



INST

PIPPY PARK

SUBJECT PROPERTY

WESTERLAND RD

7

6

1

INST

LAMB'S LANE

20

INST

ELIZABETH AVE

283

285

287

289 R1

291

293

9

310

DISCLAIMER: This map is based on current information at the date of production.

CITY OF ST. JOHN'S

**APARTMENT 3 (A3) ZONE**

**A3**

(1)

<b>PERMITTED USES</b>	
Accessory Building	Home Office
Apartment Building	Park
Community Garden	Personal Care Home
Daycare Centre	

2)

<b>DISCRETIONARY USES</b>	
Adult Day Centre	Parking Lot
Convenience Store	Public Utility
Home Occupation	Service Shop
Office	

**(3) ZONE STANDARDS FOR APARTMENT BUILDING**

- (a) Lot Area (minimum) 900 metres square
- (b) Lot Frontage (minimum) 20 metres
- (c) Building Line (minimum) 6 metres
- (d) Building Height (maximum) 40 metres

Except 346-360 Empire Avenue (PID #11915, 23995, 23994)  
 40-58 Shortall Street (PID #24617, 352341, 52340)  
 145 Stavanger Drive (PID #155330)  
 485 Topsail Road (PID #46960)

(e)	Building Height (maximum)	
	346-360 Empire Avenue (PID #11915, 23995, 23994)	20 metres
	40-58 Shortall Street (PID #24617, 352341, 52340)	24 metres
	145 Stavanger Drive (PID #155330)	24 metres
	485 Topsail Road (PID #46960)	24 metres on north side of Lot and 16 metres on the south side of Lot
(f)	Side Yards (minimum)	2, each equal to 1 metre for every 4 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(g)	Rear Yard (minimum)	6 metres, together with 1 additional metre for every 4 metres in excess of 24 metres of Building Height
(h)	Lot Coverage (maximum)	50%
(i)	Landscaping (minimum)	30%

#### (4) ZONE STANDARDS FOR PERSONAL CARE HOME

(a)	Lot Area (minimum)	900 metres square
(b)	Lot Frontage (minimum)	20 metres
(c)	Building Line (minimum)	6 metres
(d)	Building Height (maximum)	40 metres

(e)	Side Yard (minimum)	2, each equal to 1 metre for every 4 metres of Building Height to a maximum of 6 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
(f)	Side Yard on Flanking Road (minimum)	6 metres
(g)	Rear Yard (minimum)	6 metres, together with 1 additional metre for every 4 metres in excess of 24 metres of Building Height
(h)	Lot Coverage (maximum)	50%
(i)	Landscaping (minimum)	30%

**(5) ZONE STANDARDS FOR ALL OTHER USES SHALL BE IN THE DISCRETION OF COUNCIL.**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S Municipal Plan, 2003**

**Amendment Number 158, 2021**

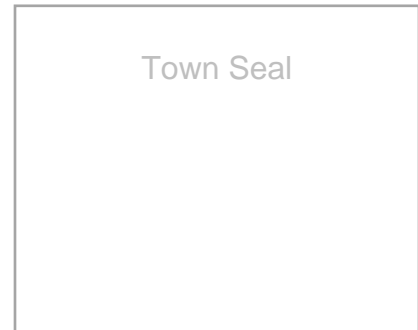
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 158, 2021.

Adopted by the City Council of St. John's on the \_\_\_\_ day of [Click or tap to enter a date..](#)

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

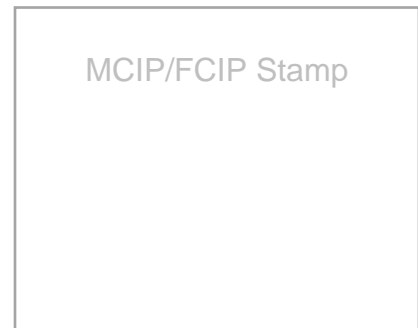
Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached St. John's Municipal Plan Amendment Number 158, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S Development Regulations, 1994**

**Amendment Number 726, 2021**

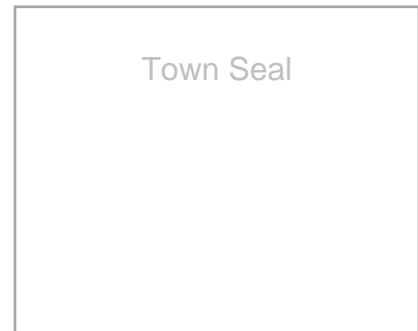
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 726, 2021.

Adopted by the City Council of St. John's on the \_\_\_\_ day of [Click or tap to enter a date..](#)

Signed and sealed this \_\_\_\_ day of \_\_\_\_\_.

Mayor: \_\_\_\_\_

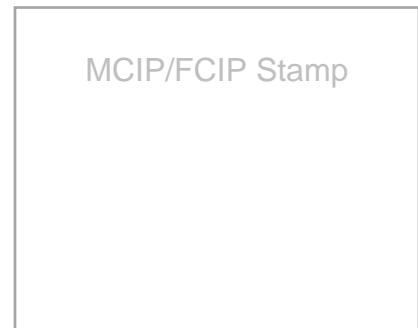
Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached St. John's Development Regulations Amendment Number 726, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



## **CITY OF ST. JOHN'S**

### **Municipal Plan Amendment Number 158, 2021 and Development Regulations Amendment Number 726, 2021**

#### **BACKGROUND**

The City of St. John's wishes to allow three Apartment Buildings at 6 Lambe's Lane. See Council Decision Note dated July 28, 2020 and August 31, 2021 on St. John's Municipal Plan Amendment Number 158, 2021 and Development Regulations Amendment Number 726, 2021.

#### **PUBLIC CONSULTATION**

The proposed amendments and associated public meeting were advertised on three occasions in The Telegram newspaper on July 17, July 24 and August 7, 2021. A notice of the amendments and public meeting was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. A virtual public meeting was held on August 10, 2021. Minutes from the meeting and submissions received are included in the Council Decision Note dated August 21, 2021.

#### **ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 158, 2021**

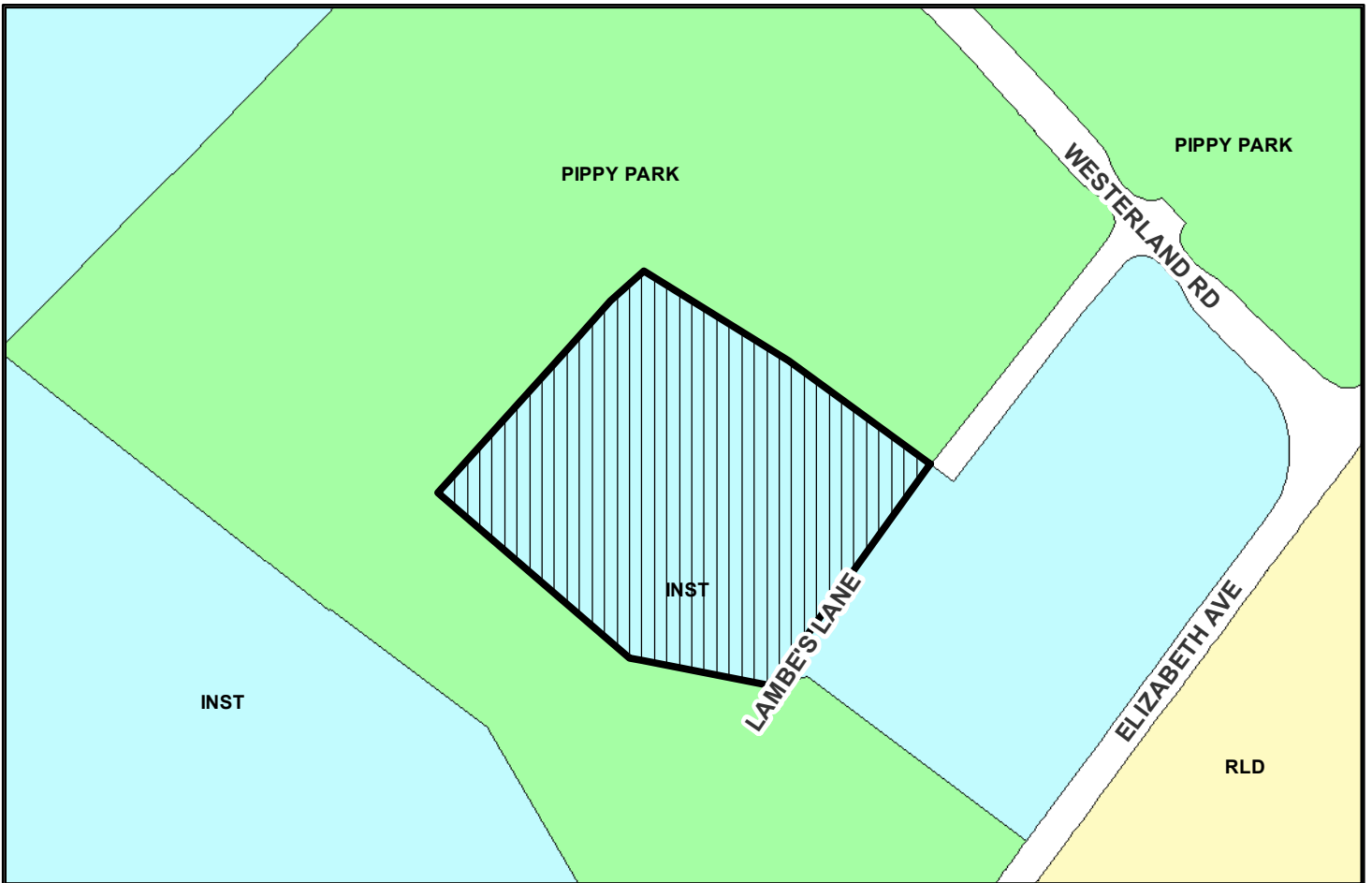
The St. John's Municipal Plan is amended by:

**Redesignating land at 6 Lambe's Lane [Parcel ID# 17287] from the Institutional (INST) Land Use District to the Residential High Density (RHD) Land Use District as shown on Map III-1A attached.**

#### **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 726, 2021**

The St. John's Development Regulations is amended by:

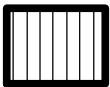
**Rezoning land at 6 Lambe's Lane [Parcel ID# 17287] from the Institutional (INST) Zone to the Apartment High Density (A3) Zone as shown on Map Z-1A attached.**



**CITY OF ST. JOHN'S  
MUNICIPAL PLAN  
Amendment No. 158, 2021  
[Map III-1A]**

2021 08 31 Scale: 1:2000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

**I hereby certify that this amendment  
has been prepared in accordance with the  
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REDESIGNATED FROM  
INSTITUTIONAL (INST) LAND USE DISTRICT TO  
RESIDENTIAL HIGH DENSITY (RHD) LAND USE DISTRICT

**6 LAMBE'S LANE  
Parcel ID 17287**

\_\_\_\_\_  
M.C.I.P. signature and seal

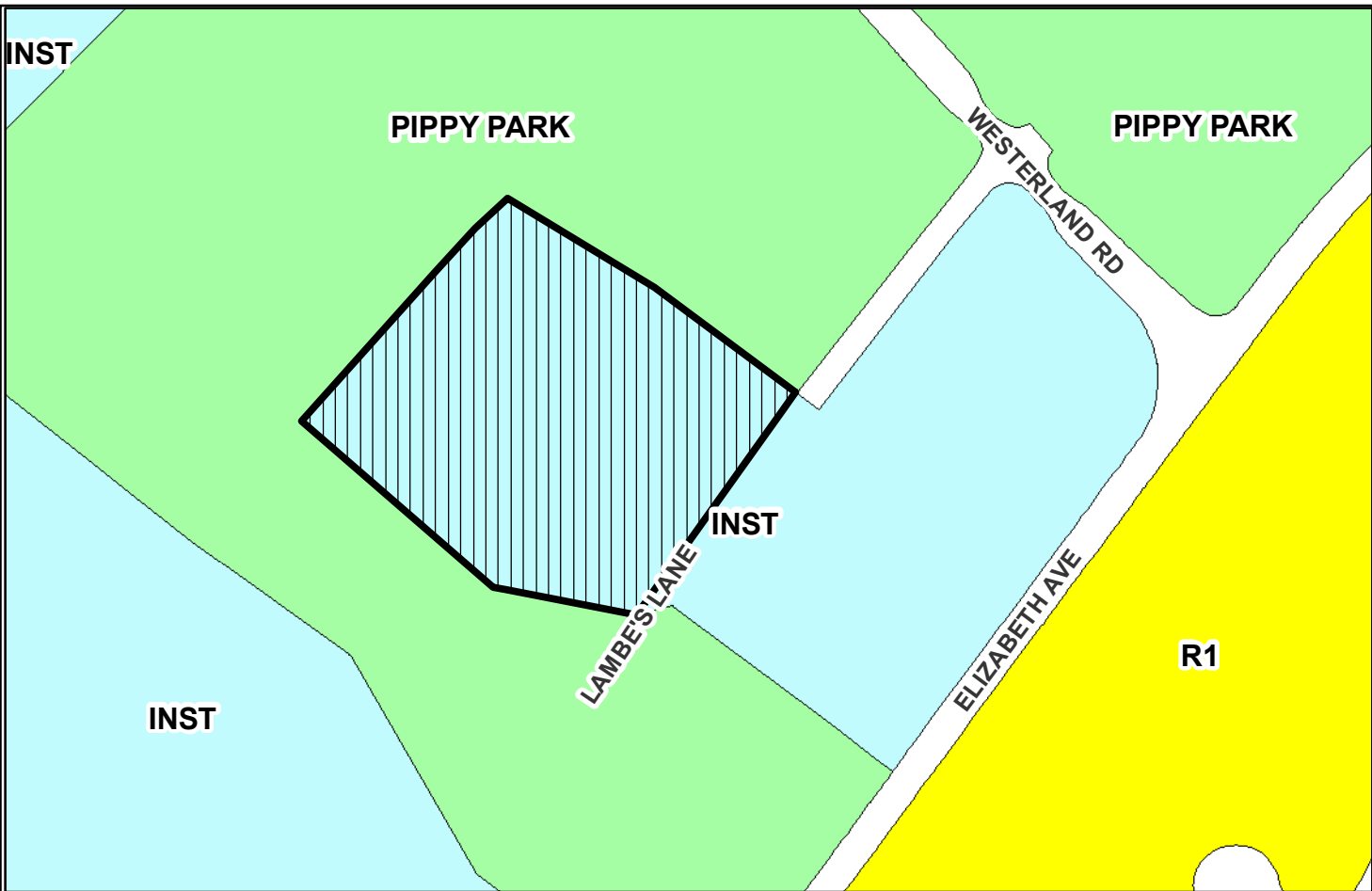
\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration





**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 726, 2021  
[Map Z-1A]**

2021 08 31 Scale: 1:2000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

**I hereby certify that this amendment  
has been prepared in accordance with the  
Urban and Rural Planning Act.**



AREA PROPOSED TO BE REZONED FROM  
INSTITUTIONAL (INST) LAND USE ZONE TO  
APARTMENT HIGH DENSITY (A3) LAND USE ZONE

**6 LAMBE'S LANE  
Parcel ID 17287**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Provincial Registration