

DECISION/DIRECTION NOTE

Title: 7 Waterford Bridge Road – REZ2500013

Date Prepared: May 21, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 3

Decision/Direction Required:

To consider rezoning a portion of 7 Waterford Bridge Road to enable an Apartment Building.

Discussion – Background and Current Status:

An application to rezone 7 Waterford Bridge Road came before Council at the Regular Meeting on March 25, 2025, and was rejected. The City has since received two new applications for the property: an application to subdivide 7 Waterford Bridge Road into two Lots and a revised application to rezone a portion of 7 Waterford Bridge Road, which contains the existing dwelling.

The new rezoning application is from Harbour Capital Corp., which proposes to rezone the developed portion of the property from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone to enable a six (6) unit Apartment Building. Similar to the previous application, the existing Single Detached Dwelling is proposed to be renovated into an Apartment Building.

One driveway is proposed to provide access for both Lots. An access agreement, which is currently being prepared, is required prior to subdivision approval. The application to subdivide will be processed along side the application to rezone. The design of the Apartment Building proposal has not changed from the previous application. Staff have reviewed the application and have no concerns.

Should Council consider rezoning, staff recommend public notification in accordance with Section 4.8 of the Envision St. John's Development Regulations. Please note that since a Municipal Plan amendment is not required, there will not be a commissioner's public hearing so public notification would be the only form of public consultation.

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

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4. Alignment with Strategic Directions:

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.

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

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 or Service NL will be applied at the building permit stage.

7. Legal or Policy Implications: A map amendment to the Envision St. John's Development Regulations is required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Consultation will be carried out as per Section 4.8 of the Envision St. John's Development Regulations. Public notification alone is recommended. A project page will be created 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 a portion of 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone and that the application be advertised in accordance with the Envision St. John's Development Regulations.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage

Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor - Planning and Development

Report Approval Details

Document Title:	7 Waterford Bridge Road - REZ2500013.docx
Attachments:	- 7 WATERFORD BRIDGE ROAD - Location Map - Feb 3.pdf - 7 Waterford Bridge Road - Lot Layout - May 2025.pdf
Final Approval Date:	May 21, 2025

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - May 21, 2025 - 10:34 AM

Jason Sinyard - May 21, 2025 - 11:49 AM