

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 59, 2025

Residential 2 (R2) Land Use Zone to Residential 3 (R3) Land Use Zone

18 Campbell Avenue

July 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

City of St. John's Development Regulations, 2021

Amendment Number 59, 2025

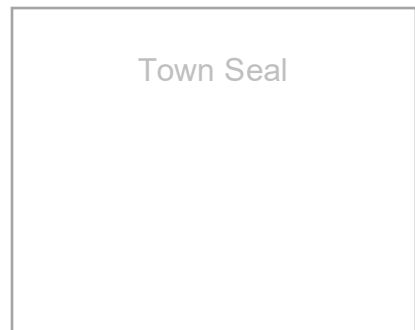
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 59, 2025.

Adopted by the City Council of St. John's on the 2nd day of July, 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 59, 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 59, 2025

BACKGROUND AND PURPOSE

The City of St. John's wishes 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. While Semi-Detached Dwellings are a permitted use in the R2 Zone, the subject property does not have enough lot area or frontage to meet the R2 Zone requirements, so a rezoning is required. The property is within the Residential District, so a Municipal Plan amendment is not required.

ANALYSIS

The Envision St. John's Municipal Plan promotes infill development and a range of housing types. Policy 4.1.2 enables diverse neighbourhoods that include a mix of housing forms and tenures, including single and semi-detached dwellings, townhouses, and medium and higher density developments. The surrounding neighbourhood has a mix of commercial and residential uses, including single detached dwellings, semi-detached dwellings, triplexes and apartment buildings. The proposed development meets policy 4.3.2 as it is an infill development that complements the existing character of the area. The proposal also meets policies 8.4.3 and 8.4.11 for the Residential Land Use District which support redevelopment and residential infill that is sensitive to existing development and promote the development of infill projects that use existing infrastructure.

PUBLIC CONSULTATION

The proposed rezoning was advertised on three occasions in The Telegram newspaper on May 30, June 6, and June 13, 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. Feedback received on the Engage page was generally supportive of the project.

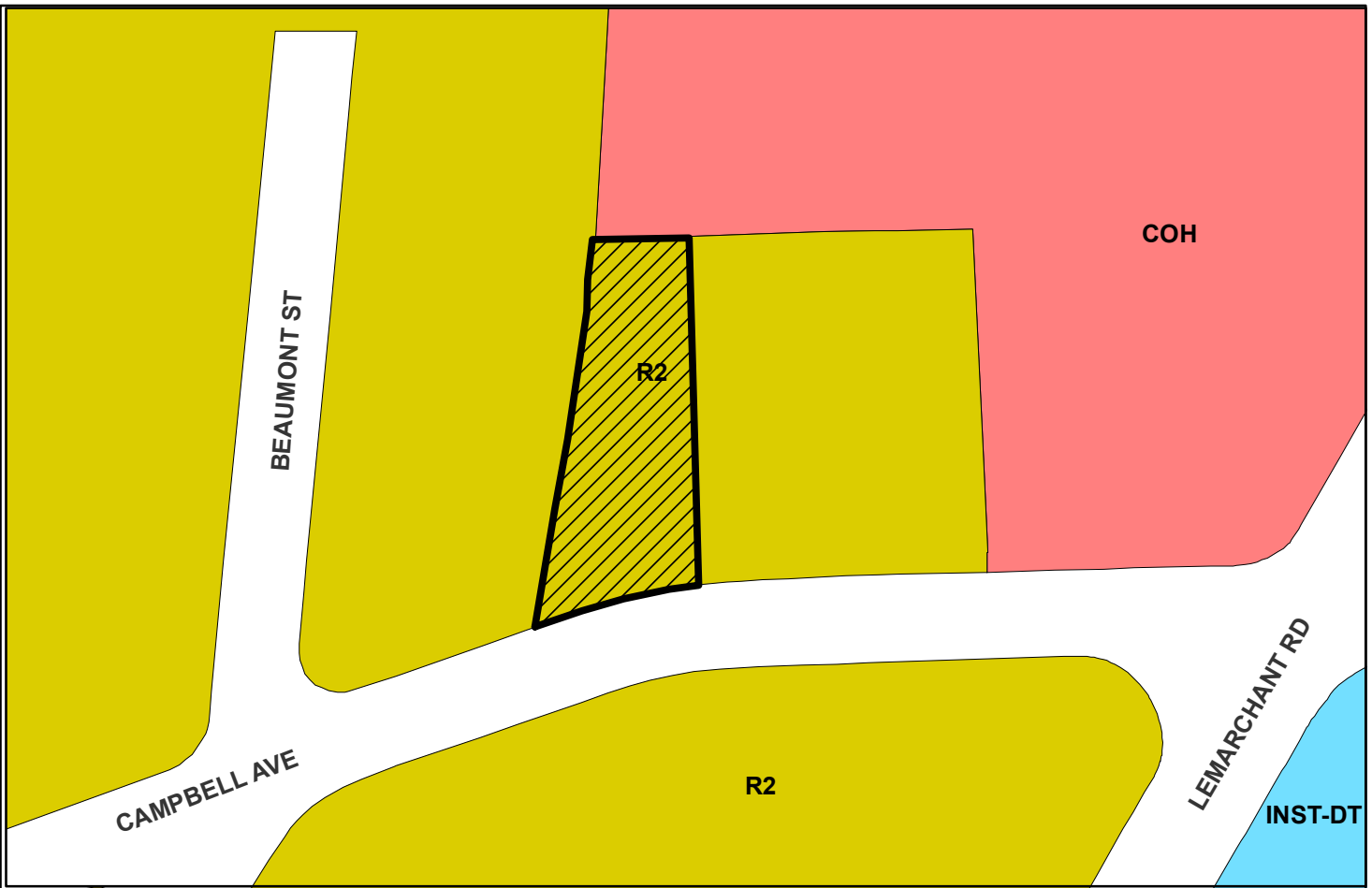
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 59, 2025

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

Rezoning land at 18 Campbell Avenue [Parcel ID# 6999] from the Residential 2 (R2) Zone to the Residential 3 (R3) Zone as shown on City of St. John's Zoning Map attached.

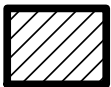


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 59, 2025

[City of St. John's Zoning Map]

2025 06 25 Scale: 1:750
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL 2 (R2) LAND USE ZONE TO
RESIDENTIAL 3 (R3) LAND USE ZONE

18 CAMPBELL AVENUE
Parcel ID 6999

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration