

# City of St. John's Development Regulations, 2021

## St. John's Development Regulations Amendment Number 42, 2024

### Residential 1 (R1) Land Use Zone to Residential 3 (R3) Land Use Zone for Townhouse Development

October 2024



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**CITY OF ST. JOHN'S Development Regulations, 2021**

**Amendment Number 42, 2024**

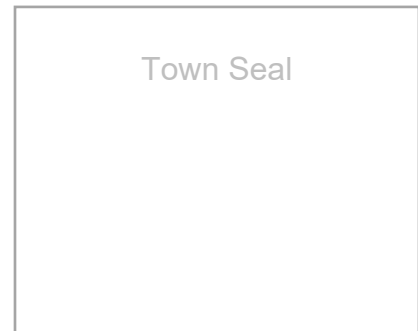
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 42, 2024.

Adopted by the City Council of St. John's on the 1st day of October, 2024.

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

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

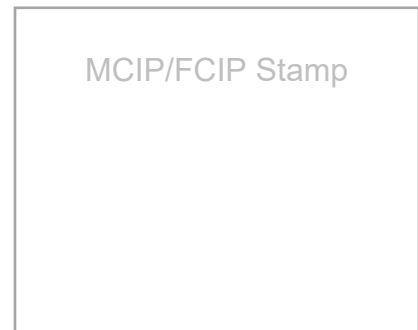
Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 42, 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 42, 2024**

### **BACKGROUND AND PURPOSE**

The City of St. John's wishes to allow a Townhouse development at 231 Main Road. The proposed development will consist of four (4) Townhouses. The subject property is approximately 951 metres squared and is currently vacant. Townhouses are not a Permitted Use within the existing R1 Zone and therefore rezoning is required. The property is within the Residential District, so a Municipal Plan amendment is not required.

### **ANALYSIS**

Policy 4.1.2 of the Envision St. John's Municipal Plan encourages the City to enable a range of housing to create diverse neighbourhoods with a mix of housing forms and tenures. Policy 4.1.1 of the Municipal Plan encourages the City to support the implementation of the City of St. John's Affordable Housing Strategy 2019-2028. The Municipal Plan also promotes higher density development in and around key corridors to support increased access to housing and transportation options and to reduce service and infrastructure costs.

As per Policy 8.4.1 of the St. John's Municipal Plan, within the Residential Land Use District Council shall establish low, medium, and high-density residential land use zones that consider a variety of residential forms. Policies 8.4.9 and 9.4.11 of the Municipal Plan encourage increased density in residential areas where appropriate and the development of infill, rehabilitation and redevelopment projects that use existing infrastructure. The proposed rezoning meets these Municipal Plan policies. The subject property is serviced by a Metrobus Route that runs along Main Road. The addition of Townhouses on a corner lot in an area that consists primarily of Single Detached Dwellings introduces a new housing form to the area and gently increases density in the neighbourhood. The proposed development also aligns with the City's Affordable Housing Strategy 2019-2028 as it contributes to a diverse and inclusive housing stock.

### **PUBLIC CONSULTATION**

The proposed rezoning was advertised on three occasions in The Telegram newspaper on August 30, September 6, and September 13, 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 on the Engage St. John's project page. Submissions received can be found in the October 1, 2024, Regular Council Meeting agenda package.

The City received two submissions opposing the project and one comment supporting the project. Concerns were raised about the availability of parking in the area and

potential impacts of introducing a new housing form in an area that consists primarily of Single Detached Dwellings.

While staff acknowledge these concerns, the proposed development does meet the policies in the St. John's Municipal Plan to increase density and allow for a variety of housing types in neighbourhoods.

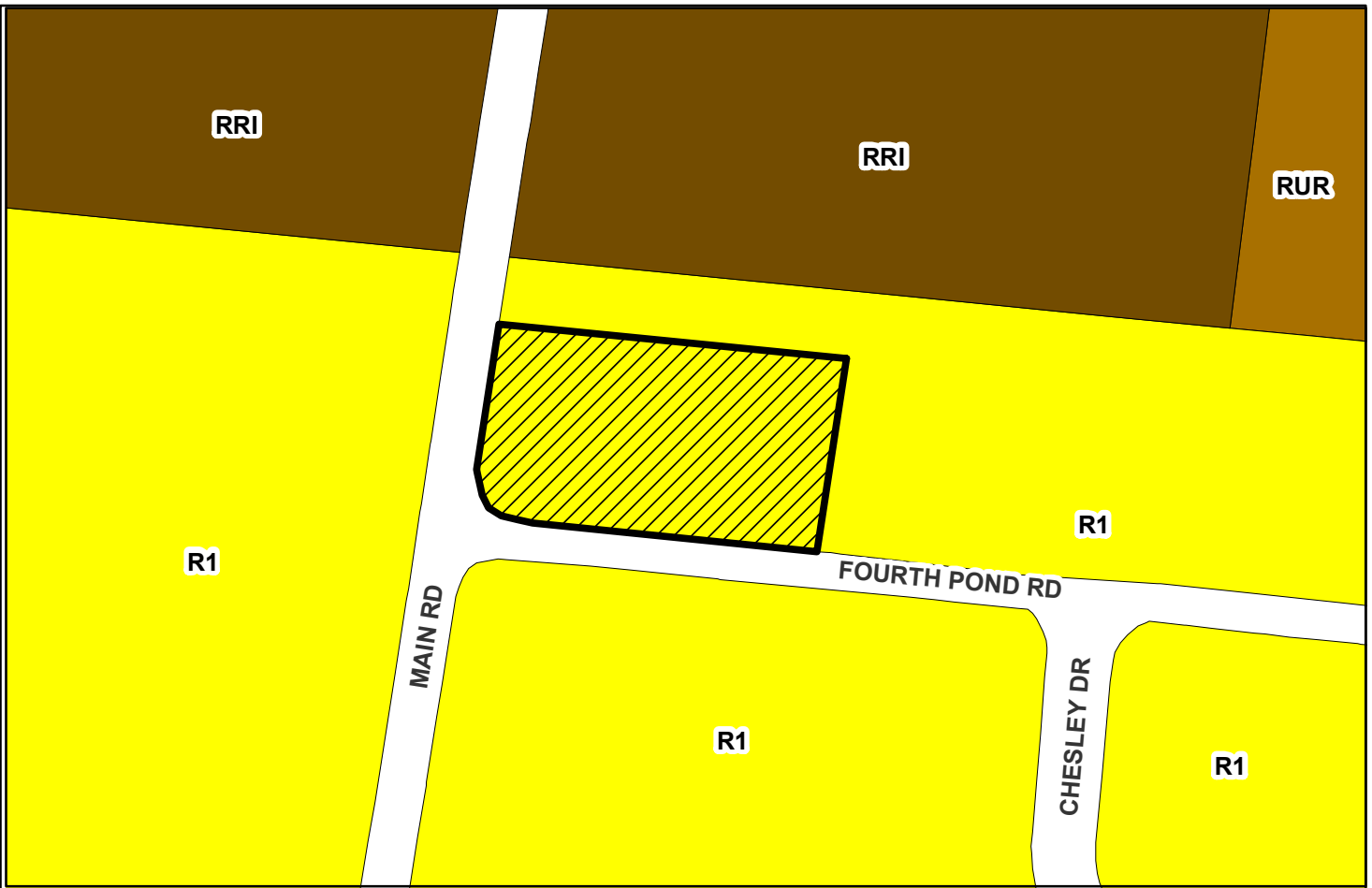
#### **ST. JOHN'S URBAN REGION REGIONAL PLAN**

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 to rezone this property to the Residential 3 (R3) Zone.

#### **ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 42, 2024**

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

**Rezoning land at 231 Main Road [Parcel ID# 9291] from the Residential 1 (R1) Zone to the Residential 3 (R3) Zone as shown on City of St. John's Zoning Map attached.**

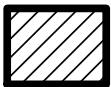


**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 42, 2024**

[City of St. John's Zoning Map]

2024 09 06 Scale: 1:1000  
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 1 (R1) LAND USE ZONE TO  
RESIDENTIAL 3 (R3) LAND USE ZONE

**231 MAIN ROAD  
Parcel ID 9291**

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

\_\_\_\_\_  
Mayor

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

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

Development Regulations/Amendment

**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration