

DECISION/DIRECTION NOTE

Title: Envision St. John's Municipal Plan & Development Regulations - Approval

Date Prepared: August 31, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: N/A

Decision/Direction Required: That Council approve the Envision St. John's Municipal Plan and Development Regulations, dated September 2021, as amended.

Discussion – Background and Current Status: Council adopted Envision St. John's on May 3, 2021, and referred it to a public hearing, culminating years of teamwork and effort. 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, 2000.

The commissioner's report from the public hearing of June 9, 2021 is attached. The recommendations of the commissioner have been summarized and presented here (attached). Council must consider the commissioner's recommendations but is not bound by them. Each recommendation has staff commentary plus a staff recommendation. In many cases, staff agree with the commissioner's recommendation, but in some cases, staff do not and set out the reasons why. It is Council's role to decide. Please note the additions below that have been added since the Committee of the Whole meeting on August 25, 2021.

Guided by this and previous Councils, the City has devoted considerable effort to preparing these documents. The Envision Municipal Plan was first published in 2014, edited in 2017, updated to 2019 for adoption-in-principle, received a provincial release, and was adopted by Council in May 2021. The draft Envision Development Regulations followed a similar timeline.

Council will recall that the adopted versions of the documents from May 2021 had various sections highlighted in yellow or blue. The versions being reviewed today have all highlighting removed, so that these are clean versions. If Council accepts the staff recommendations, then the documents are ready to go. If Council directs staff otherwise, then the documents will be amended before being sent to the Province for registration.

ST. JOHN'S

Envision St. John's reflects 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. 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 approved by Council, registered by the Minister of Municipal and Provincial Affairs, and gazetted (that is, published in the *NL Gazette*, a provincial publication).

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 February 2021.
5. Adoption by Council – done on May 3, 2021.
6. Commissioner's public hearing – held on June 9, 2021.
7. Commissioner's report and then approval by Council – We are here.
8. Registration and gazetting, after which the new Plan and Regulations are in legal effect.

As required by the Province, the Envision St. John's Municipal Plan and Development Regulations conform to the St. John's Urban Region Regional Plan, 1976, as amended.

There are 3 changes made to the documents since the August 25 meeting of Council's Committee of the Whole:

- In the Residential Downtown (RD) Zone, the minimum rear yard has been changed back to the current 6.0 metres. This will be reviewed later in an amendment process.
- Map P-4, the Road Classification map, has been updated with new information regarding protected roads, a provincial requirement.
- On Tigress Street, the Residential Reduced Lot (RRL) Zone has been introduced to accommodate small lots for single detached houses that were already advertised and approved by Council as a discretionary use under the current Development Regulations.

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 St. John's Development Regulations are being transferred to the new St. John's Heritage By-Law. The intent is that the Heritage By-Law will take effect on the same day as Envision St. John's, ensuring continuous 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 Envision St. John's Municipal Plan, as amended.
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; Council; and City staff.
3. Alignment with Strategic Directions/Adopted Plans: The 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, as amended, meet the requirements of the Urban and Rural Planning Act, 2000. They conform to the St. John's Urban Region Regional Plan, 1976, as amended.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: After extensive public consultation over several years, Envision St. John's was referred to a commissioner's public hearing held on June 9, 2021, chaired by commissioner Marie Ryan. Her report is attached, with recommendations.
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 approve the Envision St. John's Municipal Plan and Development Regulations, dated September 2021, as amended.

Prepared by:

**Ken O'Brien, MCIP, Chief Municipal Planner
Planning, Development and Regulatory Services**

Approved by:

**Jason Sinyard, P.Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services**

Report Approval Details

Document Title:	Envision St. John's Municipal Plan and Development Regulations - Approval 2.docx
Attachments:	<ul style="list-style-type: none">- Commissioner recommendations.pdf- Envision Adoption and Approval Pages.pdf- Commissioner's Report Envision St. John's - August 5.pdf- Envision Municipal Plan September 2021.pdf- Envision Municipal Plan appendices September 2021.pdf- Envision Development Regulations_September 2021.pdf- Envision Development Regulations_Appendices_September 2021.pdf
Final Approval Date:	Sep 2, 2021

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

Ken O'Brien - Sep 1, 2021 - 10:36 AM

Jason Sinyard - Sep 2, 2021 - 4:00 PM