

Proposed Heritage Area 4 Boundary



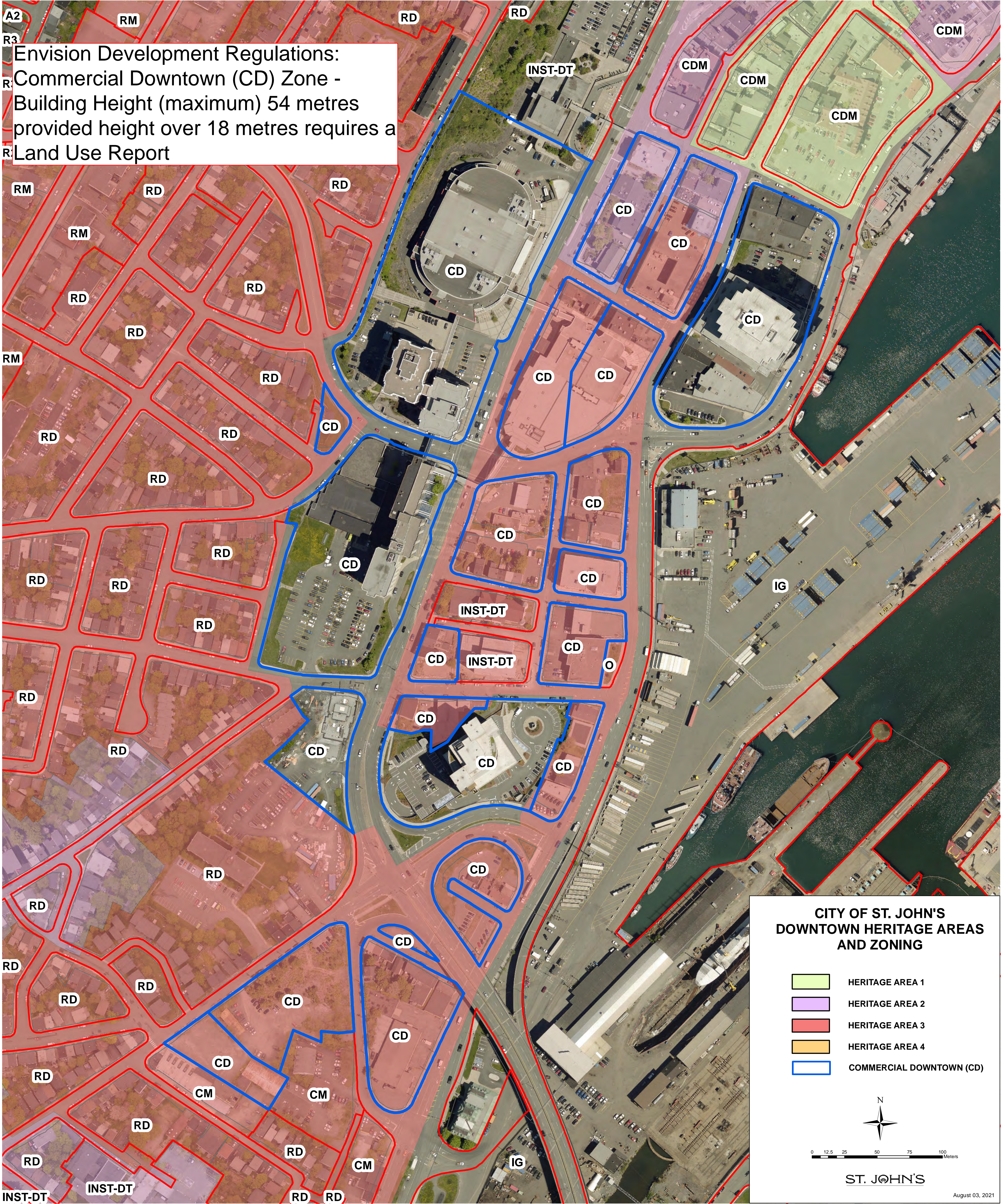
Streetscape along Outer Battery Road



Streetscape along Walsh's Square

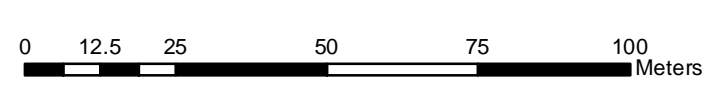
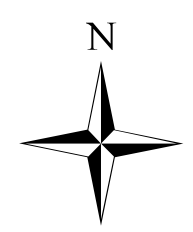


Envision Development Regulations:
 Commercial Downtown (CD) Zone -
 Building Height (maximum) 54 metres
 provided height over 18 metres requires a
 Land Use Report



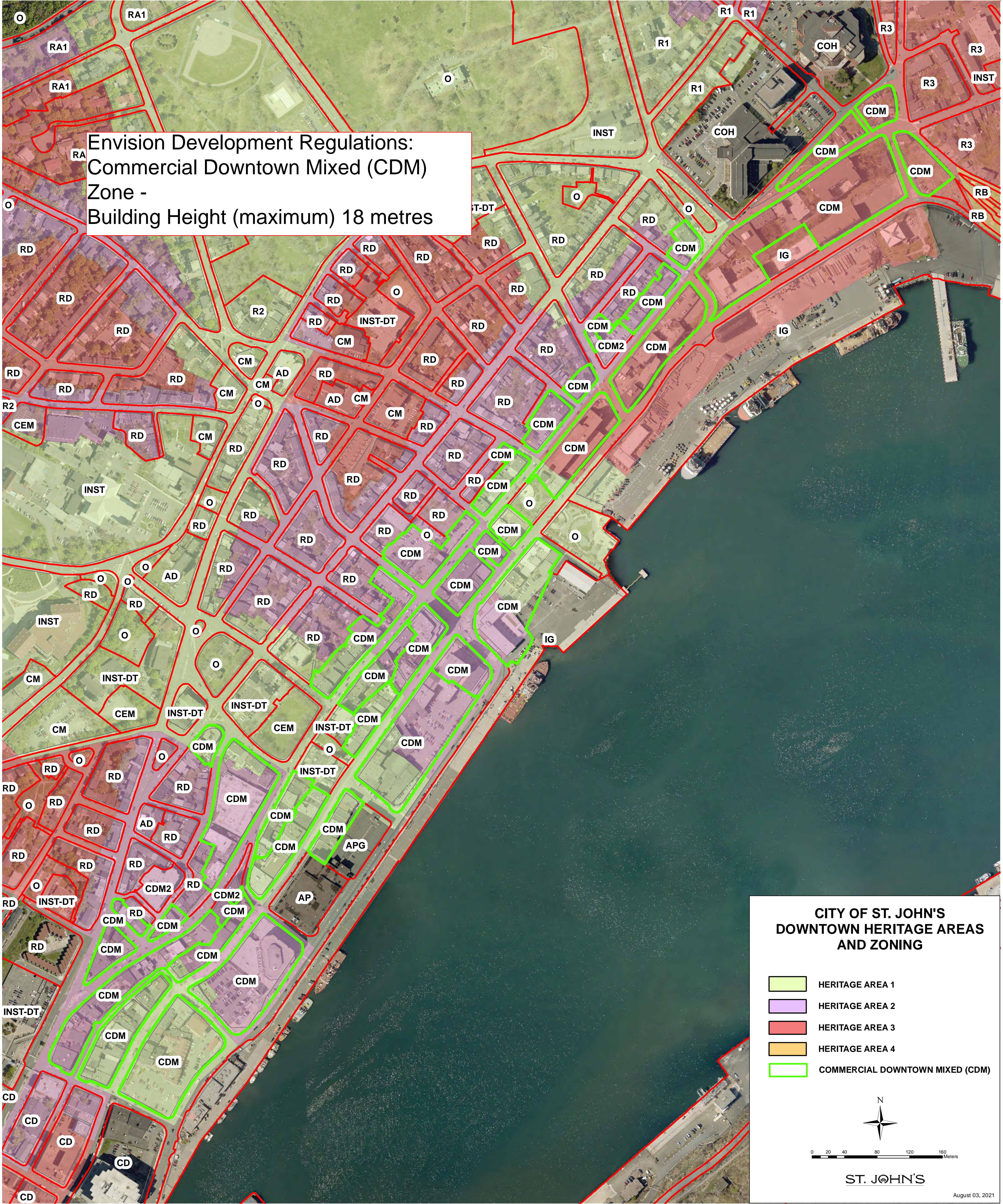
**CITY OF ST. JOHN'S
 DOWNTOWN HERITAGE AREAS
 AND ZONING**

- HERITAGE AREA 1
- HERITAGE AREA 2
- HERITAGE AREA 3
- HERITAGE AREA 4
- COMMERCIAL DOWNTOWN (CD)



ST. JOHN'S

Envision Development Regulations:
Commercial Downtown Mixed (CDM)
Zone -
Building Height (maximum) 18 metres



**CITY OF ST. JOHN'S
DOWNTOWN HERITAGE AREAS
AND ZONING**

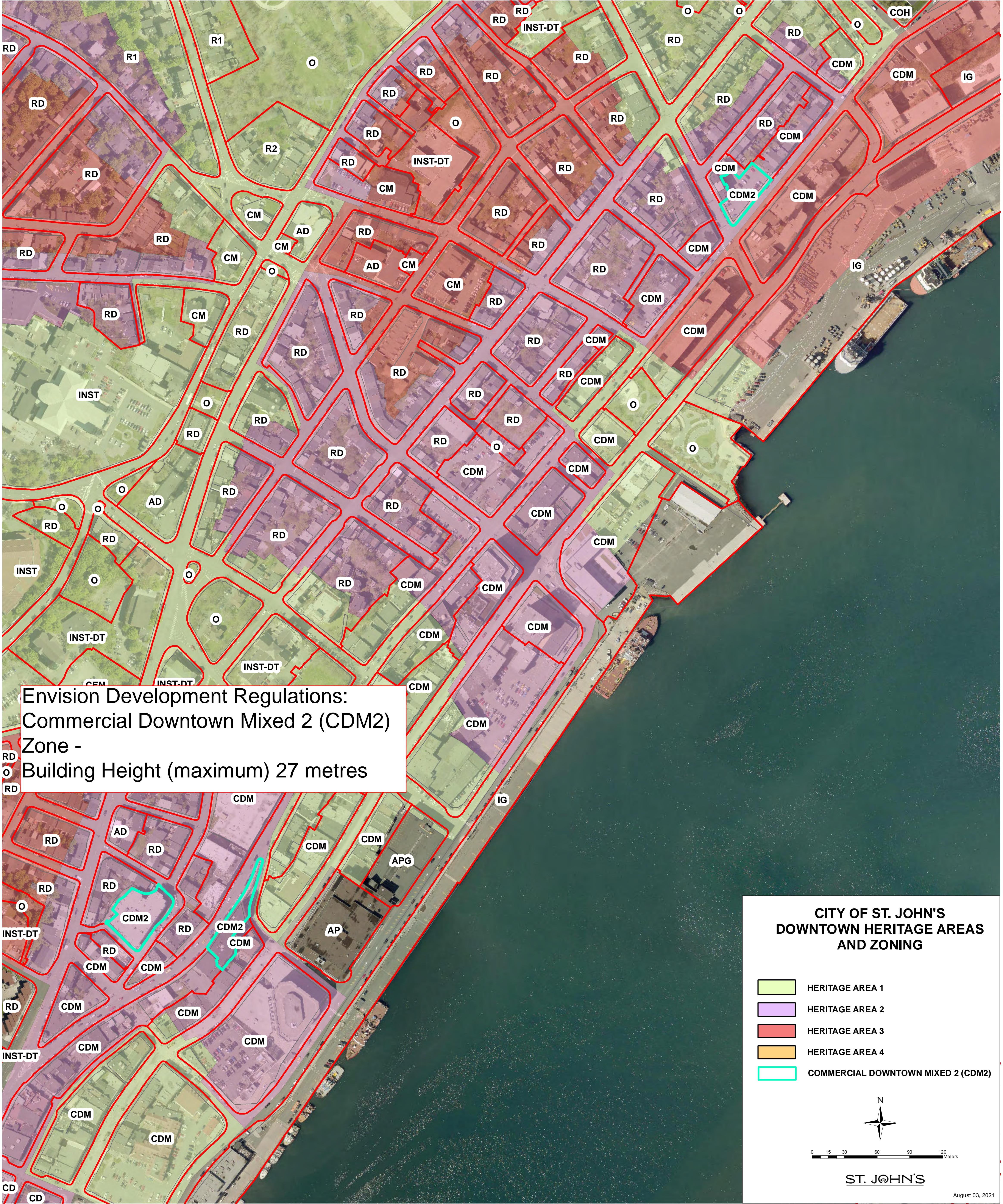
	HERITAGE AREA 1
	HERITAGE AREA 2
	HERITAGE AREA 3
	HERITAGE AREA 4
	COMMERCIAL DOWNTOWN MIXED (CDM)

N

0 20 40 80 120 160 Meters

ST. JOHN'S

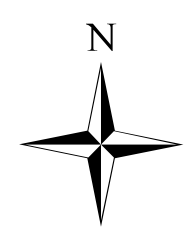
August 03, 2021



Envision Development Regulations:
 Commercial Downtown Mixed 2 (CDM2)
 Zone -
 Building Height (maximum) 27 metres

**CITY OF ST. JOHN'S
 DOWNTOWN HERITAGE AREAS
 AND ZONING**

- HERITAGE AREA 1
- HERITAGE AREA 2
- HERITAGE AREA 3
- HERITAGE AREA 4
- COMMERCIAL DOWNTOWN MIXED 2 (CDM2)






0 15 30 60 90 120 Meters

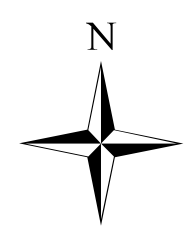
ST. JOHN'S

August 03, 2021

Envision Development Regulations:
Institutional Downtown (INST-DT) Zone -
Building Height (maximum) 23 metres

**CITY OF ST. JOHN'S
DOWNTOWN HERITAGE AREAS
AND ZONING**

-  HERITAGE AREA 1
-  HERITAGE AREA 2
-  HERITAGE AREA 3
-  HERITAGE AREA 4
-  INSTITUTIONAL DOWNTOWN (INST-DT)



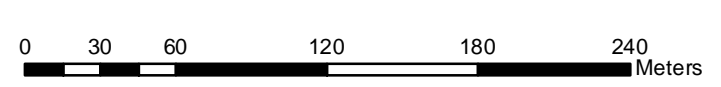
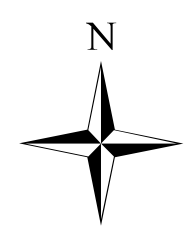
0 37.5 75 150 225 300 Meters

ST. JOHN'S

Envision Development Regulations:
 Residential Downtown (RD) Zone -
 Building Height (maximum) 8-10 metres,
 depending on type of dwelling

**CITY OF ST. JOHN'S
 DOWNTOWN HERITAGE AREAS
 AND ZONING**

- HERITAGE AREA 1
- HERITAGE AREA 2
- HERITAGE AREA 3
- HERITAGE AREA 4
- RESIDENTIAL DOWNTOWN (RD)



ST. JOHN'S