

DECISION/DIRECTION NOTE

Title: 18 Campbell Avenue – REZ2500008 – Adoption

Date Prepared: June 25, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 2

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 59, 2025, to rezone 18 Campbell Avenue from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone to accommodate the development of two semi-detached dwellings.

Discussion – Background and Current Status:

The City has received an application to rezone land at 18 Campbell Avenue from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone to enable the development of two lots for semi-detached dwellings. The R2 Zone permits semi-detached dwellings; however, the subject property does not have enough lot area or frontage to meet the R2 requirements. To accommodate smaller lots, the applicant is asking for a rezoning to the R3 Zone, where there would be enough room. The subject property is in the Residential District of the Envision St. John's Municipal Plan and no Municipal Plan amendment is required. The property is also located in Heritage Area 3.

The front elevation of the proposed houses is attached; it meets the requirements of the St. John's Heritage By-Law, Schedule D - Heritage Design Standards for residential buildings in Heritage Area 3. Window sizes will be confirmed at the building permit stage to ensure they meet building code, fire, and life safety requirements.

The minimum lot frontage for a semi-detached dwelling in the R3 Zone is 7.5 metres. While one of the proposed lots meets this requirement, the other proposed lot has insufficient frontage. To accommodate the development, the applicant has requested a variance of 5.7% under Section 7.4 of the Development Regulations, which would allow a lot frontage of 7.07 metres. Under Section 7.4, Council can grant a variance to a maximum of 10%.

The applicant is also requesting parking relief. Two semi-detached dwellings are proposed, with a subsidiary dwelling unit in each, so a total of four (4) parking spaces would be required. The applicant is seeking parking relief for two (2) spaces.

Land Use Report and Heritage Report

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

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development does not merit an LUR, Council may accept a staff report instead. Staff recommend accepting this staff memo in lieu of an LUR as the proposed rezoning is for a small infill development and semi-detached dwellings are a permitted use in the existing R2 Zone. Further analysis of the proposed rezoning can be found in the attached amendment.

Under section 8(2) of the Heritage By-Law, a new development in a Heritage Area requires a heritage report. Notwithstanding this, "Council may accept a staff report in lieu of the Heritage Report." Staff recommend that Council accept this staff memo in lieu of a heritage report.

Public Consultation

At its April 9, 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 web page. No written submissions were received. Several survey responses were received via the Engage page, all of which supported the proposal. 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 Community Engagement (new name) for registration.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring property owners and residents; heritage advocates.
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; St. John's Heritage By-Law.
6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: Meets the St. John's Heritage By-Law, Schedule D Heritage Design Standards. 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:

- (1) That Council adopt Envision St. John's Development Regulations Amendment Number 59, 2025, to rezone 18 Campbell Avenue from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone;
- (2) That Council accept this staff report in lieu of a land use report;
- (3) That Council accept this staff report as the heritage report for proposed semi-detached dwellings in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevations dated May 2025;
- (4) That Council approve a 5.7% variance to allow a lot frontage of 7.07 metres for one lot; and
- (5) That Council grant parking relief of two (2) spaces for a subsidiary dwelling unit within each of the two semi-detached dwellings.

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Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	18 Campbell Avenue - REZ2500008 - Adoption.docx
Attachments:	<ul style="list-style-type: none">- 18 CAMPBELL AVENUE.pdf- 18-20 Campbell Ave - Front Elevation - May 2025.pdf- DR Amend No. 59, 2025 - 18 Campbell Avenue - MAP (ff) -.pdf- Engage Report - 18 Campbell Avenue.docx
Final Approval Date:	Jun 25, 2025

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

Ken O'Brien - Jun 25, 2025 - 2:14 PM

Jason Sinyard - Jun 25, 2025 - 4:03 PM