

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 46, 2024

Add Lodging House as a Discretionary Use in the
Commercial Office (CO) Zone

October 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 46, 2024

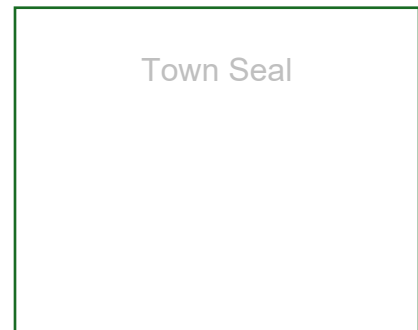
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 46, 2024.

Adopted by the City Council of St. John's on the 15th day of October, 2024.

Signed and sealed this ____ day of _____.

Mayor: _____

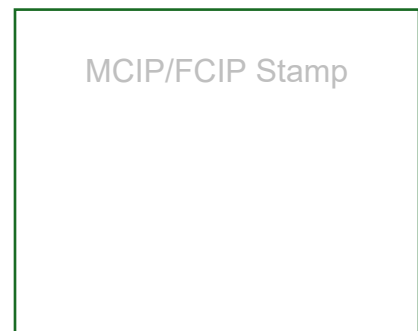
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 46, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



CITY OF ST. JOHN'S

Development Regulations Amendment Number 46, 2024

BACKGROUND AND ANALYSIS

The City has received an application for six (6) residential bedsitting rooms with a common area and shared kitchen, washroom, and laundry facilities at 21 Merrymeeting Road. This would be classified as a Lodging House under the St. John's Development Regulations. The subject property is within the Residential Land Use District of the Envision St. John's Municipal Plan and is zoned Commercial Office (CO). Currently, a Lodging House is not a listed use within the CO Zone and therefore, a text amendment to add this use to the CO Zone is required to consider the proposal.

The Envision St. John's Development Regulations allows Lodging House as a Discretionary Use in several commercial zones, including the Commercial Downtown (CD) Zone, Commercial Downtown Mixed (CDM) Zone, and Commercial Downtown Mixed 2 (CDM2) Zone. Therefore, the proposed text amendment to the CO Zone is to add Lodging House as a Discretionary Use.

The addition of Lodging House to the CO Zone introduces a new form of residential use in the zone. Currently, the CO Zone permits residential use in the form of Dwelling Unit on the 2nd storey or higher. Policies in the Envision St. John's Municipal Plan speak to the importance of adequate and affordable housing options and enable a range of housing types and forms. Policy 4.1.2 encourages 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 4.1.3 promotes a broad range of housing choices for all ages, income groups, and family types through the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households.

The Commercial Office (CO) Zone is also found within the Commercial Land Use District. Section 8.5 of the St. John's Municipal Plan supports mixed-use development and enables the development of residential dwelling units within the Commercial District, provided they do not prevent an area from being used for commercial purposes.

The proposed amendment also aligns with the City's Affordable Housing Strategy 2019-2028 and the Healthy City Strategy. Housing is identified as a key pillar in the City's Healthy City Strategy, which recognizes that a wide range of affordable, adequate, and accessible housing options contribute to community health, sustainable growth and economic security. The City's Affordable Housing Strategy also speaks to the importance of a diverse and inclusive housing stock. Enabling Lodging House as a Discretionary Use in the Commercial Office (CO) Zone introduces a new housing option and can contribute to the creation of a more inclusive and diverse housing stock.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in a local newspaper on September 20, September 27 and October 7, 2024. 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 21 Merrymeeting Road. The submissions received are included in the October 15, 2024, Regular Council Meeting agenda package.

The surrounding neighbourhood expressed a mix of support and opposition to the proposed Lodging House use. Several residents expressed support for the application and believe the proposed development is a positive use of the property and will increase affordable housing options within the neighbourhood.

Many area residents felt that the proposed Lodging House use would not be an appropriate use for this location and expressed concerns about increased crime, property damage, litter, fire risk, and noise. Responses received also expressed concerns about a lack of supervision and support for residents of the Lodging House and concerns about negative impacts to the community, safety of neighborhood residents, and security.

These comments were specific to the proposed site at 21 Merrymeeting Road. This property is subject to the St. John's Noise By-law and The Commercial Maintenance By-law of the City of St. John's. Should the Lodging House use be approved for this site, it would also be subject to The St. John's Residential Property Standards By-law. Further, any interior renovations must comply with the National Building Code to ensure safety requirements are met.

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 Lodging House as a Discretionary Use in the Commercial Office (CO) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 46, 2024

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

- 1) Adding "Lodging House" as a Discretionary Use to the Commercial Office (CO) Zone.**