

# DECISION/DIRECTION NOTE

**Title:** 7 Waterford Bridge Road – REZ2300009

**Date Prepared:** October 16, 2023

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Ian Froude, Planning

**Ward:** Ward 3

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## **Decision/Direction Required:**

To consider rezoning 7 Waterford Bridge Road to enable multiple residential buildings.

## **Discussion – Background and Current Status:**

The City received an application from Harbour Capital Corporation to rezone 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone to enable three (3) residential Apartment Buildings, and renovate the existing large house into a Four-Plex.

In accordance with section 4.9(2)(a) of the Envision St. John's Development Regulations, Council shall require a land use report (LUR) for all applications to amend the Development Regulations. Both the Apartment Building use and the Four-Plex use are listed (as a permitted use and a discretionary use, respectively) in the A1 Zone. However, a Four-Plex must be located on its own lot under our definition of a Four-Plex, but the applicant proposes one lot for all buildings. This matter will be reviewed as part of the land use report.

Should Council decide to consider the amendment, public consultation will be held after the applicant submits a satisfactory report. In addition, as part of the LUR terms of reference, the applicant must consult the neighbouring residents and property owners before submitting the report. This will allow the applicant to learn about any concerns from the neighbourhood and try to mitigate any issues.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Alignment with Strategic Directions:

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

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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.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.
6. Legal or Policy Implications: A map amendment to the Envisoin St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public consultation, as per the Envision St. John's Development Regulations, will be required after an acceptable land use report is submitted.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

**Recommendation:**

That Council recommend rezoning 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 1 (A1) Zone and approve the attached draft terms of reference for a land use report (LUR).

Further, upon receiving a satisfactory land use report, that Council refer the application to a public meeting chaired by an independent facilitator for public input and feedback.

**Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage**  
**Approved by: Ken O'Brien, MCIP, Chief Municipal Planner**

**Report Approval Details**

Document Title:	7 Waterford Bridge Road - REZ2300009.docx
Attachments:	<ul style="list-style-type: none"><li>- Location Map.pdf</li><li>- R1 - Current Zone.pdf</li><li>- A1 - Proposed Zone.pdf</li><li>- TOR - 7 Waterford Bridge Road - 17October2023.pdf</li><li>- Site Plan - Aug23-23.pdf</li></ul>
Final Approval Date:	Oct 17, 2023

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

**Ken O'Brien - Oct 17, 2023 - 2:01 PM**

**Jason Sinyard - Oct 17, 2023 - 3:52 PM**