

DECISION/DIRECTION NOTE

Title: 22 Shaw Street, REZ2000013

Date Prepared: March 2, 2021

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required:

To consider a rezoning application for land at 22 Shaw Street from the Residential – Special (RA) Zone to the Residential High Density (R3) Zone to allow a Semi-detached Dwelling development (2 houses).

Discussion – Background and Current Status:

The City has received an application to rezone land at 22 Shaw Street from the Residential – Special (RA) Zone to the Residential High Density (R3) Zone to allow subdivision of the lot and development of 2 Semi-detached Dwellings. The house on the property will be demolished (the demolition-permit application is being reviewed). The RA Zone does not permit Semi-detached Dwellings and therefore a zone amendment is required. A Municipal Plan amendment is not required, as the property is designated Residential Medium Density and is not in a Heritage Area.

While 22 Shaw Street is the only parcel proposed to be rezoned, the development would require a reconfiguration of 22 Shaw Street and part of the rear yard of 67 Warbury Street. The applicant has been advised that the City will require surveys for the two new proposed lots and for the remaining property at 67 Warbury Street at the development stage. This is to ensure that the changes to 67 Warbury would not make it a non-conforming lot.

East and south of the subject property, there are properties zoned Residential Low Density (R1) and RA, while properties to the west are zoned R3, Residential Medium Density (R2) and Apartment Low Density (A1). There is a real mix of housing forms in this neighbourhood that include Single-detached Dwellings, Semi-detached Dwellings, Townhouses and Apartment Buildings. Therefore, rezoning this property to R3 is compatible with the neighbourhood.

The development was reviewed by Development and Engineering staff and there are no concerns at this stage. Should Council consider the amendment, the application will be advertised for public review and comment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

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2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
St. John's Strategic Plan 2019-2029 – A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: A map amendment (rezoning) to the St. John's Development Regulations would be required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Should the amendment proceed, the application will be advertised in the *Telegram* newspaper and on the City's website, and notices mailed to property owners within 150 metres of the application site.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council consider rezoning the property at 22 Shaw Street from the Residential – Special (RA) Zone to the Residential High Density (R3) Zone; and advertise the application for public review and comment.

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Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	22 Shaw Street, REZ2000013.docx
Attachments:	- 22 Shaw Street - Attachments.pdf
Final Approval Date:	Mar 3, 2021

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

Ken O'Brien - Mar 2, 2021 - 4:34 PM

Jason Sinyard - Mar 3, 2021 - 10:41 AM