

DECISION/DIRECTION NOTE

Title: Proposed Redevelopment of a Non-Conforming Building – 121-125 Campbell Avenue- DEV2400113

Date Prepared: September 10, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

To seek approval to redevelop a Non-Conforming Building at 121-125 Campbell Avenue as an Apartment Building.

Discussion – Background and Current Status:

An application was submitted to redevelop the existing building at 121-125 Campbell Avenue, which was previously a Non-Conforming Retail Use. The proposed use is for 4 new residential units on the main floor, along with the existing 2 residential units on the second floor. The use would be considered an Apartment Building and is a Permitted Use in the R2 Zone. The existing side yard of the building is also non-conforming. Subject to Section 7.5.3(a) a “Non-conforming Building shall not be internally or externally varied without Council approval.” There will be no change to the existing building footprint, only reconfiguration of the interior space, which will not make the building more non-conforming.

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: **Envision St. John’s Municipal Plan and Development Regulations.**

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6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **Envision St. John's Development Regulations Section 7.5. "Non-Conforming" 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 the redevelopment of a Non-Conforming Building at 121-125 Campbell Avenue for an Apartment Building.

Prepared by:

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Approved by:

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

Report Approval Details

Document Title:	Change of Non-conforming Use for Apartment Building - 121-125 Campbell Avenue - DEV2400113.docx
Attachments:	- PropertyLocation125Campbell.png
Final Approval Date:	Sep 11, 2024

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

Lindsay Lyghtle Brushett - Sep 11, 2024 - 1:04 PM

Jason Sinyard - Sep 11, 2024 - 3:24 PM