

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 16, 2024

**Institutional Land Use District to
Residential Land Use District
34 New Cove Road**

December 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 16, 2024

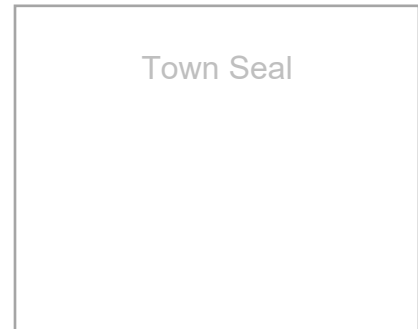
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 16, 2024.

Adopted by the City Council of St. John's on the ____ day of _____, 2025.

Signed and sealed this ____ day of _____.

Mayor: _____

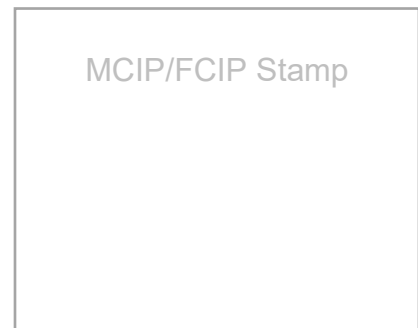
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 16, 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 16, 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:

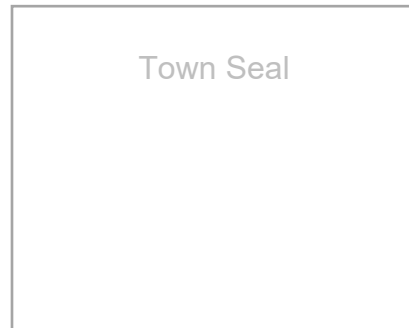
1. Adopted the St. John's Municipal Plan Amendment Number 16, 2024 on the ____ day of _____, 2025;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 16, 2024 by way of an advertisement inserted in the Telegram newspaper on the ____ day of _____, 2025, on the ____ day of _____, 2025, the ____ day of _____, 2025, and on the ____ day of _____, 2025; and
3. Set the ____ day of _____ 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 16, 2024 on the ____ day of _____, 2025 as was originally adopted.

Signed and sealed this ____ day of _____.

Mayor: _____

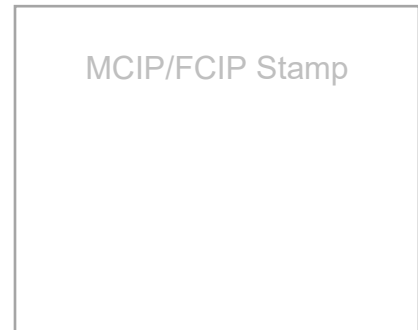
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 16, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

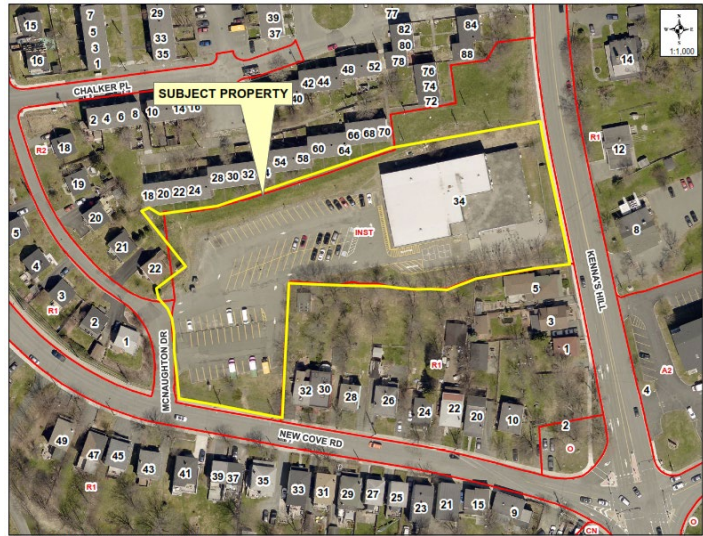
CITY OF ST. JOHN'S

Municipal Plan Amendment Number 16, 2024

BACKGROUND AND ANALYSIS

Background

The City has received an application from KMK Capital Inc. to rezone 34 New Cove Road to develop a 10 storey 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 3 (A3) Zone. Apartment Building is a Permitted Use within the A3 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. 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 4.4.1 - 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 low to medium density residential uses. The Proposed location of the Apartment Building is within proximity to amenities, places of employment, commercial areas and public transit routes. The site is the location of the former Max building, and before that, the YM/YWCA. The existing building will be demolished and replaced with the proposed Apartment Building. 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 October 25, November 1, and November 8, 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 along McNaughton Drive and New Cove Road. During the application review process, the proposal was reviewed by the City's Transportation Engineers and no concerns were raised based on the Transportation Impact Memo.

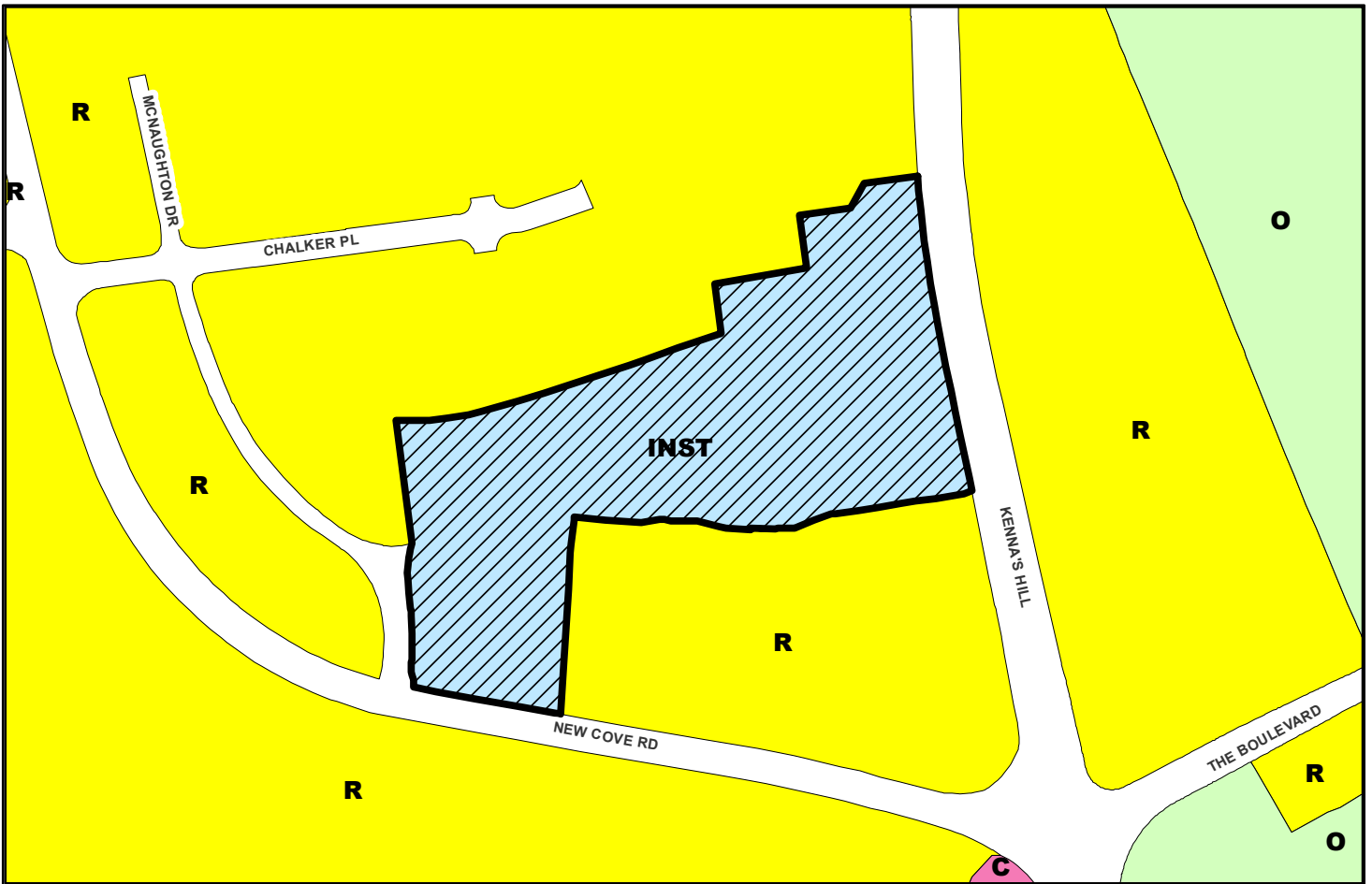
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 16, 2024

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

- 1. Redesignating land at 34 New Cove Road [Parcel ID# 40638] 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. 16, 2024**

Future Land Use Map P-1

2024 12 09 Scale: 1:2000
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

**34 NEW COVE ROAD
Parcel ID 40638**

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 48, 2024

Institutional (INST) Zone to Apartment 3 (A3) Zone
34 New Cove Road

December 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 48, 2024

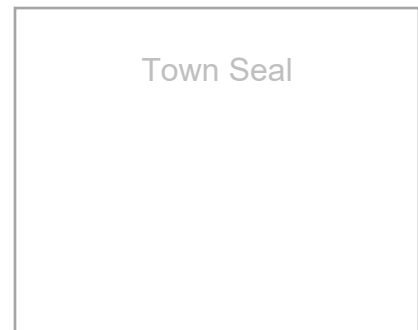
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 48, 2024.

Adopted by the City Council of St. John's on the ____ day of _____, 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 48, 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 48, 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:

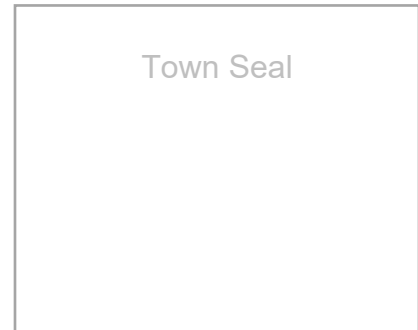
1. Adopted the St. John's Development Regulations Amendment Number 48, 2024 on the ____ day of _____, 2024;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 48, 2024 by way of an advertisement inserted in the Telegram newspaper on the ____ day of _____, 2024, on the ____ day of _____, 2024, the ____ day of _____, 2024, and on the ____ day of _____, 2024; and
3. Set the ____ day of _____, 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 48, 2024 on the ____ day of [Click or tap to enter a date.](#) 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 48, 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 48, 2024

BACKGROUND

The City of St. John's wishes to allow an Apartment Building at 34 New Cove 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 3 (A3) Zone. Within the A3 Zone, Apartment Building is a Permitted Use.

This amendment implements St. John's Municipal Plan Amendment 16, 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 October 25, November 1, and November 8, 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 expedited. Others have concerns that the proposal is too large and dense for the area and will create too much traffic and congestion along McNaughton Drive. During the application review process, the proposal was reviewed by the City's Transportation Engineers and no concerns were raised based on the Transportation Impact Memo.

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 47, 2024

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

1. **Rezoning land at 34 New Cove Road [Parcel ID# 40638] from the Institutional (INST) Zone to the Apartment 3 (A3) Zone as shown on City of St. John's Zoning Map attached.**

2. Adding the following to Section 4.9(2) Land Use Report:

"4.9(2)(i) buildings with an alternative Building Stepback in accordance with Subsection 7.1.4(b), which Land Use Report shall address wind, shadowing, precipitation, and privacy impacts on adjacent residential properties and pedestrians."

3. Repealing Section 7.1.4 Building Stepback, which states:

“7.1.4 Building Stepback

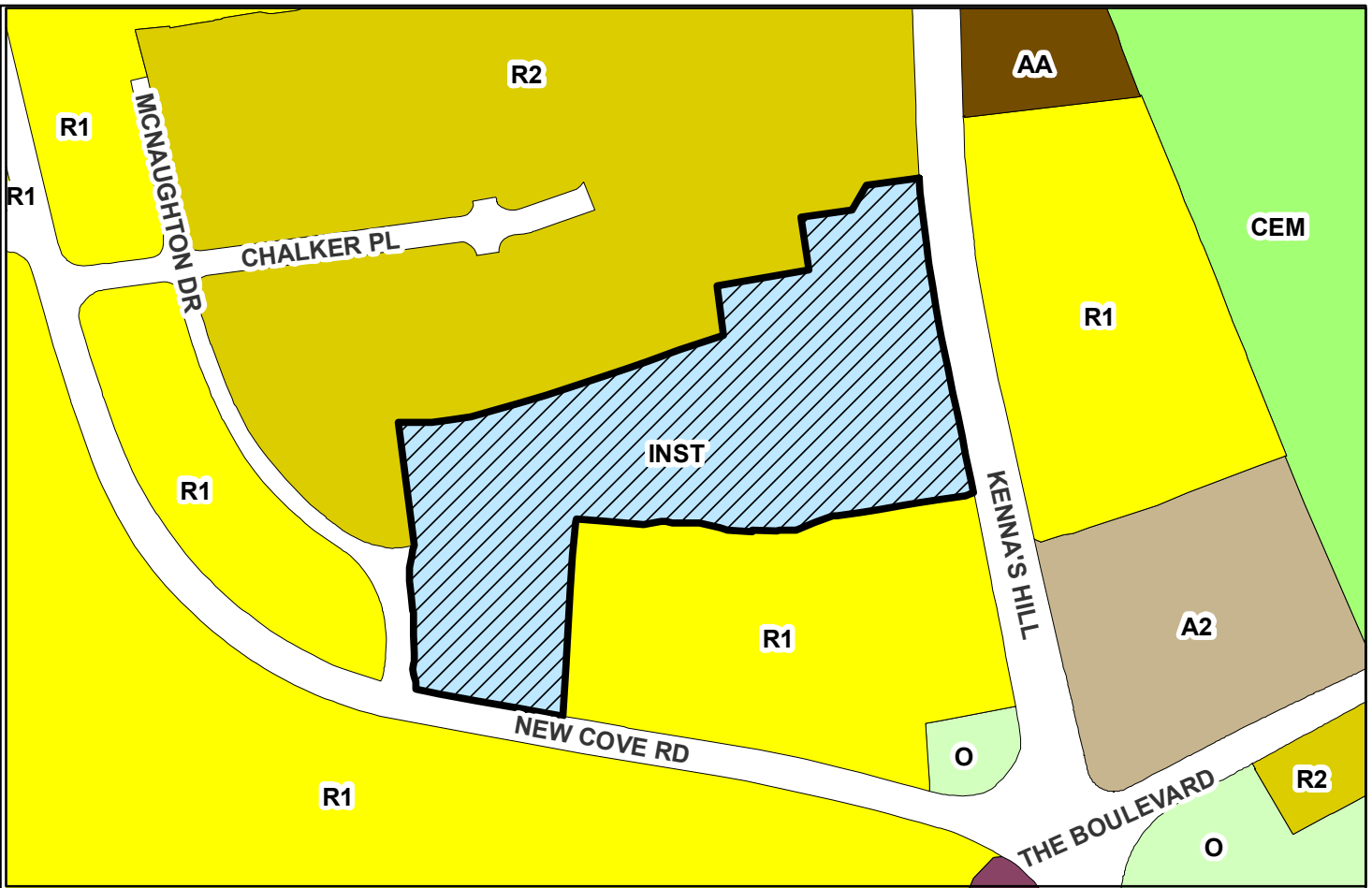
All Buildings on a Lot which is in or abuts a Residential Zone and being 12 metres or greater in Building Height shall not project above a 45 degree angle as measured from the Rear Yard Lot Line and/or Side Yard Lot Line at a height of 12 metres.”

And substituting the following:

“7.1.4 Building Stepback

(a) All Buildings on a Lot which is in or abuts a Residential Zone and being 12 metres or greater in Building Height shall not project above a 45 degree angle as measured from the Rear Yard Lot Line and/or Side Yard Lot Line at a height of 12 metres.

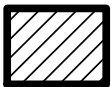
(b) Where an applicant wishes to propose a Building Stepback that differs from that required in Subsection 7.1.4(a), Council shall require a Land Use Report in accordance with Section 4.9.”



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 48, 2024**
[City of St. John's Zoning Map]

2024 12 09 Scale: 1:2000
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 3 (A3) LAND USE ZONE

34 NEW COVE ROAD
Parcel ID 40638

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration