

# DECISION/DIRECTION NOTE

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

**Date Prepared:** March 18, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

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## **Decision/Direction Required:**

That Council adopt Envision St. John's Development Regulations Amendment Number 49, 2025, to rezone property at 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone.

## **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 2 (A2) Zone to enable the redevelopment of the existing house into a six (6)-unit Apartment Building. The Apartment Building use is a permitted use in the A2 Zone.

The applicant purchased some property from 9 Waterford Bridge Road to ensure the minimum side-yard requirement was met for the A2 Zone, given the height of their proposed renovated building. The property consolidation is now complete and the new portion of land now forms part of 7 Waterford Bridge Road.

Background information and details about the proposed development are provided in the attached amendment and land use report.

## Public Consultation

At its regular meeting on October 31, 2023, Council voted to consider the amendment, approved the terms of reference for a land use report (LUR), and voted to hold a public meeting upon receiving a satisfactory LUR.

The proposed rezoning and public meeting were advertised in *The Telegram* three (3) times, mailed to property owners within 150 metres of the site, posted on the City's website and on community centre digital screens (in line with a new requirement under the Urban and Rural Planning Act), and a project page was created on the City's Planning Engage page. The public meeting was held on March 5, 2025 at 7:00 p.m. at City Hall, with approximately 17 people in person and 2 others online for a total of 19 attendees. Submissions received and minutes from the meeting are attached.

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# ST. JOHN'S

The main concerns raised at the public meeting were about the potential increase in traffic, increased density in the area, and future development proposals for the subject property. The concerns, and staff commentary, are provided for Council's review.

### **1. Public comment: Traffic concerns**

The existing street classification of Waterford Bridge Road was deemed an issue. The combination of the narrow width of Waterford Bridge Road, the lack of sidewalk in places, traffic speeds and heavy traffic volume on the street create an unsafe environment for pedestrians and residents of the area. The added residential units will worsen the situation.

City staff can add that the application was reviewed by Transportation Engineering and no concerns were raised by the proposed apartment building. Additionally, the Transportation Division is reviewing the classification of Waterford Bridge Road as a minor arterial, which should be completed in 2025.

### **2. Public comment: Population density of the neighbourhood and future plans**

The fact that the existing proposal outlined in the LUR changed from the time the application was made caused uneasiness among some residents. The original plan was for townhouses and many more apartments on the site. There was unease that future development could be proposed on the subject property and that neighbours may not be consulted if the A2 Zone permits it. Many residents indicated that the area is already too dense and future development should not be permitted.

City staff can comment that applications for rezoning can evolve from the initial concept plan through the preparation of a land use report. If the property is rezoned, and subsequent development applications are received, the City will process the applications in accordance with the regulations. If a proposed use is a permitted use, there is no regulatory requirement for the City to consult the public further.

### **3. Public comment: Heritage features of the existing building**

People commented on the many exterior alterations to the existing building. However, the subject property is not a designated Heritage Building and is not in a Heritage Area. Therefore, the City's Heritage By-Law is not applicable to the proposed development.

#### Next Steps

It is recommended that Council adopt the attached amendment and forward it to the NL Department of Municipal and Provincial Affairs for registration and adopt the land use report dated January 29, 2025.

#### **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.

6. Accessibility and Inclusion: Not applicable at this stage. Accessibility will be evaluated at the development and building permit stages.

7. Legal or Policy Implications: A map amendment to the Envision St. John's Development Regulations 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:

- 1) adopt the Envision St. John's Development Regulations Amendment 49, 2025, regarding an Apartment Building at 7 Waterford Bridge Road; and
- 2) adopt the land use report dated January 29, 2025.

**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 - Adoption.docx
Attachments:	- 7 WATERFORD BRIDGE ROAD Feb 3.pdf - DR Amend No. 49, 2025 - 7 Waterford Bridge Road - MAP (LJR).pdf
Final Approval Date:	Mar 20, 2025

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

**Ken O'Brien - Mar 19, 2025 - 4:39 PM**

**Jason Sinyard - Mar 20, 2025 - 12:26 PM**