

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 27, 2023

Residential 3 (R3) to Residential Mixed (RM) for First Light Headquarters

November 2023



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 27, 2023

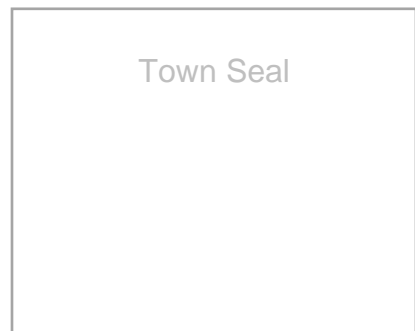
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 27, 2023.

Adopted by the City Council of St. John's on the 28th day of November, 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 27, 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 27, 2023

BACKGROUND AND PURPOSE

The City has received an application from First Light St. John's Native Friendship Centre Inc. to rezone property at 40 Quidi Vidi Road to accommodate an Office, Clinic and Place of Assembly. The applicant is proposing to renovate and expand the existing building (the former St. Joseph's Church) to develop the First Light headquarters. This will include a community centre, clinic, and gymnasium which will provide community space, programming, and amenities for the entire community, as well as updated office space and headquarters for the organization. The project will include landscaping and a memory garden dedicated to the survivors of residential schools in the province.

The subject property is zoned Residential 3 (R3) where, of the proposed uses, only an office can be considered. A rezoning to Residential Mixed (RM) is required to accommodate the proposed development. Within the RM Zone, Clinic and Office are Permitted Uses, while a Place of Assembly is a Discretionary Use. The property is designated Residential under the Envision St. John's Municipal Plan, so a Municipal Plan amendment is not required. The property also falls within Heritage Area 3 and will be subject to the St. John's Heritage By-Law. A portion of the existing parking lot is within the Open Space (O) Zone and will remain unchanged.

ANALYSIS

The applicant is proposing to rezone to the RM Zone. The surrounding neighbourhood is primarily zoned R3, with Cavell Parking at the rear of the property within the O Zone. The RM Zone is an appropriate zone to create a blend between residential and non-residential uses. Further, the site has historically been used as a place of gathering and office, so the RM Zone is a more appropriate zone for site than the R3 Zone.

Throughout the Envision Municipal Plan, creating a mix of uses within established neighbourhoods is encouraged. Specifically, Policy 8.5.19 states "Within the City, there are a number of areas where a mix of commercial, residential and other compatible uses currently co-exist, in various built form. It is the City's intention to encourage additional areas of mixed-use development, creating neighbourhoods where commercial functions are combined with housing, office space, community services, arts, entertainment facilities and public open space". While First Light has been using the subject property for the past number of years, the proposed extension will allow a better use of space for their programming and community services.

Further, the concept of mixed-use development helps to build a sense of place within the community. It embraces such concepts as reduced auto dependence, public transit, reduced urban sprawl and better use of infrastructure through higher density

development, while allowing for greater flexibility and adaptability of uses when developing projects.

Within the Residential Land Use District, Policy 8.4.2 states the City needs to recognize and protect established residential areas. Support the retention of existing housing stock, with provision for moderate intensification, in a form that respects the scale and character of the neighbourhood. The proposed development is in keeping with the scale of the existing building and has proposed materials to help blend with the existing housing stock.

PUBLIC CONSULTATION

A public meeting was held on October 30, 2023, at 7pm at the St. John's City Hall. The proposed amendment and public meeting were advertised on three occasions in The Telegram newspaper on October 14, October 21 and October 28, 2023. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website. Minutes from the public meetings and submissions received can be found in the November 28, 2023, Regular Council Meeting agenda package.

Many concerns were raised at the public meeting regarding the applicant's proposed driveway from the site to Cavell Avenue. Following the public meeting, the applicant revised the site plan to use the entrance near Quidi Vidi Road for two-way traffic. The change addressed the concerns raised by residents.

The applicants have requested that Council relieve parking requirement. The proposed development required 78 parking spaces and the existing parking lot only contains 28. Some residents had concerns that this would create parking issues in the neighbourhood. At the public meeting, the applicants advised that their programming would remain similar to the existing programming, and they do not anticipate an increased demand for parking. They also have an agreement with an adjacent property owner to use their overflow parking during special events.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The portion of the property being rezoned is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to rezone this property to the Residential Mixed (RM).

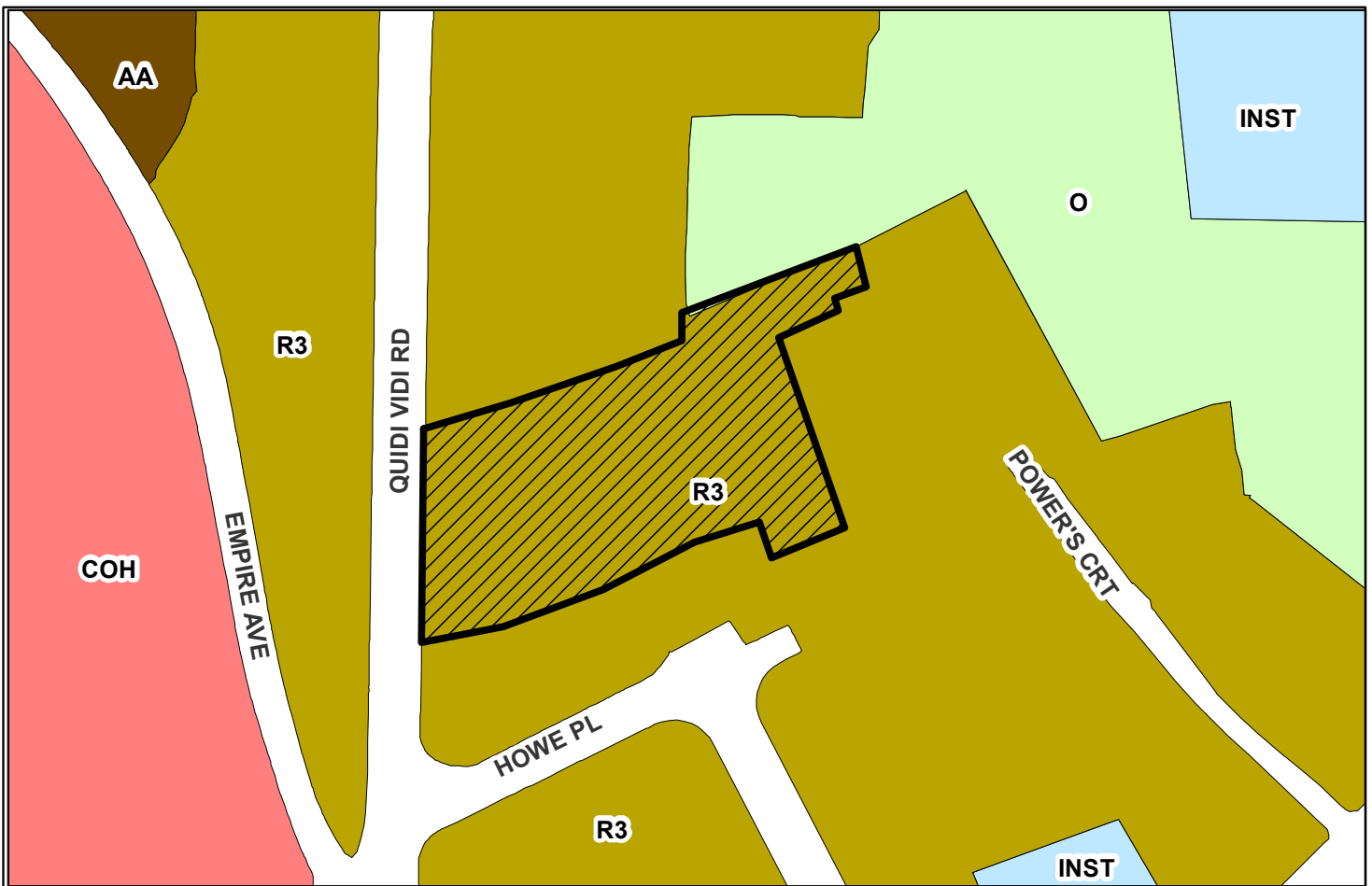
ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 27, 2023

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

1. Adding the following to Section 7.6.3 regarding Buffering and Screening:

“(4) Notwithstanding Subsection 7.6.3(1), where a Residential Mixed (RM) Zone Use abuts an existing or proposed Residential Use, Buffering and Screening shall be in the discretion of Council.”

- 2. Rezoning land at 40 Quidi Vidi Road [Parcel ID# 47293] from the Residential 3 (R3) Zone to the Residential Mixed (RM) Zone as shown on City of St. John's Zoning Map attached.**

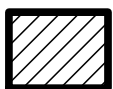


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 27, 2023

[City of St. John's Zoning Map]

2023 11 03 Scale: 1:1250
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
RESIDENTIAL 3 (R3) LAND USE ZONE TO
RESIDENTIAL MIXED (RM) LAND USE ZONE

**40 QUIDI VIDI ROAD
Parcel ID 47293**

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration