

DECISION/DIRECTION NOTE

Title: 425 Blackmarsh Road (Welland Street) – REZ2500001

Date Prepared: February 25, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning land at 425 Blackmarsh Road from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone to enable the creation of one new lot between 48 and 56 Welland Street for a Single Detached Dwelling.

Discussion – Background and Current Status:

The City has received an application to rezone a portion of a large piece of land at 425 Blackmarsh Road from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone to create one new lot between 48 and 56 Welland Street for a Single Detached Dwelling. The site is in the Residential District of the Envision St. John's Municipal Plan, so no plan amendment is required.

The subject site has frontage on Welland Street and is part of the much larger 425 Blackmarsh Road property. The applicant proposes to subdivide the new lot from this larger property. The proposed lot size does not meet the A2 Zone requirements (there is not enough land for an apartment building or townhouses) and therefore rezoning is requested. The applicant is proposing a Single Detached Dwelling; however, should the rezoning be approved, any uses within the R3 Zone could be developed on the site.

The subject site includes a land along the proposed front lot line at Welland Street that is owned by the City. The applicant has asked to purchase this City-owned land to enable the development. No development approval or permits can be issued until the sale of the piece of City land and consolidation of the remainder of City-owned land is completed.

Alignment with the Envision St. John's Municipal Plan

The Municipal Plan encourages a range of housing types. Policy 4.1.2 enables diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached and townhouses, plus medium and higher density and mixed-use residential developments. The proposed development aligns with this policy. The neighbourhood contains single detached houses, townhouses and fourplexes. There are two groups of 4 townhouses immediately east of the site. There is also an existing commercial building (the Canadian Home Builders Association – NL) at 48 Welland Street, immediately west of the subject site.

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The proposed development also aligns with Policy 8.4.8 which supports a variety of residential forms that reflect existing demographics and give housing options for various socioeconomic groups, as well as Policy 8.4.11, promoting infill development that uses existing infrastructure.

Alignment with the Envision St. John's Development Regulations

The applicant has provided an initial site plan, and additional information will be required at the development stage.

Section 4.9 of the Development Regulations requires a Land Use Report (LUR) for rezonings; however, where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report in lieu. The existing A2 Zone here enables high-density development already, and the proposed rezoning to R3 would reduce the density allowed on the site. As the proposal is for only one new lot, and the applicant wishes to downzone from A2 to R3, staff recommend a staff report in lieu of an LUR.

Should Council consider the rezoning, staff recommend public notification (not a public meeting), again because this is a downzoning and involves only a single new lot. This would occur once an acceptable site plan has been received.

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.

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 and/or Service NL will be applied at the building permit stage.
6. Legal or Policy Implications: A map amendment (rezoning) to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Public consultation as per Section 4.8 of the Envision St. John's Development Regulations is required. Staff recommend public notification.
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 consider rezoning a portion of land at 425 Blackmarsh Road, between 48 and 56 Welland Street, from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone to enable the creation of one new lot for a Single Detached Dwelling.

Further, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	425 Blackmarsh Road - REZ2500001.docx
Attachments:	- 425 Blackmarsh Road (Proposed Lot) Map.pdf - R3Zone-DevelopmentRegulations.pdf
Final Approval Date:	Feb 27, 2025

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

Ken O'Brien - Feb 27, 2025 - 1:54 PM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Feb 27, 2025 - 2:24 PM