ST. JOHN'S

Decision Note

Title: 69 Military Road – REZ2600007

Date Prepared: April 6, 2026

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 2

Decision/Direction Required:
To consider a rezoning and text amendment to the Envision St. John's Development Regulations to accommodate a bakery, a restaurant and a dwelling on the first storey at 69 Military Road.

Discussion – Background and Current Status:
The City has received an application from Breen's Enterprises Ltd. to rezone property at 69 Military Road (on the corner of Bannerman Street). The subject property consists of a three-storey building and a small parking area behind it, accessed from Bannerman Street. Needs Convenience Store occupies the entire first storey, with two apartments above, one on each storey. The proposal is to convert part of the first floor into an apartment and using the remaining portion of the first floor for a Breen's Bakery and Deli.

The subject property is in the Residential District of the Envision St. John's Municipal Plan and is zoned Residential Downtown (RD). The proposed uses are not permitted in the RD Zone. The application is to rezone the site to the Residential Mixed (RM) Zone and add "bakery" as a permitted use and "restaurant" as a discretionary use in the RM Zone. Rezoning to RM would also enable the proposed dwelling unit on the first storey as a discretionary use. While the text amendment is prompted by the subject application, if bakery and restaurant are added to the RM Zone, those uses could be considered in any area zoned RM.

<u>Alignment with Envision St. John's Municipal Plan</u>
Policy 8.4.15 of the Municipal Plan provides that commercial uses may be considered in the Residential District if they are small in scale and compatible with the surrounding residential area. The proposed RM Zone is compatible with existing development along Military Road and adjacent residential streets. The addition of a bakery and restaurant at the subject property and in the RM Zone would enable commercial uses that are already found along Military Road and that would be suitable for the neighbourhood.

Rezoning 69 Military Road to the RM Zone is in line with the Downtown Neighbourhood Plan policies, which propose using that zone along key transit routes like Military Road, as a transitional zone between established downtown residential areas and adjacent properties.

Alignment with Envision St. John's Development Regulations

According to section 4.9(2)(a) of the Development Regulations, a land use report (LUR) is required for amendments to the Development Regulations. However, under section 4.9(3), where the scale or circumstances of the proposed development does not merit a land use report, Council may accept a staff report instead. Staff recommend accepting this staff report in lieu of an LUR, as the proposed RM Zone is compatible with the neighbourhood and the proposal is consistent with the policies of the Municipal Plan and the draft Downtown Neighbourhood Plan.

Should Council consider the Development Regulations amendment, staff recommend public notification (not a public meeting) in accordance with section 4.8 of the Regulations. Since a Municipal Plan amendment is not required, there will not be a commissioner's public hearing, so notification would be the only form of public review. Staff recommend this approach due to the nature and scale of the application.

The applicant has provided a survey and indicated the site is not proposed to change. Some additional information was requested regarding parking. If parking relief is required, then that will be presented to Council for consideration at the adoption phase.

Should Council agree to consider the amendment, the discretionary uses of a restaurant as well as a dwelling unit on the first storey will be advertised alongside the amendment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Interested Parties: Owner; neighbouring residents and property owners.

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.

   A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

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 and/or Service NL will be applied at the building permit stage.

7. Legal or Policy Implications: Text and map amendments to the Development Regulations are required.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Engagement will be carried out in accordance with Section 4.8 of the Development Regulations. An EngageStJohns.ca project page will be created for the amendment

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 rezoning 69 Military Road from the Residential Downtown (RD) Zone to the Residential Mixed (RM) Zone and add "bakery" as a permitted use and "restaurant" as a discretionary use in the RM Zone.

Further, that Council advertise the text and map amendments as well as the discretionary uses of a restaurant and a dwelling unit on the first storey at 69 Military Road in accordance with the Development Regulations.

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:	69 Military Road - REZ2600007.docx
Attachments:	- 69 Military Road - Location Map.pdf - Residential Downtown (RD) Zone.pdf - Residential Mixed (RM) Zone.pdf
Final Approval Date:	Apr 8, 2026

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

Ken O'Brien - Apr 8, 2026 - 11:16 AM

Jason Sinyard - Apr 8, 2026 - 3:29 PM

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RESIDENTIAL DOWNTOWN (RD) ZONE

RD

(1) PERMITTED USES

Accessory Building	Lodging House
Apartment Building, maximum of 6 dwelling units **(2024-07-19)**	Park
Backyard Suite **(2024-07-19)**	Semi Detached Dwelling
Bed and Breakfast	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units **(2024-07-19)**	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling
Duplex **(2024-07-19)**	Townhouse
Family Child Care Service **(2024-03-15)**	Townhouse Cluster, maximum of 6 Dwelling Units **(2024-07-19)**
Four-Plex **(2024-07-19)**	Triplex **(2024-07-19)**
Home Office	

(2) DISCRETIONARY USES

Adult Day Centre	Parking Lot
Child Care Centre **(2024-03-15)**	Personal Care Home **(2024-07-19)**
Convenience Store	Pocket Neighbourhood **(2024-07-19)**
Heritage Use	Public Utility
Home Occupation	Residential Retail Store
Office	Service Shop

RESIDENTIAL MIXED (RM) ZONE

RM

(1) PERMITTED USES

Accessory Building	Home Office
Apartment Building, maximum of 6 dwelling units **(2024-07-19)**	Lodging House
Backyard Suite **(2024-07-19)**	Office
Bed and Breakfast	Park
Child Care Centre **(2024-03-15)**	Semi-Detached Dwelling
Clinic	Single Detached Dwelling
Cluster Development, maximum of 6 Dwelling Units **(2024-07-19)**	Subsidiary Dwelling Unit
Community Garden	Tiny Home Dwelling **(2024-07-19)**
Duplex **(2024-07-19)**	Townhouse
Dwelling Unit– 2nd storey or higher **(2025-11-14)**	Townhouse Cluster, maximum of 6 Dwelling Units **(2024-07-19)**
Family Child Care Service **(2024-03-15)**	Training School
Four-Plex **(2024-07-19)**	Triplex **(2024-07-19)**

(2) DISCRETIONARY USES

Adult Day Centre	Place of Assembly
Convenience Store	Place of Worship
Dwelling Unit– 1st storey **(2025-11-14)**	Pocket Neighbourhood **(2024-07-19)**
Heritage Use	Public Utility
Home Occupation	Residential Care Facility
Parking Garage	Retail Use
Parking Lot	School
Pedway **(2022-10-14)**	Service Shop
Personal Care Home	