

## Decision Note

**Title:** 23 Monroe Street – DEV2500174 – New Dwelling

**Date Prepared:** January 27, 2026

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Tom Davis, Heritage

**Ward:** Ward 2

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**Decision/Direction Required:**

To approve the design of a new dwelling at 23 Monroe Street in Heritage Area 3.

**Discussion – Background and Current Status:**

The subject property is located within the Residential District of the Envision St. John's Municipal Plan, is zoned Residential Downtown (RD) and is in Heritage Area 3. A location map is attached.

According to section 8(2) of the Heritage By-Law, an application for 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 recommends that Council accept this staff report in lieu of a Heritage Report.

The proposed front elevation of the new dwelling is attached and meets 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.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Neighbouring residents and property owners; heritage advocates.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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: 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 for residential buildings in Heritage Area 3.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
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 accept this staff report on 23 Monroe Street as the Heritage Report for a proposed single detached dwelling in Heritage Area 3, as per Section 8(3) of the St. John's Heritage By-Law, and approve the building elevation dated January 5, 2026.

**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:	23 Monroe Street - DEV2500174 - New Dwelling.docx
Attachments:	- Location.pdf - 23 Monroe Street_Elevation_Jan5_2026.pdf
Final Approval Date:	Jan 29, 2026

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

**Ken O'Brien - Jan 28, 2026 - 4:06 PM**

**Jason Sinyard - Jan 29, 2026 - 2:08 PM**