ST. JOHN'S

Decision Note

Title: 30 Duckworth Street – Text Amendment – REZ2600009

Date Prepared: April 21, 2026

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 2

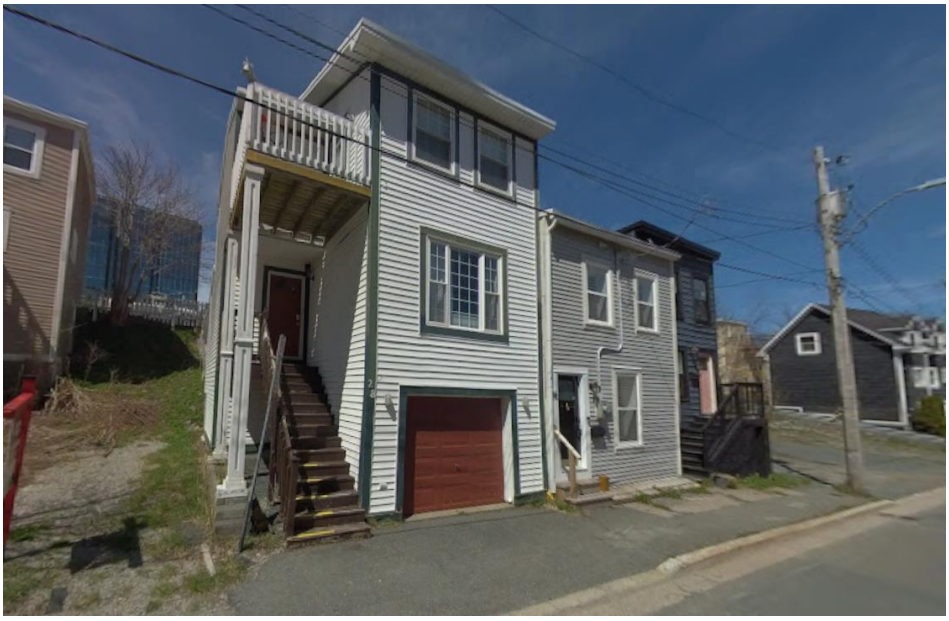
Decision/Direction Required:
To consider a text amendment to the Envision St. John's Development Regulations to accommodate a dwelling unit on the first storey at 30 Duckworth Street.

Discussion – Background and Current Status:
The City has received an application from B&G Holdings Inc. for a dwelling unit in the first storey at 30 Duckworth Street. The subject property is within the Commercial District of the Envision St. John's Municipal Plan and is zoned Commercial Downtown Mixed (CDM). Under the Envision St. John's Development Regulations, dwelling units on the first storey of a building are not permitted on Duckworth Street or Water Street, and therefore a text amendment is required to consider the proposal.

In 2025 the applicants applied to develop a mixed-use building at the subject property with an office at grade (the first storey) and one residential unit on each of the second and third storeys. At its July 2, 2025 regular meeting, Council set the standards for the development, approved parking relief of one parking space, and approved the elevations for a new development in Heritage Area 3. The building is now complete, and the applicant is finding it difficult to rent the first storey unit commercially, given its small size and location. The applicant would like to convert the space to a one-bedroom residential unit, however dwelling units on the first storey are not permitted on Duckworth Street.

The Municipal Plan and the draft Downtown Neighbourhood Plan have policies to encourage mixed-use buildings (residential and commercial uses in the same building) to create activity and walkable neighbourhoods, and the Downtown Plan recognizes the need for more residential units in the downtown. As part of completing the draft Downtown Plan, staff are evaluating whether all of Water and Duckworth Streets should continue to restrict dwelling units on the first storey or if there are areas suitable for ground-floor residential. Until that work is completed, it is recommended that Council consider amending the Commercial Downtown

Mixed (CDM) Zone to allow dwelling units on the first storey in the area of 24 to 30 Duckworth Street as a permitted use. This area includes the subject property and also has three non-conforming townhouses. This section of Duckworth Street has historically been residential. Adding “Dwelling Units on the 1st storey – properties 24 to 30 Duckworth Street” to the CDM Zone will allow residential uses to continue while allowing the conversion of commercial uses, should a property owner wish to convert to a commercial unit.



Existing dwellings along 24-30 Duckworth Street





Subject Property – 30 Duckworth Street

The proposed dwelling unit will require one additional parking space. As no parking is available on-site, parking relief of one parking space will be required to consider the proposed dwelling unit. This is in addition to the parking space previously relieved by Council in 2025.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Interested Parties: Property owner and existing residents in the building; 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: Not applicable.

7. Legal or Policy Implications: A text amendment to the Development Regulations is required to consider the proposed use.

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 through a public notice. A project page will be created on the Engage St. John's webpage.

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 adding “Dwelling Unit – 1st storey, properties 24 to 30 Duckworth Street” as a permitted use to the Commercial Downtown Mixed (CDM) Zone and advertise the text amendment for public review and comment.

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Report Approval Details

Document Title:	30 Duckworth Street - Text Amendment - REZ2600009.docx
Attachments:	
Final Approval Date:	Apr 22, 2026

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

Ken O'Brien - Apr 22, 2026 - 2:09 PM

Jason Sinyard - Apr 22, 2026 - 2:42 PM