

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 14, 2024

**Rural Land Use District to
Residential Land Use District
188 New Pennywell Road**

April 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

Amendment Number 14, 2024

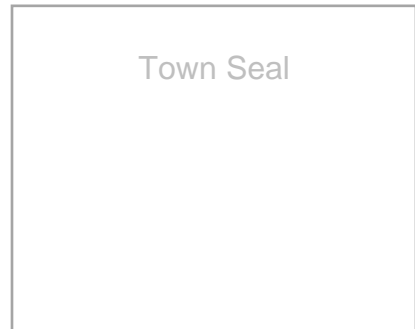
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 14, 2024.

Adopted by the City Council of St. John's on the 3rd day of September, 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 14, 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 14, 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 14, 2024 on the 3rd day of September, 2024;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 14, 2024 by way of an advertisement inserted in the Telegram newspaper on the 13th day of September, 2024, on the 20th day of September, 2024, and on the 27th day of September, 2024; and
3. Set the 2nd day of October, 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 14, 2024 on the 8th day of April, 2025 as was originally adopted.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 14, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Municipal Plan/Amendment
REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 14, 2024

BACKGROUND AND ANALYSIS

Background

The City has received an application from Nidus Development Inc. to rezone land at 188 New Pennywell Road for a Cluster Development (comprised of Townhouse Cluster buildings) with a total of thirty-two (32) units. The subject property is currently within the Residential District at the front of the property, and the Rural District at the rear. A Municipal Plan amendment is required to redesignate the rear of the property from the Rural District to the Residential District. The associated St. John's Development Regulations Amendment No. 40, 2024 will rezone the entire property from the Residential 1 (R1) Zone and Rural (RUR) Zone to the Residential 2 Cluster (R2C).

Analysis

The Envision St. John's Municipal Plan maintains a number of policies that recommend developments which increase density within existing neighbourhoods. The Growth and Development Strategy is achieved through the identification of undeveloped areas that are able to accommodate future, well-planned growth, with an emphasis on encouraging intensification. Further, the City shall preserve the pattern and scale of development in established residential neighbourhoods and work to improve amenities such as local food, services, parks, recreation and pedestrian trail networks.

The Plan recognizes that in order to have a City of healthy, walkable neighbourhoods with access to local services, a greater mix of uses and higher density residential development will be required to support such initiatives.

Policies that recommend increased density 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.

188 New Pennywell Road is a vacant lot that previously contained a Single-detached Dwelling. Within the R2C Zone, the maximum building height is 10 metres, which is similar to the 9 metres maximum building height of the adjacent Residential 1 (R1) properties. This will restrict the new development to a similar massing as the existing Zone. The development will introduce a new housing form to this neighbourhood, which will create a more diverse neighbourhood for new residents or existing residents looking to downsize and remain within the neighbourhood. The proposed development is considered a moderate intensification and is in line with the St. John's Municipal Plan.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on four occasions in The Telegram newspaper on June 20, July 6, July 13, and July 20, 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 that the development will be a good fit in the neighbourhood, while others have concerns that the development is too dense. Concerns were raised that the development will cause traffic congestion in the neighbourhood, however the application was reviewed by the City's Transportation Engineering Division and no concerns were raised. There are also concerns about the overall loss of trees. The proposed development meets the City's landscape requirements and existing trees will remain at the rear of the lot and dwellings were possible.

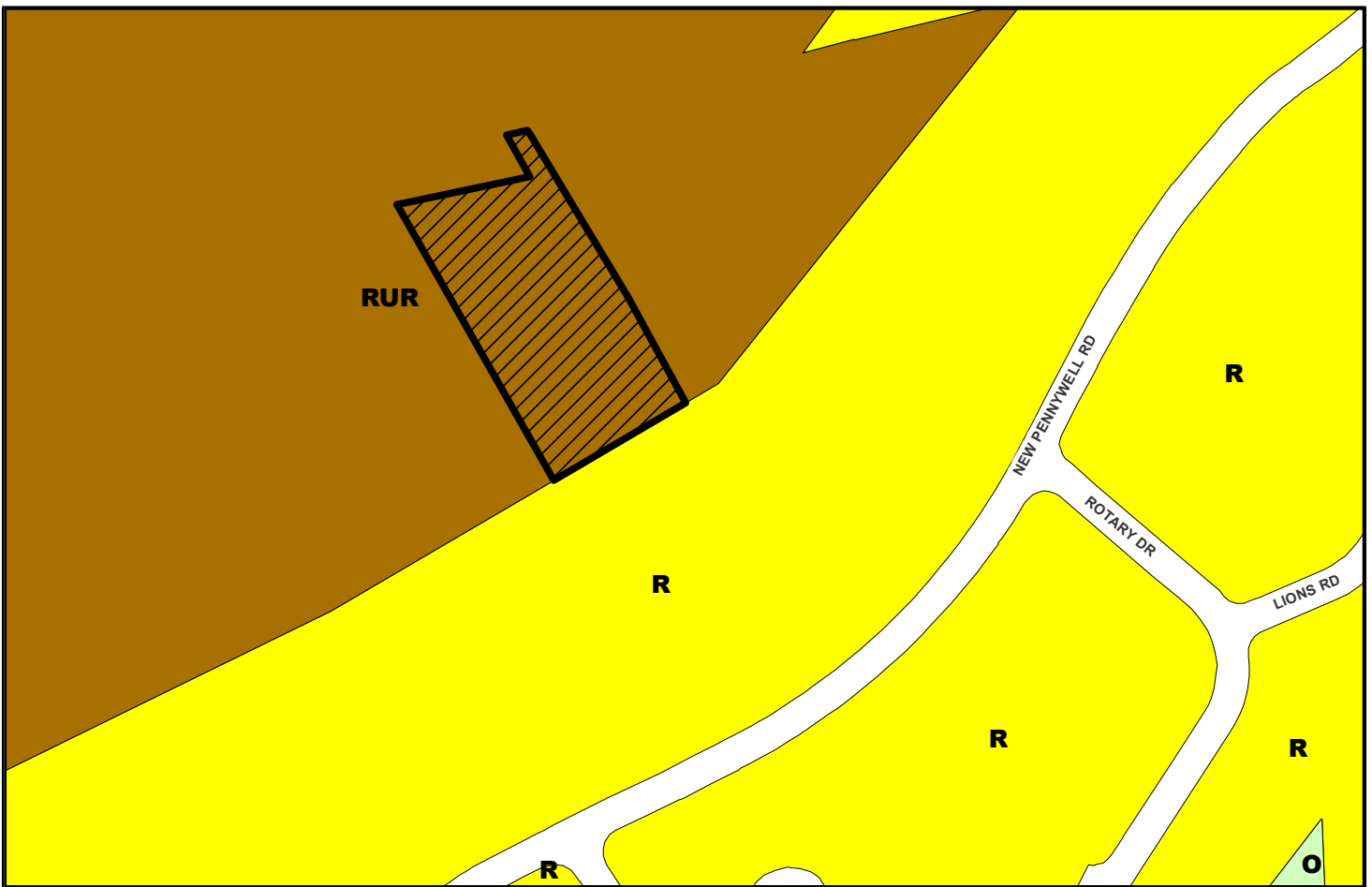
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 14, 2024

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

- 1. Redesignating land at 188 New Pennywell Road [Parcel ID# 21007] from the Rural 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. 14, 2024**

Future Land Use Map P-1



AREA PROPOSED TO BE REDESIGNATED FROM
RURAL (RUR) LAND USE DISTRICT TO
RESIDENTIAL (R) LAND USE DISTRICT

**188 NEW PENNYWELL ROAD
Parcel ID 21007**

2024 08 08 Scale: 1:2500
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.**

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 40, 2024

**Residential 1 (R1) and Rural (RUR) Zone
to the Residential 2 Cluster (R2C) Zone
188 New Pennywell Road**

February 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 40, 2024

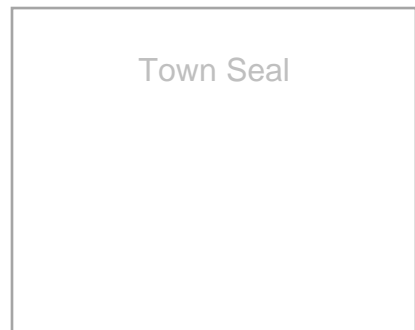
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Development Regulations Amendment Number 40, 2024.

Adopted by the City Council of St. John's on the 3rd day of September, 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 40, 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 40, 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 40, 2024 on the 3rd day of September, 2024;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 40, 2024 by way of an advertisement inserted in the Telegram newspaper on the 13th day of September, 2024, on the 20th day of September, 2024 , and on the 27th day of September, 2024; and
3. Set the 2nd day of October, 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 40, 2024 on the 8th day of April, 2025 as was originally adopted.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 40, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 40, 2024

BACKGROUND

The City of St. John's wishes to allow a Cluster Development (comprised of Townhouse Cluster buildings) with a total of thirty-two (32) dwelling units at 188 New Pennywell Road. The subject property is currently within the Rural District and Zone, and the Residential District and Residential 1 (R1) Zone. Therefore, an amendment is required to rezone the property to the Residential 2 Cluster (R2C) Zone.

This amendment implements St. John's Municipal Plan Amendment 14, 2024, which is being processed concurrently.

PUBLIC CONSULTATION

The proposed Municipal Plan and Development Regulations amendment was advertised on four occasions in The Telegram newspaper on June 20, July 6, July 13, and July 20, 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 that the development will be a good fit in the neighbourhood, while others have concerns that the development is too dense. Concerns were raised that the development will cause traffic congestion in the neighbourhood, however the application was reviewed by the City's Transportation Engineering Division and no concerns were raised. There are also concerns about the overall loss of trees. The proposed development meets the City's landscape requirements and existing trees will remain at the rear of the lots and dwellings were possible.

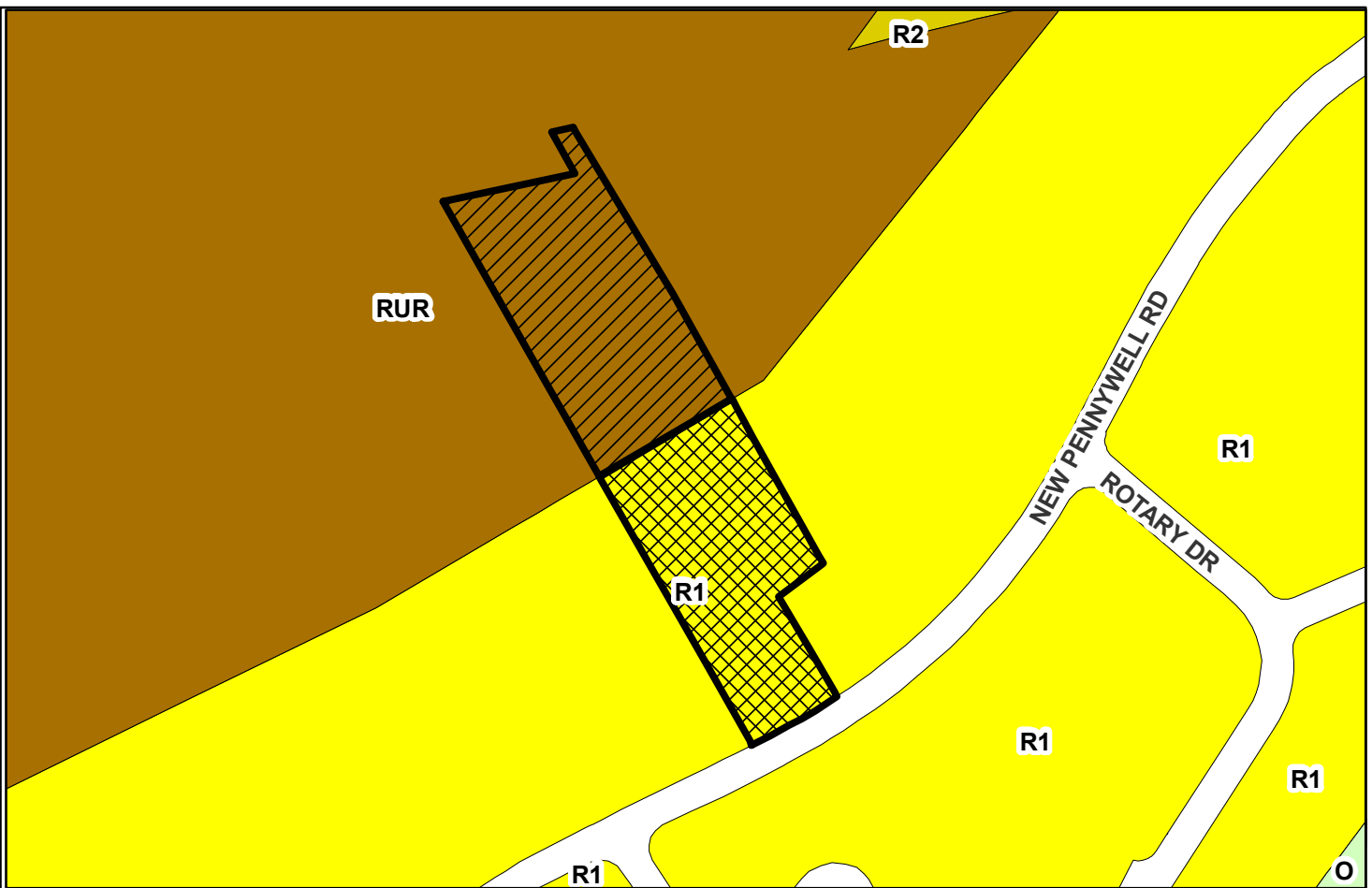
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 40, 2024

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

- 1. Rezoning land at 188 New Pennywell Road [Parcel ID# 21007] from the Residential 1 (R1) Zone and Rural (RUR) Zone to the Residential 2 Cluster (R2C) Zone as shown on City of St. John's Zoning Map attached.**



CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 40, 2024

[City of St. John's Zoning Map]

2024 08 08 Scale: 1:2500
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
RURAL (RUR) LAND USE ZONE TO
RESIDENTIAL 2 CLUSTER (R2C) LAND USE ZONE



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL 1 (R1) LAND USE ZONE TO
RESIDENTIAL 2 CLUSTER (R2C) LAND USE ZONE

188 NEW PENNYWELL ROAD
Parcel ID 21007

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment
REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration