

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 21, 2023

**Add Health and Wellness Centre as a Permitted Use in the
Commercial Kenmount (CK) Zone, Commercial Mixed Use (CM) Zone,
Commercial Office (CO) Zone, and Commercial Office Hotel (COH)
Zone**

April 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 21, 2023

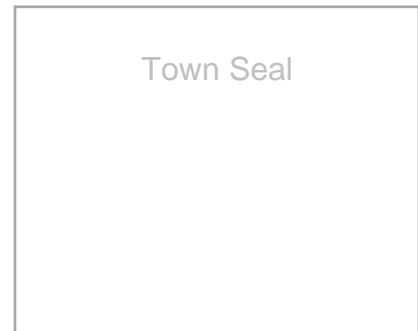
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 21, 2023.

Adopted by the City Council of St. John's on the 24th day of April, 2023.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 21, 2023 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 21, 2023

BACKGROUND AND ANALYSIS

The City has received an application for a pilates studio at 807 Water Street. The subject property is within the Commercial District of the St. John's Municipal Plan and is zoned Commercial Mixed Use (CM). Under the St. John's Development Regulations, yoga and pilates studios are considered under the Health and Wellness Centre definition. Currently, Health and Wellness Centre is not a listed use within the CM Zone and therefore a text amendment to add this use to the CM Zone is required to consider the proposed studio.

In addition to yoga and pilates, the Health and Wellness Centre definition includes any establishment providing health, fitness and recreational activities, such as, but not limited to boxing, dancing, gymnastics, martial arts, weightlifting, and other forms of physical exercise. The St. John's Development Regulations allows Health and Wellness Centre as a Permitted Use in most commercial zones; however, it is not a listed use within the Commercial Mixed Use (CM) Zone, the Commercial Kenmount (CK) Zone, Commercial Office (CO) Zone or the Commercial Office Hotel (COH) Zone. As these health and fitness activities are an appropriate use in mixed use neighbourhoods, as well as near offices and hotels, it is recommended to add Health and Wellness Centre as a Permitted Use in the CM, CK, CO and COH Zone.

Policies in the Envision St. John's Municipal Plan support providing opportunities for small local commercial uses, and well as redeveloping older business areas, particularly the downtown. Allowing Health and Wellness Centre in the CM Zone will create more business options for the existing building at 807 Water Street. Such policies in the

Municipal Plan include the following:

8.5.1 - Within the Commercial Land Use District, Council shall establish commercial land use zones that accommodate a wide range of permitted and discretionary uses including retail, restaurants, entertainment and assembly, hotel, office, service shop, clinics, residential, day care centres, schools, place of worship, parking, and light industrial uses, along with other uses which are listed in the corresponding Zones under the Development Regulations.

8.5.6. - Provide adequate opportunity for business expansion at appropriate locations throughout the city and assist in the reorganization and redevelopment of older business areas, particularly the downtown.

8.5.7. - Plan for small local commercial uses that meet the daily needs of residents and are compatible with surrounding uses.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on April 1, April 8 and April 15, 2023. A notice of the amendment was also posted on the City's website, the Planning Engage Page and mailed to property owners within 150 metres of 801 Water Street. No submissions were received by the City Clerk's Office.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan would not be required to add Health and Wellness Centre as a Permitted Use in the Commercial Kenmount (CK) Zone, Commercial Mixed Use (CM) Zone, Commercial Office (CO) Zone, and Commercial Office Hotel (COH) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 21, 2023

The City of St. John's Development Regulations, 2021 is amended by:

1) Adding "Health and Wellness Centre" as a Permitted Use to the following Zones:

**Commercial Kenmount (CK) Zone,
Commercial Mixed Use (CM) Zone,
Commercial Office (CO) Zone, and
Commercial Office Hotel (COH) Zone**