

## Decision Note

**Title:** 7 Waterford Bridge Road (2025) - REZ2500013 - Adoption

**Date Prepared:** July 7, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

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### **Decision/Direction Required:**

That Council adopt Envision St. John's Development Regulations Amendment Number 58, 2025, to rezone a portion of 7 Waterford Bridge Road from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone.

### **Discussion – Background and Current Status:**

An application to rezone 7 Waterford Bridge Road came before Council at its regular meeting on March 25, 2025, and was rejected. The City has since received two new applications for the property: one to subdivide the property into two lots and a second application to rezone the 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.

A legal notice was prepared to ensure one driveway will provide access for both lots, given the concerns with access off Waterford Bridge Road in this immediate area. The application to subdivide will be processed alongside the application to rezone. The design of the proposed apartment building has not changed from the previous application.

### Public Consultation

At its regular meeting on June 3, 2025, Council voted to consider the rezoning and proceed with public notification in accordance with Section 4.8 of the Envision St. John's Development Regulations. Five (5) submissions were received on the project Engage page. Two people supported the project, one opposed it, and two people had mixed reviews. There were concerns about off-street parking and traffic speeds on Waterford Bridge Road.

The proposed development is required to have a minimum of six (6) and a maximum of nine (9) parking spaces; the applicant is proposing eight (8) spaces - five (5) surface spaces plus three (3) in the garage. This meets the parking standards of the Development Regulations.

No concerns were raised by Transportation Engineering for the proposed apartment building. The Transportation Division is reviewing the classification of Waterford Bridge Road as a minor arterial road, which should be completed in 2025.

#### Next Steps

It is recommended that Council adopt the attached amendment and forward it to the NL Department of Municipal Affairs and Community Engagement for registration.

#### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Neighbouring property owners and residents.
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: 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 Development Regulations is required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public notification was carried out as per Section 4.8 of the Development Regulations and a project page was 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. Information Management Implications: Not applicable.

14. Other Implications: Not applicable.

**Recommendation:**

That Council adopt the Envision St. John's Development Regulations Amendment 58, 2025, regarding an apartment building at 7 Waterford Bridge Road.

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

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

## Report Approval Details

Document Title:	7 Waterford Bridge Road (2025) - REZ2500013 - Adoption.docx
Attachments:	- 7 WATERFORD BRIDGE ROAD - Location Map - May 2025.pdf - Lot Layout - May 2025.pdf - DR Amend No. 58, 2025 - 7 Waterford Bridge Road - MAP (LJR).pdf
Final Approval Date:	Jul 8, 2025

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

**Ken O'Brien - Jul 7, 2025 - 12:19 PM**

**Jason Sinyard - Jul 8, 2025 - 2:26 PM**