

# DECISION/DIRECTION NOTE

**Title:** 75 Lady Anderson Street – Adoption – REZ2500006

**Date Prepared:** May 28, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning

**Ward:** Ward 4

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## Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 54, 2025, to rezone land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone.

## Discussion – Background and Current Status:

The City has received an application to rezone land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone to accommodate parking and an outdoor play area for a Child Care Centre (daycare) in a new building proposed at 175 Ladysmith Drive.

The outdoor play area is classed as a Child Care Centre, which is not permitted in the RRL Zone. A Parking Lot is also not permitted in the RRL Zone. In the R1 Zone, Child Care Centre and Parking Lot are Discretionary Uses. While the outdoor play area and parking for the daycare will be located on the property at 75 Lady Anderson Street, the building with the daycare will be located entirely within the Commercial Neighbourhood (CN) Zone on the 175 Ladysmith Drive property, which is not part of this rezoning application. Should the development proceed, the two properties will be consolidated into one lot.

Section 4.9 of the Envision St. John's Development Regulations requires a Land Use Report (LUR) 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 to enable an outdoor play area for a daycare and parking, and the R1 Zone is compatible with the surrounding neighbourhood. An analysis of the proposed rezoning can be found in the attached amendment.

## Public Consultation

At its March 25, 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 two 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 webpage. The Discretionary Use of a Child Care Centre and Parking Lot at 75 Lady Anderson Street was also advertised along with the amendment.

# ST. JOHN'S

Written submissions received are attached for Council's review. Feedback was also collected through the project's Engage page, and a report is attached for review.

Feedback on the proposed rezoning was mixed. Most residents expressed support for the proposal, emphasizing the need for more childcare facilities in the neighbourhood and supporting the proposed location near residential uses, while some raised concerns about the size of the daycare operation and concerns about potential impacts to the neighbourhood, such as increased traffic or noise.

#### 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:

(1) Adopt the attached Envision St. John's Development Regulations Amendment Number 54, 2025, to rezone land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone;

(2) Approve the Discretionary Use of a Parking Lot and Child Care Centre; and

(3) 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:	75 Lady Anderson Street - Adoption - REZ2500006.docx
Attachments:	- 75 LADY ANDERSON STREET.pdf - DR Amend No. 54, 2025 - 75 Lady Anderson Street- MAP (ff).pdf
Final Approval Date:	May 28, 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 28, 2025 - 11:44 AM**

**Jason Sinyard - May 28, 2025 - 2:14 PM**