

DECISION/DIRECTION NOTE

Title: 74 Welland Street (Formerly 425 Blackmarsh Road)–
REZ2500001- Adoption

Date Prepared: April 30, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 3

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 50, 2025, to rezone land at 74 Welland Street (formerly 425 Blackmarsh Road) from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone.

Discussion – Background and Current Status:

The City has received an application to rezone a portion of a large piece of land at 74 Welland Street (formerly 425 Blackmarsh Road) from the Apartment 2 (A2) Zone to the Residential 3 (R3) Zone to create a new lot for a Single Detached Dwelling. The subject site has frontage on Welland Street and is located between 48 and 56 Welland Street. The civic address of this property was previously 425 Blackmarsh Road but has been changed to 74 Welland Street

The site is in the Residential District of the Envision St. John's Municipal Plan and is zoned A2. The applicant wishes to subdivide land from the larger property of 425 Blackmarsh Road to create one new lot. The proposed lot size does not meet the A2 Zone lot size requirements, so the applicant has asked for a rezoning. A Municipal Plan amendment is not needed.

The proposed new lot includes a portion of City-owned land along the front lot line at Welland Street; the applicant has asked to purchase this land. No development approval or permits can be issued before the sale of the City land and consolidation of the remaining nearby City land.

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. Given that this proposal is for only one new lot, and the applicant wishes to downzone from the A2 Zone to the R3 Zone, staff recommend accepting this staff report in lieu of an LUR. An analysis of the proposed rezoning can be found in the attached amendment.

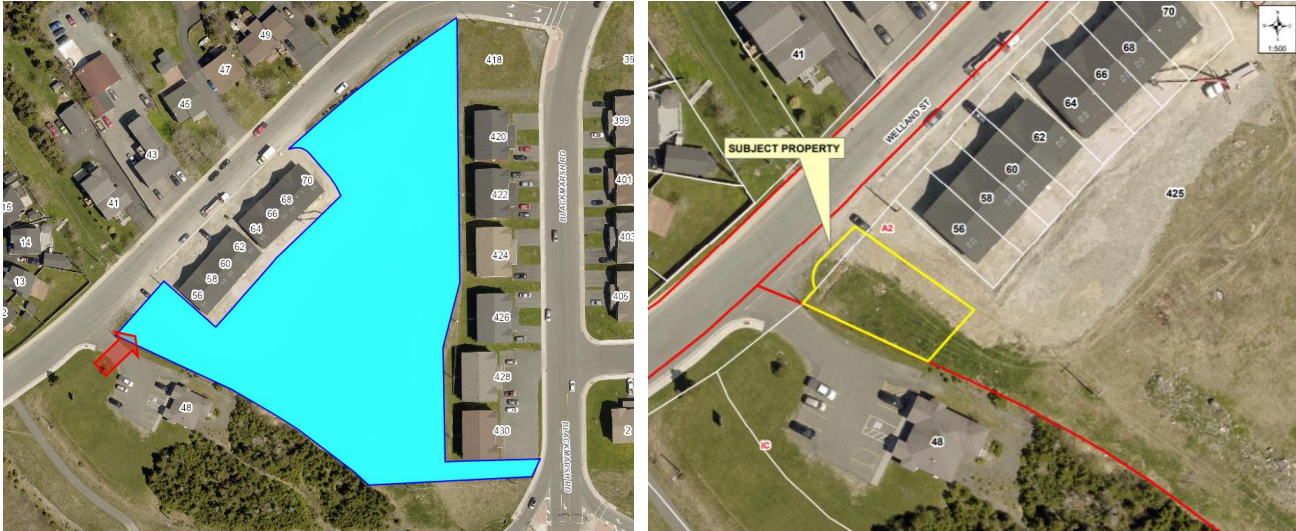
Public Consultation

At its March 11, 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,

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advertised on digital boards in the City's community centres, and posted on the City's website and Planning Engage web page. Submissions received and an Engage-page report are attached for Council's review.

Many of the comments received questioned how the proposed rezoning may impact future development of the large piece of vacant land located between the houses on Welland Street and Blackmarsh Road, and what type of development may occur there. The proposed rezoning from A2 to R3 affects only a small portion of the larger property (see maps below).



The proposed development will not restrict access to the larger property or prevent its future development. That site will remain zoned A2. In May 2023, Council approved a discretionary-use application for townhouses at 425 Blackmarsh Road and Westview Avenue. That application proposed townhouses on the vacant land between Welland Street and Blackmarsh Avenue, with proposed access next to 70 Welland Street.

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 50, 2025, to rezone land at 74 Welland Street (formerly 425 Blackmarsh Road) from the Apartment 2 (A2) Zone to the Residential 3 (R3) 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: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	74 Welland Street (formerly 425 Blackmarsh Road) - REZ2500001 - Adoption.docx
Attachments:	- 425 Blackmarsh Road (Proposed Lot) Map.pdf - DR Amend No. 50, 2025 - 74 Welland Street (formerly 425 Blackmarsh Road)- MAP (ff).pdf - ZONING AMENDMENT 50 (74 Welland Street).pdf
Final Approval Date:	May 1, 2025

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

Ken O'Brien - Apr 30, 2025 - 12:07 PM

Jason Sinyard - May 1, 2025 - 9:37 AM