

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 50, 2025

**Apartment 2 (A2) Land Use Zone to
Residential 3 (R3) Land Use Zone**

**74 Welland Street (formerly 425 Blackmarsh Road)
(Between 48 and 56 Welland Street)**

May 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 50, 2025

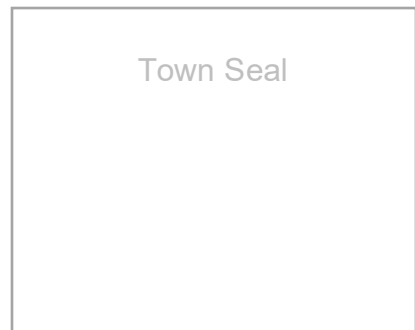
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 50, 2025.

Adopted by the City Council of St. John's on the 6th day of May, 2025.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 50, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
REGISTERED	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 50, 2025

BACKGROUND AND PURPOSE

The City of St. John's wishes to allow the creation of one new lot for a Single Detached Dwelling on a portion of land at 74 Welland Street (formerly 425 Blackmarsh Road) between 48 and 56 Welland Street. The new lot, which has frontage along Welland Street, will be subdivided from the larger 74 Welland Street property.

The proposed lot size is 457.9 metres squared, which does not meet the requirements of the existing A2 Zone, and Single Detached Dwelling is not a listed use in the A2 Zone, so a rezoning is required. The property is within the Residential District, so a Municipal Plan amendment is not required.

ANALYSIS

Policy 4.1.2 enables diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached and townhouses, plus medium and higher density and mixed-use residential developments. The area surrounding the subject site contains a mix of residential uses including single detached dwellings, townhouses, and fourplexes. Within the Residential Land Use District, Policy 8.4.1 of the Municipal Plan enables low, medium, and high-density residential land use zones that consider a variety of residential forms. Policy 8.4.11 of the Municipal Plan encourages the development of infill, rehabilitation and redevelopment projects that use existing infrastructure. The proposed development aligns with these Municipal Plan policies.

PUBLIC CONSULTATION

The proposed rezoning was advertised on three occasions in The Telegram newspaper on March 28, April 4, and April 11, 2025. A notice of the amendment was mailed to property owners within 150 metres of the application site, posted on the City's website, and posted on digital boards in the City's community centres. Background information on the amendment was available on the Engage St. John's project page. Submissions received can be found in the May 6, 2025, Regular Council Meeting agenda package.

The City received five submissions. Most comments expressed concerns about the large piece of vacant land located between the dwellings on Welland Street and Blackmarsh Road, and how the proposed rezoning will impact future development of that land. The proposed development to create one new lot will not restrict access to the rest of the 74 Welland Street property or prevent future development on the site; that land can still be accessed from Welland Street and can be developed in accordance with the A2 Zone requirements.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan.

An amendment to the St. John's Urban Region Regional Plan is not required to rezone this property to the Residential 3 (R3) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 50, 2025

The City of St. John's Development Regulations, 2021 is amended by:

**Rezoning land at 74 Welland Street (between 48 & 56 Welland Street)
[Parcel ID# 35261] from the Apartment 2 (A2) Zone to the Residential 3 (R3)
Zone as shown on City of St. John's Zoning Map attached.**