

DECISION/DIRECTION NOTE

Title: REZ2500008 – 18 Campbell Avenue

Date Prepared: March 25, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

To consider rezoning 18 Campbell Avenue from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone to accommodate the development of two semi-detached dwellings.

Discussion – Background and Current Status:

The City has received an application to rezone land at 18 Campbell Avenue from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone to enable the development of two (2) lots for semi-detached dwellings. This property is in the Residential District of the Envision St. John's Municipal Plan and in Heritage Area 3. No Municipal Plan amendment is required before considering the rezoning.

The R2 Zone permits semi-detached dwellings, but the subject property does not have enough lot area or frontage to meet the R2 requirements. Therefore, the applicant is requesting to rezone to the R3 Zone to accommodate smaller lots. Should the property be rezoned, any uses within the R3 Zone (see zone table for reference) could be developed on the site.

Alignment with Envision St. John's Municipal Plan

The proposed development aligns with a number of Municipal Plan policies. Policy 4.1.2 enables a range of housing to create diverse neighbourhoods with a mix of housing forms and tenures including single, semi-detached, townhousing and medium and higher density developments. The surrounding neighbourhood has a mix of commercial and residential uses, including single detached dwellings, semi-detached dwellings, triplexes and apartment buildings. The proposed development is compatible with this area and aligns with Policy 4.3.2 to ensure infill development complements the neighbourhood. The proposal also meets the policies 8.4.3 and 8.4.11 for the Residential Land Use District as it is a residential infill development that makes use of existing infrastructure.

Land Use Report and Heritage Report

Under Section 4.9(2)(a) of the Development Regulations, a land use report (LUR) is required 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. As this proposed development is for semi-detached dwellings which are permitted in the existing R2 Zone, staff recommend accepting a staff report in lieu of a land use report.

ST. JOHN'S

As this is a new development in a heritage area, a heritage report is required by the St. John's Heritage By Law. In this case, staff recommend a staff report in lieu of one. This staff report will be completed following public consultation.

Public Consultation

Should Council decide to consider this rezoning, staff recommend public notification (not a public meeting) as the proposed development is a small-scale infill development that aligns with Municipal Plan policies. The applicant has provided an initial site plan and rendering (attached). Some changes to the site plan are required and revisions to the proposed building design will be needed to meet the Heritage Design Standards. Public notification would be carried out once all required information is received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners; heritage groups.
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.
6. Accessibility and Inclusion: Any accessibility requirements would be applicable at the building permit stage.
7. Legal or Policy Implications: A Development Regulations map amendment (rezoning) is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public notification will be carried out in accordance with Section 4.8 of the Development Regulations. Staff recommend public notification (not a public meeting). The application will also have a project page on the Engage St. John's website.

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 consider rezoning 18 Campbell Avenue from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone to accommodate the development of two semi-detached dwellings.

Further, that the application be publicly advertised in accordance with the Envision St. John's Development Regulations once all required information is received.

Prepared by: Faith Ford, MCIP, Planner III

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

Report Approval Details

Document Title:	18 Campbell Avenue - REZ2500008.docx
Attachments:	<ul style="list-style-type: none">- 18 CAMPBELL AVENUE.pdf- 18 Campbell Avenue - Existing Site (May 2024).pdf- Site Plan 18-20 Campbell Ave.pdf- 18-20 Campbell Ave Rendering 1.jpg- Development Regulations R3 Zone Requirements.pdf
Final Approval Date:	Mar 27, 2025

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

Ken O'Brien - Mar 27, 2025 - 3:07 PM

Jason Sinyard - Mar 27, 2025 - 3:53 PM