

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 12, 2024

**Institutional Land Use District to
Residential Land Use District
214 Waterford Bridge Road**

March 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 12, 2024

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 12, 2024.

Adopted by the City Council of St. John's on the 9th day of July, 2024.

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 12, 2024 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 APPROVE

St. John's Municipal Plan, 2021

Amendment Number 12, 2024

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 12, 2024 on the 9th day of July, 2024;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 12, 2024 by way of an advertisement inserted in the Telegram newspaper on the 13th day of July, 2024, on the 20th day of July, 2024, the 27th day of July, 2024, and on the 3rd day of August, 2024; and
3. Set the 14th day of August, 2024 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 12, 2024 on the 1st day of October, 2024 as was originally adopted.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 12, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Municipal Plan/Amendment	
<u>REGISTERED</u>	
Number	_____
Date	_____
Signature	_____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 12, 2024

BACKGROUND AND ANALYSIS

Background

The City has received an application from Jendore Ltd. to rezone a portion of land at 214 Waterford Bridge Road to develop a four-storey, eighty-five (85) unit Apartment Building. The subject property is currently within the Institutional District and Zone. A Municipal Plan amendment is required to redesignate the property to the Residential District and rezone to the Apartment 2 (A2) Zone. Apartment Building is a Permitted Use within the A2 Zone.

Land Use Report

As per Section 4.9 of the St. John's Development Regulations, a Land Use Report (LUR) is required for the rezoning. The applicant has prepared a LUR as per Council's terms of reference. A copy of the report is available at engagestjohns.ca.



Analysis

The Envision St. John's Municipal Plan maintains a number of policies that recommend developments that increase density within existing neighbourhoods, are designed to encourage active transportation. Such policies include:

Policy 4.1.2 - Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.

Policy 4.3.2 - Ensure that infill development complements the existing character of the area.

Policy 4.4.1 - 1. Ensure that the review of development proposals considers how new development may affect abutting properties and uses.

Policy 4.6.8 - Require, where appropriate, that sidewalks, paths and lanes provide access to and from bus stops, schools, places of worship, shopping areas, and places of employment.

Policy 8.4.2 - 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 subject property is surrounded by residential uses to the north and south, Columbus Drive to the east, and institutional and office uses to the west. It is an appropriate location for an Apartment Building and is within proximity to amenities, places of employment and commercial areas along Topsail Road. The site is located at a lower elevation than Blue River Place which helps minimize the impact of the proposed development on the existing residential neighbourhood. Should the development proceed, there will be a new lot created between the subject property and the residential area along Waterford Bridge Road, minimizing impacts on those dwellings. The applicants have included trails along the property to Columbus Drive increase pedestrian connectivity. The proposed development is in line with the St. John's Municipal Plan.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on two occasions in The Telegram newspaper on February 17 and February 24, 2024. 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. Background information on the amendment is available at the Engage St. John's project page.

Feedback on the proposal has been mixed. Some are supportive of the project, and feel housing is needed and the project should be expediated. Others have concerns that the proposal is too large and dense for the area and will create too much traffic and congestion. During the application review process, the proposal was reviewed by the City's Transportation Engineers and no concerns were raised.

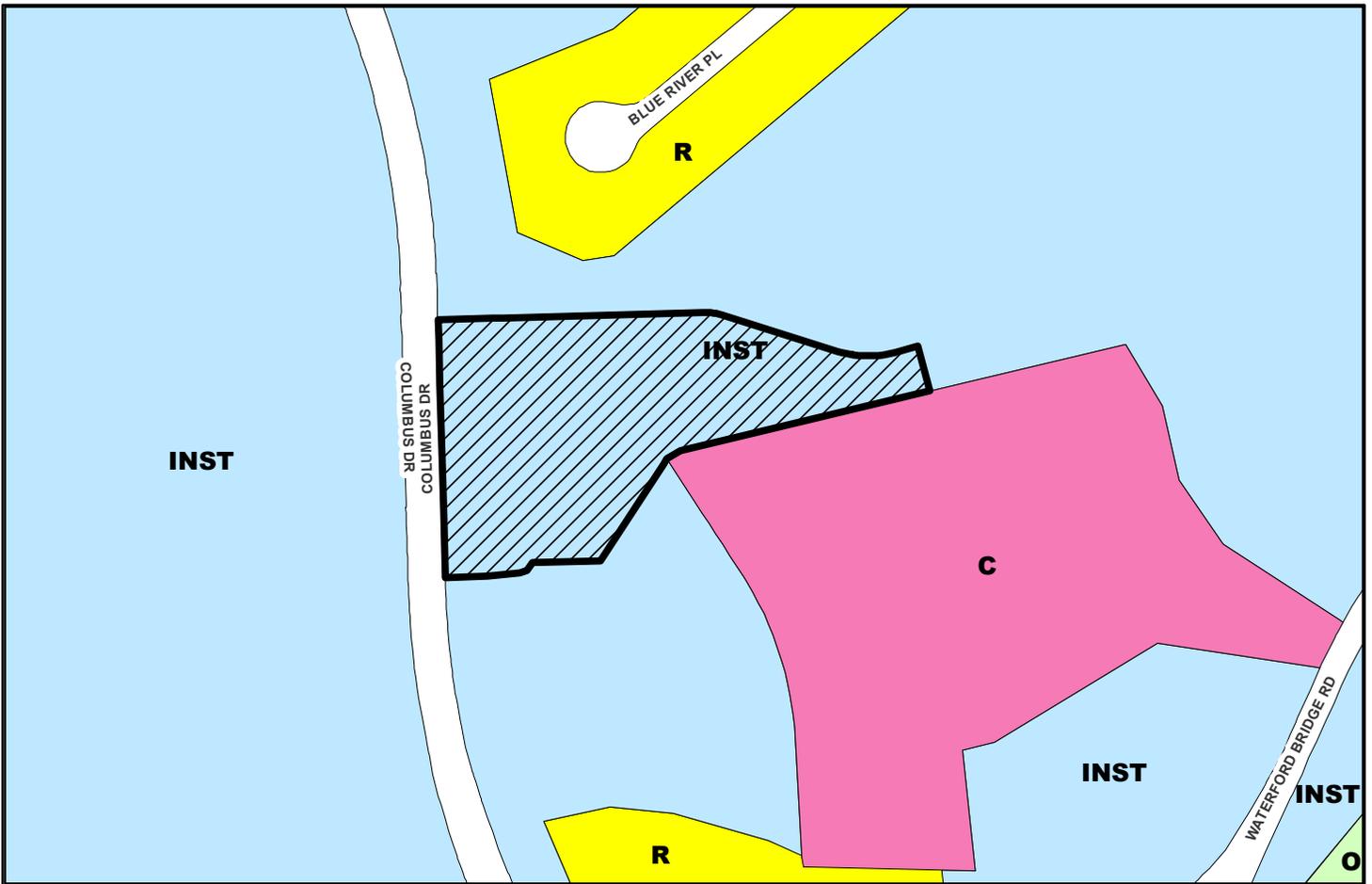
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S MUNICIPAL PLAN AMENDMENT NUMBER 12, 2024

The St. John's Municipal Plan, 2021 is amended by:

- 1. Redesignating land at 214 Waterford Bridge Road [Parcel ID# 14329, 45859] from the Institutional Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**

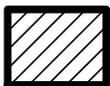


**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 12, 2024**

Future Land Use Map P-1

2024 02 19 Scale: 1:3000
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 (R) LAND USE DISTRICT

214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 33, 2024

Institutional (INST) Zone to Apartment 2 (A2) Zone
214 Waterford Bridge Road

March 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 33, 2024

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 33, 2024.

Adopted by the City Council of St. John's on the 9th day of July, 2024.

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 33, 2024 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 APPROVE

St. John's Development Regulations, 2021

Amendment Number 33, 2024

Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Development Regulations Amendment Number 33, 2024 on the 9th day of July, 2024;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 33, 2024 by way of an advertisement inserted in the Telegram newspaper on the 13th day of July, 2024, on the 20th day of July, 2024, the 27th day of July, 2024, and on the 3rd day of August, 2024; and
3. Set the 14th day of August, 2024 at 7:00 p.m. at the St. John's City Hall in the City of St. John's for the holding of a public hearing to consider objections and submissions.

Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 33, 2024 on the 1st day of October, 2024 as was originally adopted.

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 33, 2024 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 33, 2024

BACKGROUND

The City of St. John's wishes to allow an Apartment Building, with a total of eighty-five (85) dwelling units at 214 Waterford Bridge Road. The subject property is currently within the Institutional District and Zone and therefore an amendment is required to rezone the property to the Apartment 2 (A2) Zone. Within the A2 Zone, Apartment Building is a Permitted Use.

This amendment implements St. John's Municipal Plan Amendment 12, 2024, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on two occasions in The Telegram newspaper on February 17 and February 24, 2024. 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. Background information on the amendment was available at the Engage St. John's project page.

Feedback on the proposal has been mixed. Some are supportive of the project, and feel housing is needed and the project should be expediated. Others have concerns that the proposal is too large and dense for the area and will create too much traffic and congestion. During the application review process, the proposal was reviewed by the City's Transportation Engineers and no concerns were raised.

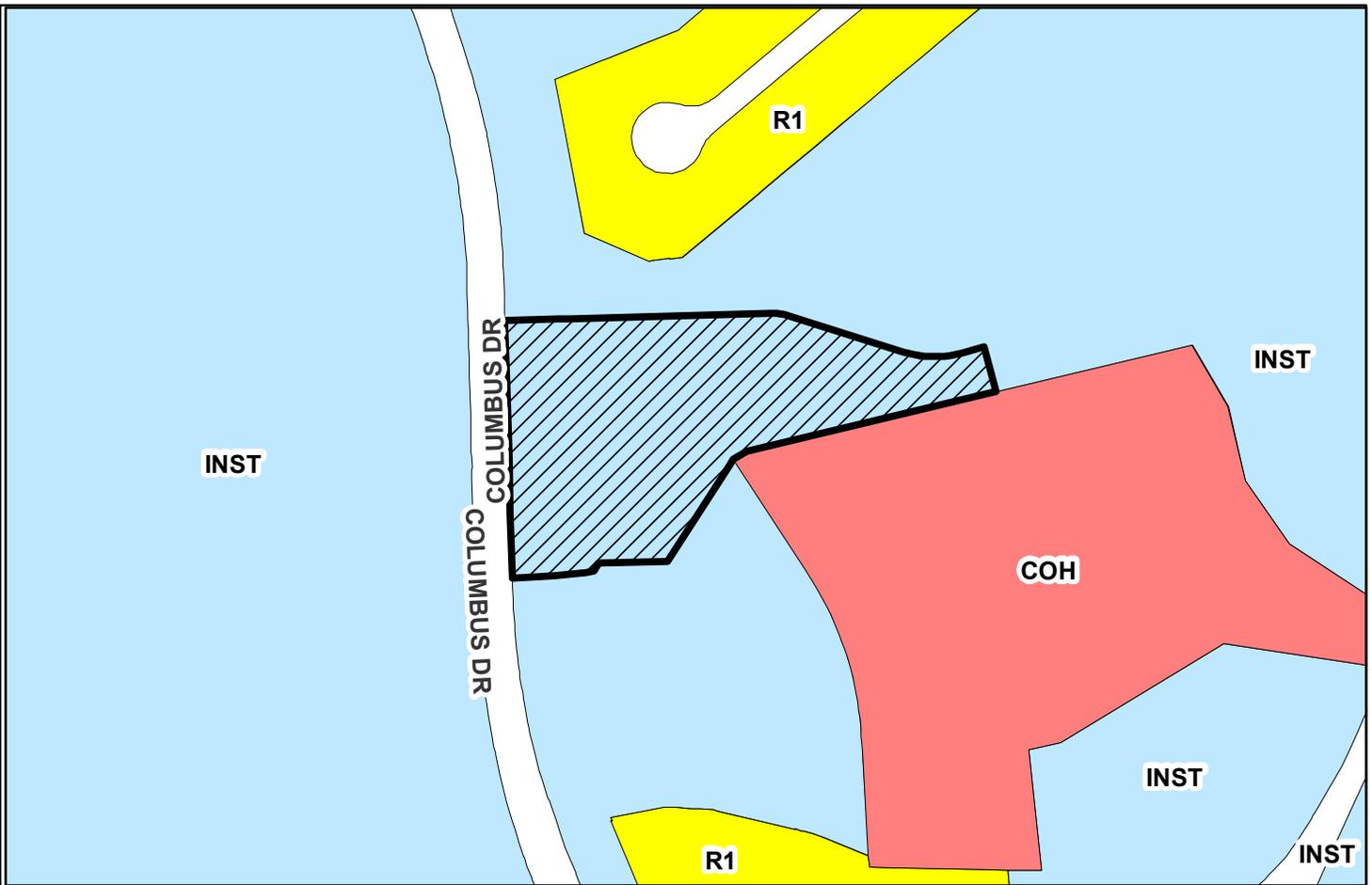
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 33, 2024

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

- 1. Rezoning land at 214 Waterford Bridge Road [Parcel ID# 14329, 45859] from the Institutional (INST) Zone to the Apartment 2 (A2) Zone as shown on City of St. John's Zoning Map attached.**

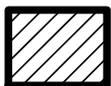


**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 33, 2024**

[City of St. John's Zoning Map]

2024 02 19 Scale: 1:3000
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 2 (A2) LAND USE ZONE

214 WATERFORD BRIDGE ROAD
Parcel ID 14329, 45859

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration