

DECISION/DIRECTION NOTE

Title: 425 Blackmarsh Road (Welland Street) – REZ2500010

Date Prepared: March 25, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning a portion of land at 425 Blackmarsh Street (between 70 Welland Street and 418 Blackmarsh Road) from the Apartment 2 (A2) Zone to the Residential 2 (R2) Zone to accommodate the development of a single detached lot.

Discussion – Background and Current Status:

The City has received an application to rezone a portion of land at 425 Blackmarsh Road, between 70 Welland Street and 418 Blackmarsh Road, from the Apartment 2 (A2) Zone to the Residential 2 (R2) Zone to create one new lot 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 applicant is proposing to subdivide land from the larger 425 Blackmarsh Road property to create one new lot along Welland Street. The proposed lot size does not meet the requirements of the A2 Zone as there is not enough land for an apartment building or townhouses, therefore the rezoning is requested. The applicant is proposing a single detached dwelling; should the rezoning be approved, any use in the R2 Zone table (attached for reference) could be developed on the site, if there was enough land available.

Recently, Council started dealing with a similar rezoning application for another portion of the large parcel called 425 Blackmarsh Road, between 48 and 56 Welland Street. The current application seeks to rezone a different portion of that large parcel.

Alignment with the Envision St. John's Municipal Plan

The Municipal Plan promotes infill development and encourages a range of housing types. The proposed development aligns with Policy 4.1.2 which enables diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached and townhouses, plus medium and higher density developments.

The surrounding neighbourhood contains a mix of single detached dwellings, townhouses and fourplexes, as well as some commercial uses to the west of the site. The proposed development of a single detached lot would be compatible with the surrounding uses. The proposed development also aligns with Policy 8.4.8 which supports a variety of residential

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forms that reflect existing demographics and give housing options for various socioeconomic groups, and Policy 8.4.11, promoting infill development that uses existing infrastructure.

Alignment with the Envision St. John's Development Regulations

An initial site plan has been provided (attached); some minor revisions are required. Under Section 4.9 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 of one. Staff recommend accepting a staff report in lieu of an LUR because the proposed rezoning would reduce the density already allowed on the site and is only for one new lot.

Should Council decide to consider the rezoning, staff recommend public notification (not a public meeting), as the development is small-scale and aligns with Municipal Plan policies.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents.
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 from the National Building Code and/or Service NL will be applied at the building permit stage.
7. Legal or Policy Implications: A map amendment (rezoning) to the Envision St. John's Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation as per Section 4.8 of the Development Regulations is required. Staff recommend public notification.
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 a portion of land at 425 Blackmarsh Road, between 70 Welland Street and 418 Blackmarsh Road, from the Apartment 2 (A2) Zone to the Residential 2 (R2) 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 (Welland Street) - REZ2500010.docx
Attachments:	- 425 BLACKMARSH ROAD LOT 13.pdf - Proposed Site Plan Submission 1.pdf - Development Regulations - R2 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 - 2:53 PM

Jason Sinyard - Mar 27, 2025 - 3:54 PM