side yard to 0.6 metres.

For (8): Mayor Breen, Deputy Mayor O’Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, and Councillor Ridgeley

Conflict (1): Councillor Davis

MOTION CARRIED (8 to 0)

6.9 Accessory Building in the Watershed (Town of Portugal Cove – St. Phillip’s) – 11 Canon Smith Street – INT2500029

Councillor Ridgeley inquired if the Town of Portugal Cove-St. Philips had a copy of the agreement requiring the City to consider applications in the Watershed. These requests are frequently considered by Council and are always rejected as development in the watershed is largely prohibited. It was suggested that the Town be contacted to discuss the rejection of applications directly, rather than requiring them to be brought before Council for rejection. Members of Council agreed that it was problematic and inefficient to have such applications come to the City for rejection rather than the rejection coming from the Town itself.

The City Manager noted that, since the City oversees Watershed, it is important to remain informed about incoming development applications. This oversight helps prevent situations where approvals might proceed without the City's awareness. Reviewing development applications provides an added layer of oversight, enabling the City to fulfill its responsibility as a steward of the Watershed. Therefore, it is appropriate

for such applications to be brought before Council for consideration and rejection.

SJMC-R-2025-05-20/185

Moved By Councillor Ridgeley

Seconded By Councillor Hickman

That Council reject the request to build an Accessory Building in the Watershed at 11 Canon Smith Street Town of Portugal Cove-St. Philip's, as the proposed development exceeds the maximum area and height allowed.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.10 Notices Published – 262 Newfoundland Drive – DEV2500049

SJMC-R-2025-05-20/186

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the change of Non-Conforming Use for a Service Shop and Clinic at 262 Newfoundland Drive and parking relief for two (2) parking spaces.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

6.11 Crown Land License – 4157 Trans-Canada Highway – CRW2500005

Deputy Mayor O'Leary requested additional information on the end date of the application and the procedures in place for follow-up once activity concluded. The Deputy City Manager of Planning, Engineering, and Regulatory Services advised the City did not have an end date for the application as the Province would be responsible for managing the use of

the quarry. The Province would also be responsible for close out and remediation.

SJMC-R-2025-05-20/187

Moved By Councillor Ridgeley

Seconded By Councillor Davis

That Council approve the Crown Land License at 4157 Trans-Canada Highway.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

7. **RATIFICATION OF EPOLLS**

8. **COMMITTEE REPORTS**

8.1 **Committee of the Whole Report**

1. **331 Water Street – SGN2500034 – Wall Sign**

Deputy Mayor O'Leary asked for an update on her request for consultation with the neighbouring property to ensure they would not be impacted by additional light pollution in the area. Staff have spoken with the operator of the hotel next door, and they are content with the proposed installation and appreciative of the additional illumination it will bring to the parking lot below. Deputy Mayor O'Leary noted the importance of communication in establishing good relationships when creating a dense city.

SJMC-R-2025-05-20/188

Moved By Councillor Ridgeley

Seconded By Councillor Ravencroft

That Council approve the wall sign at 331 Water Street, as proposed.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

2. 56 Brazil Street – DEV2500001 – New Dwelling

SJMC-R-2025-05-20/189

Moved By Councillor Davis

Seconded By Councillor Ravencroft

That Council accept this staff report on 56 Brazil Street as the Heritage Report for a proposed new dwelling in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated April 17, 2025.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

3. 2023 Flood Risk Mapping Study

SJMC-R-2025-05-20/190

Moved By Councillor Ridgeley

Seconded By Councillor Ellsworth

That Council approve the 2023 Flood Risk Mapping Study and adopt the Flood Risk Mapping as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

9. DEVELOPMENT PERMITS LIST (FOR INFORMATION ONLY)

9.1 Development Permits List May - May 14, 2025

10. BUILDING PERMITS LIST (FOR INFORMATION ONLY)**10.1 Building Permits List****11. REQUISITIONS, PAYROLLS AND ACCOUNTS****11.1 Weekly Payment Vouchers for the weeks ending May 7 and May 14, 2025**

SJMC-R-2025-05-20/191

Moved By Councillor Ellsworth

Seconded By Deputy Mayor O'Leary

That the weekly payment vouchers for the weeks ending May 7 and May 14, 2025, in the amount of \$11,667,921.11, be approved as presented.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

12. TENDERS/RFPS**13. NOTICES OF MOTION, RESOLUTIONS QUESTIONS AND PETITIONS****13.1 Petition - Gower, Prescott, and Bond Street**

Councillor Ravencroft presented a petition from 43 residents requesting traffic calming measures at Bond Street and Prescott Street and Gower Street at Prescott Street. Staff will circulate the petition to Planning, Engineering, and Regulatory Services Staff for consideration.

13.2 Notice of Motion - Adoption of Commercial Property Tax and Vacancy Relief By-Law

Councillor Hickman made the following Notice of Motion:

TAKE NOTICE that I will at the next Regular Meeting of the St. John's Municipal Council move a motion to adopt the St. John's Commercial Property Tax and Vacancy Relief By-Law.

14. NEW BUSINESS**14.1 Arts and Culture Advisory Committee – Appointment of New Members**

SJMC-R-2025-05-20/192

Moved By Councillor Hickman

Seconded By Deputy Mayor O'Leary

That Council approve the appointment of the following individuals to the Arts and Culture Advisory Committee:

- Helena Elueme of WritersNL, Literary Organization Representative:
- Fabienne Christophle of Fédération des francophones de Terre-Neuve et du Labrador, Cultural, Indigenous, and Intangible Heritage Organization Representative
- Kristen Piercey, of VANL, Visual Arts Organization Representative
- Kaitlyn Little, Community Based Public Member

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

14.2 SERC – 2025 Spring Events 3

Councillor Noseworthy asked that Communications Staff provide an earlier and more robust communications plan for the upcoming road races.

SJMC-R-2025-05-20/193

Moved By Councillor Bruce

Seconded By Councillor Ravencroft

That Council approve road closures, lane reductions, and by-law exemptions associated with the following events: Wildfire Community Preparedness Day on June 7, Mews 8K road race on June 8, Run for Women road race on June 14, the St. John's Fair on June 21 (inclement weather date of June 23), and National Indigenous Peoples Day on June 21.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

14.3 Sale of City Land – Former Prowse Street, between 106 and 108 LeMarchant Road

SJMC-R-2025-05-20/194

Moved By Councillor Ravencroft

Seconded By Councillor Noseworthy

That Council approve the sale of City land between 106 and 108 LeMarchant Road, as shown in the attached diagram subject to easements noted above.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

14.4 74 Welland Street (Formerly 425 Blackmarsh Road) – Adoption – REZ2500010

SJMC-R-2025-05-20/195

Moved By Councillor Noseworthy

Seconded By Councillor Ellsworth

That Council adopt the attached Envision St. John's Development Regulations Amendment Number 51, 2025, to rezone land at 74 Welland Street (formerly 425 Blackmarsh Road) from the Apartment 2 (A2) Zone to the Residential 2 (R2) Zone.

Further, that Council accept this staff report in lieu of a Land Use Report (LUR) as per Section 4.9(3) of the Development Regulations.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

14.5 Naming of Street in Kenmount Terrace - Driftwood Street

SJMC-R-2025-05-20/196

Moved By Councillor Davis

Seconded By Councillor Hickman

That Council approve the name Driftwood Street for the new street in Kenmount Terrace.

For (9): Mayor Breen, Deputy Mayor O'Leary, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Ravencroft, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (9 to 0)

15. OTHER BUSINESS

16. ACTION ITEMS RAISED BY COUNCIL

16.1 Goulds Road Closure - Robert E. Howlett Memorial Drive at Doyle's Road

Councillor Ridgeley noted that there would be a road closure at Robert E. Howlett Memorial Drive at Doyle's Road on May 24th. The closure would be in place to facilitate the removal of Cochrane Pond Bridge. He advised that this closure and removal of the bridge would impact access and response times for first responders and asked that Staff notify Waste Management and St. John's Regional Fire Department of the upcoming closures.

16.2 Traffic Calming - Topsail Road at Hazelwood Crescent

Councillor Noseworthy asked that additional consideration be given to the implementation of traffic calming measures at the intersection of Topsail Road and Hazelwood Crescent.

16.3 Downtown Pedestrian Mall - Parklet Program

Councillor Hickman requested an update on the number of applications for the Parklet Program due to the change in fees. Staff responded that they were unsure of the total number of applications received and advised there were number of applications in the queue for processing. Staff had delayed processing of parklet applications pending Council's approval of the new fee structure.

17. ADJOURNMENT

There being no further business, the meeting adjourned at 3:48 p.m.

MAYOR

CITY CLERK

DECISION/DIRECTION NOTE

Title:	Adoption of the Commercial Property Tax and Vacancy Relief By-Law
Date Prepared:	April 28, 2025
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Sandy Hickman, Engineering and Regulatory Services
Ward:	N/A

Decision/Direction Required:

That Council adopt the St. John's Commercial Property Tax and Vacancy Relief By-Law.

Discussion – Background and Current Status:

Effective January 1, 2013, the City ceased imposing business occupancy tax. So as to ensure tax revenues were not significantly impacted and that the tax burden was equitably shared, the former business occupancy tax was “blended” with the commercial realty (property) tax such that only property owners were billed for taxes, but they could claim “vacancy relief” in those circumstances where the business had been exempt from the former business occupancy tax. Examples of such exemption are where the business is a registered charity, a government department or where a property is actively being renovated such that it cannot be occupied at this time.

The current Commercial Property Tax By-Law was enacted to address the administrative processes related to vacancy relief. Over time, areas where the language could be clarified have been identified by staff and as a result of an internal audit of the process.

The proposed new bylaw, a copy of which is attached to this Decision Note, contains language which is clearer and provides greater certainty to both staff and the owners of commercial properties. The new by-law contains a specific reference to daycares, clarifies what is a “vacancy” and provides improved guidance as to how and when to apply for “vacancy relief”.

While incorporating clearer language so as to address identified issues with the existing by-law, the new by-law maintains the blending formula familiar to property owners and will not in itself result in a change in taxation.

Key Considerations/Implications:

1. Budget/Financial Implications: None – no change in taxation.
2. Partners or Other Stakeholders: Commercial Property Owners

ST. JOHN'S

3. Is this a New Plan or Strategy: No

4. Alignment with Strategic Directions:

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

An Effective City: Achieve service excellence through collaboration, innovation and modernization grounded in client needs.

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: The new by-law will have to be adopted. Forms to apply for vacancy relief will need to be updated.

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: Publication of new by-law once adopted.

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Other Implications: N/A

Recommendation:

That Council adopt the St. John's Commercial Property Tax and Vacancy Relief By-Law.

Prepared by:

Kelly Butler, Office Services Supervisor, Legal

Approved by:

Cheryl Mullett, City Solicitor

Report Approval Details

Document Title:	Development Committee- Request for Parking Relief- 25 Barnes Road -INT2500026.docx
Attachments:	- 25BarnesRd.png
Final Approval Date:	May 13, 2025

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 13, 2025 - 2:28 PM

Jason Sinyard - May 13, 2025 - 2:30 PM

BY-LAW NO.

ST. JOHN'S COMMERCIAL PROPERTY TAX AND VACANCY RELIEF BY-LAW

PASSED BY COUNCIL ON

Pursuant to the powers vested in it under section 4 of the City of St. John's Municipal Taxation Act, SNL 2006 c.C-17.1, as amended, and all other powers enabling it, the City of St. John's enacts the following By-Law related to commercial property tax.

BY-LAW

1. This By-Law may be cited as the "St. John's Commercial Property Tax and Vacancy Relief By-Law"
2. (1) In this By-Law:
 - a. "Daycare" means a building or part of a building in which licensed child care services are provided and which has been approved for such use by the City;
 - b. "Leasable Area" means the floor area of a commercial building designed for tenant occupancy and which is clearly delineated or separated by a physical barrier, or capable of being physically separated by a physical barrier, from any occupied portion of a building;
 - c. "Quarter" means either of the periods January 1 to March 31, April 1 to June 30, July 1 to September 30 or October 1 to December 31 in a calendar year;
 - d. "Vacancy" means
 - i. A Leasable Area for which there is no rent, of any kind, being paid, whether accruing, or not, for the period that such rent is unrecoverable due to bankruptcy proceedings under the Bankruptcy and Insolvency Act (Canada) by a tenant;
 - ii. A Leasable Area occupied by a charitable organization registered under the Income Tax Act (Canada) or such entity which has been exempted from municipal taxation by federal, provincial or municipal legislation;
 - iii. A Leasable Area that has become vacant due to the annual closing of a seasonal business operation, provided that such period may not exceed a maximum of 2 consecutive Quarters;

- iv. A Leasable Area that has been unoccupied for at least 1 Quarter and is capable of being leased and is listed on a publicly accessible forum or media as being available for rent;
 - v. A Leasable Area that has been unoccupied for at least 1 Quarter and is capable of being leased, but not for immediate occupancy due to repairs, renovations or construction that is needed and/or underway to render the area available for occupancy and for which active development approval and building permits are in place; or
 - vi. A Leasable Area that is subject to a Closure Order by the City and is vacant;
 - e. “Vacancy Relief” means relief from the real property tax due to Vacancy in commercial property.
- (2) Unless otherwise stated the definitions in the City of St. John’s Municipal Taxation Act shall apply.
3. (1) Vacancy Relief may only be applied for where there is a Vacancy in a commercial property
 - (2) The application for Vacancy Relief shall be made in arrears and shall be in the form as made available by the City;
 - (3) The application for Vacancy Relief shall be submitted to the City no later than 30 days after the end of a proceeding Quarter. A taxpayer who fails to file an application for Vacancy Relief within the time specified shall be deemed to have filed a nil Vacancy Relief claim for such Quarter
 - (4) A person applying for Vacancy Relief shall provide to the City all information requested by the City for the purpose of enabling the City to properly process the application.
 - (5) The City may conduct investigations and inspections of a commercial property to determine the validity of an application for Vacancy Relief.
4. Real property tax on commercial property shall be paid on a quarterly basis with each payment to be remitted within 30 days of the preceding Quarter.
 5. The amount of Vacancy Relief shall be 50% of the real property tax applicable to the Leasable Area for which Vacancy Relief is granted.
 6. Vacancy Relief shall be credited to the property tax account prior to the end of the Quarter following that Quarter for which Vacancy Relief has been granted.

7. The City will not pay interest on any adjustments or credits to property tax accounts resulting from Vacancy Relief or an adjustment thereto.
8. The St. John's Commercial Property Tax By-Law enacted by Council on October 29, 2012 is repealed.

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 10 Eastland Drive - DEV2500070

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

Request to relieve nine (9) parking spaces for an extension to a Warehouse and Office Building at 10 Eastland Drive.

Discussion – Background and Current Status:

An application was submitted to add an extension to the Warehouse and Office Building at 10 Eastland Drive. As per **Section 8.3** of the **Development Regulations**, the Warehouse and Office Uses require 38 parking spaces, while the site currently provides 29 parking spaces. The applicant is requesting parking relief for nine (9) parking spaces.

Parking relief rationale from the applicant notes that only 3 new staff will added on-site with the extension and with their existing operations there are seven (7) vacant parking spaces, therefore parking will not be a concern. As per **Section 8.12** of the **Development Regulations**, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council when the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Not applicable
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

ST. JOHN'S

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable
7. Legal or Policy Implications: **St. John's Development Regulations Sections 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Industrial Commercial (IC) Zone."**
8. Privacy Implications: Not applicable
9. Engagement and Communications Considerations: Not applicable
10. Human Resource Implications: Not applicable
11. Procurement Implications: Not applicable
12. Information Technology Implications: Not applicable
13. Other Implications: Not applicable

Recommendation:

That Council approve parking relief for nine (9) parking spaces at 10 Eastland Drive to accommodate the building extension to the existing Warehouse and Office.

Prepared by:

Ashley Murray, P. Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

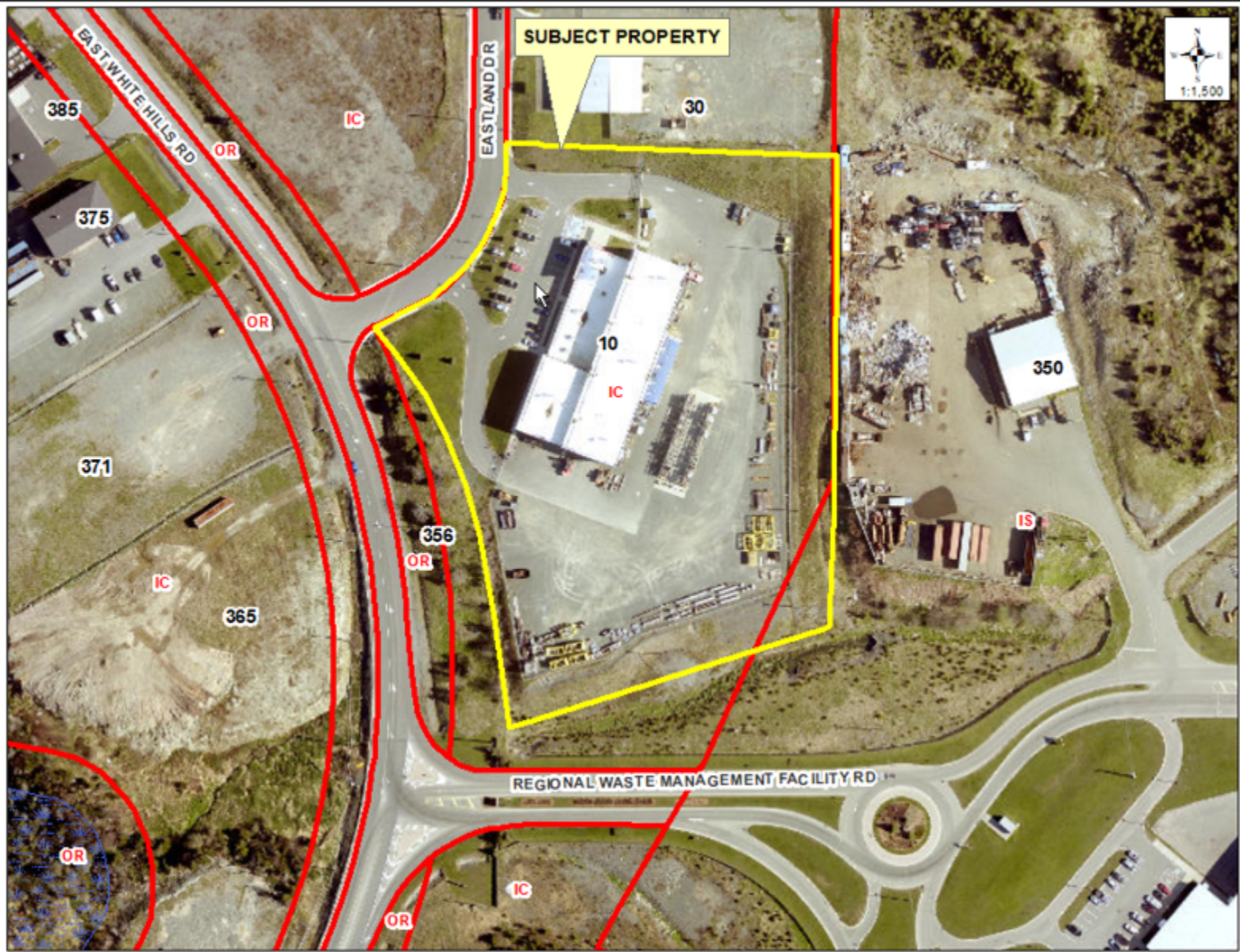
Report Approval Details

Document Title:	Development Committe- Request for Parking Relief - 10 Eastland Drive- DEV2500070.docx
Attachments:	- 10Eastland.png
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 28, 2025 - 11:59 AM

Jason Sinyard - May 28, 2025 - 1:39 PM



DECISION/DIRECTION NOTE

Title: Approval in Principle for Child Care Centre – 28 Stavanger Drive – DEV2500088

Date Prepared: May 27, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

To request Approval in Principle for a Child Care Centre at 28 Stavanger Drive.

Discussion – Background and Current Status:

An application was submitted requesting Approval in Principle for a Child Care Centre at 28 Stavanger Drive. The existing building is proposed to have a Child Care Centre with a floor area of 205m², provide care for 72 children, and have 22 employees. Adequate parking is provided on-site.

The proposed Child Care Centre is a Permitted Use in the Commercial Regional (CR) Zone and is proposed within an existing building. Should any changes be made to the sit it must be demonstrated that it meets the Zone Standards. Preliminary review notes the existing building is serviced and access is adequate for approval in principle.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**

ST. JOHN'S

6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 4.5.3. "Approval in Principle" and Section 10 "Commercial Regional (CR) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council grant Approval in Principle for the proposed Child Care Centre Use at 28 Stavanger Drive, which is subject to the following conditions prior to Final Approval:

1. Meet all requirements of the St. John's Municipal Plan and Development Regulations;
2. The Commercial Regional (CR) Zone requirements are met;
3. Any changes to the site and servicing plans are approved; and
4. Parking requirements are to be met or a request for parking relief provided to be considered by Council.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

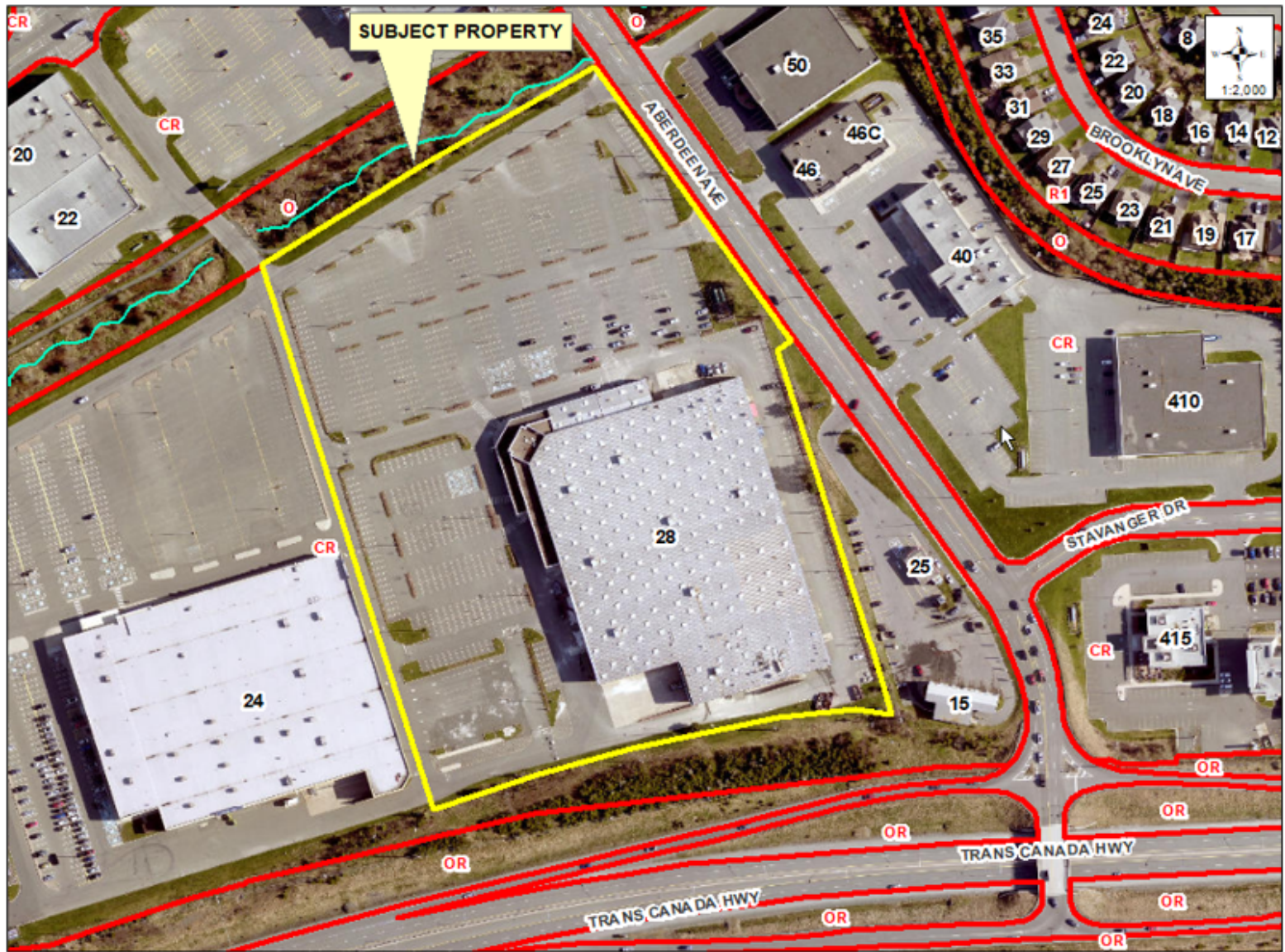
Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Approval in Principle for Daycare – 28 Stavanger Drive - DEV2500088.docx
Attachments:	- Location Map.png
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Jason Sinyard - May 28, 2025 - 2:16 PM



DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 110 St. Clare Avenue – DEV2500080

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

Request to relieve one (1) parking space for a Subsidiary Dwelling Unit at 110 St. Clare Avenue.

Discussion – Background and Current Status:

An application was submitted for the construction of a New Dwelling with two Subsidiary Dwelling Units. As per **Section 8.3** of the **Development Regulations**, one parking space is required for each residential Dwelling Unit. The applicant is proposing parking relief for one (1) parking space.

Parking relief rationale from the applicant notes that the property will be rented to a working professional who will not require a vehicle. The property is centrally located and is very walkable, as there is a bus route with the nearest stop less than 60 meters from the property. As per **Section 8.12** of the **Development Regulations**, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council when the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Not applicable
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

ST. JOHN'S

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable
7. Legal or Policy Implications: **St. John's Development Regulations Sections 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Residential 2 (R2) Zone."**
8. Privacy Implications: Not applicable
9. Engagement and Communications Considerations: Not applicable
10. Human Resource Implications: Not applicable
11. Procurement Implications: Not applicable
12. Information Technology Implications: Not applicable
13. Other Implications: Not applicable

Recommendation:

That Council approve parking relief for one (1) parking space at 110 St. Clare Avenue to accommodate a Subsidiary Dwelling Unit.

Prepared by:

Ashley Murray, P. Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

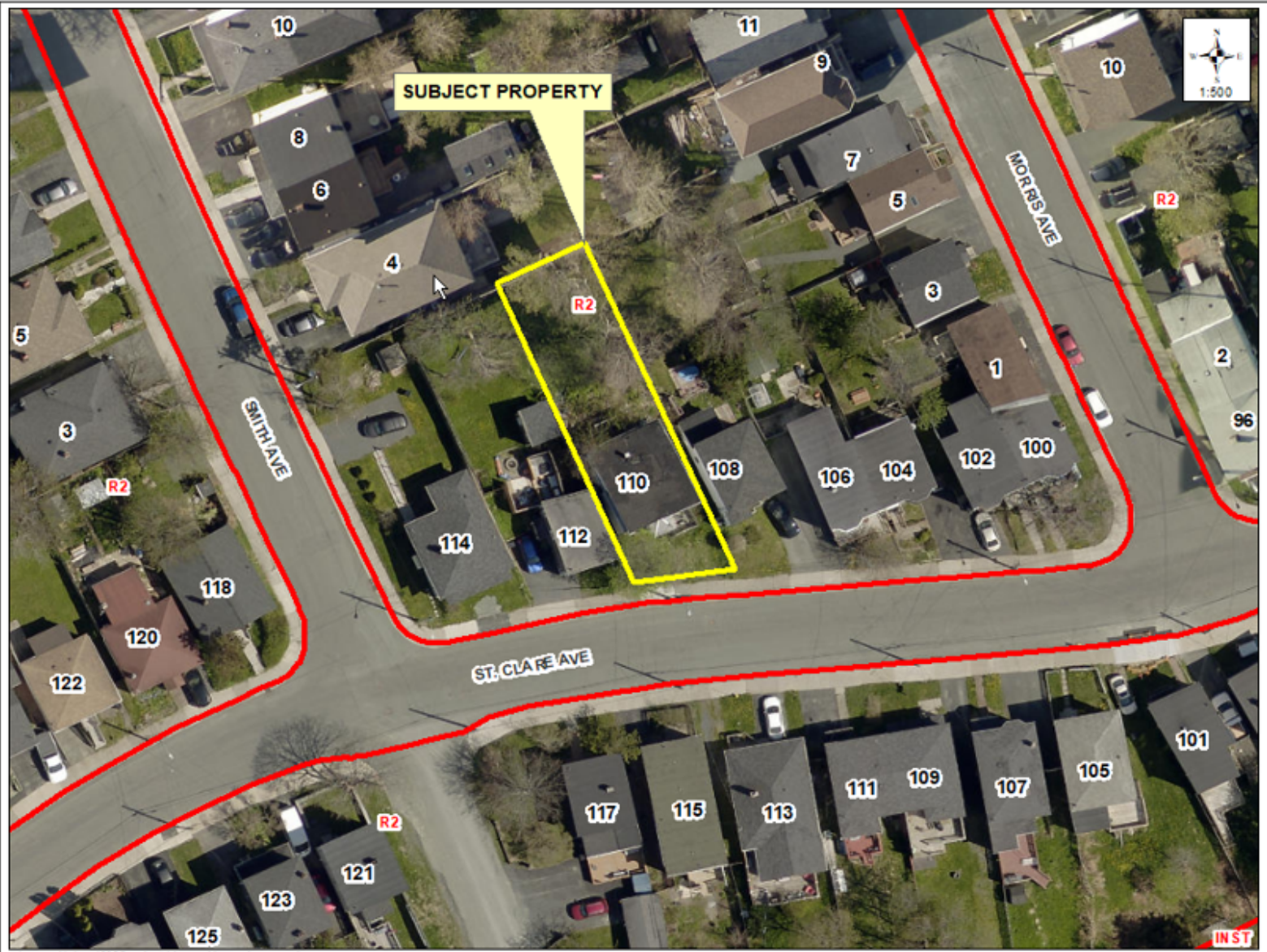
Report Approval Details

Document Title:	Development Committee - Request for Parking Relief 110 St. Clare Avenue- DEV2500080.docx
Attachments:	- Location map.png
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 28, 2025 - 11:51 AM

Jason Sinyard - May 28, 2025 - 1:39 PM



DECISION/DIRECTION NOTE

Title: Warehouse Use Extension in the Watershed – 573 Thorburn Road – DEV2500054

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

To consider rejection of a Warehouse Use extension at 573 Thorburn Road which is in the Broad Cove Watershed.

Discussion – Background and Current Status:

An application was received for an extension to a Warehouse Use at 573 Thorburn Road. The property is zoned Rural Residential (RR) and falls within the Broad Cove Watershed. The existing Warehouse is approximately 371m² and the proposed expansion is for an additional 224.83m². The applicant noted the expansion is for ongoing operations for the current business and the storage of lumber; the current business is transportation related, and multiple vehicles are parked on site, which is not allowed in the Zone. Given the commercial size garage doors on the proposed plans, it would suggest uses not permitted in the Zone. The existing site is backlot development, and the building currently extends over the front property line, encroaching into #571 making it non-conforming.

The **City of St. John's Act Section 104(4)** allows an extension to an existing building, subject to the written recommendation of the City Manager. Historically, the City has taken a firm approach to the control of development in the Watershed for water quality protection. Although the current application not a new development, based on the current use and uncertainty of how this site would conduct business, it is recommended that the extension not be considered.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

ST. JOHN'S

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **City of St. John's Act Section 104(4)(d).**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council reject the Warehouse Use extension at 573 Thorburn Road as the development is located in the Broad Cove Watershed and is subject to Section 104(4)(d) of the City of St. John's Act.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Warehouse Extension in the Watershed - 573 Thorburn Road - DEV2500054.docx
Attachments:	- Location.png
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Jason Sinyard - May 28, 2025 - 1:38 PM



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DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 790 Kenmount Road – DEV2400091

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request to relieve one hundred and five (105) parking spaces for new Warehouse Use at 790 Kenmount Road.

Discussion – Background and Current Status:

An application was submitted to add a four storey, 11,820m² building to the property at 790 Kenmount Road for a Warehouse Use (self-storage units). As per **Section 8.3** of the **Development Regulations**, the Warehouse Uses will require 118 parking spaces, while 13 parking spaces are provided. The applicant is proposing parking relief for one hundred and five (105) parking spaces.

Parking relief rationale from the applicant notes that no additional staff will be added to the site, and due to the nature of the Use and the various unit sizes the proposed parking will meet their business needs. The floor area for the building in relation to required parking spaces is not reflective of the number of users on-site at one time, and the overall requirement is high for a storage business. The ratio of parking is also in line with the existing buildings approved on-site. As per **Section 8.12** of the **Development Regulations**, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council when the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders: Not applicable
3. Is this a New Plan or Strategy: No

4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**

6. Accessibility and Inclusion: Not applicable

7. Legal or Policy Implications: **St. John's Development Regulations Sections 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Industrial Commercial (IC) Zone."**

8. Privacy Implications: Not applicable

9. Engagement and Communications Considerations: Not applicable

10. Human Resource Implications: Not applicable

11. Procurement Implications: Not applicable

12. Information Technology Implications:

13. Other Implications:

Recommendation:

That Council approve parking relief for one hundred and five (105) parking spaces to accommodate the construction of a new Warehouse Use at 790 Kenmount Road.

Prepared by:

Ashley Murray, P. Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

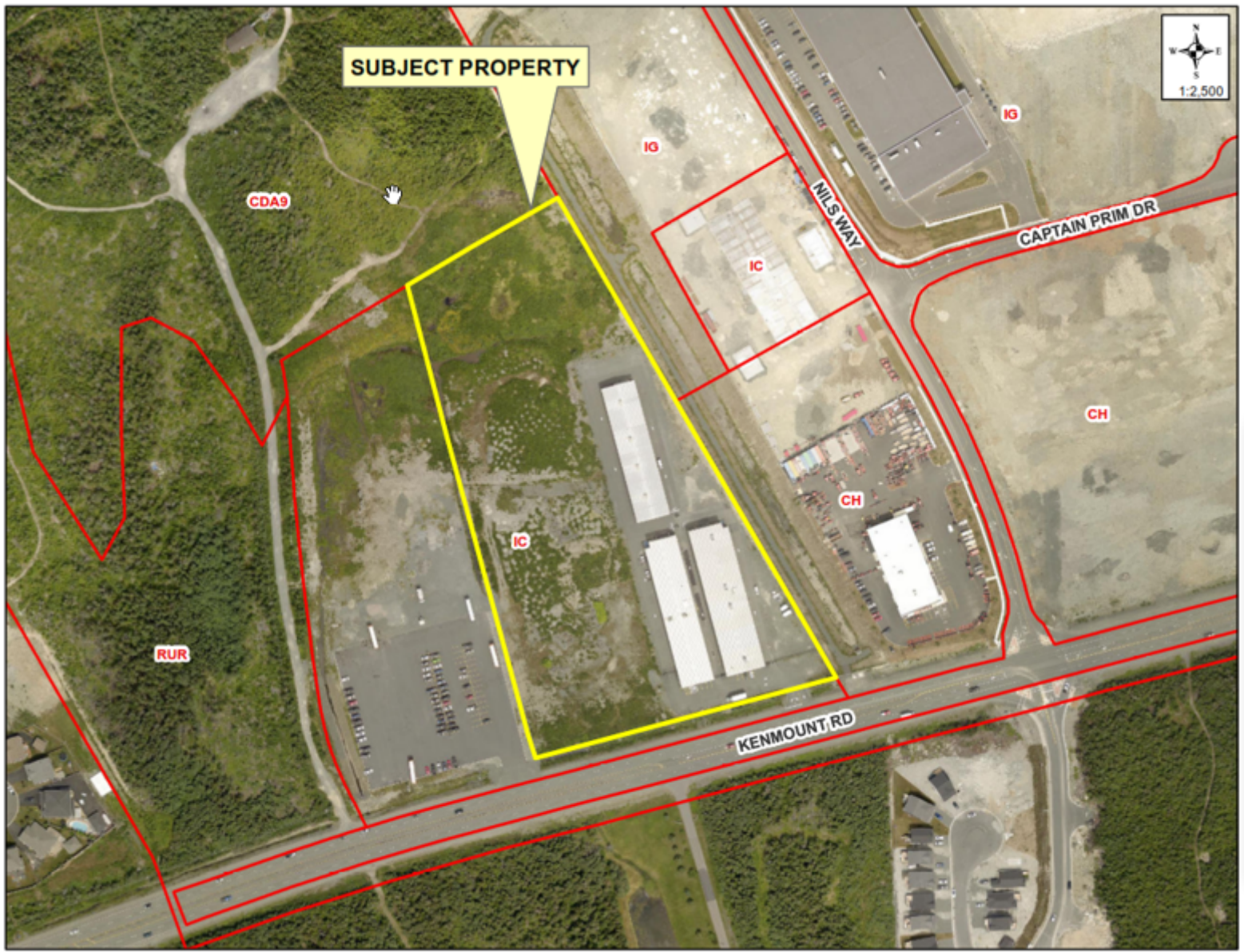
Report Approval Details

Document Title:	Development Committee- Request for Parking Relief - 790 Kenmount Road - DEV2400091.docx
Attachments:	- 790Kenmount.png
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 28, 2025 - 12:22 PM

Jason Sinyard - May 28, 2025 - 12:44 PM



DECISION/DIRECTION NOTE

Title: Notices Published – 16 Jamie Korab Street – DEV2500059

Date Prepared: May 27, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required:

A Discretionary Use application has been submitted by Sweet Bronze Sunless Tanning NL for 16 Jamie Korab Street.

Discussion – Background and Current Status:

The application is a Home Occupation for a sunless tanning service. The floor area will be approximately 12m² and operate Monday to Thursday, 6 p.m. – 9 p.m., Friday, 2 p.m. – 5 p.m., and Saturday to Sunday, 9 a.m. – 9 p.m. The business will have up to five clients per day. Off-street parking is available. The proposed application site is zoned Residential 1 (R1).

Three submissions were received. Concerns raised included an increase in traffic, insufficient parking, child safety, concern with a commercial business in a residential area and that an existing business currently operates on-site. Home occupations are limited in overall size and scope so that a business maintains the residential nature/feel of the neighbourhood. Off-site parking is provided and there is no concern with traffic. There is no approved home occupation at this time for the property.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

ST. JOHN'S

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 6.22 "Home Occupation," Section 10.5 "Discretionary Uses," and Section 10 "Residential 1 (R1) Zone".**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John's Envision Development Regulations.** The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use for a Home Occupation at 16 Jamie Korab Street for a sunless tanning service.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA Deputy City Manager
Planning, Engineering and Regulatory Services

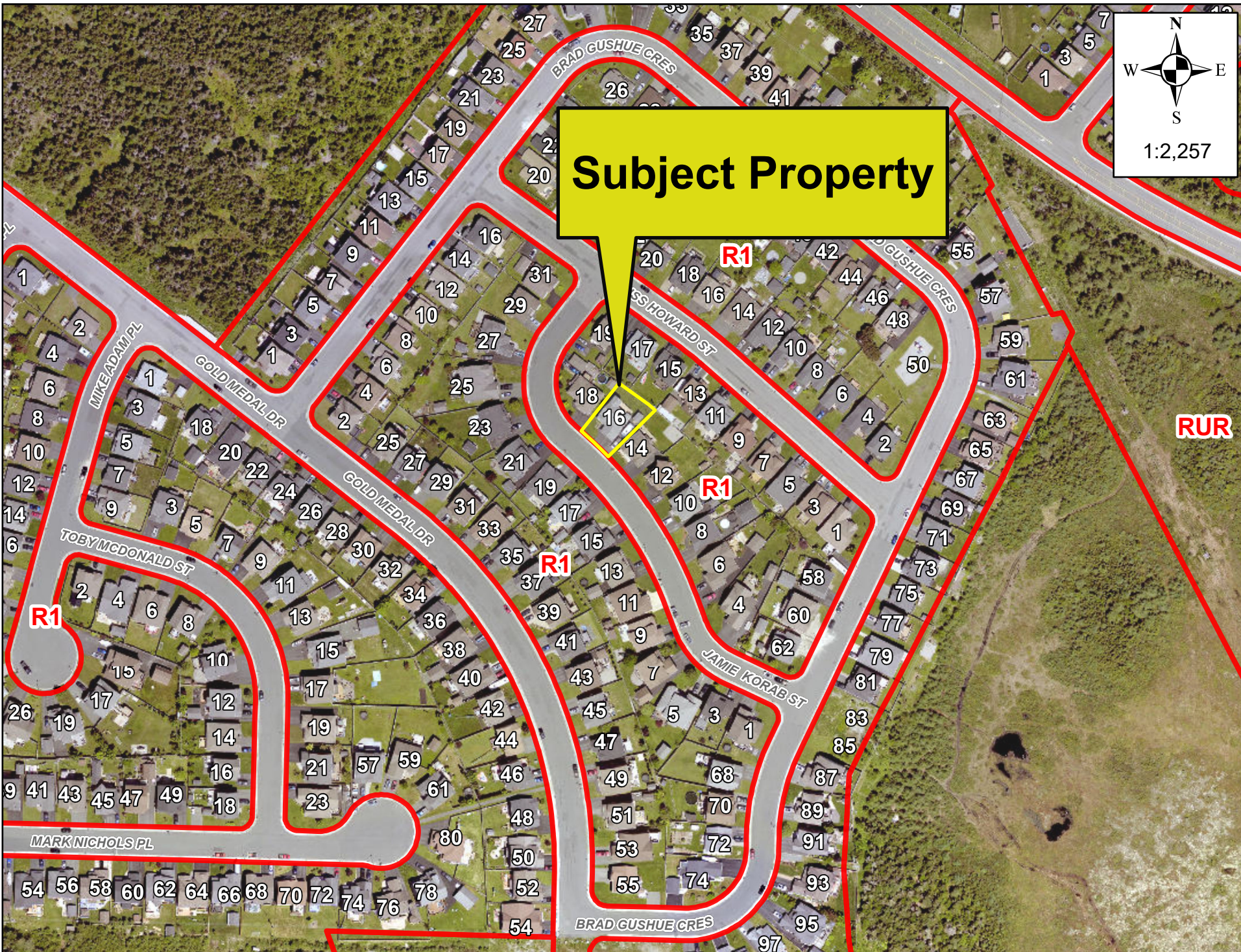
Report Approval Details

Document Title:	Notices Published - 16 Jamie Korab Street - DEV2500059.docx
Attachments:	- 16 Jamie Korab Street_subjectProperty.pdf
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 28, 2025 - 11:47 AM

Jason Sinyard - May 28, 2025 - 1:40 PM



Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, May 8, 2025 6:09 PM
To: CityClerk
Cc: [REDACTED] Carl Ridgeley
Subject: Discretionary Use DEV2500059

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

I am emailing to strongly object to discretionary use for the resident at 16 Jamie Korab Street. [REDACTED]
[REDACTED] we built here because it is strictly a residual area. The occupant at that address already operates some type of small business as I see people picking up items from boxes which is located on the front step. This has already increased traffic and adding another business is going to create more.

I hope the city sticks to it regulations on this issue.

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Sent from my iPad

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, May 12, 2025 11:06 AM
To: CityClerk
Subject: 16 Jamie Koran Street - DEV2500059

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

Comment:

I am not in favour of any business development in this neighborhood. This is a quiet residential subdivision. Please, Let's keep it that way.
Thank you.

[REDACTED]
[REDACTED]

Sent from my iPhone

Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, May 25, 2025 8:17 PM
To: CityClerk
Subject: Sweet Bronze Sunless Tanning NL

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Good Evening,

I am writing to express my significant concerns regarding the proposed application for a sunless tanning business to operate out of a residence at 16 Jamie Korab Street in our neighborhood.

My primary concerns revolve around three key issues:

Child Safety

Our neighborhood, particularly around Jamie Korab and neighboring streets, has a high number of children who frequently play outdoors. The introduction of a commercial business, even a home-based one, would undoubtedly lead to an **increase in vehicle traffic**. More cars coming and going throughout the day poses a serious safety risk to our children, who are accustomed to a relatively quiet and safe environment for play.

Increased Traffic and Parking

Related to the above, an increase in client visits will inevitably lead to more vehicles on our residential streets.

Insufficient Parking

Many homes in our area have limited off-street parking. Clients of a sunless tanning business would likely need to park on the street, further exacerbating an already challenging parking situation for residents and their visitors. This could lead to congestion and frustration for everyone in the neighborhood.

I urge you to carefully consider the potential negative impacts of this proposed business on the safety and quality of life in our neighborhood before approving the application.

Thank you for your time and consideration of this important matter.

DECISION/DIRECTION NOTE

Title: Land Use Report – 45 East White Hills Road – DEV2100076

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

To approve the revised drawings that will be added as an addendum to the Land Use Report as approved on November 27, 2019, for 45 East White Hills Road.

Discussion – Background and Current Status:

In 2018 an application was made for a Senior's Apartment Building, which was a Permitted Use in the Institutional (INST) Zone under the 1994 Development Regulations. At that time, the applicant had proposed an eight-storey building, which required a Land Use Assessment Report (LUAR); height over 3 storeys required a LUAR. The report was publicly advertised, and a Public Meeting was held, with the LUAR being approved on November 27, 2019.

A development application was then submitted, and the application progressed through the development review process with multiple submissions. As the application was partially completed when the new 2021 Development Regulations came into effect, the application continued to be processed under the 1994 Development Regulations. Prior to final development approval, the applicant has requested the addition of balconies to the proposed building. The original Terms of Reference required that patios or balcony information be provided but is not a requirement under the Development Regulations.

As the addition of balconies alter the original look of the building (see attachment) but is not an aspect that is regulated under the Development Regulations, staff recommended that additional public consultation is not required, but a public notification be sent to the neighbourhood.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners.
3. Is this a New Plan or Strategy: No

ST. JOHN'S

4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: **1994 St. John's Development Regulations Section 5.6 "Land Use Impact Assessments" and Section 10.32 "Institutional (INST) Zone".**

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations:

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council approve the revised drawings which will be added as an addendum to the Land Use Assessment Report approved on November 27, 2019, for 45 East White Hills Road, and that public notification be provided.

Prepared by:

Ashley Murray, P. Tech – Senior Development Officer
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

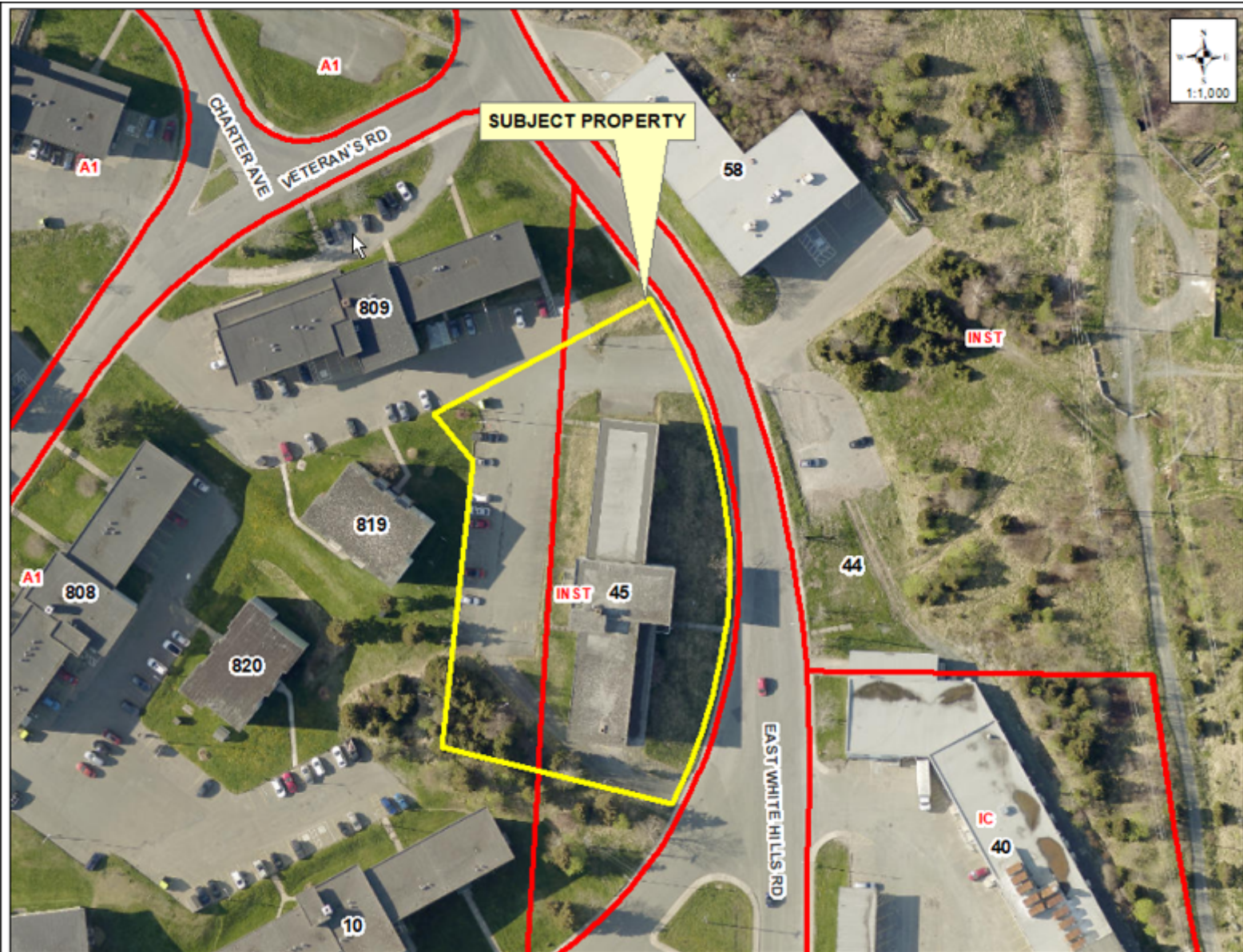
Report Approval Details

Document Title:	Development Committee- Revised Plan for the Approved Land Use Report - 45 East White Hills Road - DEV2100076.docx
Attachments:	- 45EWH.png
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 28, 2025 - 3:40 PM

Jason Sinyard - May 28, 2025 - 3:53 PM



DECISION/DIRECTION NOTE

Title: Notices Published – 275 Duckworth Street – DEV2500009

Date Prepared: May 27, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted by Raising the Roof Chez Toit at 275 Duckworth Street.

Discussion – Background and Current Status:

The proposed application is for a Heritage Use, which is for 34 Micro Dwelling Units. The designated Heritage Building is recognized by the City. Dwelling units will occupy floors 1-5 of the existing building. Parking relief has been requested. The proposed application is zoned Commercial Downtown Mixed (CDM).

23 submissions were received; 14 in support and 1 submission which requested clarity on the intended use. 8 submissions were opposed and noted concerns pertaining to a rise in crime, that the use is not in line with the larger area, larger dwellings units should be provided to attract more families or working people into the downtown to support the businesses; that high density equals low income which leads to more social problems, that low cost housing needs to be better spread throughout the downtown, that the downtown is already facing significant public safety and livability issues, questions about the long-term planning of the facility, inappropriate use of a heritage property, and long term impacts on the downtown in terms of use, businesses and tourism.

A Heritage Use allows any Use of a designated heritage building which is, in Council's opinion, compatible with the adjoining uses. The applicant is proposing Micro Dwelling Units which do not exceed 42m² (450 square feet) and includes kitchen and bathroom facilities for the resident(s).

The applicant, Raising the Roof, has elaborated that the building will serve multiple demographics and house people who can afford at most 80% of the median market rent for St. John's. They will be working with local housing providers, who will also aid in on-site social supports, such as dedicated case managers to work directly with occupants on mental health, addictions recovery, employment training and readiness and financial acumen. There will be common space within the building used to engage in regular events and activities for occupants to meet with fellow tenants and the support workers.

ST. JOHN'S

As per **Section 8.3** of the **Development Regulations** the Micro Dwelling Units (located on floors 1-5) will require 4 visitor parking spaces, and the vacant Commercial space located on the ground floor will need 3 parking spaces for a total of 7 parking spaces. The existing site has no on-site parking available, and the applicant is requesting parking relief for seven (7) parking spaces.

Parking relief rationale from the applicant notes that based on the clientele who will utilize the Micro Dwelling Units parking spaces will not be required. The downtown location is very walkable with on-street parking available on either side of Duckworth Street and there is a bus stop directly behind the property on Water Street. As per **Section 8.12** of the **Development Regulations**, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council when the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 8.3 "Parking Standards," Section 8.12 "Parking Report," Section 10.5 "Discretionary Uses" and Section 10 "Commercial Downtown Mixed (CDM) Zone".**
8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Public advertisement in accordance with **Section 4.8 Public Consultation of the St. John's Envision Development Regulations**. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council approved the proposed Heritage Use at 275 Duckworth Street for 34 Micro Dwelling Units and relieve seven (7) parking spaces.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA Deputy City Manager
Planning, Engineering and Regulatory Services

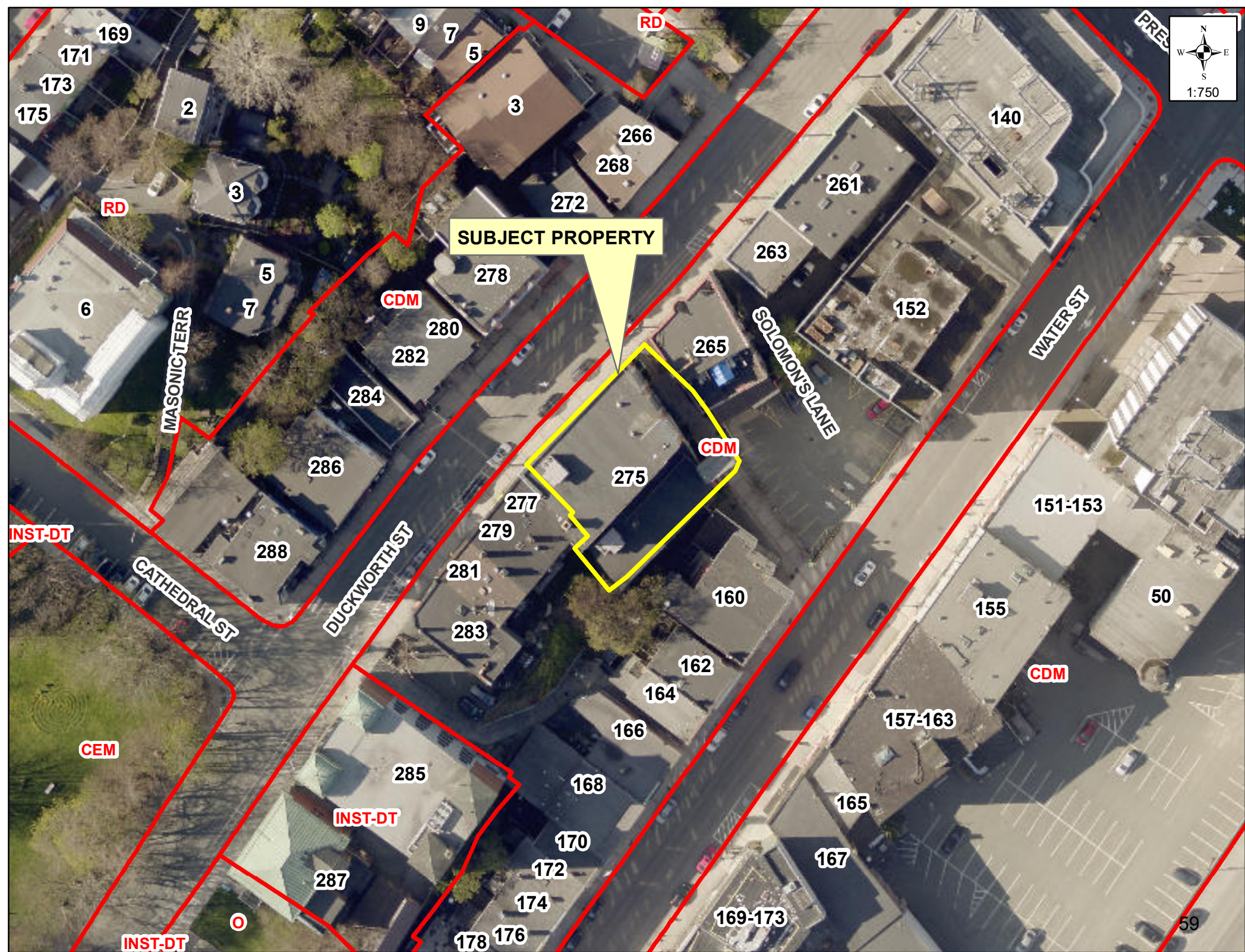
Report Approval Details

Document Title:	Notices Published - 275 Duckworth Street - DEV2500009.docx
Attachments:	- DEV2500009-275 DUCKWORTH STREET.pdf
Final Approval Date:	May 29, 2025

This report and all of its attachments were approved and signed as outlined below:

Lindsay Lyghtle Brushett - May 28, 2025 - 3:55 PM

Jason Sinyard - May 29, 2025 - 1:49 PM



DECISION/DIRECTION NOTE

Title: Non-Conforming Use in the Floodplain and Buffer – 66-72 Forest Pond Road – DEV2500027

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 5

Decision/Direction Required: To consider the demolition and rebuild of a Single Detached Dwelling at 66-72 Forest Pond Road, which is a Non-Conforming Use.

Discussion – Background and Current Status:

An application has been received to demolish and rebuild a Single Detached Dwelling at 66-72 Forest Pond Road. The property is zoned Rural Residential Infill (RRI) and is impacted by both the 100-year floodplain and buffer, as well as the 20-year floodplain and buffer. Under **Section 4.10 (6) and (7) of the Development Regulations**, a Single Detached Dwelling is not permitted in either the floodplain or buffer, which makes the existing Dwelling a Non-Conforming Use.

Under **Section 7.5.3(a) of the Development Regulations**, Council may allow a Non-Conforming Building, structure or Development to be internally or externally varied, extended or expanded with approval, along with consideration under **Section 7.5.3(b)** that the development shall not be expanded if the degree of non-conformity would be increased.

In this particular case, the footprint of the proposed Single Detached Dwelling is reduced by 69m² and the location is moved further away from the water body within the floodplain, therefore reducing the encroachment and further reducing the risk of flooding. A portion of the new footprint does extend into the floodplain and buffer in an area which is currently undeveloped, however this extension is further from the water body than the original footprint. It is felt that this application does not increase the degree of non-conformity.

As the overall footprint is smaller and the risk of flooding is reduced by the topography and new location being further from the water body, Council may consider this application. Should this application be considered, as a condition of development no substantial changes to the existing grade would be allowed given such changes could affect the floodplain.

ST. JOHN'S

Where a Single Detached Dwelling is not a Use considered under **Section 4.10 (6) or (7)** consultation with the Environment and Sustainability Experts Panel is not required as per **Section 4.10(8)**.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations**.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 4.10 "Waterways, Wetlands, Ponds or Lakes," Section 7.5 "Non-Conforming" and Section 10 "Rural Residential Infill (RRI) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council approve the demolition and rebuild of a Non-Conforming Use at 66-72 Forest Pond Road to allow the redevelopment of a Single Detached Dwelling in the Floodplain and Buffer subject to conditions on size, location and grading.

Prepared by:

Lindsay Lyghtle Brushett, MCIP Supervisor Planning & Development
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee - Non-Conforming Use in the Floodplain and Buffer - 66-72 Forest Pond Road - DEV2500027.docx
Attachments:	- 66-72 FOREST POND ROADdev.area.pdf
Final Approval Date:	May 29, 2025

This report and all of its attachments were approved and signed as outlined below:

Jason Sinyard - May 29, 2025 - 1:57 PM



56-58

SUBJECT PROPERTY

60-64

FOREST POND RD

RRI

O

FLOODPLAIN BOUNDARY

AG

FLOODPLAIN BUFFER BOUNDARY

New House
(Approximate Location)

Existing House

Floodplain - 169 sq.m
Buffer - 139 sq.m

Proposed House

Floodplain - 122 sq.m
Buffer - 117 sq.m

Undeveloped

Floodplain - 45 sq.m
Buffer - 30 sq.m

64

ST. JOHN'S

Minutes of Committee of the Whole - City Council

Council Chambers, 4th Floor, City Hall

May 27, 2025, 3:00 p.m.

Present: Mayor Danny Breen
Councillor Ron Ellsworth
Councillor Sandy Hickman
Councillor Jill Bruce
Councillor Greg Noseworthy
Councillor Tom Davis
Councillor Carl Ridgeley

Regrets: Deputy Mayor Sheilagh O'Leary
Councillor Maggie Burton
Councillor Ophelia Ravencroft

Staff: Tanya Haywood, Deputy City Manager of Community Services
Lynnann Winsor, Deputy City Manager of Public Works
Cheryl Mullett, City Solicitor
Theresa Walsh, City Clerk
Stacey Baird, Legislative Assistant
Brandon Mullins, Communications and PR Officer
Lindsay Lyghtle Brushett, Supervisor of Planning & Development

1. SHAD Memorial 2025 Sponsorship Breakfast

The cost identified for the breakfast is an estimate. The final price cannot be confirmed until the number of attendees is determined.

Recommendation

Moved By Councillor Ellsworth

Seconded By Councillor Ridgeley

That Council sponsor breakfast for the SHAD Memorial 2025.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

2. 7 Waterford Bridge Road – REZ2500013

Recommendation

Moved By Councillor Davis

Seconded By Councillor Ridgeley

That Council consider rezoning a portion of 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone and that the application be advertised in accordance with the Envision St. John's Development Regulations.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

3. 4A Middle Battery Road – DEV2400079- New Dwelling

Recommendation

Moved By Councillor Davis

Seconded By Councillor Hickman

That Council accept this staff report on 4A Middle Battery Road as the Heritage Report for a proposed Single Detached Dwelling in Heritage Area 4 (Battery), as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated May 2, 2025.

For (7): Mayor Breen, Councillor Ellsworth, Councillor Hickman, Councillor Bruce, Councillor Noseworthy, Councillor Davis, and Councillor Ridgeley

MOTION CARRIED (7 to 0)

Decision Note

Title: SHAD Memorial 2024 Sponsorship Breakfast

Date Prepared: May 20, 2025

Report To: Committee of the Whole

Councillor and Role: Mayor Danny Breen, Governance & Strategic Priorities

Ward: N/A

Decision/Direction Required:

Seeking Council's approval to host a breakfast for the staff and students of Shad Memorial 2025.

Discussion – Background and Current Status:

The City has received a request from the Program Director of Shad Memorial requesting that the City sponsor a breakfast at City Hall with the Mayor and/or councillors, followed by a tour of and time spent with Councillors in Chambers. The event consists of about 80 people in total. They have requested the date Tuesday, July 22nd. This annual event has been sponsored by Council since 2007.

Memorial University is one of 18 university campuses in Canada offering the Shad program (www.shad.ca), a nation-wide program designed to offer high-potential high school students the opportunity to be surrounded by other talented youth from across the country. The program strives to hone the skills of tomorrow's potential leaders and provide first-hand access to industry and career options to assist the students in choosing educational and career paths.

Shad is a not-for-profit organization and relies on the support of public and private sector organizations to provide an expansive and high-quality program.

Key Considerations/Implications:

1. Budget/Financial Implications: Estimated cost of breakfast is \$4000.00.
2. Partners or Interested Parties: Memorial University of NL; SHAD Canada

Decision Note

Title

3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.

N/A

5. Alignment with Adopted Plans: N/A

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: N/A

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: N/A

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Information Management Implications: N/A

14. Other Implications: N/A

Recommendation:

That Council sponsor breakfast for the SHAD Memorial 2025.

Prepared by: Theresa Walsh, City Clerk

Approved by:

DECISION/DIRECTION NOTE

Title: 7 Waterford Bridge Road – REZ2500013

Date Prepared: May 21, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning a portion of 7 Waterford Bridge Road to enable an Apartment Building.

Discussion – Background and Current Status:

An application to rezone 7 Waterford Bridge Road came before Council at the Regular Meeting on March 25, 2025, and was rejected. The City has since received two new applications for the property: an application to subdivide 7 Waterford Bridge Road into two Lots and a revised application to rezone a portion of 7 Waterford Bridge Road, which contains the existing dwelling.

The new rezoning application is from Harbour Capital Corp., which proposes to rezone the developed portion of the property from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone to enable a six (6) unit Apartment Building. Similar to the previous application, the existing Single Detached Dwelling is proposed to be renovated into an Apartment Building.

One driveway is proposed to provide access for both Lots. An access agreement, which is currently being prepared, is required prior to subdivision approval. The application to subdivide will be processed along side the application to rezone. The design of the Apartment Building proposal has not changed from the previous application. Staff have reviewed the application and have no concerns.

Should Council consider rezoning, staff recommend public notification in accordance with Section 4.8 of the Envision St. John's Development Regulations. Please note that since a Municipal Plan amendment is not required, there will not be a commissioner's public hearing so public notification would be the only form of public consultation.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents.
3. Is this a New Plan or Strategy: No

ST. JOHN'S

4. Alignment with Strategic Directions:

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.

6. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.

7. Legal or Policy Implications: A map amendment to the Envision St. John's Development Regulations is required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Consultation will be carried out as per Section 4.8 of the Envision St. John's Development Regulations. Public notification alone is recommended. A project page will be created on the Engage St. John's website.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning a portion of 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone and that the application be advertised in accordance with the Envision St. John's Development Regulations.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor - Planning and Development

Report Approval Details

Document Title:	7 Waterford Bridge Road - REZ2500013.docx
Attachments:	- 7 WATERFORD BRIDGE ROAD - Location Map - Feb 3.pdf - 7 Waterford Bridge Road - Lot Layout - May 2025.pdf
Final Approval Date:	May 21, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - May 21, 2025 - 10:34 AM

Jason Sinyard - May 21, 2025 - 11:49 AM



SUBJECT PROPERTY

WATERFORD BRIDGE RD

BUCKLEY'S LANE

TOPSAIL RD

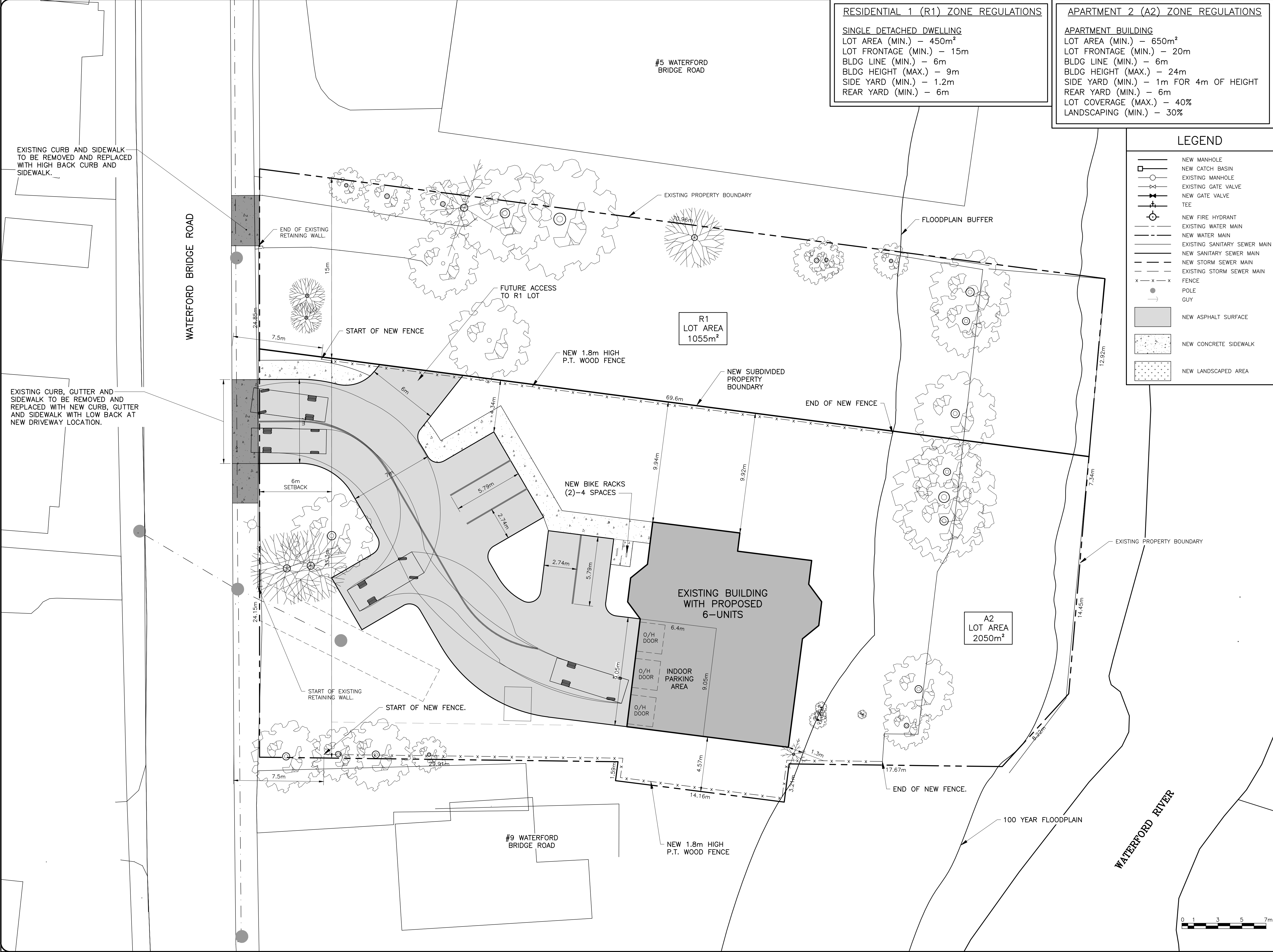
5
CM

R1

AREA TO BE REZONED

O





DECISION/DIRECTION NOTE

Title: 4A Middle Battery Road – DEV2400079- New Dwelling

Date Prepared: May 20, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Heritage

Ward: Ward 2

Decision/Direction Required:

To approve the design of a new house in a Heritage Area 4 (Battery) at 4A Middle Battery Road.

Discussion – Background and Current Status:

The subject property is located within the Residential District of the Envision St. John's Municipal Plan, is zoned Residential Battery (RB), and is located within Heritage Area 4 (Battery). A location map is attached.

The proposed elevations of the house are attached and meet the requirements of the St. John's Heritage By-Law, Schedule D - Heritage Design Standards for residential buildings in Heritage Area 4 (Battery). Window sizes will be confirmed at the building permit stage to ensure they meet building code, fire, and life safety requirements.

According to section 8(2) of the Heritage By-Law, an application for a new development in a Heritage Area shall require a Heritage Report. Notwithstanding this, "Council may accept a staff report in lieu of the Heritage Report." Staff recommends that Council accept this staff report in lieu of a Heritage Report.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable,
2. Partners or Other Stakeholders: Neighbouring residents and property owners; heritage advocates.
3. Is this a New Plan or Strategy: No

ST. JOHN'S

4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations; St. John's Heritage By-Law.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: Meets the St. John's Heritage By-Law, Schedule D Heritage Design Standards.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Not applicable.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council accept this staff report on 4A Middle Battery Road as the Heritage Report for a proposed Single Detached Dwelling in Heritage Area 4 (Battery), as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated May 2, 2025.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning and Development

Report Approval Details

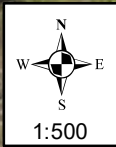
Document Title:	4A Middle Battery Road - DEV2400079 - New Dwelling.docx
Attachments:	- 4A MIDDLE BATTERY ROAD - Location Map.pdf - 4A Middle Battery Road - Elevations - May 2, 2025.pdf
Final Approval Date:	May 22, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - May 21, 2025 - 1:54 PM

Jason Sinyard - May 22, 2025 - 2:56 PM



SUBJECT PROPERTY

4A

MIDDLE BATTERY RD

BATTERY RD

LOWER BATTERY RD

U.S. ARMY DOCK RD

TOP BATTERY RD

CDM

IG

RB

RB

IG

IG



FRONT ELEVATION

REVISION TABLE	NUMBER	DATE
	1	2024/09/16
	2	2025/01/24
	3	2025/04/14
	4	2025/05/01

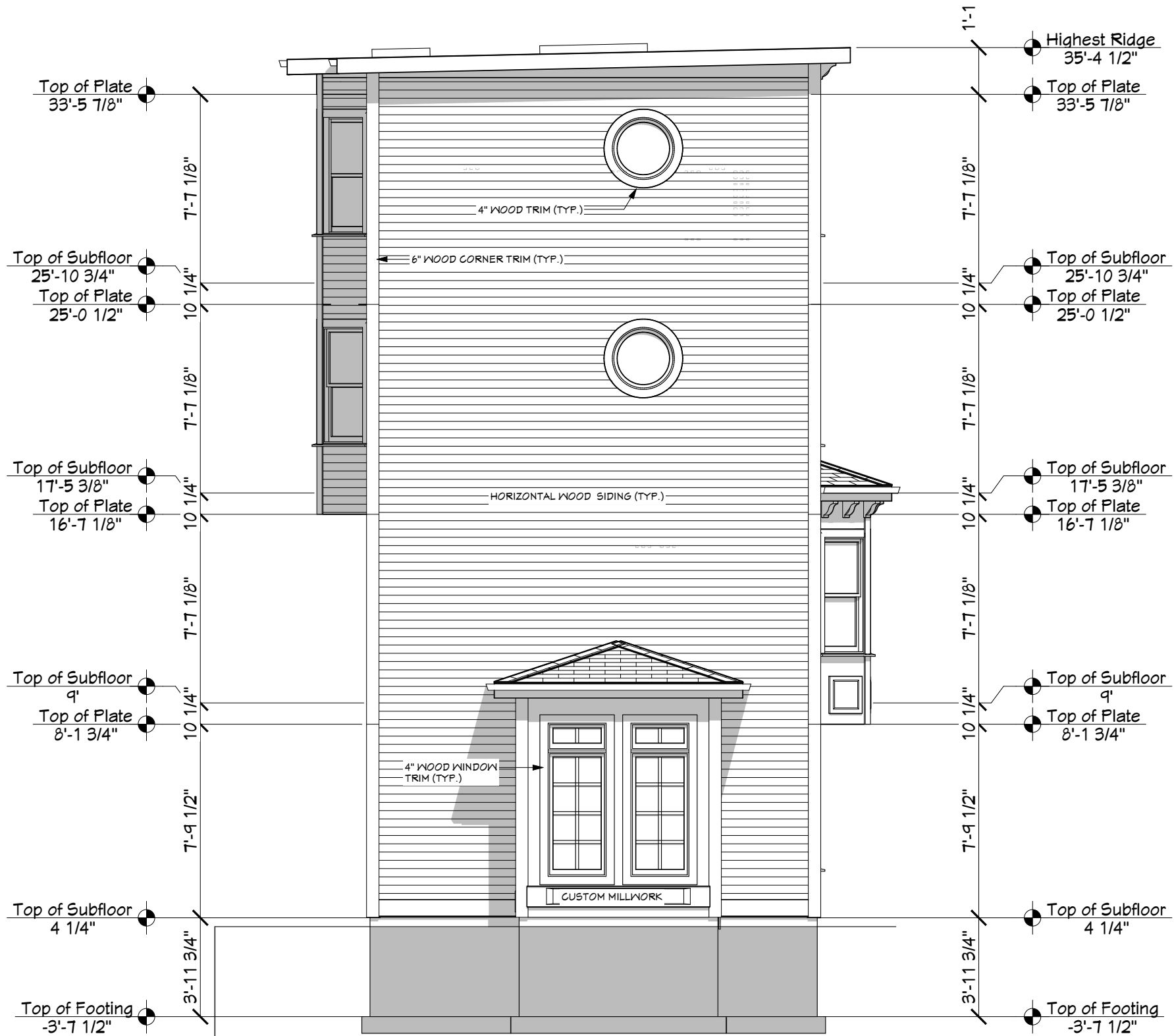
FRONT ELEVATION

RAJPUT

4A MIDDLE BATTERY RD.

Andrews House Plans
Winterton, NL
andrewshouseplans@gmail.com
Tel: 709-702-5622
Cell: 709-325-7526





LEFT ELEVATION

REVISION TABLE	NUMBER	DATE
	1	2024/09/16
	2	2025/01/34
	3	2025/04/14
	4	2025/05/01

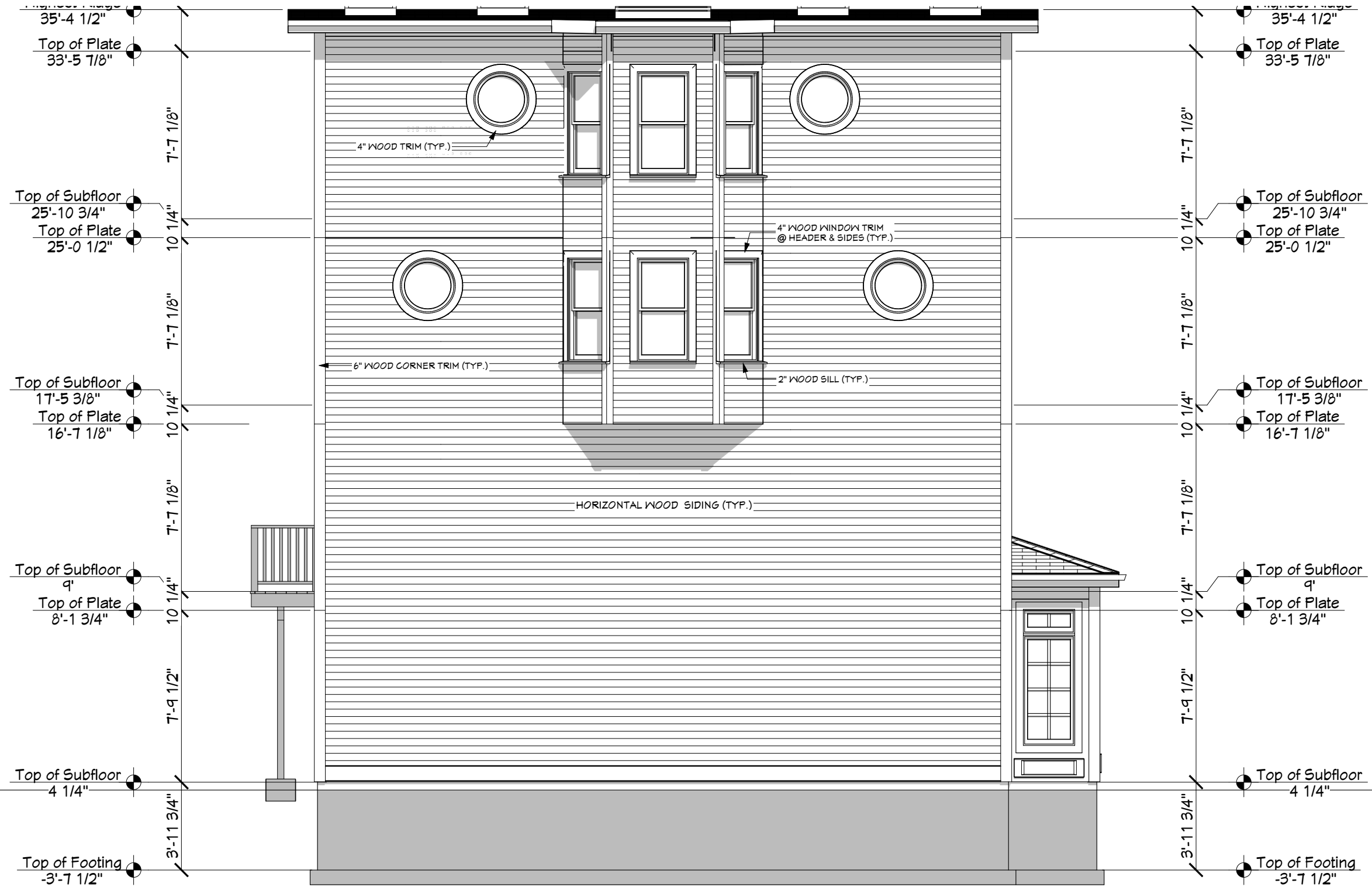
LEFT ELEVATION

RAJPUT

4A MIDDLE BATTERY RD.

Andrews House Plans
Winterton, NL
andrewshouseplans@gmail.com
Tel: 709-702-5622
Cell: 709-325-7526





REAR ELEVATION

REVISION TABLE	NUMBER	DATE
	1	2024/09/16
	2	2025/01/24
	3	2025/04/14
	4	2025/05/01

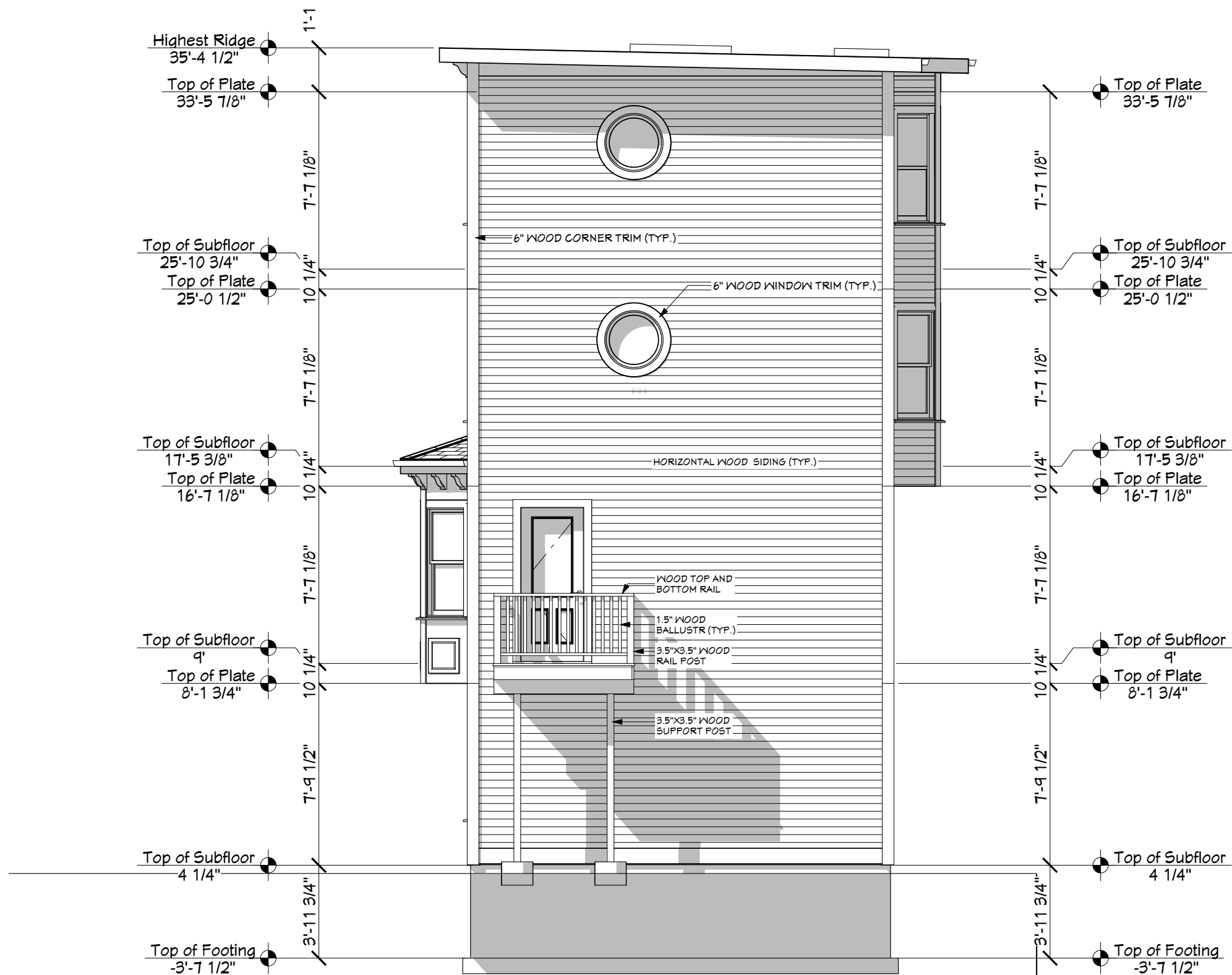
REAR ELEVATION

RAJPUT

4A MIDDLE BATTERY RD.

Andrews House Plans
Winterton, NL
andrewshouseplans@gmail.com
Tel: 709-702-5622
Cell: 709-325-7526





RIGHT ELEVATION

REVISION TABLE	NUMBER	DATE
	1	2024/09/16
	2	2025/01/24
	3	2025/04/14
	4	2025/05/01

RIGHT ELEVATION

RAJPUT
4A MIDDLE BATTERY RD.

Development Permits List For May 15 to May 28, 2025

Code	Applicant	Application	Location	Ward	Development Officer's Decision	Date
AG	Brown's Family Farm Ltd.	Access Road	757 Fowler's Road	5	Approved	2025-05-16
IND	Farrell Holdings	Line Painting	160 East White Hills Road	2	Approved	2025-05-16
RES		Subdivide for 1 Lot – No development approval	40 Marconi Place	1	Approved	2025-05-20
RES	Bristol Development Inc.	54 Lot Residential Subdivision	374 & 424 Kenmount Road	4	Approved	2025-05-21
RES	Newfoundland Power	Distribution line	374 & 424 Kenmount Road	4	Approved	2025-05-22
COM	145 Development Corporation	Subdivide for 1 Commercial Lot	145 Aberdeen Avenue	1	Approved	2025-05-22
COM	143 Development Corporation	Commercial Development for Warehouse & Office Use	143 Aberdeen Avenue	1	Approved	2025-05-22
COM		Consolidation of Land Only	221 Duckworth Street	2	Approved	2025-05-22
RES		Demo/Rebuild Single Detached Dwelling	85 Quidi Vidi Village Road	2	Approved	2025-05-23
IND	Schlumberger Canada Limited	Lot Consolidation	10 Eastland Drive & 356 East White Hills Road	2	Approved	2025-05-28
RES	91619 Newfoundland & Labrador Corporation	Lot Consolidation	74 Welland Street	3	Approved	2025-05-28

*** Code Classification:**

RES - Residential	INST - Institutional
COM - Commercial	IND - Industrial
AG - Agriculture	
OT - Other	

**** This list is issued for information purposes only. Applicants have been advised in writing of the Development Officer's decision and of their right to appeal any decision to the St. John's Local Board of Appeal.**

Lindsay Lyghtle Brushett, MCIP
Supervisor – Planning & Development

Permits List
Council's June 3, 2025, Regular Meeting

Permits Issued: 2025/05/15 to 2025/05/28

BUILDING PERMITS ISSUED

Residential		
Location	Permit Type	Structure Type
10 Campbell Ave	Site Work	Driveway
10 Crambrae St	Change of Occupancy/Renovations	Single Detached Dwelling
10 Picea Lane	Deck	Patio Deck
10 Road DE Luxe	Accessory Building	Accessory Building
101 Eastbourne Cres	Change of Occupancy/Renovations	Single Detached w/ apt.
11 Stanford Pl	Site Work	Lot Grading
11 Stoneyhouse St	Renovations	Single Detached Dwelling
1154 Blackhead Rd	New Construction	Single Detached Dwelling
117 Newtown Rd	Change of Occupancy/Renovations	Apartment Building
119 Cheeseman Dr	Renovations	Single Detached Dwelling
119 Cheeseman Dr	Deck	Patio Deck
12 Fleming St	Deck	Patio Deck
136 Brookfield Rd	Change of Occupancy/Renovations	Single Detached w/ apt.
14 Birchwynd St	Site Work	Driveway
14 Conway Cres	Renovations	Single Detached Dwelling
14 Shriners Rd	Accessory Building	Accessory Building
142 Prowse Ave Exten	Site Work	Single Detached Dwelling
147 Castle Bridge Dr	Accessory Building	Accessory Building
17 Curtis Pl	Accessory Building	Accessory Building
18 Whiteway St	Renovations	Single Detached w/ apt.
19 St. Michael's Ave	Accessory Building	Accessory Building
19b Waterford Hts S	Deck	Patio Deck
2 Calver St	Renovations	Single Detached Dwelling
2 Cassino Pl	Accessory Building	Accessory Building
2 William St	Change of Occupancy	Bakery

20 Bristol St	Deck	Patio Deck
203 Pennywell Rd	Renovations	Single Detached Dwelling
22 Glenlonan St	Change of Occupancy	Day Care Centre
223 Pennywell Rd	Deck	Patio Deck
23 O'reilly St	Renovations	Single Detached w/ apt.
24 Balsam St	Site Work	Driveway
25 Lannon St	Fence	Fence
26 Major's Path	Change of Occupancy/Renovations	Single Detached w/ apt.
269 Brookfield Rd	Deck	Patio Deck
27 Cheyne Dr	Accessory Building	Accessory Building
29 Monkstown Rd	Fence	Fence
3 Blackall Pl	Fence	Fence
3 Trinity St	Deck	Patio Deck
3 Young St	Fence	Fence
30 Victoria St	Deck	Patio Deck
31 Kieley Dr	New Construction	Single Detached Dwelling
31 Macbeth Dr	Change of Occupancy/Renovations	Subsidiary Apartment
32 Claddagh Rd	New Construction	Single Detached Dwelling
32 Trinity St	Renovations	Single Detached Dwelling
322 Topsail Rd	Site Work	Retaining Walls
33 Goodview St	Renovations	Townhousing
33 Prince OF Wales St	Renovations	Single Detached Dwelling
34 Della Dr	Change of Occupancy	Home Office
35 Myrick Pl	Change of Occupancy/Renovations	Single Detached Dwelling
36 Carpasian Rd	Accessory Building	Accessory Building
40 Castle Bridge Dr	Accessory Building	Accessory Building
43 Brooklyn Ave	Change of Occupancy/Renovations	Single Detached Dwelling
45 Welland St	Fence	Fence
46 Dragonfly Pl	Accessory Building	Accessory Building
48 Holbrook Ave	Renovations	Single Detached w/ apt.
49 Barrows Rd	Deck	Patio Deck
49 Barrows Rd	Deck	Patio Deck
49 Lemarchant Rd	Renovations	Condominium
5 Carondale Dr	Change of Occupancy	Single Detached Dwelling

51 Canada Dr	Renovations	Single Detached w/ apt.
51 Cookstown Rd	Change of Occupancy	Home Office
54 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
55-57 Cochrane Pond Rd	Extension	Single Detached Dwelling
56 Quidi Vidi Village Rd	Change of Occupancy	Home Office
56 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
57 Winslow St	Change of Occupancy/Renovations	Single Detached Dwelling
58 Rutledge Cres	Accessory Building	Accessory Building
58 Seaborn St	Renovations	Semi Detached Dwelling
59 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
65 Pennywell Rd	Site Work	Single Detached Dwelling
66 Hussey Dr	Change of Occupancy	Mobile Home
69 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
70 Mayor Ave	Renovations	Single Detached w/ apt.
71 Sir Wilfred Grenfell Pl	New Construction	Single Detached w/ apt.
81 Frecker Dr	Extension	Single Detached w/ apt.
84 Cornwall Ave	Renovations	Single Detached Dwelling
9 Antelope St	Change of Occupancy/Renovations	Single Detached w/ apt.
9 Legacy Pl	New Construction	Single Detached w/ apt.
93 Barnes Rd	Fence	Fence
96 Freshwater Rd	Renovations	Semi Detached Dwelling

This Week: \$4,287,754.82

Commercial

Location	Permit Type	Structure Type
114 Newtown Rd	Renovations	Recreational Use
120 East White Hills Rd	New Construction	Other
130 Aberdeen Ave	Accessory Building	Accessory Building
206 Water St	Change of Occupancy	Patio Deck
215 Water St	Change of Occupancy	Patio Deck
223 Duckworth St	Change of Occupancy	Patio Deck
23 George St	Change of Occupancy	Patio Deck
245 Freshwater Rd	Renovations	Other
291 Water St	Change of Occupancy/Renovations	Mixed Use
30-44 Ropewalk Lane	Change of	Retail Store

	Occupancy/Renovations	
30-44 Ropewalk Lane	Sign	Retail Store
310 Water St	Change of Occupancy	Patio Deck
312 Water St	Change of Occupancy	Patio Deck
319 Water St	Change of Occupancy	Patio Deck
331 Water St	Sign	Office
342 Freshwater Rd	Sign	Retail Store
346 Water St	Change of Occupancy	Patio Deck
35-51 Major's Path	Sign	Other
391 Duckworth St	Change of Occupancy	Patio Deck
430 Topsail Rd	Sign	Retail Store
430 Topsail Rd	Change of Occupancy	Eating Establishment
48 Kenmount Rd	Change of Occupancy/Renovations	Service Shop
48 Kenmount Rd	Sign	Retail Store
50 White Rose Dr	Change of Occupancy/Renovations	Retail Store
55 Stavanger Dr	Fence	Fence
653 Topsail Rd	Change of Occupancy/Renovations	Service Shop
673 Topsail Rd	Change of Occupancy	Service Shop
70 Ruby Line	Accessory Building	Accessory Building
79-81 New Gower St	Renovations	Tavern
8 Vanguard Crt	Renovations	Warehouse

This Week: \$10,464,145.19

Government/Institutional

Location	Permit Type	Structure Type
MacDonald Dr	Extension	Church

This Week: \$200,000.00

Industrial

Location	Permit Type	Structure Type
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This Week: \$0.00

Demolition

Location	Permit Type	Structure Type
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This Week: \$0.00

This Week's Total: \$14,951,900.01

REPAIR PERMITS ISSUED:

\$62,450.00

NO REJECTIONS

YEAR TO DATE COMPARISONS			
June 3, 2025			
TYPE	2024	2025	% Variance (+/-)
Residential	\$48,359,564.22	\$39,898,914.92	-17
Commercial	\$64,783,657.24	\$58,666,212.16	-9
Government/Institutional	\$39,145,500.00	\$7,571,910.50	-81
Industrial	\$2,500,000.00	\$895,950.00	-64
Repairs	\$674,916.11	\$400,959.00	-41
TOTAL	\$155,463,637.57	\$107,433,946.58	-31
Housing Units (1 & 2 Family Dwelling)	80	78	

Respectfully Submitted,

Jason Sinyard, P.Eng., MBA
Deputy City Manager
Planning, Engineering and Regulatory Services

MEMORANDUM

Weekly Payment Vouchers For The Weeks Ending May 21 and May 28, 2025

Payroll

Public Works (Week 1)	\$519,758.08
Bi-Weekly Administration (Week 1)	\$906,583.95
Bi-Weekly Management	\$1,013,804.42
Bi-Weekly Fire Department	\$919,735.11
Bi-Weekly Casual (Week 2)	\$46,814.13
Public Works (Week 2)	\$512,826.96
Accounts Payable	\$2,922,149.48

(A detailed breakdown [here](#))

Total:	\$6,841,672.13
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ST. JOHN'S

DEPARTMENT OF FINANCE

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

INFORMATION NOTE

Title: Contract Awards above \$100,000.00 between May 1 – May 28, 2025

Date Prepared: May 28, 2025

Report To: Regular Council Meeting

Councillor and Role: Councillor Ron Ellsworth, Finance

Ward: N/A

Issue: Contract Awards above \$100,000.00 between May 1 – May 28, 2025

Discussion – Background and Current Status: All contracts awarded with a total value of \$100,000.00 will be reported to Council on a monthly basis as per SJMC-R-2024-08-06/392.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: N/A
3. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

4. Alignment with Adopted Plans: N/A
5. Accessibility and Inclusion: N/A
6. Legal or Policy Implications: N/A
7. Privacy Implications: N/A
8. Engagement and Communications Considerations: N/A
9. Human Resource Implications: N/A
10. Procurement Implications: Provide monthly report to Council.

ST. JOHN'S

11. Information Technology Implications: N/A

12. Other Implications: N/A

Conclusion/Next Steps:

Report Approval Details

Document Title:	Contract Awards May 1 - May 28, 2025.docx
Attachments:	- Contract Awards May 1-May 28, 2025.pdf
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Rick Squires was completed by assistant Chris Davis

Rick Squires - May 28, 2025 - 3:33 PM

Derek Coffey - May 28, 2025 - 3:37 PM

Monthly Purchasing Awards Greater than \$100,000.00 Report								
Project Name	Project Number	Award Total Project	Source Awarded	Awarded Supplier(s)	Completed Submissions List	Contract Term	Department	Procurement Type
A Low-Carbon Fleet and Supporting Infrastructure Masterplan	2025005	\$ 385,448.75	May 07, 2025	CIMA Canada Inc.	CIMA Canada Inc. KPMG LLP	N/A	PUBLIC WORKS	RFP
Painting Services Various Sites	2025025	\$ 507,500.00	May 14, 2025	CAPITAL ENVIRONMENTAL	Spaces Todd Robbins Painting Urban Contracting (J. J. Walsh) Limited Specialty painter CAPITAL ENVIRONMENTAL Kelloway Construction Limited 86790 Newfoundland & Labrador Limited	3 Year + 2	PUBLIC WORKS	RFP
Chafe's Lane Public Washrooms	2025027	\$ 317,357.00	May 15, 2025	WLH Contracting Limited	Can-Am Platforms & Construction Ltd. Eastern Contracting Ltd. WLH Contracting Limited 94768 Newfoundland & Labrador Inc Brook Construction (2007) Inc. J & T Construction Limited	N/A	PLANNING, ENGINEERING & REGULATORY SERVICES	Tender
Supply and Delivery of Bunker Gear for St. John's Regional Fire Department	2025032	\$ 979,500.00	April 30, 2025	Micmac Fire & Safety Source Ltd.	Martin's Fire Safety Ltd. Micmac Fire & Safety Source Ltd. Thaican Fire & Safety Ltd FireSafe Headquarters Inc.	N/A	ST. JOHN'S REGIONAL FIRE DEPARTMENT	RFP
Oversized Waste (Garbage and Recyclable Metal) Collection	2025059	\$ 369,750.00	May 07, 2025	T2 Ventures Inc.	T2 Ventures Inc.	2 Year + 1	PUBLIC WORKS	RFQ
Commercial Truck and Trailer - Inspection and Service	2025062	\$ 193,228.20	May 04, 2025	Reefer repair service ltd 63907 Newfoundland and Labrador Inc. Harvey & Company Ltd	City Tire & Auto Centre Ltd. Reefer repair service ltd 63907 Newfoundland and Labrador Inc. Harvey & Company Ltd	1 Year 1 + 1	PUBLIC WORKS	RFP
Supply and Delivery of Large Diameter Couplings and Pipe Fittings	2025069	\$ 377,304.20	May 06, 2025	Wolseley Canada Waterworks	Emco Corporation Waterworks Wolseley Canada Waterworks Crane Supply	N/A	PUBLIC WORKS	RFP
Supply and Delivery of Sidewalk Tractors	2025073	\$ 2,300,954.00	May 14, 2025	Saunders Equipment	Saunders Equipment Atlantic Trailer and Equipment Ltd	N/A	PUBLIC WORKS	RFP
Supply and Delivery of Water, Sewer and Hydrant Parts	2025074	\$ 2,123,823.99	May 22, 2025	EMCO Corporation Wolseley Canada Waterworks	EMCO Corporation Wolseley Canada Waterworks Crane Supply	1 Year 1 + 1	FINANCE AND CORPORATE SERVICES	RFP
Supply and Delivery of Labrie Parts	2025075	\$ 338,707.95	May 14, 2025	Saunders Equipment	Saunders Equipment	1 Year 1 + 1	FINANCE AND CORPORATE SERVICES	RFQ
Infrastructure Maintenance Contract #1 - Concrete Sidewalk Repairs - Waste & Waste Water	2025089	\$ 941,060.00	May 22, 2025	86790 Newfoundland & Labrador Limited	86790 Newfoundland & Labrador Limited Dexter construction company Limited Black Diamond Construction Limited	1 Year + 1	PUBLIC WORKS	Tender
Supply 1 Replacement Ruby Line Station Pump Model ABBA	PUR00169618	\$ 124,602.00	May 14, 2025	Electric Motor and Pump	N/A - Sole Source	N/A	PUBLIC WORKS	CAWOC
Cisco Standing Offer Agreement	2025037	\$ 1,500,000.00	May 23, 2025	OnX Enterprise Solutions Ltd.	OnX Enterprise Solutions Ltd.	3 Year + 1 + 1	FINANCE AND CORPORATE SERVICES	RFP
Supply and Delivery of Work Trucks	2025072	\$ 628,704.51	May 23, 2025	Reefer Repair Services Ltd	Reefer Repair Services Ltd Avalon Ford Sales Nova Enterprises Ltd.	N/A	PUBLIC WORKS	RFP
HRV Service for Non-Profit Housing	2025030	\$ 564,250.00	May 27, 2025	Clean Air Solutions	Clean Air Solutions Capital Environmental	3 Year + 2	PUBLIC WORKS	RFP
Quidi Vidi Slipway Replacement	2025050	\$ 103,210.00	May 27, 2025	7041829 Canada Ltd. o/a Harbourside Engineering Consultants	7041829 Canada Ltd. o/a Harbourside Engineering Consultants Strum Consulting Jewer Bailey Consultants Limited CBCL Limited Makami Engineering Group Ltd.	N/A	PLANNING, ENGINEERING & REGULATORY SERVICES	RFP

DECISION/DIRECTION NOTE

Title: 75 Lady Anderson Street – Adoption – REZ2500006

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 4

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 54, 2025, to rezone land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone.

Discussion – Background and Current Status:

The City has received an application to rezone land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone to accommodate parking and an outdoor play area for a Child Care Centre (daycare) in a new building proposed at 175 Ladysmith Drive.

The outdoor play area is classed as a Child Care Centre, which is not permitted in the RRL Zone. A Parking Lot is also not permitted in the RRL Zone. In the R1 Zone, Child Care Centre and Parking Lot are Discretionary Uses. While the outdoor play area and parking for the daycare will be located on the property at 75 Lady Anderson Street, the building with the daycare will be located entirely within the Commercial Neighbourhood (CN) Zone on the 175 Ladysmith Drive property, which is not part of this rezoning application. Should the development proceed, the two properties will be consolidated into one lot.

Section 4.9 of the Envision St. John's Development Regulations requires a Land Use Report (LUR) for rezonings. However, where the scale or circumstances of a proposed development does not merit an LUR, Council may accept a staff report instead. Staff recommend accepting this staff report in lieu of an LUR as the proposed rezoning is to enable an outdoor play area for a daycare and parking, and the R1 Zone is compatible with the surrounding neighbourhood. An analysis of the proposed rezoning can be found in the attached amendment.

Public Consultation

At its March 25, 2025, regular meeting, Council voted to consider the amendment and advertise it for public review and comment. The proposed amendment was advertised in *The Telegram* on two occasions, mailed to property owners within 150 metres of the site, advertised on digital boards in the City's community centres, and posted on the City's website and Planning Engage webpage. The Discretionary Use of a Child Care Centre and Parking Lot at 75 Lady Anderson Street was also advertised along with the amendment.

ST. JOHN'S

Written submissions received are attached for Council's review. Feedback was also collected through the project's Engage page, and a report is attached for review.

Feedback on the proposed rezoning was mixed. Most residents expressed support for the proposal, emphasizing the need for more childcare facilities in the neighbourhood and supporting the proposed location near residential uses, while some raised concerns about the size of the daycare operation and concerns about potential impacts to the neighbourhood, such as increased traffic or noise.

Next Steps

Should Council decide to adopt the attached amendment, the documents will be forwarded to the NL Department of Municipal and Provincial Affairs for registration.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: A Development Regulations map amendment (rezoning) is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation was carried out in accordance with the Development Regulations.
10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council:

(1) Adopt the attached Envision St. John's Development Regulations Amendment Number 54, 2025, to rezone land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone;

(2) Approve the Discretionary Use of a Parking Lot and Child Care Centre; and

(3) Accept this staff report in lieu of a Land Use Report (LUR) as per Section 4.9(3) of the Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor Planning & Development

Report Approval Details

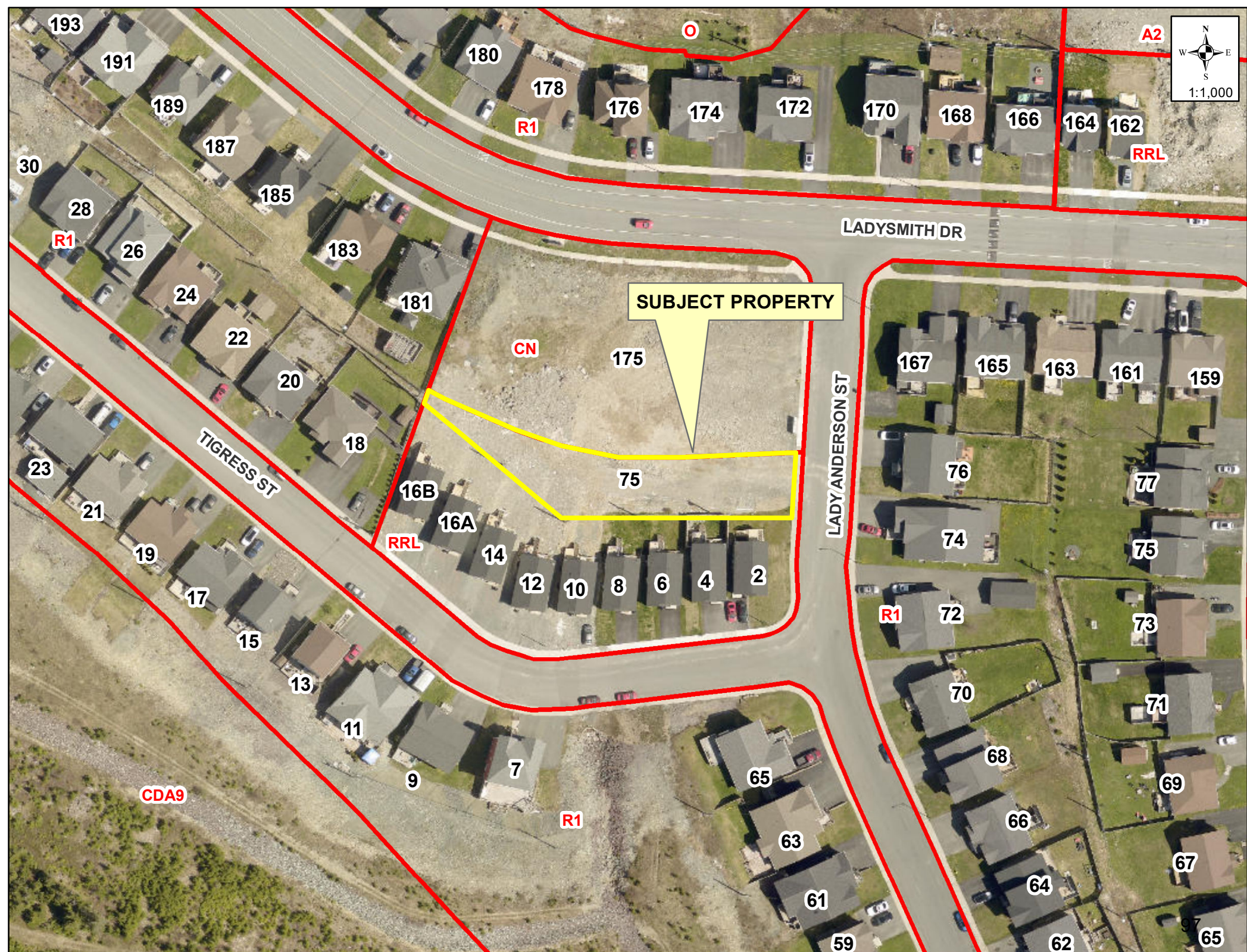
Document Title:	75 Lady Anderson Street - Adoption - REZ2500006.docx
Attachments:	- 75 LADY ANDERSON STREET.pdf - DR Amend No. 54, 2025 - 75 Lady Anderson Street- MAP (ff).pdf
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - May 28, 2025 - 11:44 AM

Jason Sinyard - May 28, 2025 - 2:14 PM



City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 54, 2025

Residential Reduced Lot (RRL) Land Use Zone to Residential 1 (R1) Land Use Zone

75 Lady Anderson Street

June 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 54, 2025

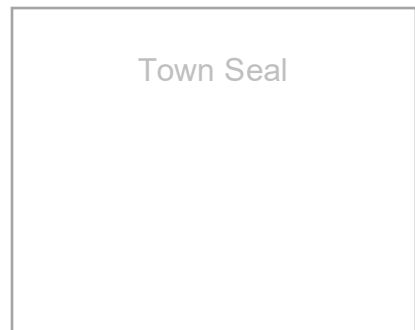
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 54, 2025.

Adopted by the City Council of St. John's on the 3rd day of June, 2025.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 54, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
REGISTERED	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 54, 2025

BACKGROUND AND PURPOSE

The City of St. John's has received an application to rezone land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone to accommodate an outdoor play area and parking for a daycare that is proposed on the adjoining property at 175 Ladysmith Avenue. While the daycare will be within a building at 175 Ladysmith Avenue that is entirely in the Commercial Neighbourhood Zone, the outdoor play area and parking area for the daycare will be located on 75 Lady Anderson Street. A rezoning is needed as a Parking Lot and Child Care Centre are not allowed in the RRL Zone but are discretionary uses in the R1 Zone. The property is within the Residential District, so a Municipal Plan amendment is not required.

ANALYSIS

The Envision St. John's Municipal Plan supports mixed-use development that provides access to housing options, amenities and employment opportunities in the same neighbourhood. The subject property is surrounded by residential uses, and the existing neighbourhood consists primarily of Single Detached Dwelling uses. Policy 4.3.1 of the Municipal Plan encourages a suitable transition in intensity, use and form of development between low-density residential areas and newly proposed mixed-use or commercial development. The proposed outdoor play area and parking area will be screened where the property abuts existing dwellings on Tigress Street. The proposed rezoning from the RRL to the R1 Zone is compatible with the surrounding area, as much of the neighbourhood is also zoned R1.

The Municipal Plan also recognizes the need for accessible and affordable childcare facilities throughout communities. Policy 4.1.2 encourages the accommodation of daycare services in appropriate locations within residential neighbourhoods and workplace contexts. The proposed rezoning aligns with these Municipal Plan policies.

PUBLIC CONSULTATION

The proposed rezoning was advertised on two occasions in The Telegram newspaper on May 16 and May 23, 2025. A notice of the amendment was mailed to property owners within 150 metres of the application site, posted on the City's website, and posted on digital boards in the City's community centres. Background information on the amendment was available on the Engage St. John's project page. The City received one written submission and several survey responses through the Engage page.

Feedback on the proposed rezoning was mixed. Many were supportive of the proposal and location near residential uses, emphasizing the need for more childcare facilities in the neighbourhood. Some questioned the size of the daycare operation and raised concerns about the impacts of introducing a daycare in the area, including concerns about noise and traffic.

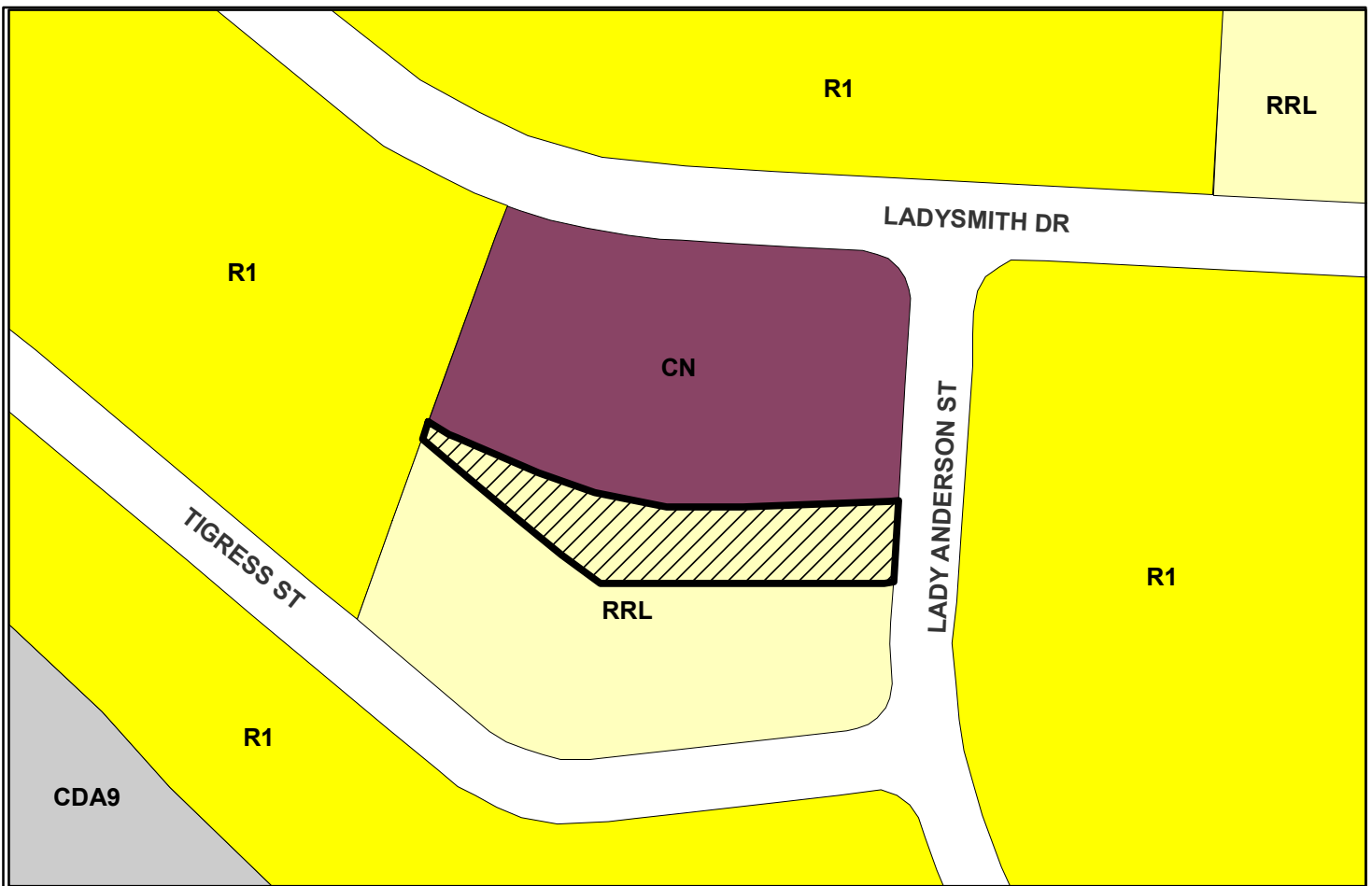
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to rezone this property to the Residential 1 (R1) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 54, 2025

The City of St. John's Development Regulations, 2021 is amended by:

Rezoning land at 75 Lady Anderson Street [Parcel ID# 405937] from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone as shown on City of St. John's Zoning Map attached.

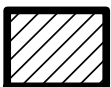


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 54, 2025

[City of St. John's Zoning Map]

2025 05 26 Scale: 1:1250
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL REDUCED LOT (RRL) LAND USE ZONE
TO RESIDENTIAL 1 (R1) LAND USE ZONE

**75 LADY ANDERSON STREET
Parcel ID 405937**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, May 20, 2025 10:57 AM
To: CityClerk
Subject: Re 1275 Lady Anderson Street

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

The information does not show where the access to the daycare centre is located from the outside of the proposed building. How many daycare spaces are wanted and how many employees will be at the daycare centre at one time. If seven parking spaces are needed for daycare employees, the daycare centre will have quite a large capacity. Residents at the rear on Tigress street could be subject to a lot of noise from traffic behind their houses, as well as from parking lot snow clearing etc. More in-depth information may be needed before accepting this application.

[REDACTED]

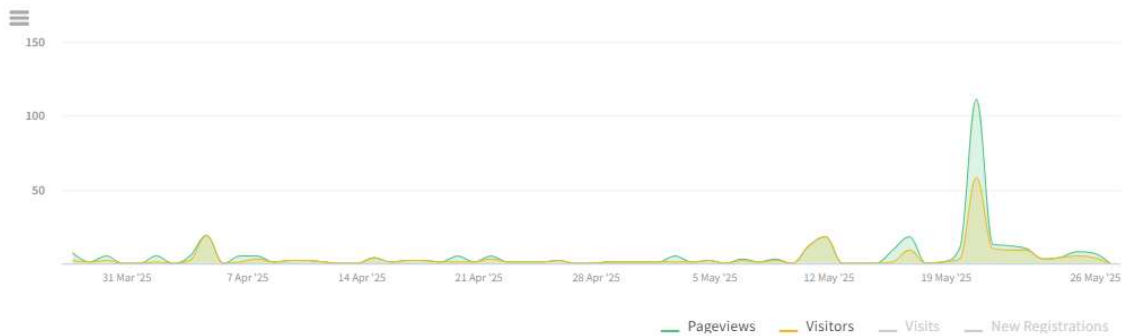


Planning St. John's [EngageStJohns.ca](https://engagestjohns.ca) Report 75 Lady Anderson Street

Visitors Summary

City Of St John's from 27 Mar '25 to 28 May '25

DAILY MONTHLY



Highlights

TOTAL VISITS	MAX VISITORS PER DAY	NEW REGISTRATIONS
226	58	0
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
6	26	195

Types of visitors:

- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

Comments (verbatim)	What is your overall feedback of this application?
<p>I am writing to express my strong support for the proposed rezoning of 75 Lady Anderson Street to facilitate the development of parking and outdoor play space for the daycare planned at 175 Ladysmith Drive.</p> <p>Access to quality childcare is a pressing need in our city, and this project represents a much-needed addition to available daycare spaces, particularly in Kenmount Terrace. As one of the city's fastest-growing and most family-oriented neighbourhoods, Kenmount Terrace is home to many young families, and the demand for accessible childcare continues to outpace available spaces.</p> <p>The proposed project is a responsible and thoughtful approach to integrating daycare services into the community, with the addition of dedicated parking and outdoor play space ensuring safety,</p>	Support

<p>convenience, and a positive environment for children and families alike.</p> <p>I encourage the City to recognize the significant benefits this development will bring to local families and support the rezoning application.</p>	
<p>Full support! Regulated child care is extremely important for the city and its families. Locating child care in close proximity to residences allows for easier access for families.</p>	Support
<p>I support this rezone to increase childcare resources in the area.</p>	Support
<p>It would be incredible to have more multi-use space in KT. The current layout is becoming increasingly inaccessible and car focused as it expands away from Kelsey Drive. This is a step in the right direction!</p>	Support
<p>There is definitely a high need for more daycares across the city which is overall why I would generally support this. I'm not sure exactly what the make up of Kenmount Terrace is (breakdown between how many kids, young families, students, seniors, etc), but especially having daycares in neighbourhoods with lots of children could be very beneficial as Newfoundlanders tend to identify with their neighbourhoods and enjoy doing things in their neighbourhood.</p>	Support

<p>I strongly oppose this rezoning decision. Changing the property from RRL to R1 to accommodate parking and an outdoor play area will have a direct and significant impact on residents at [REDACTED] Tigress Street. Homebuyers consider the form and quality of adjacent properties when making their purchase decisions, and this rezoning will drastically alter their surroundings. Instead of a single residential neighbor, these residents will now face a parking lot and a commercial daycare playground—an undeniable shift in the purpose of 75 Lady Anderson Street.</p> <p>Additionally, this change raises the need for the city to consult with the developer on replacing fencing along the rear of affected properties. Residents should have the option to request an 8-foot fence instead of a 6-foot one to better mitigate the impact of this change.</p> <p>I would be more inclined to support the city reducing the setback along Ladysmith Drive to allow the developer to move the daycare building closer to the sidewalk, rather than rezoning 75 Lady Anderson Street.</p>	<p>Oppose</p>
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DECISION/DIRECTION NOTE

Title: Main Road and Shoal Bay Road – MPA2400010 – Approval

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 5

Decision/Direction Required:

Following the Commissioner's Public Hearing, Council can proceed with the final steps in the amendment process for Envision St. John's Municipal Plan Amendment Number 15, 2025, and Envision St. John's Development Regulations Amendment Number 44, 2025, regarding a rezoning along Main Road and Shoal Bay Road.

Discussion – Background and Current Status:

At its March 5, 2024, Regular Meeting, Council decided to consider rezoning land along Main Road and Shoal Bay Road, Goulds, from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone. Further, in order to better align the zoning with property boundaries and where dwellings currently exist, the City is proposing to also rezone slivers of land from the Rural (RUR) Zone and Rural Residential (RR) Zone to Residential 1 (R1) Zone, the Rural Residential Infill (RRI) Zone to Rural (RUR) Zone; and Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone. These slivers generally occur along the rear of properties.

A Municipal Plan amendment is also required to re-designate the land from the Urban Expansion District to the Residential District. The amendment was prompted by the recent upgrades to the sanitary sewage system servicing Goulds, allowing more serviced development in areas that are already serviced with municipal water and sewage.

Council adopted the attached amendment on April 9, 2025, and a Commissioner's Public Hearing was held on May 5, 2025. The amendments are now brought before Council for approval.

Commissioner's Report

The Commissioner's Report prepared by Marie Ryan is attached for Council's consideration. It outlines the process leading to the hearing, a summary of submissions received, and concerns raised during the hearing and considerations that led to the recommendation.

The Commissioner recommends the following:

- Acceptance of the Envision St. John's Municipal Plan Amendment Number 15, 2025, redesignating land along Main Road and Shoal Bay Road, Goulds, from the Urban

ST. JOHN'S

Expansion Land Use District and Rural Land Use District to the Residential Land Use District

- Acceptance of the Envision St. John's Development Regulations Amendment Number 44, 2025 rezoning land along Main Road and Shoal Bay Road, Goulds from the Rural (RUR) Zone, Rural Residential Infill (RRI) and Rural Residential (RR) Zone to the Residential 1 (R1) Zone, from the Rural Residential Infill (RRI) Zone to the Rural (RUR) Zone, and from the Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone

Staff agree with the Commissioner's recommendations. Should Council agree, the amendments will be sent to the NL Dept. of Municipal and Provincial Affairs for registration. Please note, once rezoned, each application for subdivision and/or infill will be reviewed on a case-by-case basis and will be required to meet all City policies and regulations.

Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a Land Use Report (LUR) for all amendments to the Municipal Plan or Development Regulations. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report. As the proposed rezoning is to allow future infill and is not linked to a specific development, staff recommend that Council accept this staff report in lieu of an LUR.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Residents and property owners of the subject properties.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.

Main Road and Shoal Bay Road - MPA2400010 - Approval

7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required to consider Residential 1 (R1) development in the identified areas.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council:

- 1) approve the attached resolutions for Envision St. John's Municipal Plan Amendment Number 15, 2025, and Envision St. John's Development Regulations Amendment Number 44, 2025, as adopted, regarding a rezoning along Main Road and Shoal Bay Road; and
- 2) as per Section 4.9(3) of the St. John's Development Regulations, accept this staff report in lieu of a Land Use Report (LUR).

Prepared by: Ann-Marie Cashin, MCIP, Planner III

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development

Report Approval Details

Document Title:	Main Road and Shoal Bay Road - MPA2400010 - Approval.docx
Attachments:	- MP Amend No. 15 and DR Amend No. 44, 2025 - Main Road and Shoal Bay Road, Goulds - MAP (amc).pdf - May 22 Commissioner Report - Main Road and Shoal Bay Road with Appendices.pdf
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - May 28, 2025 - 12:42 PM

Jason Sinyard - May 28, 2025 - 1:36 PM

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 15, 2025

**Rural Land Use District and
Urban Expansion Land Use District to
Residential Land Use District
Main Road and Shoal Bay Road, Goulds**

January 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 15, 2025

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 15, 2025.

Adopted by the City Council of St. John's on the 9th day of April, 2025.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 15, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Municipal Plan, 2021

Amendment Number 15, 2025

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 15, 2025 on the 9th day of April, 2025;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 15, 2025 by way of an advertisement inserted in the Telegram newspaper on the 11th day of April, 2025, on the 18th day of April, 2025, and on the 25th day of April, 2025; and
3. Set the 5th day of May, 2025 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 15, 2025 on the 3rd day of June, 2025 as was originally adopted.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 15, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 15, 2025

BACKGROUND AND ANALYSIS

Over the past several years, the City has made improvements to the municipal sewage system in Goulds. The City has installed a force main north along Main Road to connect to the Riverhead Wastewater Treatment Facility before discharge into St. John's harbour.

The installation of this system allows the City to consider new development with frontage along Main Road and Shoal Bay Road. The properties currently have municipal water and sewage systems in place and are within the Goulds Future Ultimate Service Area. No new roads will be considered at this time.

As municipal water and sewer are now available in this area of 563 and 602 Main Road to 705 and 730 Main Road, and along Shoal Bay Road to civic numbers 83 and 86, the City would like to rezone the subject areas from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone to allow infill development. Further, in order to better align the zoning with property boundaries and where dwellings currently exist, the City is proposing to also rezone slivers of land from the Rural (RUR) Zone and Rural Residential (RR) Zone to Residential 1 (R1) Zone, the Rural Residential Infill (RRI) Zone to Rural (RUR) Zone; and Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone. These slivers generally occur along the rear of properties.

The subject area is designated in the Urban Expansion District under the Envision St. John's Municipal Plan. The City is proposed to re-designated the lands to the Residential District.

Analysis

Through the St. John's Municipal Plan, The City has identified the *Goulds Ultimate Service Area* (Map P-5) where development in Goulds is limited to the existing wastewater system. The map identifies the current service area and lands for future urban expansion. Through Municipal Plan policies, the City continues to upgrade and improve capacity of the wastewater system in this area and support extension of infrastructure into the future service area in a progressive manner, to accommodate fully serviced development.

The proposed areas to be rezoned are primarily in the Ultimate Service Area for future urban expansion. As the sewer upgrades have now allowed this area to be serviced with municipal sewer, the area can be considered for a different form of housing development. The City has proposed the Residential 1 (R1) Zone to be consistent with adjacent Main Road zoning.

The Envision St. John's Municipal Plan maintains a number of policies that recommend

developments that increase density within existing neighbourhoods in a manner that is complimentary with the existing neighbourhood.

Policy 4.3.2 - Ensure that infill development complements the existing character of the area.

Policy 8.4.2 - Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.

The R1 Zone will allow some infill in a manner that is consistent with surrounding dwellings. At full development potentiation, approximately 65 lots could be added to this area. Given the variable lot depth and dwelling setbacks, the areas to be rezoned are deeper than what would typically be considered in a new R1 subdivision. This is to allow infill developments to have a similar setback to the adjacent existing dwellings.

From Section 8.15 of the Municipal Plan, lands in Goulds are identified for future serviced urban expansion when infrastructure is extended and/or upgraded and therefore are within the Urban Expansion District. As the proposed rezoning is to consider infill lots only and no new street will be considered at this time, a comprehensive plan is not necessary. The City is redesignating the land to the Residential District to allow consideration of new serviced infill development.

The proposed amendment is limited to existing lots along Main Road and Shoal Bay Road. Should new roads be proposed, a comprehensive plan would be required prior to consideration of development within the Urban Expansion District in this area.

Land Use Report

As per Section 4.9 of the St. John's Development Regulations, a Land Use Report (LUR) is required for an amendment to the Municipal Plan or Development Regulations. Where the scale or circumstances of the proposed development does not merit a LUR, Council may accept a staff report in lieu of the Land Use Report. This amendment is to allow development along existing streets, therefore the scale does not merit a LUR.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on two occasions in The Telegram newspaper on October 18, and October 25, 2024. A notice of the amendment was also mailed to property owners within 150 metres of the subject properties and posted on the City's website. Background information on the amendment is available at the Engage St. John's project page.

Feedback on the proposal has been mixed. Some are supportive of the project and feel that more housing is needed within this area of the City (the Goulds). Others felt that any vacant land should be left as is and land should be reserved for Agricultural lands. While the City understands the concerns, the amendment is in line with the City's policies to continue to upgrade and improve capacity of the wastewater system in the Goulds Ultimate Service Area and support the extension of infrastructure in a progressive manner to accommodate fully serviced development.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan (SJURRP). The subject area is primarily within the Urban Development designation of the Regional Plan. However, a small portion of land at the rear of properties along Main Road, between Helena Road and Shoal Bay Road, as well as the rear of 74 Shoal Bay Road, is within the Rural designation.

Section J. Implementation, (2.) of SJURRP allows the general policies of the Regional Plan to be varied and the land use pattern modified in the detailed plans to suit the particular circumstances involved provided that the general intent of the Regional Plan is maintained. In this case, the residential development proposed in this amendment aligns with the Urban Development policies and the intent of the Regional Plan remains.

The slivers of Rural designation at the rear of the properties are a result of different scales being applied to the original paper Regional Plan maps, compared to the digital mapping used today. This amendment better reflects the property boundaries and where the line between the Urban Development designation and Rural designation should be applied. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 15, 2025

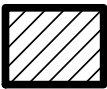
The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land along Main Road and Shoal Bay Road, Goulds from the Urban Expansion Land Use District and Rural Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**

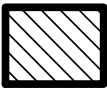


**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 15, 2025**

Future Land Use Map P-1



AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (RUR) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT



AREA PROPOSED TO BE REDESIGNATED FROM
URBAN EXPANSION (UEX) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

2025 01 22 Scale: 1:5000
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.

Mayor

City Clerk

Council Adoption

M.C.I.P. signature and seal

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 44, 2025

**Rural (RUR) Zone, Rural Residential (RR) Zone and
Rural Residential Infill (RRI) Zone
to Residential 1 (R1) Zone;
Rural Residential Infill (RRI) Zone to Rural (RUR) Zone; and
Rural Residential Infill (RRI) Zone Rural Residential (RR) Zone
Main Road and Shoal Bay Road, Goulds**

January 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 44, 2025

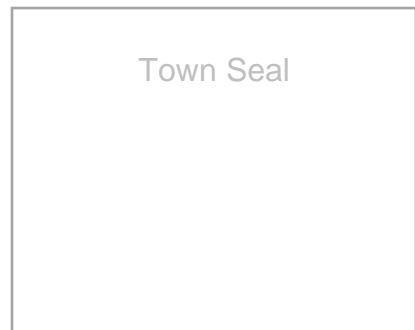
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 44, 2025.

Adopted by the City Council of St. John's on the 9th day of April, 2025.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 44, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 44, 2025

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Development Regulations Amendment Number 44, 2025 on the 9th day of April, 2025;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 44, 2025 by way of an advertisement inserted in the Telegram newspaper on the 11th day of April, 2025, and on the 18th day of April, 2025, the 25th day of April, 2025; and
3. Set the 5th day of May, 2025 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 44, 2025 on the 3rd day of June, 2025 as was originally adopted.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 44, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 44, 2025

BACKGROUND

Over the past several years, the City has made improvements to the municipal sewage system in Goulds. The City has installed a force main north along Main Road to connect to the Riverhead Wastewater Treatment Facility before discharge into St. John's harbour.

The installation of this system allows the City to consider new development with frontage along Main Road and Shoal Bay Road. The properties currently have municipal water and sewage systems in place and are within the Goulds Future Ultimate Service Area. No new roads will be considered at this time.

As municipal water and sewer are now available in this area of 563 and 602 Main Road to 705 and 730 Main Road, and along Shoal Bay Road to civic numbers 83 and 86, the City would like to rezone the subject areas from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone to allow infill development. Further, in order to better align the zoning with property boundaries and where dwellings currently exist, the City is proposing to also rezone slivers of land from the Rural (RUR) Zone and Rural Residential (RR) Zone to Residential 1 (R1) Zone, the Rural Residential Infill (RRI) Zone to Rural (RUR) Zone; and Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone. These slivers generally occur along the rear of properties.

This amendment implements St. John's Municipal Plan Amendment 15, 2025, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on two occasions in The Telegram newspaper on October 18, and October 25, 2024. A notice of the amendment was also mailed to property owners within 150 metres of the subject properties and posted on the City's website. Background information on the amendment is available at the Engage St. John's project page.

Feedback on the proposal has been mixed. Some are supportive of the project and feel that more housing is needed within this area of the City (the Goulds). Others felt that any vacant land should be left as is and land should be reserved for Agricultural lands. While the City understands the concerns, the amendment is in line with the City's policies to continue to upgrade and improve capacity of the wastewater system in the Goulds Ultimate Service Area and support the extension of infrastructure in a progressive manner to accommodate fully serviced development.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan (SJURRP). The subject area is primarily within the Urban Development designation of the Regional Plan. However, a small portion of land at the rear of properties along Main Road, between Helena Road and Shoal Bay Road, as well as the rear of 74 Shoal Bay Road, is within the Rural designation.

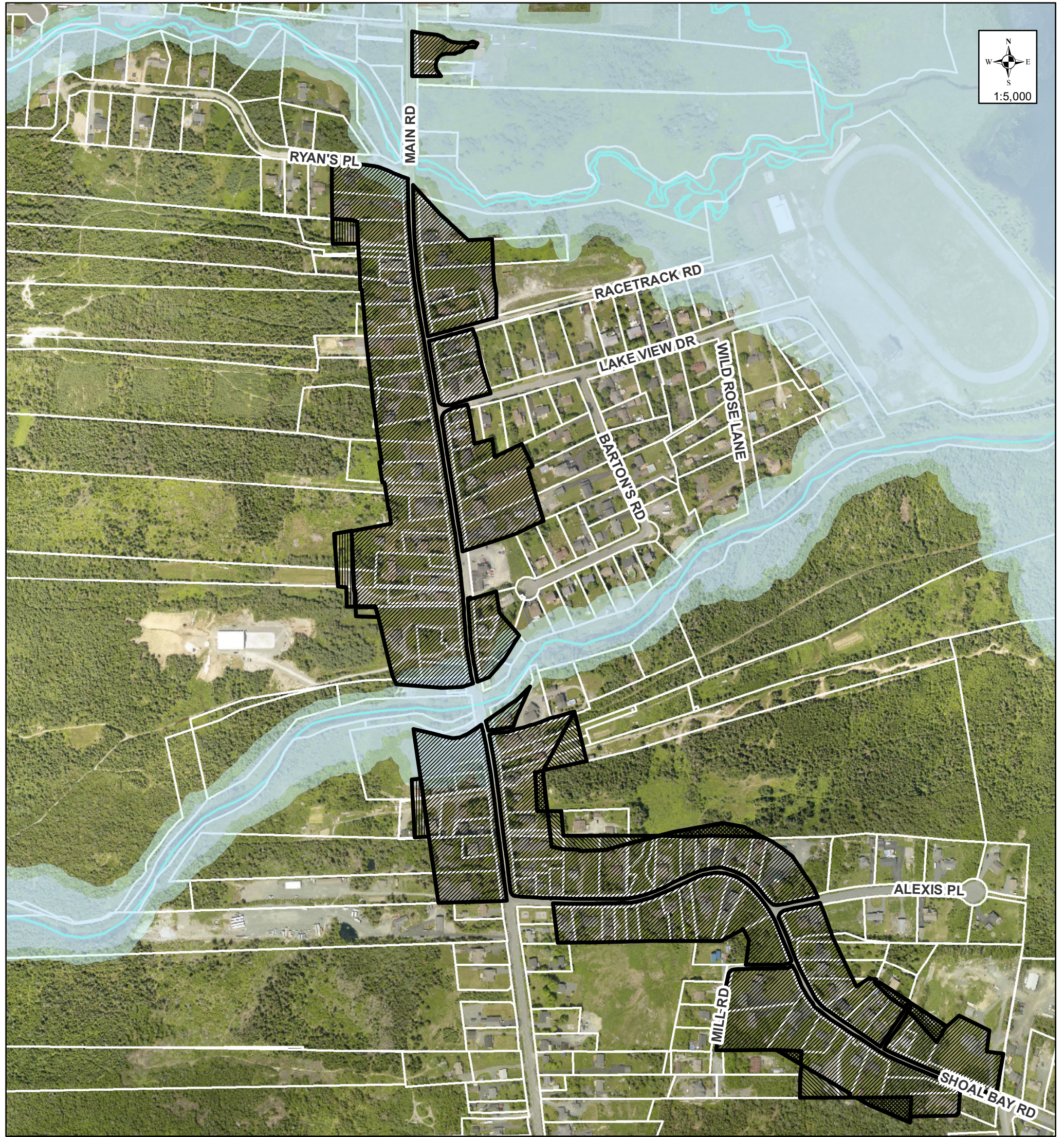
Section J. Implementation, (2.) of SJURRP allows the general policies of the Regional Plan to be varied and the land use pattern modified in the detailed plans to suit the particular circumstances involved provided that the general intent of the Regional Plan is maintained. In this case, the residential development proposed in this amendment aligns with the Urban Development policies and the intent of the Regional Plan remains.

The slivers of Rural designation at the rear of the properties are a result of different scales being applied to the original paper Regional Plan maps, compared to the digital mapping used today. This amendment better reflects the property boundaries and where the line between the Urban Development designation and Rural designation should be applied. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 44, 2025

The St. John's Development Regulations, 2021 is amended by:

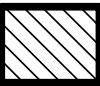
- 1. Rezoning land along Main Road and Shoal Bay Road, Goulds from the Rural (RUR) Zone, Rural Residential Infill (RRI) and Rural Residential (RR) Zone to the Residential 1 (R1) Zone, from the Rural Residential Infill (RRI) Zone to the Rural (RUR) Zone, and from the Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone, as shown on City of St. John's Zoning Map attached.**

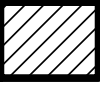



CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 44, 2025

2025 01 22 Scale: 1:5000
City of St. John's
Department of Planning, Development
& Regulatory Services

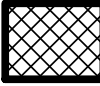
[City of St. John's Zoning Map]

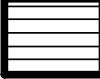
- 

AREA PROPOSED TO BE REZONED FROM
RURAL (RUR) LAND USE ZONE TO
RESIDENTIAL 1 (R1) LAND USE ZONE
- 

AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE
TO RESIDENTIAL 1 (R1) LAND USE ZONE
- 

AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL (RR) LAND USE ZONE
TO RESIDENTIAL 1 (R1) LAND USE ZONE

- 

AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE
TO RURAL (RUR) LAND USE ZONE
- 

AREA PROPOSED TO BE REZONED FROM
RURAL RESIDENTIAL INFILL (RRI) LAND USE ZONE
TO RURAL RESIDENTIAL (RR) LAND USE ZONE

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.

Mayor

City Clerk

Council Adoption

M.C.I.P. signature and seal

Development Regulations/Amendment
REGISTERED

Number _____
Date _____
Signature _____

**COMMISSIONER'S REPORT ON THE
ENVISION ST. JOHN'S MUNICIPAL PLAN
AMENDMENT No. 15, 2025**

and

**ENVISION ST. JOHN'S DEVELOPMENT REGULATIONS
AMENDMENT No. 44, 2025**

Prepared by:

**Marie E. Ryan
Commissioner**

May 2025

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1.0 Introduction

At the Regular Meeting of the St. John's Municipal Council ('Council') held on April 9, 2025, I was appointed as the Commissioner to conduct a hybrid Public Hearing (in-person and online) and prepare a report with recommendations with respect to proposed amendments to both the Envision St. John's Municipal Plan (*Amendment Number 15, 2025*) and Envision St. John's Development Regulations (*Amendment Number 44, 2025*). The intent of these amendments is as follows:

Envision St. John's Municipal Plan (*Amendment Number 15, 2025*)

Redesignating land along Main Road and Shoal Bay Road, Goulds, from the Urban Expansion Land Use District and Rural Land Use District to the Residential Land Use District

Envision St. John's Development Regulations (*Amendment Number 44, 2025*)

Rezoning land along Main Road and Shoal Bay Road, Goulds from the Rural (RUR) Zone, Rural Residential Infill (RRI) and Rural Residential (RR) Zone to the Residential 1 (R1) Zone, from the Rural Residential Infill (RRI) Zone to the Rural (RUR) Zone, and from the Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone

This redesignation and rezoning of specific lands along both Main Road and Shoal Bay Road, Goulds, is in response to a City initiative to allow serviced development in these areas.

It is important to state that the St. John's Municipal Plan must conform to the St. John's Urban Region Regional Plan (SJURRP), which was adopted by the Province in 1976. This Plan applies to all land in the St. John's Urban Region, which is essentially the Northeast Avalon Peninsula. The SJURRP is the Province's principal document for determining land use and development in the Urban Region. It distinguishes between urban and rural areas, and provides protection for the Urban Region's agricultural area, resource areas and designated scenic roads. It is the framework within which municipal plans are prepared by municipalities on the Northeast Avalon.¹

My appointment as Commissioner was made by Council under the authority of Section 19 of the *Urban and Rural Planning Act, 2000*, with the accompanying duties established in Section 21(2) and 22(1) which note that the Commissioner is to '[...] hear objections

¹ City of St. John's. St. John's Municipal Plan (June 2007). Section I -1.4 Relation to Other Levels of Planning. Pg. 1-4.

and representations orally or in writing [...]’ and, subsequently, to submit a written report on the Public Hearing including recommendations arising from the hearing.

The hybrid Public Hearing session for the proposed amendments related to Main Road and Shoal Bay Road was scheduled for 7 p.m. on Monday, May 5, 2025 – in-person and via Zoom.

Prior to this date, and as required by legislation, the amendments were advertised in the October 18 and October 25, 2024, editions of The Telegram. Additionally, the amendments were publicized on the City of St. John’s website (<https://www.stjohns.ca/en/news/application-main-road-and-shoal-bay-road.aspx>), and background information on the amendments was available from the Engage St. John’s project page. A notice of the amendment was mailed out, as required, to all property owners within a minimum radius of 150 metres of the subject property area. A comment period was opened with comments received on the Engage Page and via email.

Subsequently, the media advised of the date, time, location, and purpose of the hybrid Public Hearing and noted the end date/time for submission of comments for the hearing - 9:30 a.m. Monday, May 5, 2025. The hybrid session was convened, as planned, on Monday, May 5, 2025, at 7 p.m. Three residents attended in person, and three via Zoom. In addition to Your Commissioner, two City staff, and a member of Council also were in attendance.

Over the submission period, prior to the Public Hearing, five submissions were received. These submissions are referenced in this report under the section ‘Written Submissions Received’ (see Section 3.0), and the full text of the submissions is found in Appendix A.

1.1 The Issue

The issue for Your Commissioner and the focus of the hybrid session and submissions was whether the following two amendments should be approved. In general, the intent of the amendments are:

- **Envision St. John’s Municipal Plan (*Amendment Number 15, 2025*)**

Redesignating land along Main Road and Shoal Bay Road, Goulds from the Urban Expansion Land Use District and Rural Land Use District to the Residential Land Use District

- **Envision St. John's Development Regulations (Amendment Number 44, 2025)**

Rezoning land along Main Road and Shoal Bay Road, Goulds from the Rural (RUR) Zone, Rural Residential Infill (RRI) and Rural Residential (RR) Zone to the Residential 1 (R1) Zone, from the Rural Residential Infill (RRI) Zone to the Rural (RUR) Zone, and from the Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone

2.0 Background

2.1 The Application

The process leading to the hybrid Public Hearing on the proposed amendments was triggered by the City's initiative to allow serviced development along areas on Main Road and Shoal Bay Road in Goulds. This would include land that fronts on these roads and have existing water and sewer systems.

2.2 The Review Processes

The following provides an overview of the relevant correspondence and activity related to the City's initiative requiring the amendments referenced earlier.

February 20, 2024 – Correspondence from Ken O'Brien, MCIP, Chief Municipal Planner to the Committee of the Whole (considered at a February 27, 2024 meeting)

Background and Current Status

This correspondence to the Committee of the Whole outlined the rationale for the City's request to consider extending the Residential (R1) Zone along Main Road and Shoal Bay Road for areas that can be serviced with municipal water and sewage.

This correspondence overviewed the improvements the City has made to the municipal sewage system in Goulds in recent years. Of note was such improvements have diverted raw sewage from the outfall at Shoal Bay as a force main results in the sewage being pumped in such a way that it can be treated at the Riverhead sanitary sewage treatment station before discharge into the harbour.

While it is stated that the system requires ongoing monitoring in the short term to ensure it works as expected, it was highlighted that this could potentially open new lands in Goulds with serviced developments. As detailed in this correspondence, in the interim and in advance of any such broader development, the City can consider allowing

new development along Main Road and Shoal Bay Road on lands that front these roads and have municipal water and sewage systems already in place, and are in the Goulds Future Ultimate Service Area – the area that potentially can be serviced by the City's upgraded water and sewage systems.

This correspondence describes in detail which properties are included along Shoal Bay Road and Main Road. It explains that some serviced properties north of this area are excluded by virtue of falling into a flood plain and buffer of Cochrane Pond Brook and Third Pond.

The benefits of the rezoning are detailed including to increase residential development along roads with existing services and possibly change the character from rural toward suburban, in line with the central area of Goulds - further north.

Rezoning

The rezoning would be for lands along these aforementioned roads, and within the area identified, that are zoned Rural Residential Infill (RRI). It was stated that while an amendment would not be required for the SJURRP, a St. John's Municipal Plan amendment and commissioner hearing would be required arising from the need for a change in designation from the Urban Expansion District. Additionally, the Municipal Plan requires that a comprehensive development plan be prepared prior to development in the Urban Expansion Areas, and this would include consideration of lot depth which was seen to be quite expansive – e.g., 70 m+ for some of the subject properties.

Key Considerations/Implications

In terms of key considerations and/or implications for the City, the following were identified:

- Partners or Other Stakeholders: Property owners, residents, and business owners in Goulds.
- Alignment with Strategic Directions:
 - A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.
 - A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

- Alignment with Adopted Plans: In line with the policies of the Envision St. John's Municipal Plan.
- Legal or Policy Implications: In line with the Goulds Future Ultimate Service Area of the Envision St. John's Development Regulations.
- Engagement and Communications Considerations: Will need public consultation in line with the Envision St. John's Development Regulations.

Recommendations

Staff recommended public consultation in consideration of the amendments, and that 'Council consider rezoning lands along Main Road and Shoal Bay Road, Goulds, from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone and prepare a comprehensive development plan for same.' It was noted a Municipal Plan amendment was required.

March 5, 2024, Regular Meeting of Council

Agenda item: Committee of the Whole Report – February 27, 2024

Goulds Zoning Serviced Area

This report (minutes from the Committee of the Whole meeting) noted that Councillor Ridgeley (Ward Councillor for the area) expressed concern over the lack of specificity for the time frame for development. 'The Deputy City Manager of Planning, Engineering, & Regulatory Services advised that the improvements to the municipal sewage system will require monitoring to ensure that things are operating in accordance with the design. The system is intended to separate storm water from the sanitary system and monitoring will be required to ensure that the system has the capacity to handle development. development.'

The minutes identified that there could be a few dozen lots arising from the proposed rezoning.

The recommendation emanating from this Committee meeting was accepted:

That Council consider rezoning lands along Main Road and Shoal Bay Road, Goulds, from the Rural Residential Infill (RRI) Zone to the Residential 1 (R1) Zone and prepare a comprehensive development plan for same. This matter would be referred for public consultation. A Municipal Plan amendment is required.

September 17, 2024 – Correspondence from Ken O’Brien, MCIP, Chief Municipal Planner to the Committee of the Whole (considered at a September 24, 2024 meeting)

This correspondence reminded Council of the rezoning to be considered and the previous recommendation as outlined above. This correspondence primarily detailed that the area for rezoning has been refined in relation to the question of the standard lot depth of 30m for an R1 Zone. It was highlighted that arising from the depth of some lots, the refined area ‘goes deeper in places, including entire properties that are currently RRI Zone. [...] Limiting the lot depth for R1 to 30 metres may prevent some property owners from being able to subdivide, based on where their houses are built.’ As such, the R1 Zone was proposed to go deeper into the properties. It was reiterated, however, that the amendments are only in relation to serviced properties fronting along Main Road and Shoal Bay and that additional refinement might occur following public consultation.

It was stated that further information on the comprehensive development plan would be forthcoming following public consultation (the next step) and at the time the amendments would be brought back to Council for adoption.

In addition to *Key Considerations/Implications* referenced earlier, the following were identified:

- Legal or Policy Implications: Map amendments to the Envision St. John’s Municipal Plan and Development Regulations are required.
- Engagement and Communications Considerations: Public consultation will be carried out in accordance with Section 4.8 of the Development Regulations.

Public consultation (as detailed in a January ‘2025 amendment package’ developed by City staff)

The proposed Municipal Plan and Development Regulations amendment were advertised on two occasions in The Telegram newspaper on October 18, and October 25, 2024. A notice of the amendment was also mailed to property owners within 150 metres of the subject properties and posted on the City’s website. Background information on the amendment is available at the Engage St. John’s project page.

Comments/Submissions received in relation to the notices published, as described above

The response to the public consultation included both email and comments provided on the Planning Engage St. John's page, which could have some crossover in terms of submissions/comments being provided by the same residents. Your Commissioner reviewed the information provided, noting there were 19 comments received and two additional submissions emailed directly to City staff and/or the Ward Councillor.

Overall, the comments/submissions identified mixed views but primarily centring on two or three key issues. Some of those providing comments and/or emailing were in favor of the amendments noting, for example, the opportunity for growing Goulds as a community including in relation to additional programs and activities, as well as services and businesses to support the expansion; and an increase in housing, which potentially could respond to diverse needs.

Others expressed concerns and/or identified specific issues including the following:

- The impact on Shoal Bay Road, which was described as a 'narrow twisty road with open ditches and no sidewalks' and increased traffic with too many houses being 'filled in'.
- The impact on quality of life of existing residents and, potentially, property values.
- Insufficient infrastructure to respond to the potential expansion.
- Negative impacts on/ongoing diminishment of the agricultural areas; the land should be reserved for agricultural activity.

January 2025 – Amendment package prepared by staff

In addition to information provided previously and herein, this package details that the properties are within the Goulds Future Ultimate Service Area, and some additional rezoning is required for 'slivers' of land (generally along the rear of properties) to better align the zoning with property boundaries and where dwellings currently exist. This additional rezoning would involve change from the Rural (RUR) Zone and Rural Residential (RR) Zone to Residential 1 (R1) Zone, the Rural Residential Infill (RRI) Zone to Rural (RUR) Zone; and Rural Residential Infill (RRI) Zone to the Rural Residential(RR) Zone. Arising from these additional rezonings, the recommendations were amended as required.

This amendment package also highlighted that the R1 Zone will allow some infill in a manner that is consistent with surrounding dwellings. At full development potential,

approximately 65 lots could be added to this area. Given the variable lot depth and dwelling setbacks, the areas to be rezoned are deeper than what would typically be considered in a new R1 subdivision. This is to allow infill developments to have a similar setback to the adjacent existing dwellings.

In relation to the need for a comprehensive development plan, as the proposed rezoning is to consider infill lots only and no new streets would be considered, a comprehensive plan was not necessary.

Further, information in this amendment package noted that as per Section 4.9 of the St. John's Development Regulations, a Land Use Report is required for an amendment to the Municipal Plan or Development Regulations. However, where the scale or circumstances of the proposed development does not merit a Land Use Report, Council may accept a staff report in lieu. As the Plan amendment is to allow development along existing streets, the scale does not merit a Land Use Report.

February 4, 2025 – Correspondence from Ann-Marie Cashin, Planner III, Planning, Engineering and Regulatory Services to Kim Blanchard, MCIP, Department of Municipal and Provincial Affairs

This correspondence was a request from the City to the Department of Municipal and Provincial Affairs for Provincial review and release of the Envision St. John's Municipal Plan Amendment Number 15, 2025 and Envision St. John's Development Regulations Amendment Number 44, 2025. The amendment package referenced above accompanied this correspondence.

March 28, 2025 – Correspondence from Sean McGrath, Planner III, Department of Municipal and Provincial Affairs to, Ann-Marie Cashin, MCIP, Planner III, Planning, Engineering and Regulatory Services

This correspondence detailed that, in keeping with the requirements of section 15 of the Urban and Rural Planning Act, 2000, staff with the Land Use Planning and Local Governance Division reviewed the amendments and documentation provided by the City to determine any provincial or agency interests. Based on this review, the documents were released from provincial review on behalf of the Department. This correspondence further noted that Council could now consider the amendments for adoption and schedule a Public Hearing and the associated role/responsibilities for the Commissioner including in relation to final reporting.

April 2, 2025 – Correspondence from Ann-Marie Cashin, Planner III, Planning, Engineering and Regulatory Services, provided to the Regular Meeting of Council

This correspondence once again referenced the background to the rezoning of Main Road and Shoal Bay Road. Further, this correspondence informed the Mayor and Council that Provincial release had been issued for the Envision St. John's Municipal Plan Amendment Number 15 2025 and Envision St. John's Development Regulations Amendment Number 44, 2025. As such, it was recommended that Council could proceed with the next steps in the process to adopt the resolutions for the amendments, appoint Your Commissioner, and proceed with the hybrid Public Hearing.

Reference also was made to previous correspondence wherein it was noted that at this stage, following public consultation and when the amendments were being recommended for adoption, more information would be provided on the comprehensive development plan. To that end, it was stated that a comprehensive development plan must be prepared prior to development in the Urban Expansion District and more generally that discussions of traffic and reserving public rights-of-way to backlands require more study. Staff recommended that the City prepare a neighbourhood (secondary) plan for Goulds to determine its future development potential and set out residential density and a future road network for undeveloped areas. The resulting Goulds Neighbourhood Plan would set out objectives for future growth in the next 10 years.

New/Updated Key Considerations/Implications

Budget/Financial Implications: The Goulds Neighbourhood Plan will use funds from the federal Housing Accelerator Fund, as it will open new lands for residential development

Partners or Other Stakeholders: Property owners, residents, farmers and other business owners in Goulds

Recommendation

The recommendations accepted by Council were to:

1. adopt the resolutions for Envision St. John's Municipal Plan Amendment Number 15, 2025 and Envision St. John's Development Regulations Amendment Number 44, 2025 and appoint Marie Ryan as commissioner for a public hearing on the amendments. The proposed date is Monday, May 5, 2025, at 7 p.m. at St. John's City Hall.
2. direct staff to prepare terms of reference for a Goulds Neighbourhood Plan

3.0 Written Submissions Received During Comment Period

As highlighted earlier, five written submissions (email) were received regarding the rezoning of Main Road and Shoal Bay Road, three of which expressed concerns, including some referenced earlier during the public engagement period. The remaining two were primarily asking about whether specific streets were included, and staff responded to these emails.

The following provides a summary of the issues referenced in the three submissions, the full text of which is found in Appendix A.

- Safety on Shoal Bay Road – a narrow, meandering road, with no sidewalks, open ditches; not suitable for additional traffic.
- Reducing property values for existing houses – with infill housing on smaller lots.
- Insufficient information about what is next following rezoning and how it will impact e.g., property usage and taxes.

4.0 The Hearing

Your Commissioner explained the intent of the hearing to those participating and spoke to the process to be undertaken during the course of same, i.e., the amendments being proposed by City staff, an overview of the submissions received and presentation by/questions from any in attendance (in-person or via Zoom) who desired to express their support or objections/concerns regarding the amendments under consideration.

4.1 Overview of the Application

Ms. Ann-Marie Cashin, MCIP, Planner III, Planning, Engineering and Regulatory Services presented the proposed amendments to the St. John's Municipal Plan and St. John's Development Regulations in relation Main Road and Shoal Bay Road as detailed previously.

She displayed a view of the subject area and noted that:

- Zoning changes to R1 would align the subject areas with other proximal areas of Goulds which are primarily R1 (along Main Road and further north). The R1 Zoning would allow any of a range of uses permitted in this Zone.

- As the RRI Zone was digitized based on older paper maps, there was misalignment of zoning with some property boundaries. The proposed amendment would address this issue – as per the ‘slivers’ of land previously discussed – better aligning zoning to property boundaries.
- The R1 Zoning would extend to the rear of properties where appropriate, but not in all cases given how deep some rear lots are.

Ms. Cashin referenced the improvements to the municipal sewage systems in Goulds as discussed herein, and that this potentially opens new land for development – i.e., serviced lands fronting on civic addresses (as identified) on Shoal Bay Road and Main Road, and located within the Goulds Future Ultimate Service Area, with subdivision of land considered on a case-by-case basis. Any proposed development would need to meet all applicable and required standards including lots having sufficient frontage and area.

In closing, she provided a graphic showing the municipal amendment process and where the current application was on this continuum. Ms. Cashin overviewed the next steps, i.e., the Commissioner would prepare a report to Council with recommendations; however, the authority lies with Council to accept or reject the recommendations and approve or reject the amendments. If the amendments were approved, they would be forwarded to the Province for registration.

4.2 Overview of the Submissions

Your Commissioner explained that there were five submissions received from city residents in relation to the proposed amendments for Main Road and Shoal Bay Road. She provided a summary of their comments, which are presented in Section 3.0.

4.3 Presentations by those in Attendance

The following comments were provided by attendees at the hybrid session in relation to the proposed amendments for Main Road and Shoal Bay Road. Note that if a speaker spoke multiple times, their comments are compiled.

Speaker #1: The first speaker identified as living on Lakeview Drive for many years, noting this was probably the second or third side street in Goulds. They said they have a small piece of residential property/land on the street for which they have been paying taxes for years. This undeveloped property is located between two existing residences.

The speaker highlighted that there had been two versions of the map of the area for proposed rezoning. They would like to see the proposed property boundary on the right side (east) of Lakeview Drive reflected on the left (west) side as this would “accurately represent the property boundary” and be “fair and consistent”, as on the other version of the map, the boundary is described as being “out about two or three feet”. The speaker felt that this also would provide a better likelihood of being able to develop this property.

Speaker #2: The second speaker also referenced a difference in the maps sent in the mail to property owners vs the map provided online.

This speaker said they were in support of the development but wanted to know the “bigger picture” in relation to the development.

They felt that to rezone the properties fronting on the two roads in question without knowing the “whole picture” could result in some unforeseen consequences. For example, they said that there is a considerable amount of land behind the area to be rezoned, and the amendments might block access to these lands unless there is a plan to develop the Back Line. They did not express a concern about agricultural land, noting most is on the back side and closer to the arterial road.

Response from Ms. Cashin:

Ms. Cashin appreciated the concern about rezoning with no apparent future plans. However, she highlighted that Council has directed staff to create a terms of reference for a Goulds Neighbourhood Plan, stating that these are generally in place within about 18 months. It also was identified that the current rezoning is an interim measure while the plan is being developed - by end of 2026, there will be clarity around for example, expansion of roads, development, and what agricultural areas need to be further protected. The neighbourhood plan will be developed with multiple opportunities for consultation.

This speaker then asked about subdividing lots – with the specific question in relation to what would happen if the front of a property was owned by one individual and the back by a different individual?

Response from Ms. Cashin:

Ms. Cashin reiterated that potential subdivision of land would be addressed on a case-by-case basis referencing the need for 30m frontage for two lots. She stated that in some cases, specific requests could be at the discretion of Council - in particular if there is existing access to a back lot area.

5.0 Considerations

In reaching a conclusion on the merits of the proposed amendments, Your Commissioner considered the following information.

5.1 Consistency with the Envision St. John's Municipal Plan

5.1.1 Chapter 2 - Framework for Growth

As detailed in Section 2.2 – Growth and Development Strategy of the St. John's Municipal Plan the approach is to balance growth with several factors including overall neighbourhood health:

- Identification of undeveloped areas that are able to accommodate future, well-planned growth, an emphasis on encouraging intensification [...]

Section 2.3 articulates the vision for the city including:

[...] This city has active, healthy citizens, living in affordable, accessible, complete neighbourhoods. [...]

As presented in Section 2.4, the Municipal Plan has five key themes including 'Healthy Neighbourhoods'. Input during the public consultation reflected on healthy neighbourhoods:

Input from public consultations on the Plan indicate a desire for a city of healthy, walkable neighbourhoods with access to local services. There was also recognition that a greater mix of uses, and higher density residential development will be required to support such initiatives. [...] Neighbourhoods change and evolve over time, therefore it is the City's intent to implement policies that maintain the essential character of the neighbourhood, while allowing appropriate growth and development. [...]

5.1.2 Chapter 4 – Healthy Neighbourhoods

The goal in relation to healthy neighbourhoods includes designing neighbourhoods with a range of housing options.

Section 4.1 Housing

Strategic objectives laid out in Section 4.1 Housing include:

- Encourage a range of housing options that contribute to community health, sustainable growth and economic security.

- Identify appropriate areas for future growth and development that take advantage of existing infrastructure and services, which would in turn create financial efficiencies and limit urban sprawl.
- Limit impacts to established neighbourhoods, heritage districts and employment areas.

Section 4.3 Enhancing Neighbourhood Character

Section 4.3 states:

Over the next decade, additional growth will be encouraged within developed areas of the city through intensification and redevelopment in targeted areas along identified corridors and at key nodes. Such change can affect adjacent established residential neighbourhoods. As a result, attention to urban design will be required so that development can be achieved in a manner that enhances and adds value to the character of existing neighbourhoods.

One action to achieve this result is stated to be:

4.3.2 Ensure that infill development complements the existing character of the area.

5.1.3 Chapter 6 – Urban Design

Section 6.2 - Secondary Plans identifies that such plans are 'used to engage detailed planning and analysis at the neighbourhood level, within the broader framework of the Municipal Plan'. It was stated that during public consultations for the Plan 'citizens expressed an interest in being able to discuss decisions that affect their neighbourhoods and a need for more planning at the local level.' Goulds is included as one such neighbourhood planning area.

5.1.4 Chapter 7 – Transportation and Infrastructure

The Goal as per these issues areas, and as set out in this Chapter, is to:

Support growth and development in the City through an efficient and effective transportation network and investment in municipal infrastructure.

Section 7.5 Water and Wastewater Servicing

This section overviews the need to ensure that there is efficient use of existing water and wastewater systems to reduce costs of constructing new systems.

[...]

2. Ensure that new development is connected to full municipal water and wastewater services, unless located in a designated un-serviced area with frontage on an existing public road (prior to January 1, 1992).

Section 7.8 Goulds Ultimate Service Area

This Section identifies that development in Goulds is limited by capacity in the existing wastewater system. The relevant map in the Plan (Map P-5) shows the current service area and lands for future urban expansion. Relevant policies cited include:

- Continue to upgrade and improve capacity of the wastewater system in the Goulds Ultimate Service Area. [...]
- Any development within the Goulds Ultimate Service Area must be developed to full City standards in accordance with the City's Subdivision Development Policy

5.1.5 Land Use Districts and Redesignation

5.1.5.1 Land Use Districts

Urban Expansion Land Use District

Section 8.15 of the St. John's Municipal Plan overviews the Urban Expansion Land Use District. This Land Use District does not contemplate residential uses. As the name implies, it speaks to lands identified for future urban expansion. In relation to Goulds, it is stated that this area is identified for development when infrastructure is extended and/or upgraded. Further, it is cited:

- A Comprehensive Development Plan must be prepared and approved by Council prior to development of all Urban Expansion areas.

[...]

- Lands in the Urban Expansion District in Goulds may be developed in accordance with the Goulds Ultimate Service Area as shown in Appendix A, P-5

Rural Land Use District

While the primary designation of the subject area is Urban Expansion Land Use District, small areas also fall under the Rural Land Use District. This district is described as being applied to lands outside of the urban core and those not intended to be settled for urban development within the planning period.

Residential Land Use District

Section 8.4 overviews the Residential Land Use District, which considers a range of housing options.

The Residential Land Use District applies to established and developing residential neighbourhoods of the city. Residential neighbourhoods should contribute to the maintenance and improvement of quality of life through housing design and variety of form, good subdivision design, effective management of non-residential land use and appropriate infill. [...]

As per policies related to Residential Neighbourhoods:

Policy 8.4.2 - Recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood.

Policy 8.4.3 - Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods. [...]

Policy 8.4.11 - Promote the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure. [...]

5.1.5.2 *Redesignation of the Subject Property*

To accommodate the potential residential development on the identified areas of Main Road and Shoal Bay Road, a zoning change is required as detailed earlier. Rezoning the subject property would require a redesignation from the Urban Expansion Land Use District and Rural Land Use District to the Residential Land Use District.

5.1.6 Chapter 9 - Implementation

Section 9 of the St. John's Municipal Plan sets out considerations for planned growth in the city. This includes Section 9.5 Considerations for Rezoning which states that, in considering requests for rezoning, Council shall consider all appropriate policies set out in this Plan and have regard for the following:

[...]

The adequacy of municipal water and sewer services, or where on-site services are proposed, the adequacy of the physical site conditions to accommodate it [...]

Whether the proposed use will alter the intended mix of land uses in the District or neighbourhood. [...]

Section 9.7 The Land Use Report

Section 9.7 describes the Land Use Report as 'a valuable tool in the review of proposals for a development or use that cannot be adequately evaluated by City staff.' This section further notes that 'Council may deem that a Staff Report constitutes a Land Use Report where the scale or circumstances of a proposed change or development proposal does not merit extensive analysis.'

5.1.7 Chapter 10 Secondary Plans

Section 10.6 Planning Area 16 encompasses the former Town of Goulds. The general development objective for the Goulds Planning Area is 'to maintain a community that includes both urban and rural development values [...]'.

Policies include:

- *Urban expansion*

The Urban Expansion Area of Goulds Planning Area [...] comprises lands that could be serviced with extensions to the present municipal water and sewer systems.

- *Municipal Servicing*

[...]. Only when the municipal sewerage system is functioning to City standards, and is deemed to be capable of operating to its initial design capacity, will it be allowed to be extended into the Urban Expansion District. As portions of this District become serviceable, the City will seek amendments to the Municipal Plan to place the affected properties within an appropriate Urban Core land use district.

5.2 Alignment with the St. John's Urban Region Regional Plan

The subject area is primarily within the Urban Development designation of the Regional Plan which notes, for Regional Centres, that 'the entire range of urban uses shall be permitted on the basis that piped water, sewage collection, storm drainage, paved roads and street lightning will all be provided.'

However, a small portion of land at the rear of some properties along Main

Road, as well as the rear of 74 Shoal Bay Road, are within the Rural designation in the SJURRP. The SJURRP addresses instances such as this circumstance via Section J.

Implementation (2) which allows the general policies of the Regional Plan to be varied and the land use pattern modified in the detailed plans to suit the particular

circumstances involved, provided that the general intent of the Regional Plan is maintained.

As such, the proposed residential development identified in the amendments continues to align with the Urban Development policies and the intent of the Regional Plan.

Additionally, and as noted earlier, the slivers of Rural designation at the rear of the properties are a result of different scales being applied to the original paper Regional Plan maps, compared to the digital mapping used today. The associated amendment undertaken to better reflect the property boundaries and where the line between the Urban Development designation and Rural designation should be applied do not contravene policies of the SJURRP.

In summary, and as detailed in the January 2025 amendment package, the proposed Municipal Plan and Development Regulations amendments are identified as being in line with the SJURRP and, so, an amendment to this Plan is not required.

5.3 Envision St. John's Development Regulations

5.3.1 Proposed amendments

Under the Envision St. John's Development Regulations, the subject properties (the primary focus of the amendment) on Main Road and Shoal Bay Road are located within the Rural Residential Infill (RRI) Zone. This Zone does allow single detached dwellings as a permitted use but on large lots and within the context of zone standards which would not contemplate subdivision of properties to accommodate additional single detached dwellings.

With the upgrades to the sewer system, the area can now be considered for a different form of housing and zoning (R1) to open the opportunity for subdividing properties to increase the housing density in the subject areas.

The other rezoning highlighted under this amendment, as discussed herein, is to align the zoning with property boundaries (generally along the rear of properties) and where dwellings currently exist: changes from Rural (RUR) Zone and Rural Residential (RR) Zone to the Residential 1 (R1) Zone, the Rural Residential Infill (RRI) Zone to Rural (RUR) Zone; and Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone.

5.3.2 Zoning considerations

No significant zoning considerations were identified in relation to the City initiated amendments to allow serviced development along Main Road and Shoal Bay Road.

5.3.3 Section 4 General Development Procedures

Subsection 4.9.2 (a) identifies that 'where a Land Use Report is required, but in the opinion of Council the scale or circumstances of the proposed Development does not merit a Land Use Report, Council may accept a staff report in lieu of the Land Use Report.'

As previously stated, the rationale to accept a staff report without requiring a Land Use Report in relation to the proposed amendments was detailed in the amendment package.

6.0 Conclusion

In reaching a conclusion on the merits of the proposed Amendments, Your Commissioner considered the following:

6.1 Consistency with the Envision St. John's Municipal Plan

Overall vision and approach

As discussed in the St. John's Municipal Plan, the vision is that St. John's has active, healthy citizens, living in affordable, accessible, complete, and healthy, quality neighbourhoods, that provide for walkable access to local shops and services. It is recognized that to achieve such neighbourhoods, a greater mix of uses and higher density residential development will be required.

The Plan also highlights that appropriate areas for future growth and development should take advantage of existing infrastructure and services and be connected to full municipal water and wastewater services. Further, infill development should complement the existing character of the area.

Lands in the Goulds Urban Expansion District are identified for future service urban expansion when infrastructure is available. The area proposed for rezoning is primarily in this area. The sewer upgrades now allow the area to be fully serviced and so can be considered for a different form of housing development – R1.

Of note, is that through Municipal Plan policies, the City continues to upgrade and improve capacity of the wastewater system in this area and support extension of infrastructure into the future service area in a progressive manner, to accommodate fully serviced development.

Residential Land Use District

Future development arising from the rezoning also is intended to meet the intent of Residential Neighbourhoods as described for the Residential Land Use District: supporting moderate intensification, in a form that respects the scale and character of the neighbourhood; supporting neighbourhood redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods; and maximizing use of existing infrastructure.

Redesignation

The proposed rezoning of specific areas of Main Road and Shoal Bay Road is consistent with the vision, intent and direction of the St. John's Municipal Plan – supporting opportunities for increased density/infill and increasing the housing stock where existing infrastructure can be accessed, thereby taking a planned and measured approach. Redesignation of the subject property from the Urban Expansion Land Use District and Rural Land Use District to the Residential Land Use District is appropriate.

6.1.1 Mitigation of Impacts in Relation to the Amendments or issues raised

As detailed in this report, the amendments are to facilitate potential residential infill in the subject areas. Any potential issues such as increased traffic would be addressed at the development stage of any proposed development.

Rezoning without a specific proposal for development

It is important to speak to this issue, as it was raised over the course of the public engagement and Public Hearing process and reflects the integrity of the municipal planning process. While there is no specific plan proposed, the subject property is being rezoned to enable residential development. The Development Regulations outline the permitted and discretionary uses for the proposed Residential 1 (R1) Zone, as well as the related lot requirements and stipulations for particular uses. Council's decision to allow rezoning, therefore, is based on the knowledge of what could be permitted – which allows for some early consideration of synergies with, and potential impacts on, adjoining and existing properties in the area.

Additionally, another 'decision' point, following an approved rezoning and proposal for development, is the detailed design phase which would require a property owner/developer to submit their plans, including how they will align with related standards.

Further and as detailed in the April 2, 2025, Decision Note to Council, it is identified that there is more study required in relation to potential development arising from the amendments. This led to the staff recommendation, as referenced earlier, that there be a neighbourhood (secondary) plan for Goulds prepared to determine its future development potential and set objectives for future growth in the next 10 years.

7.0 Recommendations

Based on the foregoing considerations, Your Commissioner recommends the following:


Acceptance of the Envision St. John's Municipal Plan *Amendment Number 15, 2025*

Redesignating land along Main Road and Shoal Bay Road, Goulds, from the Urban Expansion Land Use District and Rural Land Use District to the Residential Land Use District

Acceptance of the Envision St. John's Development Regulations *Amendment Number 44, 2025*

Rezoning land along Main Road and Shoal Bay Road, Goulds from the Rural (RUR) Zone, Rural Residential Infill (RRI) and Rural Residential (RR) Zone to the Residential 1 (R1) Zone, from the Rural Residential Infill (RRI) Zone to the Rural (RUR) Zone, and from the Rural Residential Infill (RRI) Zone to the Rural Residential (RR) Zone

RESPECTFULLY SUBMITTED THIS 22ND DAY OF MAY 2025



Marie. E Ryan,
Commissioner

Appendix A

Written Submissions

Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, April 24, 2025 8:47 AM
To: CityClerk
Subject: Rezoning of Shoal Bay Road, Goulds

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Hello, I have some concerns with the rezoning of Shoal Bay Road. This road is very narrow ,twisty Turney, with NO sidewalks, and steep open ditches. This is a dead end road(only one way in and out) . The Metrobus uses this road as a turnaround, the ATV 's and hikers use it as a way to get to East Coast Trail. There are alot of people who walk their pets in this road, and have to dodge all the traffic because they are walking on the road due to the fact that there are NO sidewalks and very steep open ditches.

In the night time it is dangerous to walk, because it is so dark with very little street lights, open ditches, speeders, ATV'S, Metrobus taking up the whole road ,as well as the many trucking and construction companies that are based on Shoal Bay Road, not to mention the residents of the road.

I also have concerns about property values, if you allow smaller lot sizes and in fill housing, it would lower the value and desirability of properties in this area, and possibly add to more crime.

Quality of life should matter as well. This is an older road, with many residents living here a long time or choosing to live here because of the country feel, with much spacing between properties. By rezoning you are taking away all of the reasons the residents chose to stay or move to this area. If I wanted the traffic, close property lines and crime, I could have saved money and moved to a densely packed subdivision.

Before you rezone and take away all the reasons the residents chose to live here, you should address some of the problems in the area: No sidewalks, Many residents have no water or sewer, many areas with no fire hydrants ,high traffic volumes on a narrow, twisty ,turney road with steep ditches, overcrowded schools, very little recreation (we have to go to another city (My. Pearl) for many of our after school/recreation programs), Very little street lights. No fire services, no police, no first responders. We are serviced like a rural area, but you want to densely populate us like the big city.

I LOVE my neighborhood and find it hard enough to [REDACTED] Please do NOT add more traffic to an already overwhelmed road. Think of the residents and service them better before adding more people to an already overcrowded and underserviced community.

Thank you
[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Wednesday, April 30, 2025 3:16 PM
To: CityClerk
Subject: Comments on Goulds rezoning (for Meeting Monday May 5th)

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

There is a section of land going along Howletts Line that is up for re-zoning. It was bought by [REDACTED] and they have been clearing it the past few years as though they just knew it was going to be re-zoned.
I would bet he bought it for pennies on the dollar and will now re-sell it at top cost.
City corruption at its finest!!

Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, May 1, 2025 5:51 PM
To: CityClerk
Subject: Planning development. Helena Road

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

Hi,
Just inquiring as to why Helena Road is involved in the Planning Phase. Helena Road is a private road.

[REDACTED]

Thank You

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Sunday, May 4, 2025 12:13 PM
To: CityClerk
Subject: Rezoning Comments

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Good afternoon,

I would like to add the following questions/comments with respect to the planned rezoning in the Gould's:

1. Why has Alexis Place remained zoned for Rural Residential, requiring one acre?
2. The rezoning planned will open all land around Alexis Place, has there been consideration given to the decreasing property values for the residents on Alexis Place who will be surrounded by 50x100 building lots, commercial developments, or subdivisions yet these residents still require an acre.
3. With the new block of land behind Alexis Place being opened for development, will the city reconsider rezoning Alexis Place to Rural Residential Infill, therefore requiring 1/2 acres lots to match every other residential street in the area. There have been previous requests by the residents for this rezoning. Walt Mills informed the residents rezoning was not an option as it would be considered "spot zoning", however now Alexis Place is the spot zone with everything else in the area rezoned. The only red on the map, is Alexis Place. The provincial regulation requires 1/2 acre for properties with well and septic, why then does Alexis Place require one acre.
4. If the city will not consider the rezoning for Alexis Place, can you please provide rationale, and allow the residents the opportunity to provide feedback. Can you also provide reasons why some of the areas on Thornburn Road, with well and septic, which are zoned RR, have less than an acre.

Thank you
[REDACTED]

Sent from my iPhone

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, May 5, 2025 8:57 AM
To: Planning; CityClerk
Subject: Main Road & Shoal Bay Road

Some people who received this message don't often get email from [REDACTED]. [Learn why this is important](#)

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hi ,

I had some questions about the land rezoning . Right now its for the frontage but what is the long term plan/ development ? as it's challenging to make informed decisions without the full picture. I've made several calls to planning without much success is discussing this with anyone.

As a resident, business owner and landowner in the Goulds, I see the need for development and both support & encourage it.

I also have some concerns about the overall town plan? How will this affect my property ? usage? taxes ? etc

DECISION/DIRECTION NOTE – Regular Meeting

Title: Sale of City Land adjacent to 22 Hayward Avenue

Date Prepared: May 15, 2025

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Ophelia Ravencroft, Ward Councillor

Ward: Ward 2

Decision/Direction Required:

Recommendation that Council approve the sale of City land adjacent to 22 Hayward Avenue, as shown in the attached diagrams.

Discussion – Background and Current Status:

The owner of 22 Hayward Avenue has requested to purchase the footpath adjacent to their property. The property owner have advised that they have been performing maintenance on this area since they have acquired 22 Hayward Avenue and, on a number of occasions, have had issues with people sleeping, vandalizing and defecating in the area of the footpath. Legal has discussed this matter with the required departments with the only objection being from the Chief Municipal Planner to keep the pedestrian access. While Legal appreciates his position, this area has not been identified, nor is it conducive, to a shared use path. Further, this footpath is approximately 70 feet from the intersection of Mullock Street and Hayward Avenue.

The purchase price has been established at \$20.00 per square foot plus HST and administrative fees. This takes into account that the property is zone RD. The purchaser will complete a survey of the area which is approximately 232.5 square feet, resulting in a purchase price of approximately \$4,650.00 plus HST. The property owner will also be required to consolidate this land with their existing property.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - a. City to receive approximately \$4,650.00 per square foot for the sale of the land, plus administrative fees.
2. Partners or Other Stakeholders:
 - a. N/A
3. Alignment with Strategic Directions/Adopted Plans:
 - a. An Effective City
4. Legal or Policy Implications:
 - a. A Deed of Conveyance will have to be prepared.

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5. Privacy Implications:
 - a. N/A
6. Engagement and Communications Considerations:
 - a. N/A
7. Human Resource Implications:
 - a. N/A
8. Procurement Implications:
 - a. N/A
9. Information Technology Implications:
 - a. N/A
10. Other Implications:
 - a. N/A

Recommendation:

Recommendation that Council approve the sale of City land adjacent to 22 Hayward Avenue, as shown in the attached diagrams.

Attachments:





DECISION/DIRECTION NOTE – Regular Meeting

Title: Sale of City Land – 33 Mullock Street

Date Prepared: May 15, 2025

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Ophelia Ravencroft, Ward Councillor

Ward: Ward 2

Decision/Direction Required:

Recommendation that Council approve the sale of City land at 33 Mullock Street, as shown in the attached diagram.

Discussion – Background and Current Status:

33 Mullock Street was identified as surplus City land. Legal has discussed this matter with the required departments with no objections noted to the sale. As this is not a standalone lot, and contains underground infrastructure, this land would only be offered to the owners of 31 Mullock Street and would be subject to an easement over the entirety of the land.

The purchase price has been established at \$20.00 per square foot plus HST and administrative fees. This takes into account that the property is zone RD and would be subject to an easement over the entire area. The purchaser will complete a survey of the area which is approximately 679.3 square feet, resulting in a purchase price of approximately \$13,586.00 plus HST. The property owner will also be required to consolidate this land with their existing property.

Key Considerations/Implications:

1. Budget/Financial Implications:
 - a. City to receive \$13,586.00 per square foot for the sale of the land, plus administrative fees.
2. Partners or Other Stakeholders:
 - a. N/A
3. Alignment with Strategic Directions/Adopted Plans:
 - a. An Effective City
4. Legal or Policy Implications:
 - a. A Deed of Conveyance will have to be prepared.
5. Privacy Implications:
 - a. N/A

ST. JOHN'S

6. Engagement and Communications Considerations:
a. N/A

7. Human Resource Implications:
a. N/A

8. Procurement Implications:
a. N/A

9. Information Technology Implications:
a. N/A

10. Other Implications:
a. N/A

Recommendation:

Recommendation that Council approve the sale of City land at 33 Mullock Street, as shown in the attached diagram.

Attachments:



DECISION/DIRECTION NOTE

Title: 725 Southlands Boulevard (Galway) – Adoption - REZ2500005

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 5

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 55, 2025, to update Schedules B-D of the Planned Mixed Development 1 (PMD1) Zone.

Discussion – Background and Current Status:

The City has received an application from Galway Residential GP Inc. to revise the Planned Mixed Development 1 (PMD 1) Zone Schedules by increasing the commercial area along Claddagh Road and reducing the frontage of proposed residential lots along Kinsale Walk. The Schedules form part of the PMD 1 Zone standards and therefore any changes require an amendment to the Envision St. John's Development Regulations.

In 2024, Council adopted a new concept plan for this area to create a more grid-like street pattern and increased density. The proposed changes in the attached plan are consistent with the previously approved plan and only affect lots at the corner of Claddagh Road and Kinsale Walk, and along one side of Kinsale Walk.

Public Consultation

A notice of the proposed amendment was advertised on three occasions in *The Telegram*, mailed to residents within 150 metres of the properties, and posted on the City's website. Information about the amendment was available on the Planning Engage page.

Some residents were supportive of the increase in commercial area, while others raised concerns. Generally, the submissions note that residents are worried that the increased commercial area and development on smaller lots will cause an increase in traffic and on-street parking. Others indicated frustration that the City was considering another amendment to the overall concept plan.

Staff have no concerns with the proposed changes at this stage. More analysis will be required at the detailed design stage. A traffic impact statement was submitted with the 2024 amendment and the proposed changes would allow an approximate increase of 11 lots. This increase did not raise concerns or require an updated traffic impact statement.

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Further, the concept plan has been adjusted to introduce a hatched area that could be developed as residential or commercial, depending on the needs at the time of development. This is a way to add some flexibility to the plan while also ensuring the neighbourhood is informed of where different uses could be located. This will reduce the need for further amendments should the market and demand change.

Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a Land Use Report (LUR) for all amendments to the Municipal Plan or Development Regulations. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report. As the proposed amendment is a small increase in commercial land and changes the minimum frontage along Kinsale Walk to a size already permitted in most of the neighbourhood, staff recommend that Council accept this staff report in lieu of a LUR.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Galway residents and property owners.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.
5. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: An amendment to the Development Regulations is required to consider the proposed concept plan.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement was carried out in accordance with the St. John's Development Regulations.
10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council

1) adopt the attached Envision St. John's Development Regulations Amendment Number 55, 2025, to update Schedules B-D of the Planned Mixed Development 1 (PMD1) Zone; and
2) as per Section 4.9(3) of the Development Regulations, accept this staff report in lieu of a Land Use Report (LUR).

Prepared by: Ann-Marie Cashin, MCIP, Planner III

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development

Report Approval Details

Document Title:	725 Southlands Boulevard (Galway) - REZ2500005 - Adoption.docx
Attachments:	- 725 Southlands Boulevard - Aerial.pdf - DR Amend No. 55, 2025 - 725 Southlands Boulevard - TEXT and SCHEDULES (amc).pdf
Final Approval Date:	May 28, 2025

This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - May 28, 2025 - 3:02 PM

Jason Sinyard - May 28, 2025 - 3:29 PM



City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 55, 2025

**Update Planned Mixed Development 1 (PMD1) Zone Schedules
725 Southlands Boulevard**

May 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 55, 2025

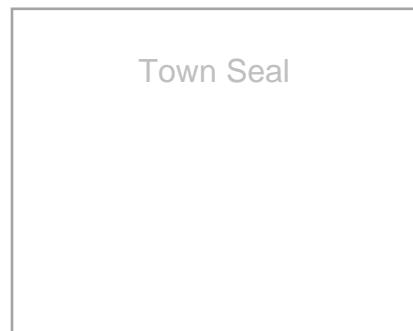
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 55, 2025.

Adopted by the City Council of St. John's on the 3rd day of June, 2025.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

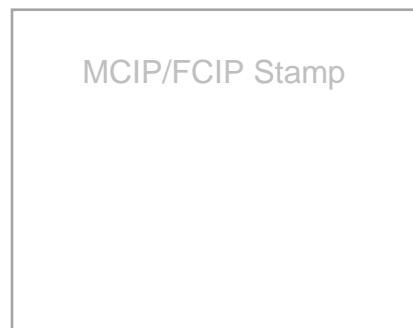


Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 55, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____



CITY OF ST. JOHN'S

Development Regulations Amendment Number 55, 2025

BACKGROUND AND PURPOSE

The City has received an application from Galway Residential GP Inc. to revise the Planned Mixed Development 1 (PMD 1) Zone Schedules by increasing the commercial area along Claddagh Road and reducing the frontage of proposed residential lots along Kinsale Walk. The trail network along the Southlands property boundary has also been clarified in the drawings. The Schedules form part of the PMD 1 Zone standards and therefore any changes require an amendment to the Envision St. John's Development Regulations.

ANALYSIS

The revised site plan has been reviewed by staff and there are no concerns at this stage. The PMD1 Zone provides a mix of housing forms alongside commercial uses and open space. The reduced lot frontage along Kinsale Walk is in line with the lot frontage along future roads 8, 9 and 10 and will add a maximum of 11 additional lots to the street. This change will not prompt a traffic impact statement. The applicants have also asked to increase the commercial lot size along Claddagh Road. However, the exact lot size required will not be known until detailed design is completed. To accommodate the unknown lot size and to provide some flexibility in the overall concept plan, the first three lots on Kinsale Walk are shown on Schedule B with hatch lines to indicate that, if the land is not needed for the commercial site, they will be developed as residential lots.

The proposed changes align with Envision St. John's Municipal Plan policies:

- 4.1.2 - Enable diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, and townhouses, medium and higher density and mixed-use residential developments.
- 8.4.9 - Encourage increased density in residential areas where appropriate, with more public open space, services and amenities, reflective of increased density.
- 8.5.7 - Plan for small local commercial uses that meet the daily needs of residents and are compatible with surrounding uses.
- 8.5.20 - Encourage development with a mixture of uses, built form and public spaces.

PUBLIC CONSULTATION

The proposed rezoning was advertised three times in *The Telegram*, mailed to property owners within 150 metres of the site, posted on the City's website, and a project page was created on the City's Planning Engage page.

Some residents raised concerns about the increase in commercial area in their neighbourhood, while others were supportive of the increased commercial area.

A traffic report was required as part of the 2024 application, and staff do not have any concerns about increased traffic due to the proposed change. The Municipal Plan policies support a mix of commercial and residential uses within neighbourhoods.

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to update the Planned Mixed Development 1 (PMD1) Zone concept plan.

The City of St. John's Development Regulations, 2021 is amended by:

- | | | |
|----|--------------------|---|
| "D | PMD1 Zone Schedule | <p>(a) Schedule A: Concept Plan October 2024</p> <p>(b) Schedule B: Galway Land Use Plan, (October 2024)</p> <p>(c) Schedule C: Galway Road Cross Sections/ Transportation Plan (October 15, 2024)</p> <p>(d) Schedule D: Open Space & Pedestrian Trail Plan (October 15, 2024)</p> |
| | PMD2 Zone Schedule | Concept Plan May 2015" |

[illegible]

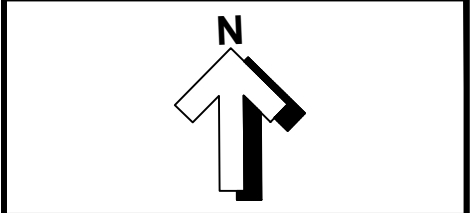
- 2) Repealing Planned Mixed Development (PMD1) Zone Section (14), which states:
- “(14) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS AND DEVELOPMENT REGULATIONS FOR THE PLANNED MIXED DEVELOPMENT 1 ZONE (APPENDIX D, PMD1 Zone Schedule):**
- (a) Schedule A: Concept Plan (October 2024)**
 - (b) Schedule B: Galway Land Use Plan (October 2024)**
 - (c) Schedule C: Galway Road Cross Sections/Transportation Plan (October 15, 2024)**
 - (d) Schedule D: Open Space & Pedestrian Trail Plan (October 15, 2024)”**











and substituting the following:

- “(14) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS AND DEVELOPMENT REGULATIONS FOR THE PLANNED MIXED DEVELOPMENT 1 ZONE (APPENDIX D, PMD1 Zone Schedule):**
- (a) Schedule A: Concept Plan (October 2024)**
 - (b) Schedule B: Galway Land Use Plan (May 28 2025)**
 - (c) Schedule C: Galway Road Cross Sections/Transportation Plan (April 22 2025)**
 - (d) Schedule D: Open Space & Pedestrian Trail Plan (April 22 2025)”**

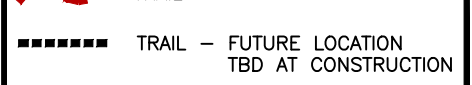
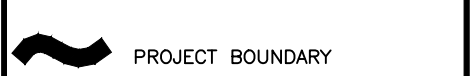
- 3) Repealing Appendix D, Schedules B-D and replacing it with the following Schedules B-D.

Schedule "B"



- | | |
|---|--|
|  | SINGLE DETACHED DWELLING
10.9m MIN. FRONTAGE |
|  | MIXED-USE DEVELOPMENT
COMMERCIAL/ RESIDENTIAL
OPTIONAL SINGLE DETACHED
DWELLING EXPANSION AREA
10.9m MIN. FRONTAGE |
|  | SINGLE DETACHED DWELLING
15.2m MIN. FRONTAGE |
|  | SEMI-DETACHED DWELLING OR
TOWNHOUSE
6.0m MIN. FRONTAGE PER UNIT |
|  | FOUR-PLEX (12.0m MIN. FRONTAGE)
OR
TOWNHOUSE (6.0m MIN. FRONTAGE
PER UNIT |
|  | APARTMENT BUILDING OR
PERSONAL CARE HOME |
|  | OPEN SPACE |
|  | MIXED-USE DEVELOPMENT
COMMERCIAL WITH OPTION FOR
DWELLING UNIT IN THE SECOND
AND/OR HIGHER STOREYS OF A
BUILDING |
|  | FUTURE DEVELOPMENT AREA |
|  | POTENTIAL STORMWATER
EXPANSION AREA |

N.P. NEIGHBOURHOOD PARK



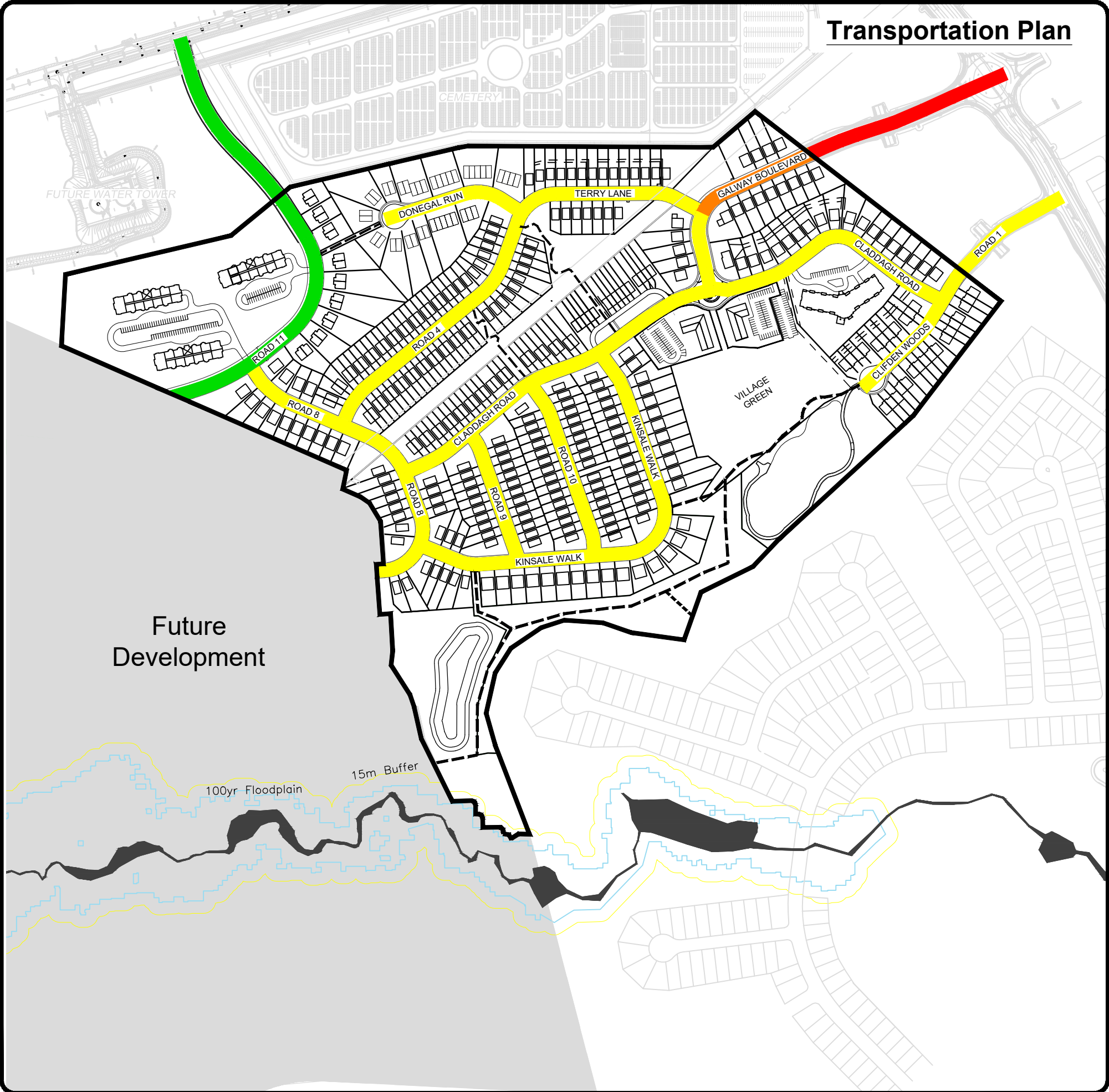
NOTES:

- Lot lines identified are conceptual only and subject to final development approval.
- Trail details will be addressed at detailed design.
- NOT TO SCALE.

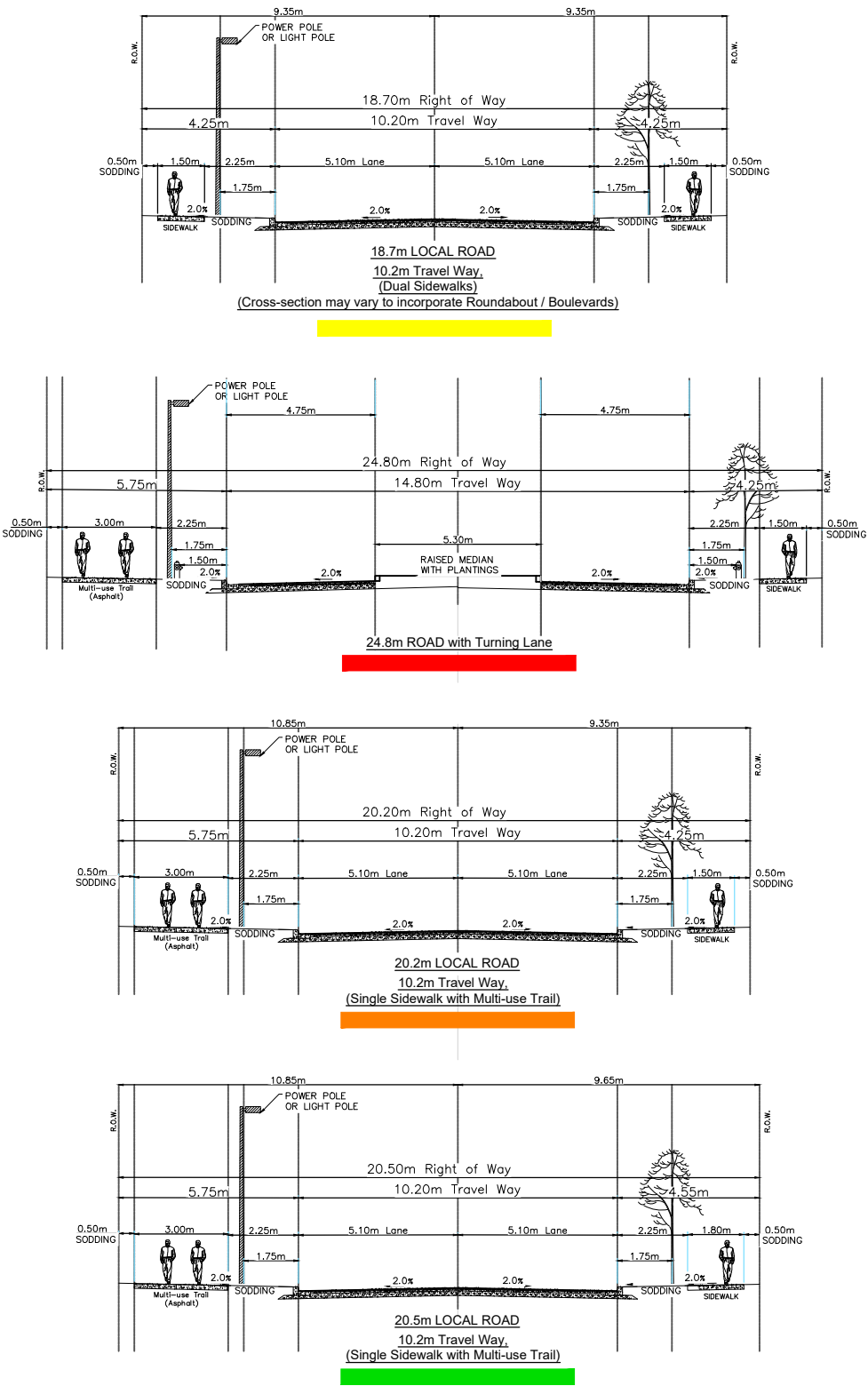
MAY 28 2025

PROJECT GALWAY LAND USE PLAN¹⁷²

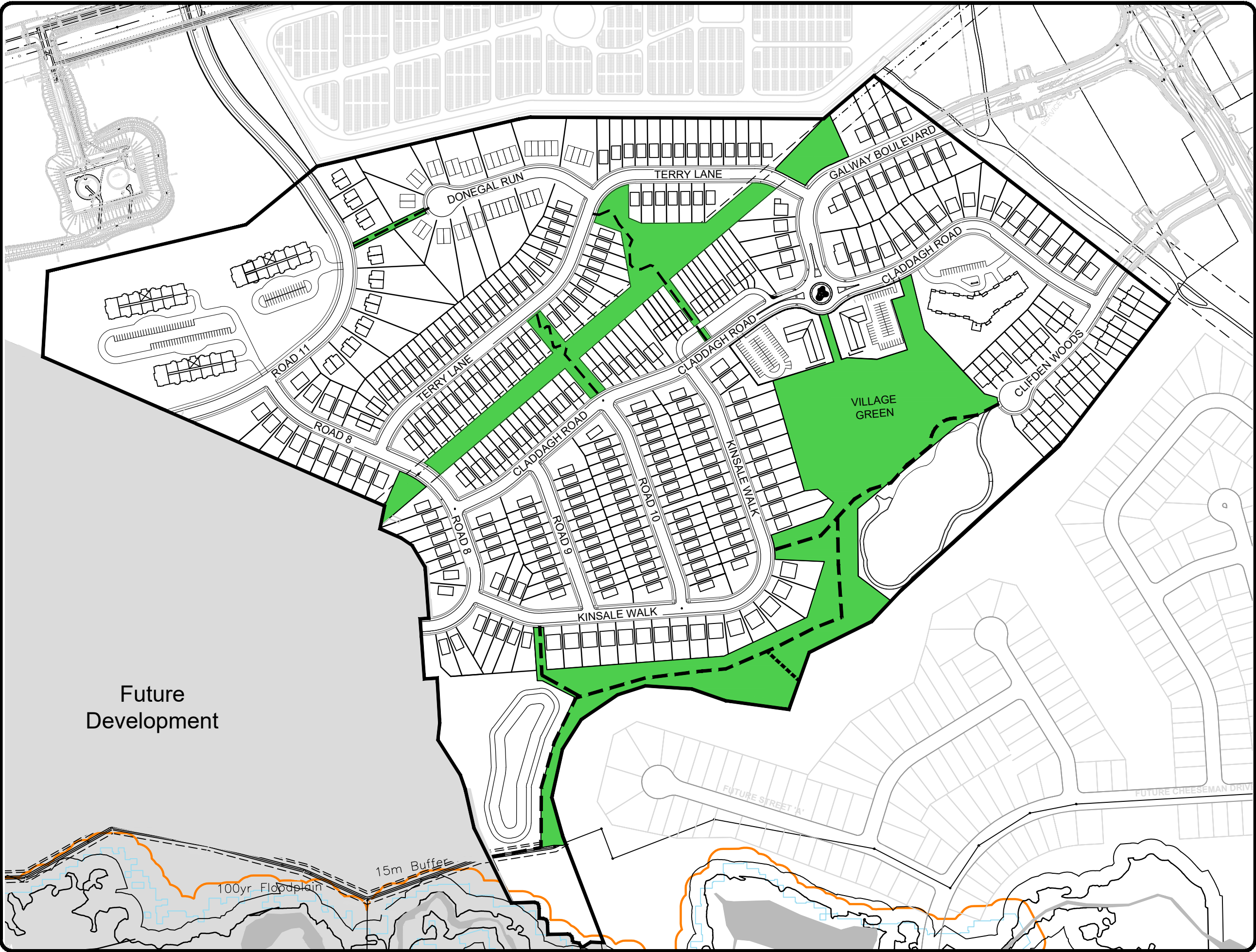




GALWAY ROAD CROSS SECTIONS



Note: Location of street trees within ROW to be determined.




Schedule "D"

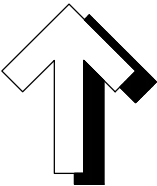
Open Space
&
Pedestrian
Trail Plan

 Open Space

 Trail

 Trail - Future Trail Connection. Location TBD.

Note: Trail size, materials and details will be determined at the detailed design stage.



North

N.T.S.

April 22 2025

Theresa K. Walsh

From: [REDACTED]
Sent: Friday, May 9, 2025 4:40 PM
To: CityClerk

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Hello I received mail today titled are: 725 southlands blvd (Galway). Is there someone I can speak to about what these changes mean as it is not clear to me. Does it mean a commercial property on Terry lane? And if so what type of commercial property?

Thank you.

[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, May 19, 2025 2:06 PM
To: CityClerk
Cc: Carl Ridgeley; trg@nl.rogers.com
Subject: 725 Southlands Boulevard (Galway)

You don't often get email from [REDACTED]. [Learn why this is important](#)

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the **Report a Phish** button to report it.

To Whom it May Concern

We would like to go on record as opposing the request by the developer to amend zoning in the area noted above. In particular increasing the commercial area along Claddagh Road.

As a home owner in this area I would hope council would apply more weight to our input then was given with past zoning changes.

My rational for this input is the same as was provided (on record) by the vast majority of area homeowners during previous council meetings relating to zoning changes for 725 Southlands Boulevard (Galway) area.

We purchased a home based on the neighbourhood and the site development plans presented to purchasers, these plans have been since been changed by council, and developers again are looking for amendments which are not supported by our community.

Regards

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Theresa K. Walsh

From: [REDACTED]
Sent: Monday, May 19, 2025 7:58 PM
To: CityClerk
Subject: 725 Southlands Boulevard (Galway), revise map planned mix development, request by Galway Residential GP Inc.

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

CAUTION: This is an EXTERNAL email. Do not click on any link, open any attachments, or action a QR code unless you recognize the sender and have confirmed that the content is valid. If you are suspicious of the message use the Report a Phish button to report it.

[REDACTED] My comments regarding potential changes noted in application are as follows:

1. Increasing commercial area on Claddagh and reducing residential lot frontage on Kinsale Walk will cause more vehicle traffic and need for additional commercial and street parking. Reducing lot frontage will cause more residential owner cars to park on the streets. I ask council to ensure the streets currently developed and future ones in Galway are capable of accommodating extra vehicle traffic and parking based on requested developer changes. Most homes today have a minimum of two vehicle and in many situations three or more and we don't want to see cars parking on owner lawns or else where due to reduced driveway space and need to escape winter parking regulations. With our winter snow we also need street space for adequate snow clearing.

2. Given lot sizes and home sizes are potentially decreasing on Kinsale and may be other areas in future Galway we hope covenants that residents have signed in building our existing homes will not be permitted to change by anyone. We have built our homes, abided by the development covenants but notice some new homes or maybe developer are changing development/building covenants. Example real stone covenant appears to be changing to artificial stone and recently a new corner lot home at end of Galway Blvd under construction has no stone on finished front with neighbour indicating developer has changed covenants. If council has any authority please ensure developer/ new homes and city abide by original covenants established and completed by existing owners on Galway and Claddagh.

Thank you for accepting and giving consideration to our comments. [REDACTED]

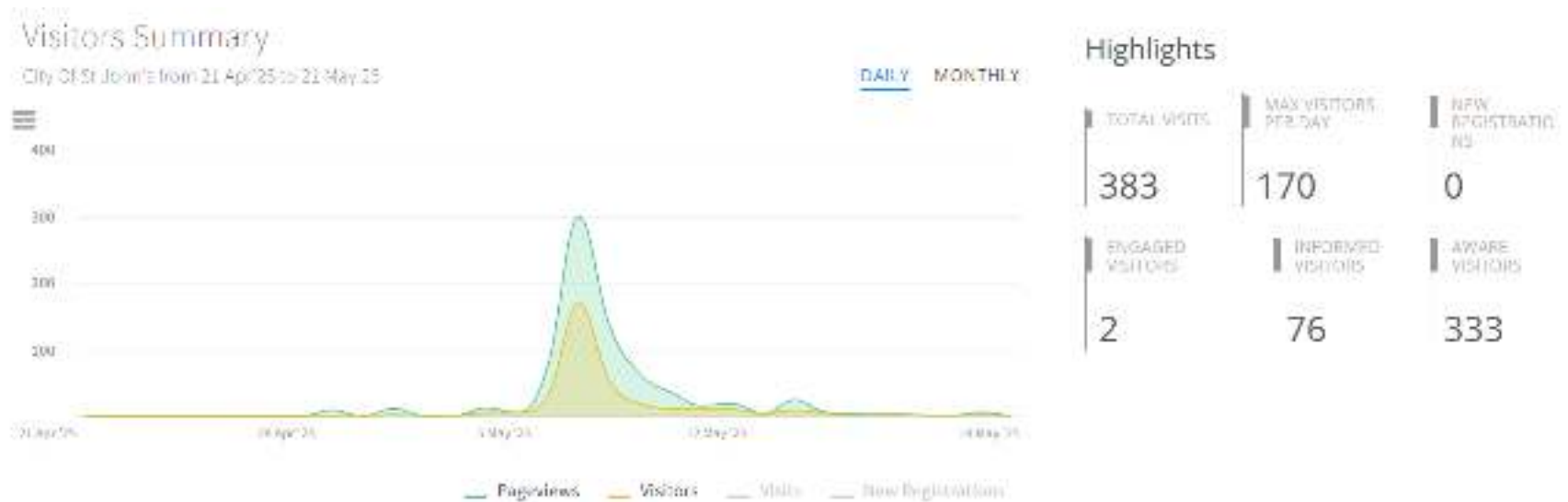
Sent from my iPad



Planning St. John's

[EngageStJohns.ca](https://engagestjohns.ca) Report

725 Southlands Boulevard (Galway) 2025



May 2025

1

Types of visitors:

- Total visits: unique sessions (may be the same person visiting multiple times)
- Aware: visited at least one page
- Informed: has taken the "next step" from being aware and clicked on something
- Engaged: has contributed to a tool (comment or question)

Comments (verbatim)	What is your overall feedback of this application?
It's great to see more opportunity for commercial activity. Would there still be space for developing more low to medium density residential alongside it?	Mixed
<p>I think you need to provide clearer documentation and a better map on this page so people can understand what is being proposed. The appendix .pdf document provides a much better representation of the proposal than the w:\engwork\planw\applications image currently displayed</p> <p>"reducing the frontage of proposed residential lots along Kinsale Walk". But Kinsale Walk is not labelled on the image.</p> <p>"SUBJECT PROPERTY" is drawing the readers eye where Terry Lane becomes the Cul-de-sac Donegal Run, that appears to be</p>	Mixed

completely unrelated to this Claddagh road and Kinsdale Walk proposal.	
--	--

DECISION/DIRECTION NOTE

Title: Sale of City land at the rear of 294 Torbay Road

Date Prepared: May 29, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jill Bruce

Ward: Ward 1

Decision/Direction Required:

Recommendation that Council approve the sale of City land at the rear of 294 Torbay Road, as outlined in blue on the attached diagram.

Discussion – Background and Current Status:

The owner of 294 Torbay Road has approached the City requesting to purchase the parcel of land at the rear of his property. While the attached diagram shows the property in the floodplain and floodplain buffer, the new updated floodplain will show that the property is no longer located in either. The area that the City is willing to sell would remain as open space. The owner has requested this land to meet rear yard requirements for a development proposal he is preparing to submit to the City. The sale of this property would be subject to development approval.

The purchase price has been established at \$1.50 per square foot plus HST and administrative fees. This takes into account that the property is zoned open space. The purchaser will complete a survey of the area which is approximately 2586 square feet, resulting in a purchase price of approximately \$3,879.00 plus HST. The purchaser will also be required to consolidate this land with his existing property.

Key Considerations/Implications:

1. Budget/Financial Implications: City to receive approximately \$3,879 for the sale of City land plus \$300 administrative fee
2. Partners or Other Stakeholders: owner of 294 Torbay Road
3. Is this a New Plan or Strategy: No

If yes, are there recommendations or actions that require progress reporting?

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If yes, how will progress be reported? (e.g.: through the strategic plan, through Cascade, annual update to Council, etc.)

4. Alignment with Strategic Directions:

A Sustainable City: Be financially responsible and accountable.

An Effective City: Ensure accountability and good governance through transparent and open decision making.

5. Alignment with Adopted Plans: An Effective City

6. Accessibility and Inclusion: N/A

7. Legal or Policy Implications: A Deed of Conveyance will need to be prepared

8. Privacy Implications: N/A

9. Engagement and Communications Considerations: N/A

10. Human Resource Implications: N/A

11. Procurement Implications: N/A

12. Information Technology Implications: N/A

13. Other Implications: N/A

Recommendation:

That Council approve the sale of City land at the rear of 294 Torbay Road, as outlined in blue on the attached diagram.

Prepared by: Andrew G. M. Woodland, Legal Counsel
Approved by: Cheryl Mullett, City Solicitor



Report Approval Details

Document Title:	Sale of City land at the rear of 294 Torbay Road.docx
Attachments:	
Final Approval Date:	May 29, 2025

This report and all of its attachments were approved and signed as outlined below:

Cheryl Mullett - May 29, 2025 - 10:03 AM

DECISION/DIRECTION NOTE

Title: SERC – 2025 Summer Events 1

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jill Bruce, Cruise and Special Events

Ward: N/A

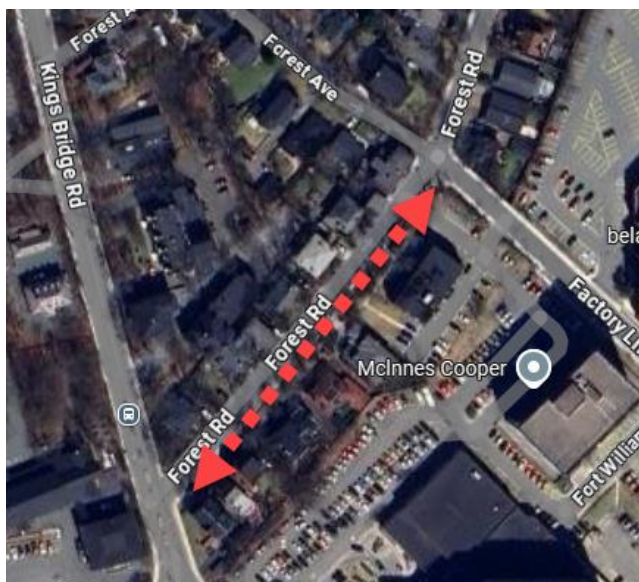
Decision/Direction Required: Seeking Council approval of road closures and by-law exemptions associated with the following events: The filming of Hudson and Rex on June 15, Tely 10 on June 22, Oberon Street Block Party on June 28 (inclement weather date of June 29), Cornwall Crescent Block Party on June 29 (inclement weather date of July 5), City of St. John's Canada Day Celebrations on July 1, and George Street Association – Canada's Big Birthday Bash on June 30 – July 1.

Discussion – Background and Current Status:

Hudson and Rex:

The television series Hudson and Rex are requesting the following road closure:

- Forest Road between Kings Bridge Road and Factory Lane.
- June 15, 6:30am – 9:00pm.
- AWP traffic control has been hired to implement the closure.
- Local and emergency access will be maintained.



ST. JOHN'S

Tely 10: Sunday June 22, beginning 8:00am in Paradise, and ending at approximately 11:00am in Bannerman Park. RNC and City of St. John's Parking Enforcement Officers will be present to implement closures within St. John's.

Road Closures:

Bannerman Road - Southbound

June 21, 10:00am to June 22, 2:00pm

Circular Road

June 22, 5:00am to 12:00pm

Military Road

Bonaventure Avenue/Garrison Hill to Cochrane Street

June 22, 7:30am - 12:00pm

Topsail Rd @ Burgeo St. to Topsail Rd / Cornwall Avenue

June 22 - No eastbound traffic from, 8:00am to 11:00am

Cornwall Avenue/Hamilton Avenue/LeMarchant Road/Harvey Road/Military Rd

June 22 - No Eastbound and Westbound traffic: 8:00am to 11:30am

Columbus Drive from Topsail Road to Bay Bulls Road

June 22 - both directions closed 8:00am to 11:00am

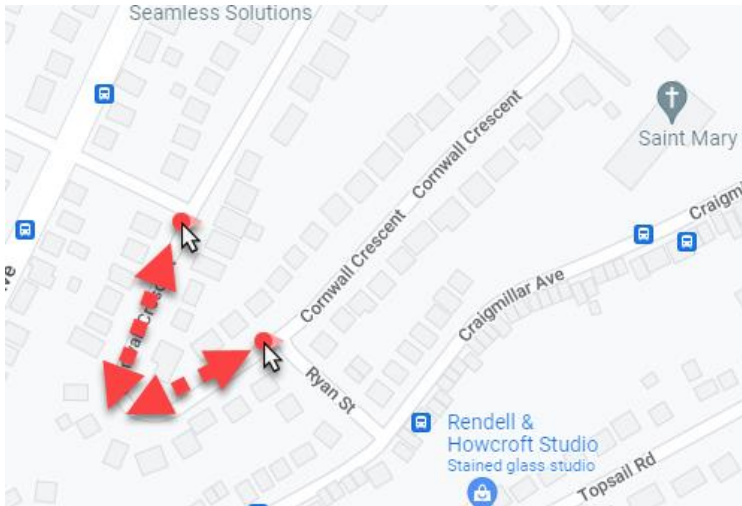
Block Party – Oberon Street: Residents of Oberon Street are hosting a block party on Saturday June 28 (inclement weather date of June 29), 1:00pm – 8:00pm.

- Volunteers will be stationed at each barricade.
- Local vehicle and emergency access will be granted.



Block Party - Cornwall Crescent: Residents of Cornwall Crescent are hosting a block party in the area of 39 – 45 Cornwall Crescent on June 29 (inclement weather date of July 5), 12:00pm – 10:00pm.

- Volunteers will be stationed at each barricade.
- Local vehicle and emergency access will be granted.



City of St. John's Canada Day Celebrations:

Sunrise Ceremony

- Tuesday July 1, 6am – 7am
- Hosted by Parks Canada on Signal Hill
- No approvals required, FYI only

Family Fun Day

- Tuesday July 1, 1pm – 5pm
- Event location is King George V Field (rain venue – Techniplex)
- Road closure request on Carnell Drive from 12pm – 11pm

Canada Day Fireworks

- Tuesday July 1 (rain date July 2), 8pm – 11pm
- Concert at Quidi Vidi Bandstand beginning at 8pm
- Fireworks to begin at 10pm
- Road closure requests from 8pm – 11pm:
 - The Boulevard
 - Lake Avenue
 - Clancey Drive
 - Lakeview Avenue

George Street Association's Canada Day Celebrations:

- Monday June 30 and Tuesday July 1.
- Noise By-Law extension requested until 12:00am both nights.
- Extension of hours for alcohol sales requested for both nights, from 2am to 3am.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: George Street Association, NLAA, RNC.
3. Is this a New Plan or Strategy: No
4. Alignment with Strategic Directions:

A Connected City: Increase and improve opportunities for residents to connect with each other and the City.

A Connected City: Develop and deliver programs, services and public spaces that build safe, healthy and vibrant communities.

5. Alignment with Adopted Plans: N/A
6. Accessibility and Inclusion: N/A
7. Legal or Policy Implications: N/A
8. Privacy Implications: N/A
9. Engagement and Communications Considerations: Residents will be notified of road closures through a public advisory.
10. Human Resource Implications: N/A
11. Procurement Implications: N/A
12. Information Technology Implications: N/A
13. Other Implications: N/A

Recommendation:

That Council approve the road closures and by-law exemptions associated with the following events: The filming of Hudson and Rex on June 15, Tely 10 on June 22, Oberon Street Block Party on June 28 (inclement weather date of June 29), Cornwall Crescent Block Party on June 29 (inclement weather date of July 5), City of St. John's Canada Day Celebrations on July 1, and George Street Association – Canada's Big Birthday Bash on June 30 – July 1.

Prepared by: Christa Norman, Special Projects Coordinator

Approved by: Erin Skinner, Manager of Tourism, Culture, and Business Growth