

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 47, 2024

Commercial Local (CL) Land Use Zone to Apartment 2 (A2) Land Use Zone for an Apartment Building

December 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 47, 2024

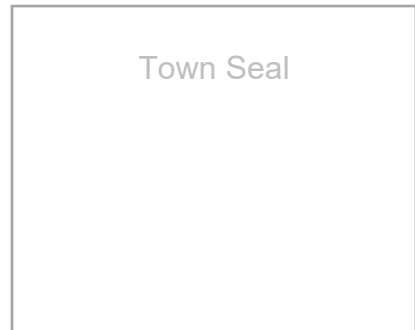
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 47, 2024.

Adopted by the City Council of St. John's on the 10th day of December, 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 47, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Development Regulations/Amendment
REGISTERED
Number _____
Date _____
Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 47, 2024

BACKGROUND AND PURPOSE

The City of St. John's wishes to allow an Apartment Building at 26 Alexander Street. The property is within the Residential District, therefore a Municipal Plan amendment is not required. The subject property currently contains a commercial building on site, formerly Power's Salvage and before that, Mammy's Bakery. Connections for Seniors is proposing to redevelop the building into affordable seniors' housing. A total of 60 rental units are planned. The Apartment Building Use is Permitted in the A2 Zone.

ANALYSIS

The vision of the Municipal Plan is to create and foster healthy neighbourhoods by increasing the supply of affordable housing.

Section 4.1 of the Envision Municipal Plan encourages the City to enable a range of housing to create diverse neighbourhoods with a mix of housing forms and tenures. Further, it promotes higher density development along key transportation corridors to support increased access to housing and transportation options and to reduce service and infrastructure costs. The proposed development meets these policies. The adjacent properties are primarily Single Detached Dwellings with St. Andrew's Elementary School nearby. The development is proposed near the corner of Alexander Street and Water Street. The proposed accessible Apartment Building will add another housing form to the neighbourhood and is located along or near Metrobus transit routes.

Policy 4.1.3 promotes a "range of housing choices for all ages, income groups and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households." The proposed project is in line with this policy as an accessible building for low-income seniors.

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. Further, Policy 8.4.11 promotes the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure. The proposed development will take advantage of existing municipal services while increasing the density and providing a different type of housing in this neighbourhood.

PUBLIC CONSULTATION

A public meeting was held on November 20, 2024, at 7pm at St. John's City Hall. The proposed amendment and public meeting were advertised on three occasions in The Telegram newspaper on November 1, November 8, and November 15, 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. Minutes from the public meeting and submissions received can be found in the December 10, 2024, Regular Council Meeting agenda package.

Generally, the surrounding neighbourhood is in favour of the proposed rezoning. However, many voiced their concern for parking in the area as a result of the proposed Apartment Building. A few concerns were also raised about the number of shelters in the neighbourhood and the rise in crime and drug use. It was clarified that the proposed Apartment Building is not a shelter but independent seniors' living.

While staff acknowledge the neighbourhood's 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.

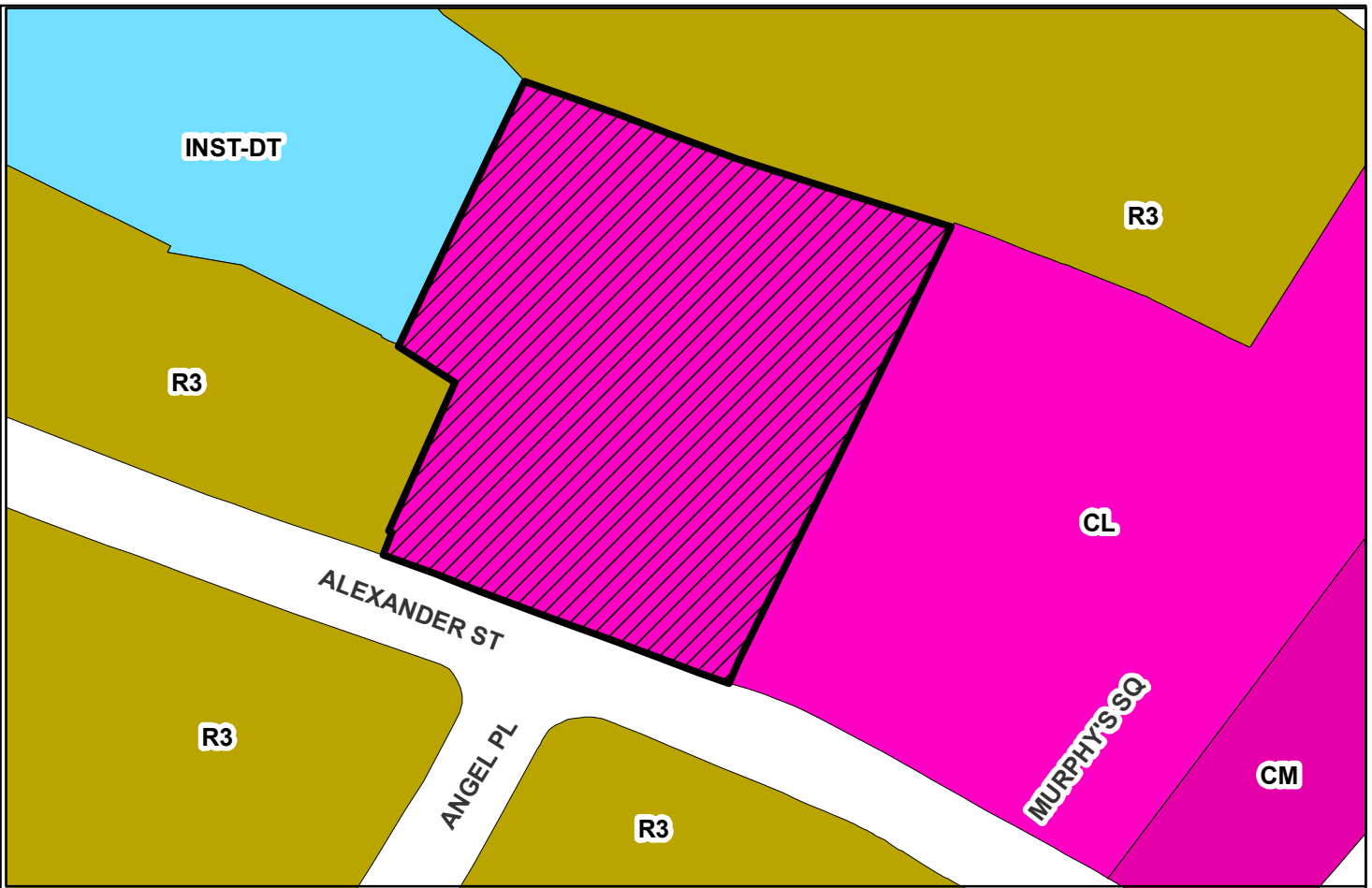
ST. JOHN'S URBAN REGION REGIONAL PLAN

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.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 47, 2024

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

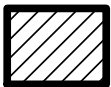
Rezoning land at 26 Alexander Street [Parcel ID 22836] from the Commercial Local (CL) Zone to the Apartment 2 (A2) Zone as shown on City of St. John's Zoning Map attached.



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 47, 2024**
[City of St. John's Zoning Map]

2024 12 04 Scale: 1:750
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
COMMERCIAL LOCAL (CL) LAND USE ZONE
TO APARTMENT 2 (A2) LAND USE ZONE

26 ALEXANDER STREET
Parcel ID 22836

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration