

DECISION/DIRECTION NOTE

Title:	Envision St. John's Municipal Plan and Development Regulations – Adoption
Date Prepared:	April 28, 2021
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Maggie Burton, Planning & Development
Ward:	N/A

Decision/Direction Required: That Council adopt the Envision St. John's Municipal Plan and Development Regulations, dated April 2021.

Discussion – Background and Current Status:

Years of teamwork and effort have brought us to the present. The Envision St. John's project is culminating in draft documents which have received provincial release and are ready for Council's consideration for adoption. The Envision St. John's Municipal Plan is Council's policy document for present and future land use and development. The Envision St. John's Development Regulations set out development standards which implement Council's land-use policies. These documents are enabled by the Newfoundland and Labrador Urban and Rural Planning Act.

Guided by this and previous Councils, the City has devoted considerable effort to preparing these documents. The draft Envision Municipal Plan was first published for public review in 2014, edited in 2017, updated to 2019 for adoption-in-principle, and is now in a finished form after provincial release. The draft Envision Development Regulations followed a similar timeline.

Council adopted-in-principle the two documents (and their associated maps) on March 4, 2019. All changes from then to now are *highlighted in yellow* in the documents, showing changes made up until provincial release. See the attachments for a full explanation. When the NL Department of Municipal and Provincial Affairs issued its provincial release in late February 2021, it attached a list of recommended changes in line with provincial requirements. The changes since provincial release are shown *highlighted in blue*. For some provincial recommendations, City staff have set out the reasons why we do not agree with them; see the attachments. This difference of approach is not made lightly and will not affect the progress of Envision St. John's. As an example, the provincial staff asked that we use base maps underneath the zoning layer on the zoning map. We have done this for some of the smaller maps, but it makes the wall-sized zoning map harder to read. We already use base

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maps (aerial photographs) on the City's online Mapcentre, so we assert that a base layer is not needed on the wall-sized zoning map.

The Envision St. John's Municipal Plan and Development Regulations reflect the directions of Council, the comments of the public and the efforts of City staff. The input of many interested citizens, community groups, property owners and businesses has helped shape the results.

Under the Urban and Rural Planning Act, a municipal plan is adopted for a 10-year planning period, with a regular review every five (5) years. Until a new plan is ready, the existing plan remains in effect and does not expire. The current St. John's Municipal Plan, 2003, and St. John's Development Regulations, 1994, have been amended many times and remain in effect until the new Envision Plan and Regulations have been adopted and approved by Council and registered by the Minister of Municipal and Provincial Affairs.

The outline of the approval process is:

1. Adoption-in-principle by Council – done in March 2019.
2. Referral to Municipal Affairs for provincial review and release – done in March 2019.
3. Public review – done.
4. Provincial release – received in late February 2021.
5. Adoption by Council. – we are here.
6. Commissioner's public hearing.
7. Approval by Council.
8. Registration and gazetting, after which the new Plan and Regulations are in legal effect.

The Envision St. John's Municipal Plan and Development Regulations conform to the policies of the St. John's Urban Region Regional Plan, as required.

A note on the built heritage of St. John's: the Envision Municipal Plan continues the City's policies on heritage and its ongoing protection and future use. Many of the standards and regulations in the current St. John's Development Regulations are being transferred to the new Heritage By-Law. This has been referred for public review and comment. The Heritage By-Law will be considered for adoption by Council at the same regular meeting (later this year) when Council considers approval of Envision St. John's. Thus, there will be no gap in heritage protection between the end of the current Development Regulations and the start of the new Heritage By-Law.

Key Considerations/Implications:

1. Budget/Financial Implications: As per the various policies of the Municipal Plan.
2. Partners or Other Stakeholders: Residents, property owners and business owners of St. John's; a variety of interest groups in citizen engagement, environmental protection,

economic development, built heritage, property development, construction, recreation, neighbourhood groups, institutional uses, and others.

3. Alignment with Strategic Directions/Adopted Plans: City's Strategic Plan 2019-29: A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: The Envision St. John's Municipal Plan and Development Regulations meet the requirements of the Urban and Rural Planning Act, 2000. They also conform to the St. John's Urban Region Regional Plan, 1976, as amended.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Envision St. John's will be referred to a commissioner's public hearing as required by the Urban and Rural Planning Act. The public is also invited to comment on this matter using the Engage St. John's website.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council adopt the Envision St. John's Municipal Plan and the Envision St. John's Development Regulations, dated April 2021.

That Council appoint Marie Ryan as an independent commissioner to conduct a virtual public hearing on Envision St. John's, tentatively scheduled for Wednesday, June 9, 2021, at 7:00 p.m., using Microsoft Teams.

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Approved by: Jason Sinyard, P. Eng., MBA, Deputy City Manager Planning, Engineering & Regulatory Services

Report Approval Details

Document Title:	Envision St. John's Municipal Plan and Development Regulations - Adoption .docx
Attachments:	- Updates to Envision - December 2020(kob).docx - Envision Updates following Provincial Release April 2021.docx - Municipal Plan draft April 2021.pdf - Municipal Plan draft Appendix April 2021.docx.pdf - Development Regulations draft April 2021.pdf - Development Regulations draft Appendices April 2021.pdf
Final Approval Date:	Apr 29, 2021

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

Jason Sinyard - Apr 29, 2021 - 11:01 AM