

**Theresa K. Walsh**

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**From:** [REDACTED]  
**Sent:** Wednesday, July 23, 2025 11:12 AM  
**To:** CityClerk  
**Subject:** Text Amendment - Residential Uses and Subsidiary Dwelling Units

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Hello,

I am emailing my support for this proposed change. We need to allow more types of housing to be built in different zones with less oversight.

When our housing crisis is at an all time high (0.3% vacancy in the city) we need to do everything we can to build more housing.

Thank you!

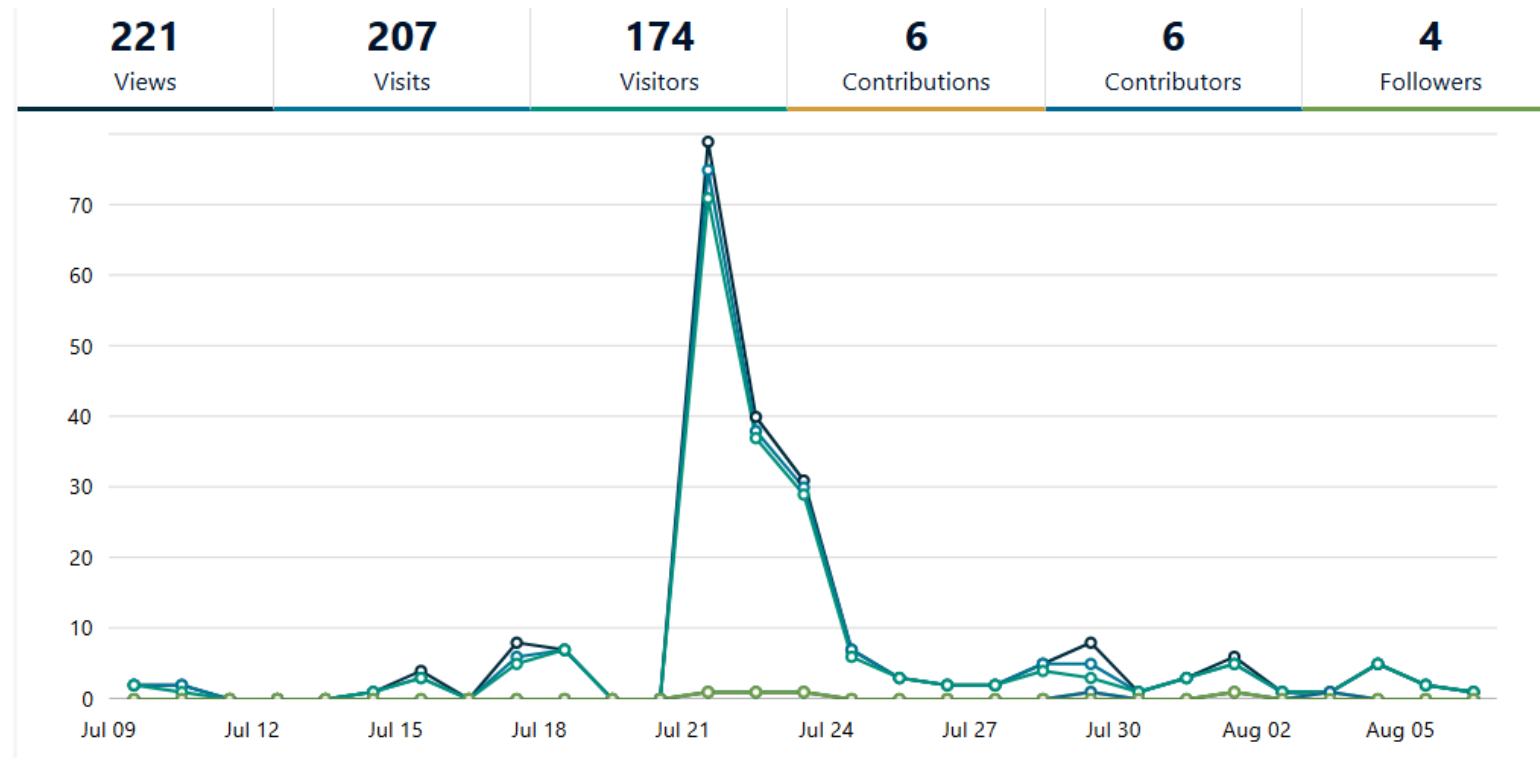
[REDACTED]



Planning St. John's

[EngageStJohns.ca](https://EngageStJohns.ca) Report

Text Amendment – Residential Uses and Subsidiary Dwelling Units

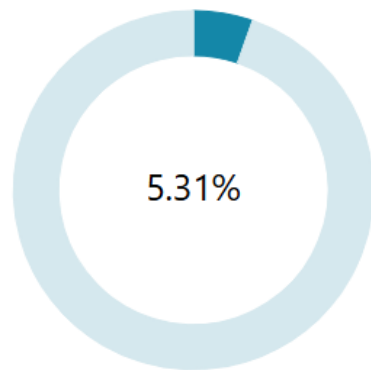


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<b>Comments (verbatim)</b>	<b>What is your overall feedback of this application?</b>
I support these initiatives to allow more mixed use housing and zoning	Support
<p>I do not agree with changing regulations in R1 zones to permit semidetached houses. There are many ways this can be abused beyond just the immediate need as suggested in the explanation. A developer for example could go into an R1 neighbourhood and tear down an older home and then because of the lot size, rebuild a semi.</p> <p>This can thus change the character of older St. John's, as well as affect the real estate value of other homes.</p> <p>Regardless of what is done or stated in every city, semi detached neighborhoods are considered to be less desirable than detached homes.</p> <p>City should thus not permit this development. "R1" should mean something. Mixed neighbourhoods as suggested should have a different designation. Thus the zoning should be different and have to be subjected to public meetings and neighbourhood feedback.</p>	Oppose
The draft emphasizes the driving role of CMHC and national policy. There is no indication that existing residents' rights and desires will be respected. St. John's should put its residents first, far ahead of the possibility of receiving federal or any other money for	Oppose

densification. Any modification must stress the necessity for residents' acceptance of any proposed developments in current residential areas - sentence #1.	
<p>Other municipalities have higher height maximums for backyard suites that allow a garage in the bottom and an apartment on the second level. Even with an 8ft high garage it is impossible to be within the 5m maximum. Considering that council has already increased heights on other structures, could backyard suites be reviewed as well and increase the height to 6.5m. Adding parameters wrt dormer size / proportion of the second level would also assist with planning as the guidance currently in place only considers 4 basic roof designs, and dormers need to be reviewed on a case by case basis.</p> <p>I understand that this 5m maximum is likely in place so that people are not building massive garages, to discourage this, council could require a deposit from residents and in the event where the apartment is not added, that the deposit be withheld, similar to what is currently in place for water/sewer.</p>	Mixed
<p>In cities such as Calgary, Edmonton, and Ottawa, bylaws now permit two semi-detached dwellings to be built on a 50 ft (15.2 m) lot where previously there was only a single-family detached home. However, the city's current requirement for a semi-detached dwelling requires 40 ft (12.2 m) frontage, which effectively means that the only viable way to densify neighbourhoods is by increasing rental units, rather than creating ownership opportunities.</p>	Mixed

<p>Could the city consider reducing the minimum lot frontage requirement to allow more family homes to be built? While rental units are essential, I believe it's equally important to provide affordable options for families who wish to buy and put down roots in their communities.</p>	
<p>This isn't relevant to the above, however I have no other option to submit feedback on this issue.- I deeply feel that Keyin college should be more accessible to those who live by Mun/Elizabeth avenue. The only option that campus is available to access is by getting the earliest morning bus at Mun which is route 1, then getting that to the village mall, then getting route 21, which then doesn't arrive to the school in time before classes start. Even whilst getting the earliest bus option available. Overall, this makes keyin college campus completely inaccessible to those who live in Elizabeth avenues area. Perhaps a route 21 or a direct topsail road bus should be installed nearby Mun or Elizabeth avenue. For the greater good for the education opportunities of the community. Including myself. I cannot attend Keyin college and pursue my college plans due to the lack of accessible bussing, and I'm sure many other people feel this way. Please do something about this, it's deeply unfair.</p>	<p>Mixed</p>