DECISION/DIRECTION NOTE

Title: 8 Shaw Street and 4 McLea Place - REZ2500007

Date Prepared: June 2, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 3

Decision/Direction Required:
To consider rezoning 8 Shaw Street and 4 McLea Place from the Residential Special (RA) Zone to the Residential 1 (R1) Zone.

Discussion – Background and Current Status:
The City has received an application from 86755 Newfoundland & Labrador Inc. to rezone 8 Shaw Street and 4 McLea Place from the Residential Special (RA) Zone to the Residential 1 (R1) Zone. The property is in the Residential District of the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not needed.

The two properties are currently vacant. The application intends to subdivide the two properties to form three (3) Lots for the purpose of developing a Single-Detached Dwelling on each Lot. To achieve the desired area for the corner Lot, the applicant has requested a 10 percent Variance on the 15 metre Lot Frontage requirement on the middle Lot.

Single-Detached Dwellings are listed as Permitted in the R1 Zone. If the property is rezoned, any use in the new zone could be approved, subject to zone standards. The zone table is attached for reference. Staff have reviewed the attached site plan and have no concerns.

Should Council consider rezoning, staff recommend public notification in accordance with Section 4.8 of the Envision St. John's Development Regulations. Please note that since a Municipal Plan amendment is not required, there will not be a commissioner's public hearing, so public notification would be the only form of public review.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

2. Partners or Other Stakeholders: Neighbouring property owners and residents.

3. Is this a New Plan or Strategy: No

4. Alignment with Strategic Directions:

   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.

   A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

5. Alignment with Adopted Plans: Envision St. John's Municipal Plan.

6. Accessibility and Inclusion: Not applicable.

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

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Consultation will be carried out as per Section 4.8 of the Development Regulations. Public notification alone is recommended. A project page will be created on the Engage St. John's website.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:
That Council consider rezoning 8 Shaw Street and 4 McLea Place from the Residential Special (RA) Zone to the Residential 1 (R1) Zone, and that the application be advertised in accordance with the Envision St. John's Development Regulations.

Prepared by: Lindsay Church, MCIP, Planner III – Urban Design and Heritage
Approved by: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning and Development

Report Approval Details

Document Title:	8 Shaw Street and 4 McLea Place - REZ2500007.docx
Attachments:	- 8 SHAW ST - 4 McLEA PL - Location Map.pdf - Proposed-lots_variance_revC_2025-03-14_lots-only.pdf - Development-Regulations-R1-Zone-Table.pdf
Final Approval Date:	Jun 5, 2025

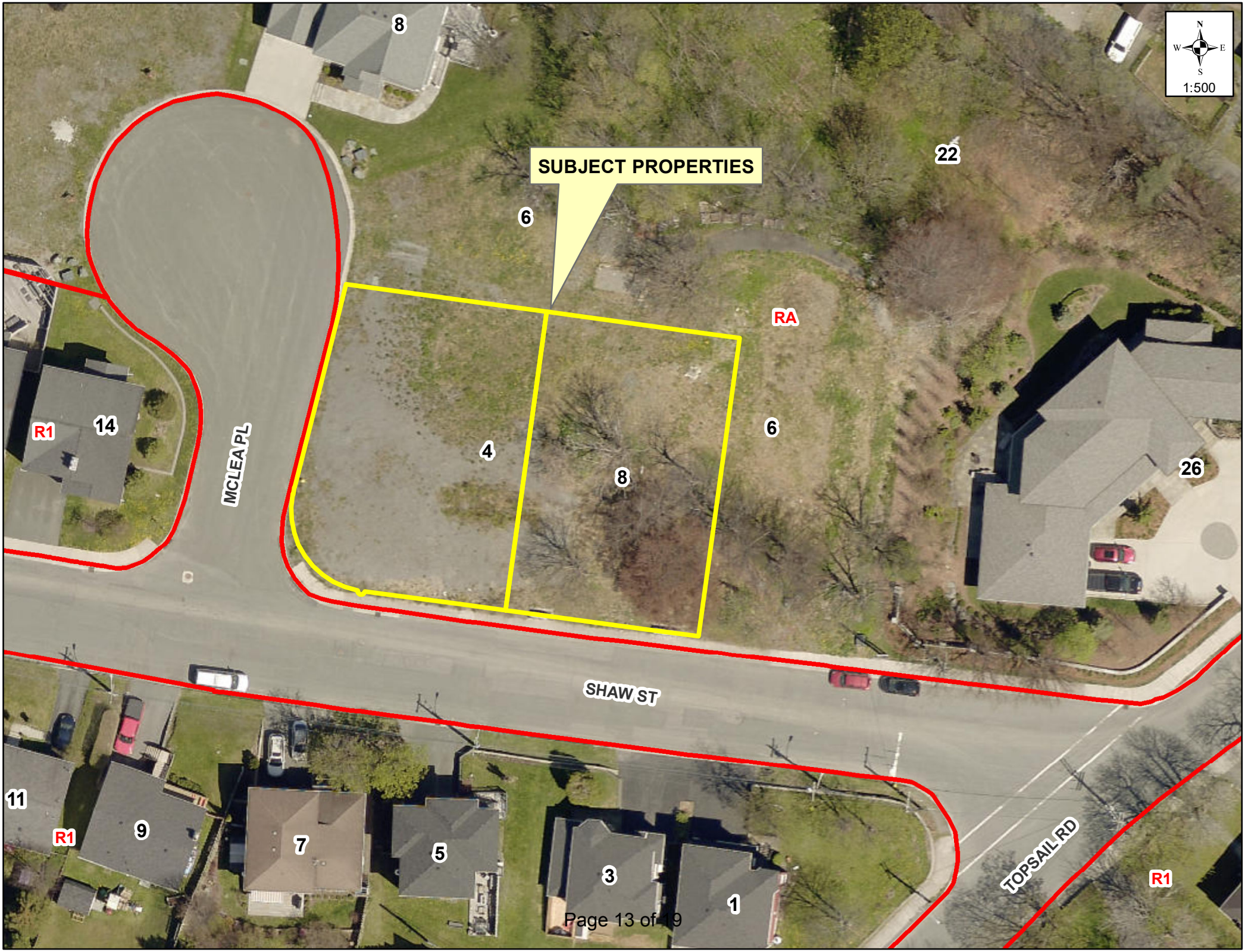
This report and all of its attachments were approved and signed as outlined below:

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

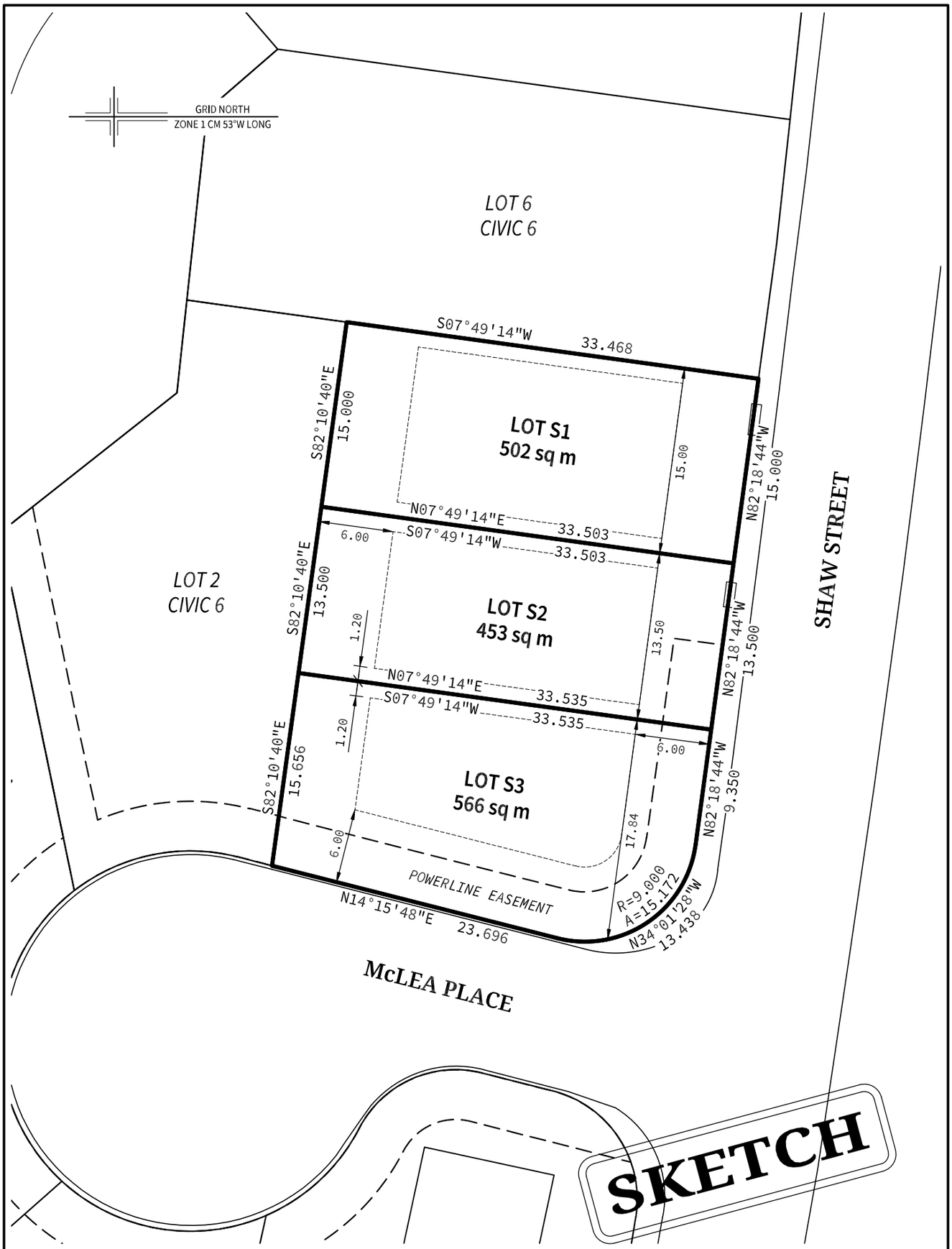
Ken O'Brien - Jun 4, 2025 - 11:06 AM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Theresa Walsh

Jason Sinyard - Jun 5, 2025 - 3:27 PM



w:\engwork\planw\2025 projects\8 shaw st - 4 mclea pl.mxd



REV No.:C DATE:2025-03-14 DESCRIPTION:MODIFIED LOTS
POWERLINE EASEMENTS TAKEN FROM NEWFOUNDLAND POWER DRAWING No.:1-1101-34-248A
© COPYRIGHT: ROBERT A. WAY, NLS

ROBERT A. WAY
NEWFOUNDLAND
LAND SURVEYOR
Signature
PROVINCE OF NEWFOUNDLAND

BROWN & WAY SURVEYS LTD.
Professional Surveying Services

Phone: (709)726-1040 email: info@brownway.ca Fax: (709)726-1041

PROPOSED LOT RECONFIGURATION
LOTS S1-S3 (FORMERLY LOTS 1A AND 1B)
CIVIC 8-10 SHAW STREET AND CIVIC 4 McLEA PLACE ST. JOHN'S, NL

SCALE: 1:400	DATE: DECEMBER 21, 2023
JOB No: 13352-12929	SURVEY: ---

SHEET: LEGAL | FILENAME: 12929 | PLOT DATE: 2025-03-14

RESIDENTIAL 1 (R1) ZONE

R1

(1) PERMITTED USES

Accessory Building	Home Office
Backyard Suite **(2024-07-19)**	Park
Community Garden	Single Detached Dwelling
Family Child Care Service **(2024-03-15)**	Subsidiary Dwelling Unit
Four-Plex on a Corner Lot **(2024-07-19)**	

(2) DISCRETIONARY USES

Adult Day Centre	Home Occupation
Bed and Breakfast	Parking Lot
Child Care Centre **(2024-03-15)**	Public Utility
Heritage Use	

(3) ZONE STANDARDS FOR SINGLE DETACHED DWELLINGS

(a)	Lot Area (minimum)	450 metres square
(b)	Lot Frontage (minimum)	15 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	9 metres **(2024-07-19)**
(e)	Side Yards (minimum)	Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Rear Yard (minimum)	6 metres