

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

## St. John's Development Regulations Amendment Number 49, 2025

### Residential 1 (R1) Land Use Zone to Apartment 2 (A2) Land Use Zone for an Apartment Building

March 2025



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

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

**Amendment Number 49, 2025**

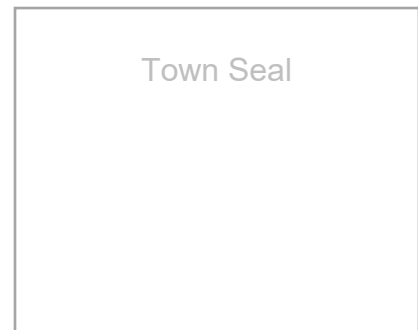
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 49, 2025.

Adopted by the City Council of St. John's on the 25th day of March, 2025.

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

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

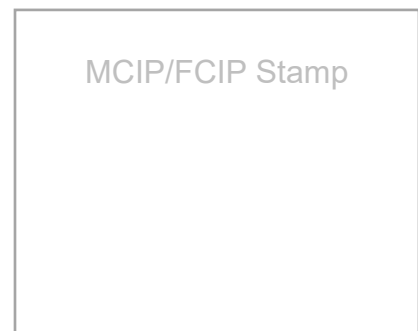
Clerk: \_\_\_\_\_



**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 49, 2025 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 49, 2025**

### **BACKGROUND AND PURPOSE**

The City of St. John's wishes to allow an Apartment Building at 7 Waterford Bridge Road. The property is within the Residential District, therefore a Municipal Plan amendment is not required. The subject property currently contains a Single Detached Dwelling on site. Harbour Capital Corporation is proposing to redevelop the existing building into a six-unit Apartment Building. The Apartment Building Use is Permitted in the A2 Zone.

### **ANALYSIS**

The Municipal Plan encourages a diversity of housing to help strengthen neighbourhoods. Specifically, 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 this policy.

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 March 5, 2025, at 7pm at St. John's City Hall. The proposed amendment and public meeting were advertised on three occasions in The Telegram newspaper on February 14, February 21, and February 28, 2025. A notice of the amendment was also mailed to property owners within 150 metres of the application site, posted on the City's website and in two conspicuous places in the area affected. Background information on the amendment was available on the Engage St. John's project page. Minutes from the public meeting and submissions received can be found in the March 25, 2025, Regular Council Meeting agenda package.

Generally, public feedback was mixed. The surrounding neighbourhood is concerned with traffic, road safety, increased density in the area, and possible future development on the subject site.

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. Staff reviewed the proposal and do not have concerns.

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

The proposed amendment is in line with the St. John's Urban Region Regional Plan (the "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 49, 2025**

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

**Rezoning land at 7 Waterford Bridge Road [Parcel ID 3850] from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone as shown on City of St. John's Zoning Map attached.**