

# DECISION/DIRECTION NOTE

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**Title:** Application to Rezone Land to the Residential Medium Density (R2) Zone  
REZ1900003  
22 Whiteway Street

**Date Prepared:** March 26, 2019

**Report To:** Committee of the Whole

**Councillor & Role:** Councillor Maggie Burton, Planning and Development Lead

**Ward:** 4

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**Decision/Direction Required:**

To consider a rezoning application for land at 22 Whiteway Street from the Residential Low Density (R1) Zone to the Residential Medium Density (R2) Zone to allow a three-unit Townhouse. An amendment to the St. John's Municipal Plan would not be required.

**Discussion – Background and Current Status:**

The City has received an application for Townhousing at 22 Whiteway Street. The proposed development contains three dwelling units and is proposed to be two storeys in height. The property is currently zoned Residential Low Density (R1) which does not allow Townhousing. The applicant has requested to rezone the property to Residential Medium Density in which Townhousing is a permitted use.

The neighbourhood is primarily zoned R1, however, there are non-conforming semi-detached dwellings located at 30 and 32, 39 and 42, and 45 and 47 Whiteway Street. The proposed development is located on a corner lot which is appropriate for a multi-unit dwelling as it creates a transition from the intersection toward the existing single-detached dwellings.

The property is designated Residential Low Density under the St. John's Municipal Plan. As per Section 2.3.1 of the Municipal Plan, subject to a Land Use Assessment Report (LUAR), the City may permit zones to allow such Medium Density Residential uses as may be deemed by Council to be compatible with Single Detached Dwellings. Therefore, the properties could be rezoned to R2 without an amendment to the Municipal Plan.

Section 2.2.5(2) of the Municipal Plan states the City shall work toward enhancing neighbourhoods by encouraging the development/redevelopment of quality housing and capitalizing on any opportunities to diversify same. This is consistent with the housing objectives in the Draft Envision Municipal Plan, which encourages a range of housing to create diverse neighbourhoods for all ages, income groups and

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The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized graphic of a signal tower or antenna with three curved lines radiating from its base.

family types. The proposed amendment will allow more housing options in this neighbourhood by gently increasing the density in an appropriate manner. While there is a predominance of single detached dwellings, there are also semi-detached dwellings in this portion of Whiteway Street and therefore the Townhousing will fit with this mix of housing types. However, given the past history of neighbourhood reaction to attempts to build higher density housing nearby, there may be neighbourhood opposition to this application.

There are no development or engineering concerns with the proposed amendment. As per Section 2.3.1 of the St. John's Development Regulations, a rezoning from Residential Low Density (R1) to Residential Medium Density (R2) within the Residential District is subject to an LUAR. However, given the scale of the proposed development, it is recommended to accept this staff report as the LUAR.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
*A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:  
An amendment to the St. John's Development Regulations is required to rezone the property on the City's Zoning Map.
5. Engagement and Communications Considerations:  
Advertisement of the proposed amendment. Recommended to be advertised for a Public Meeting chaired by an independent facilitator.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council consider a proposed rezoning at 22 Whiteway Street from Residential Low Density (R1) Zone to Residential Medium Density (R2) Zone, and that the application be advertised for public review and comment.

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Staff further recommend that the application be referred to a Public Meeting chaired by an independent facilitator. Following the public meeting, the application would be referred to a regular meeting of Council for consideration of adoption. A Municipal Plan amendment is not required.

**Prepared by/Signature:**

Ann-Marie Cashin, MCIP – Planner III, Urban Design and Heritage

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

AMC/dlm

**Attachments:**

Zoning Map

Applicant's Submission



**SUBJECT PROPERTY**



**R1**

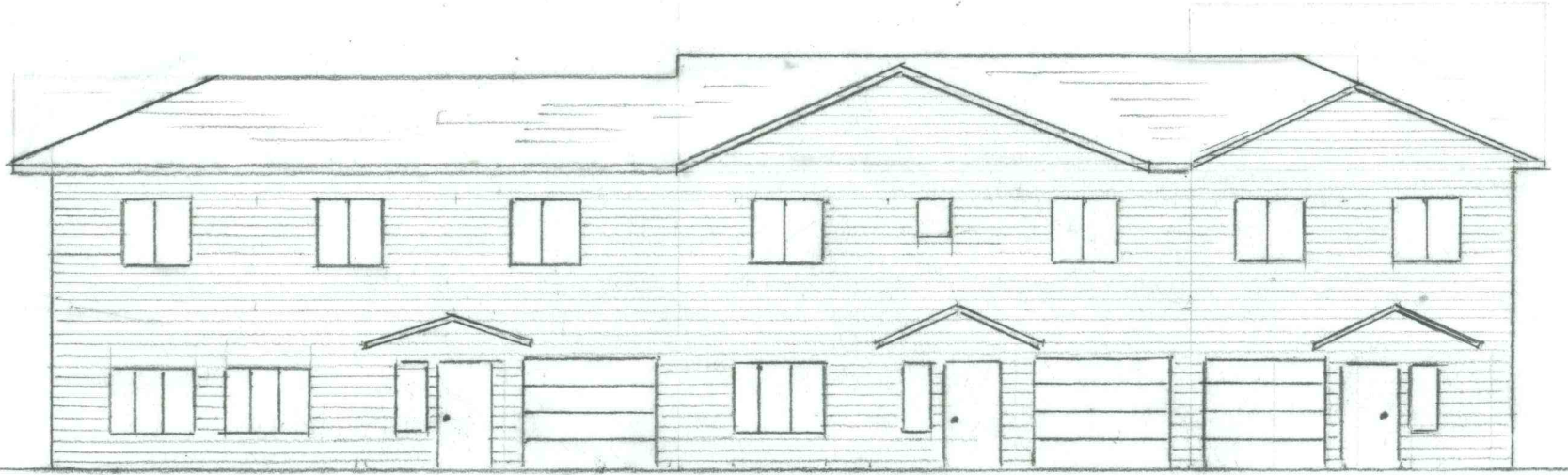
**RODNEY ST**

**WHITEWAY ST**



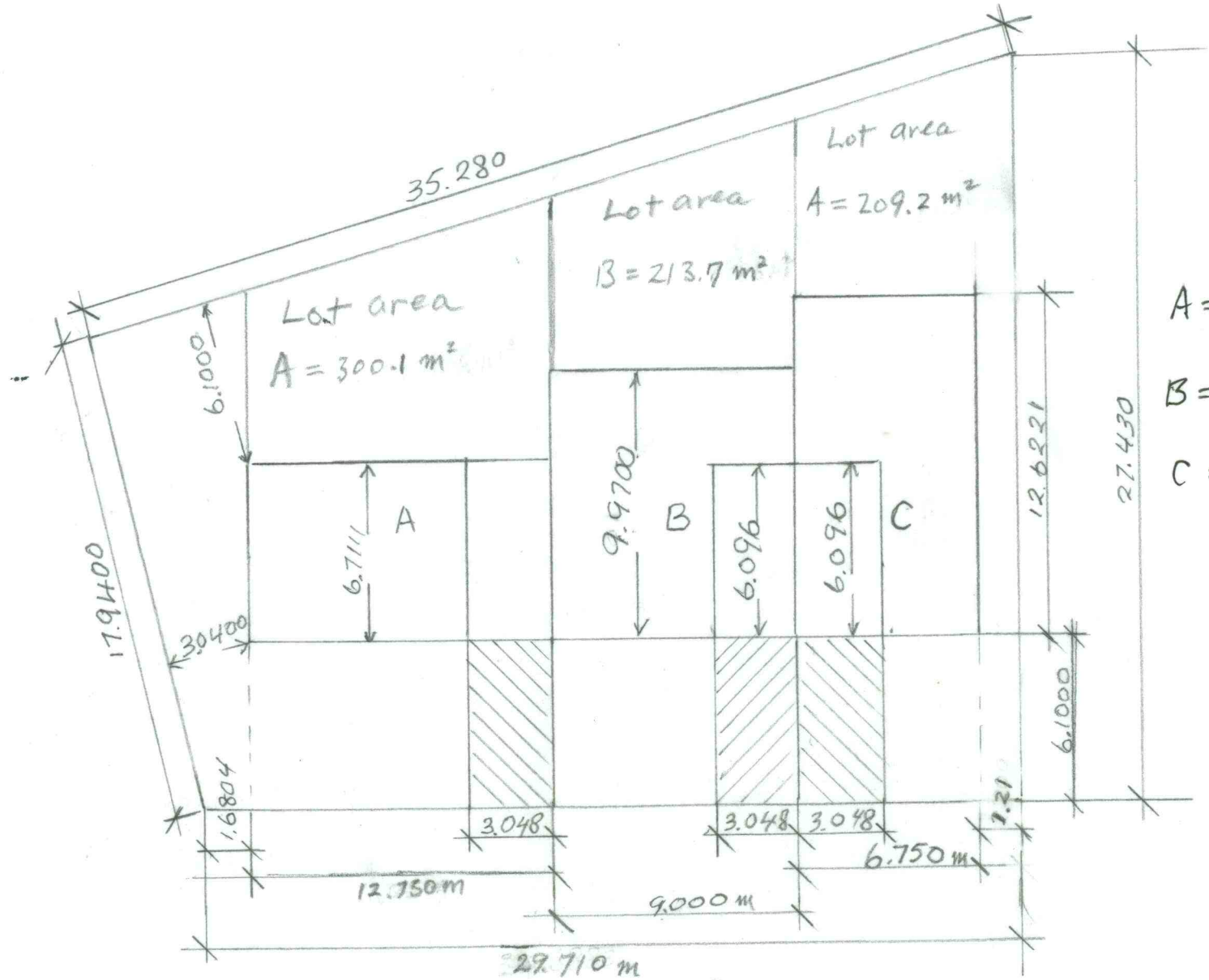
DISCLAIMER: This map is based on current information at the date of production.

22 WHITEWAY REZONING APPLICATION SKETCH



FRONT ELEVATION SCALE 1:25

22 WHITEWAY REZONING APPLICATION SKETCH



Lot area  
 A = 300.1 m<sup>2</sup>  
 B = 213.7 m<sup>2</sup>  
 C = 209.2 m<sup>2</sup>

SCALE 1:5 m