

# ST. JOHN'S A Decision Note

**Title:** 8 Shaw Street and 4 McLea Place – REZ2500007 - Adoption

**Date Prepared:** July 22, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 3

---

## **Decision/Direction Required:**

That Council adopt Envision St. John's Development Regulations Amendment Number 63, 2025, to rezone land at 8 Shaw Street and 4 McLea Place from the Residential Special (RA) Zone to the Residential 1 (R1) Zone.

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

The City received an application from 86755 Newfoundland & Labrador Inc. to rezone 8 Shaw Street and 4 McLea Place from the Residential Special (RA) Zone to the Residential 1 (R1) Zone. The property is in the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not needed.

The two properties are currently vacant. The applicant intends to subdivide the two properties to form three (3) Lots for the purpose of developing a Single-Detached Dwelling on each new Lot. Single-Detached Dwellings are listed as a Permitted Use in the R1 Zone. To achieve the desired area for the corner Lot, the applicant has requested a 10 percent variance on the 15 metre Lot Frontage requirement on the middle Lot.

## Public Consultation

At its regular meeting on June 17, 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. Four (4) submissions were received on the project Engage page. The main concern raised pertained to accessing the existing community mailboxes located on Shaw Street. The current location of the community mailboxes would be reviewed and any change in location addressed at the development stage. A question was raised about the preservation of mature trees on the lots. The City does not have the authority to prohibit the removal of trees on privately owned property unless the land is a designated Heritage property. Neither 8 Shaw Street, nor 4 McLea Place are designated.

### 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.

It is also recommended that Council approve the 10 percent variance on the 15 metre Lot Frontage requirement for the middle Lot, which is subject to subdivision approval.

### **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.  
  
An Effective City: Ensure accountability and good governance through transparent and open decision making.
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: 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 Number 63, 2025, regarding single detached dwellings at 8 Shaw Street and 4 McLea Place.

Further, that Council approve the 10 percent variance on the 15 metre Lot Frontage requirement on the middle Lot, subject to Development Regulations Amendment Number 63, 2025 coming into legal effect and subdivision approval.

**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:	8 Shaw Street and 4 McLea Place - REZ2500007 - Adoption.docx
Attachments:	- 8 SHAW ST - 4 McLEA PL - Location Map.pdf - DR Amend No. 63, 2025 - 8 Shaw Street - MAP (LJR).pdf - Engage Report - 8 Shaw Street and 4 McLea Place.docx
Final Approval Date:	Jul 23, 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 - Jul 23, 2025 - 1:59 PM**

**Jason Sinyard - Jul 23, 2025 - 3:25 PM**