ST. JOHN'S

Decision Note

Title: Text Amendment – Landscaping for Townhouses in the R3 Zone

Date Prepared: August 4, 2026

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis - Planning

Ward: N/A

Decision/Direction Required:
To consider a text amendment to Section 7.6.1(3) of the Envision St. John's Development Regulations to clarify the landscaping requirements for townhouse lots in the Residential 3 (R3) Zone.

Discussion – Background and Current Status:
Staff have identified a gap in section 7.6.1(3) that requires a minor correction to ensure the proper interpretation of the Development Regulations. This amendment proposes changes to the landscaping requirements for townhouse lots in the Residential 3 (R3) Zone to correct this inadvertent gap.

Currently, Subsection 7.6.1(3) states:

> *(3) Notwithstanding Subsection 7.6.1(2), at least 45% of the front Yard of a Townhouse Lot within the Residential 3 (R3) Zone shall be covered with Soft Landscaping and all Landscaping shall be continuous on the Lot, with the exception of Townhouse Lots within the Downtown Snow Removal Area (Map 8).*

The exemption for townhouse lots in the Downtown Snow Removal Area from the requirement of at least 45% front-yard landscaping was intended to apply to lots that have a building line of 0 (zero) metres. Where there is a 0-metre building line, there is no space for a driveway or front yard and therefore no landscaping is required.

However, the reference to the 0-metre building line was omitted from subsection 7.6.1(3). Thus, there is no landscaping requirement for townhouse lots in the Downtown Snow Removal Area where the building line is set back more than 0 metres and there is a driveway or front yard.

The proposed amendment to section 7.6.1(3) will clarify that the exemption from the 45% front Yard landscaping requirement applies only to those townhouse lots in the Downtown Snow Removal Area (Map 8) that have a 0-metre building line. Where the building line is greater than 0 metres, the requirement for soft landscaping for at least 45% of the front yard will apply.

Public Consultation

Public consultation will be carried out in accordance with section 4.8 of the Development Regulations. As this is a simple text amendment to correct an omission and clarify how section 7.6.1(3) is interpreted, staff recommend public notification.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Interested Parties: Not applicable.

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: Envision St. John's Municipal Plan and Development Regulations.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: A text amendment to the Envision St. John's Development Regulations is required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Public notification will be carried out in accordance with Section 4.8 of the Development Regulations.

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 consider a text amendment to section 7.6.1(3) of the Envision St. John's Development Regulations to clarify the landscaping requirements for townhouse lots in the Residential 3 (R3) Zone.

Further, that the text amendment be publicly advertised in accordance with the Development Regulations

Prepared by: Faith Ford, MCIP, Planner III
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	Text Amendment – Landscaping for Townhouses in R3 Zone.docx
Attachments:	
Final Approval Date:	Aug 4, 2026

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

Ken O'Brien - Aug 4, 2026 - 3:16 PM

Jason Sinyard - Aug 4, 2026 - 3:24 PM