

# DECISION/DIRECTION NOTE

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**Title:** 231 Main Road – REZ2300017 – Adoption

**Date Prepared:** September 23, 2024

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning

**Ward:** Ward 5

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**Decision/Direction Required:**

That Council adopt Envision St. John's Development Regulations Amendment Number 42, 2024, to rezone land at 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone to allow townhouses.

**Discussion – Background and Current Status:**

The City has received an application to rezone land at 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone to accommodate four (4) townhouses. The subject property is a corner lot, at the corner of Fourth Pond Road, with an area of approximately 951 metres squared. The property is within the Residential District of the Envision St. John's Municipal Plan and is zoned R1. Townhouses are not permitted in the R1 Zone and therefore a rezoning is required to enable the use. A Municipal Plan amendment is not needed.

As per Section 4.9 of the Envision St. John's Development Regulations, a Land Use Report (LUR) is required for rezonings. However, where the scale or circumstances of a proposed development does not merit a full report, Council may accept a staff report instead. Given that this development is proposing four (4) townhouses on a corner lot on an existing street, staff recommend accepting this staff report in lieu of a LUR.

Staff recommend rezoning 231 Main Road to the R3 Zone as this is an appropriate zone for the site and the proposed development meets the policies of the Municipal Plan. An analysis of the proposed rezoning can be found in the attached amendment.

Public Consultation

At its July 9, 2024, 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 three occasions, mailed to property owners within 150 metres of the site, and posted on the City's website and Planning Engage Page. Submissions received and an Engage Page report are attached for Council's review.

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; St. John's Affordable Housing Strategy 2019-2028.
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: Engagement 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 adopt Envision St. John's Development Regulations Amendment Number 42, 2024 to rezone land at 231 Main Road from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone.

**Prepared by: Faith Ford, MCIP, Planner III**

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



**Report Approval Details**

Document Title:	231 Main Road - REZ2300017 - Adoption.docx
Attachments:	- 231 MAIN ROAD_Location_Map.pdf - DR Amendment No. 42, 2024 - 231 Main Road - MAP (ff).pdf
Final Approval Date:	Sep 24, 2024

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

**Ken O'Brien - Sep 23, 2024 - 5:01 PM**

**Jason Sinyard - Sep 24, 2024 - 9:26 AM**