

# DECISION/DIRECTION NOTE

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**Title:** 74 Welland Street (Formerly 425 Blackmarsh Road) – Adoption – REZ2500010

**Date Prepared:** May 12, 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 51, 2025, to rezone land at 74 Welland Street (formerly 425 Blackmarsh Road) from the Apartment 2 (A2) Zone to the Residential 2 (R2) Zone.

## **Discussion – Background and Current Status:**

The City has received an application to rezone a portion of land at 74 Welland Street (formerly 425 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 subject site is located between 70 Welland Street and 418 Blackmarsh Road.

The site is in the Residential District of the Envision St. John's Municipal Plan and is zoned A2. The applicant is proposing to subdivide land from the larger 74 Welland Street property, but the proposed lot size does not meet the requirements of the A2 Zone, so the applicant has requested to rezone the land. A Municipal Plan amendment is not required.

Recently, Council approved a similar rezoning application for another portion of 74 Welland Street (formerly 425 Blackmarsh Road), between 48 and 56 Welland Street. This current application seeks to rezone a different portion of that large parcel.

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 an LUR, Council may accept a staff report instead. Staff recommend accepting this staff report in lieu of an LUR as the proposed rezoning is for only one new lot and the applicant wishes to downzone from A2 to R2. An analysis of the proposed rezoning can be found in the attached amendment.

## Public Consultation

At its April 2, 2025, 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, advertised on digital boards in the City's community centres, and posted on the City's website and Planning Engage

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web page. No submissions were received. An Engage-page report is 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.
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: Public consultation 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 the attached Envision St. John's Development Regulations Amendment Number 51, 2025, to rezone land at 74 Welland Street (formerly 425 Blackmarsh Road) from the Apartment 2 (A2) Zone to the Residential 2 (R2) Zone.

Further, that Council accept this staff report in lieu of a Land Use Report (LUR) as per Section 4.9(3) of the Development Regulations.

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

**Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor Planning & Development**

**Report Approval Details**

Document Title:	74 Welland Street (Formerly 425 Blackmarsh Road) - Adoption - REZ2500010.docx
Attachments:	<ul style="list-style-type: none"><li>- 425 BLACKMARSH ROAD LOT 13.pdf</li><li>- DR Amend No. 51, 2025 - 74 Welland Street (formerly 425 Blackmarsh Road)</li><li>- MAP (ff).pdf</li><li>- Engage Report - 425 Blackmarsh Road (Between 418 Blackmarsh Road and 70 Welland Street).pdf</li></ul>
Final Approval Date:	May 15, 2025

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

**Lindsay Lyghtle Brushett - May 14, 2025 - 10:51 AM**

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

**Jason Sinyard - May 15, 2025 - 4:09 PM**