

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 13, 2024

**Institutional Land Use District to
Residential Land Use District
50 Bennett Avenue**

June 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 13, 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 13, 2024.

Adopted by the City Council of St. John's on the 20th day of August, 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 13, 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 13, 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:

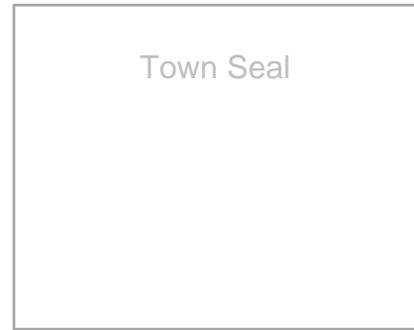
1. Adopted the St. John's Municipal Plan Amendment Number 13, 2024 on the 20th day of August, 2024;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 13, 2024 by way of an advertisement inserted in the Telegram newspaper on the 24th day of August, 2024, on the 30th day of August, 2024, and on the 6th day of September, 2024; and
3. Set the 11th day of September, 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 13, 2024 on the 15th 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 13, 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 13, 2024

BACKGROUND AND ANALYSIS

Background

The City has received an application from JSM Properties Inc. to rezone land at 50 Bennett Avenue for three Apartment Buildings and a Four-Plex with a total of fifty (50) units. 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 1 (A1) Zone.

Analysis

The Envision St. John's Municipal Plan maintains a number of policies that recommend developments that increase density within existing neighbourhoods. 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 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, the former I. J. Samson Junior High School (demolished), is an undeveloped site at the rear of Townhouses along Bennett Avenue and Beaumont Street. The combination of Apartment Buildings and Four-Plex on one lot will be considered a new Cluster Development use. A Cluster Development is defined as two or more Buildings, each of which is comprised of a Townhouse Cluster, Triplex, Four-Plex, or Apartment Building, or any combination thereof, on one Lot, as a condominium or common ownership.

This site is an appropriate location for a Cluster Development and is within proximity to amenities, places of employment and commercial businesses in the Ropewalk Lane area. The proposed building height, building scale and design is similar to the surrounding Townhouses and is an infill development that has taken the existing

character of the neighbourhood into consideration. 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 three occasions in The Telegram newspaper on June 8, June 15 and June 22, 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 new housing developments are needed. Some felt that the development could be a higher density while others are opposed to the development. Some of the objections and concerns raised include a worry that there will be increased traffic and illegal on-street parking, the proposed building height, and some specific concerns regarding the site plan and fencing.

The application was reviewed by the City's Transportation Division and no concerns were raised. With respect to building height, the proposed height is 9 metres, which is a similar height and building design as the surrounding townhouses.

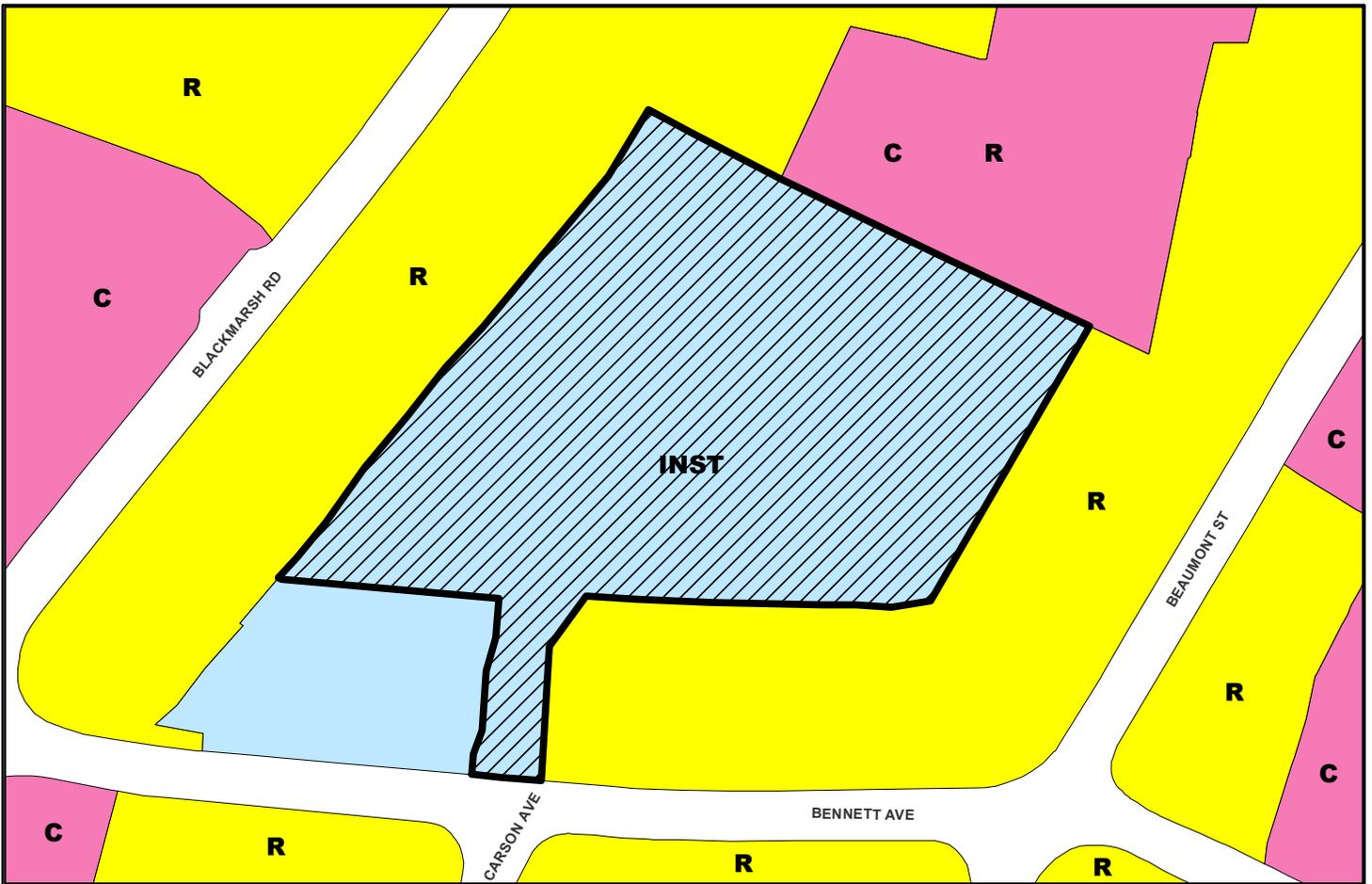
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 13, 2024

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

- 1. Redesignating land at 50 Bennett Avenue [Parcel ID# 46400] from the Institutional Land Use District to the Residential Land Use District as shown on Future Land Use Map P-1 attached.**

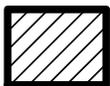


**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 13, 2024**

Future Land Use Map P-1

2024 07 08 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 REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT
TO RESIDENTIAL (R) LAND USE DISTRICT

**50 BENNETT AVENUE
Parcel ID 46400**

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 39, 2024

Institutional (INST) Zone to Apartment 1 (A1) Zone
50 Bennett Avenue

July 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 39, 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 39, 2024.

Adopted by the City Council of St. John's on the 20th day of August, 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 39, 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 39, 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:

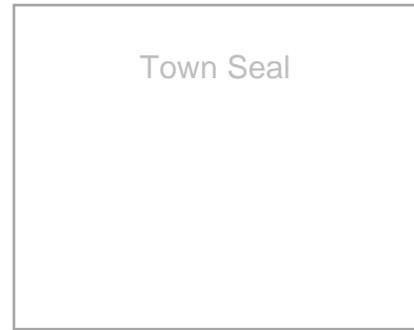
1. Adopted the St. John's Development Regulations Amendment Number 39, 2024 on the 20th day of August, 2024;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 39, 2024 by way of an advertisement inserted in the Telegram newspaper on the 24th day of August, 2024, on the 30th day of August, 2024 , and on the 6th day of September, 2024; and
3. Set the 11th day of September, 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 39, 2024 on the 15th 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 39, 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 39, 2024

BACKGROUND

The City of St. John's wishes to allow three Apartment Buildings and a Four-Plex, with a total of fifty (50) dwelling units at 50 Bennett Avenue. The subject property is currently within the Institutional District and Zone and therefore an amendment is required to rezone the property to the Apartment 1 (A1) Zone.

This amendment implements St. John's Municipal Plan Amendment 13, 2024, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on three occasions in The Telegram newspaper on June 8, June 15 and June 22, 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 new housing developments are needed. Some felt that the development could be a higher density while others are opposed to the development. Some of the objections and concerns raised include a worry that there will be increased traffic and illegal on-street parking, the proposed building height and some specific concerns regarding the site plan and fencing.

The application was reviewed by the City's Transportation Division and no concerns were raised. With respect to building height, the proposed height is 9 metres, which is a similar height and building design as the surrounding townhouses.

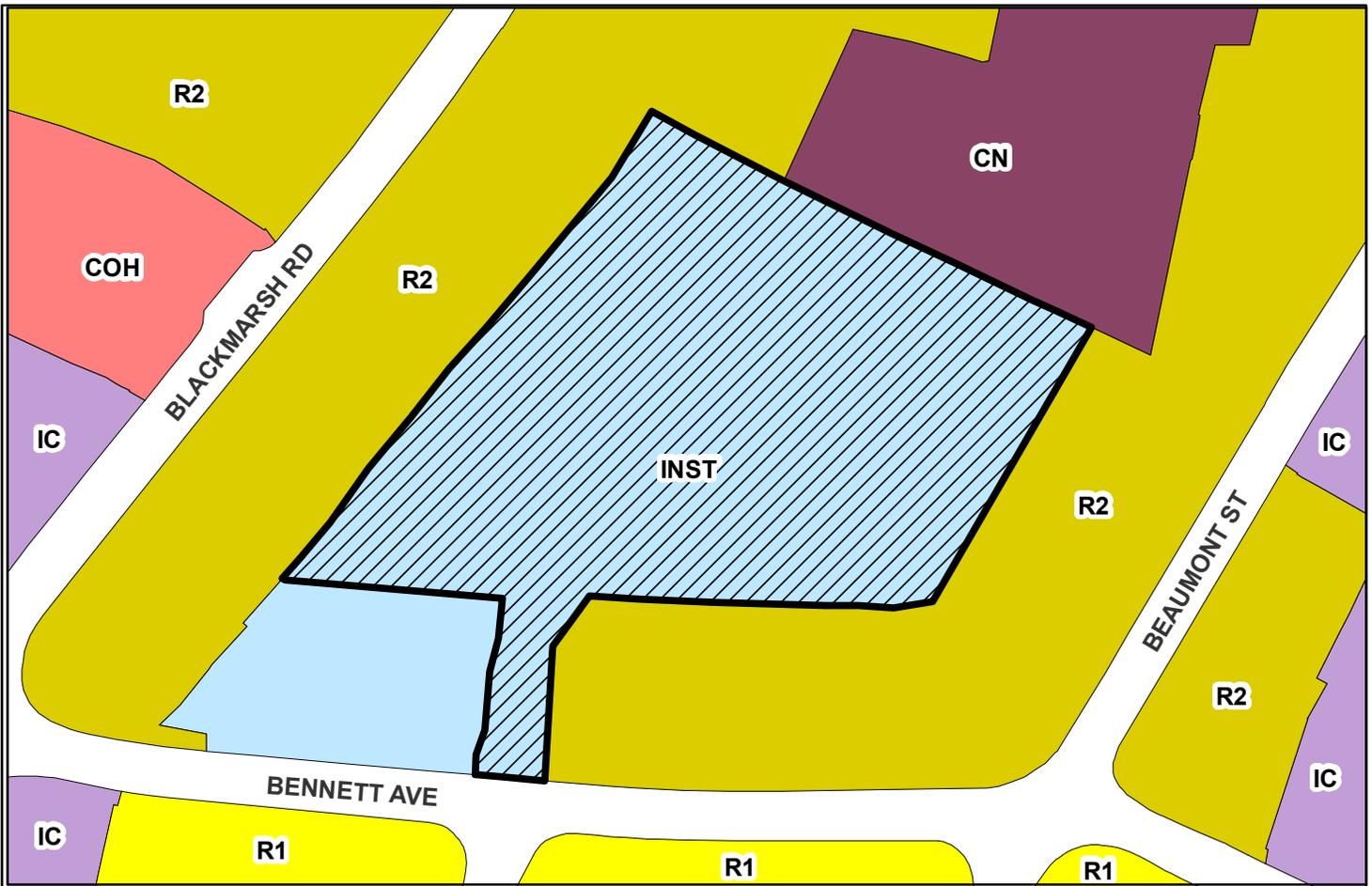
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 39, 2024

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

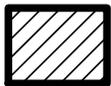
- 1. Rezoning land at 50 Bennett Avenue [Parcel ID# 46400] from the Institutional (INST) Zone to the Apartment 1 (A1) Zone as shown on City of St. John's Zoning Map attached.**



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 39, 2024**
[City of St. John's Zoning Map]

2024 07 08 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
INSTITUTIONAL (INST) LAND USE ZONE
TO APARTMENT 1 (A1) LAND USE ZONE

50 BENNETT AVENUE
Parcel ID 46400

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration