

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

## **St. John's Development Regulations Amendment Number 54, 2025**

**Residential Reduced Lot (RRL) Land Use Zone to  
Residential 1 (R1) Land Use Zone**

**75 Lady Anderson Street**

**June 2025**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

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

**Amendment Number 54, 2025**

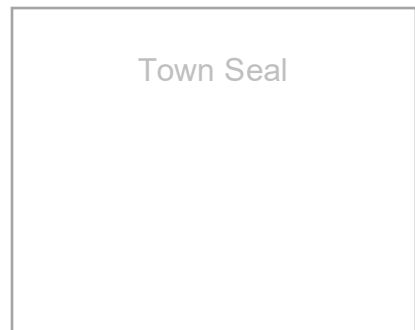
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 54, 2025.

Adopted by the City Council of St. John's on the 3rd day of June, 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 54, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: \_\_\_\_\_



Development Regulations/Amendment	
<b>REGISTERED</b>	
Number	_____
Date	_____
Signature	_____

## **CITY OF ST. JOHN'S**

### **Development Regulations Amendment Number 54, 2025**

#### **BACKGROUND AND PURPOSE**

The City of St. John's has received an application to rezone land at 75 Lady Anderson Street from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone to accommodate an outdoor play area and parking for a daycare that is proposed on the adjoining property at 175 Ladysmith Avenue. While the daycare will be within a building at 175 Ladysmith Avenue that is entirely in the Commercial Neighbourhood Zone, the outdoor play area and parking area for the daycare will be located on 75 Lady Anderson Street. A rezoning is needed as a Parking Lot and Child Care Centre are not allowed in the RRL Zone but are discretionary uses in the R1 Zone. The property is within the Residential District, so a Municipal Plan amendment is not required.

#### **ANALYSIS**

The Envision St. John's Municipal Plan supports mixed-use development that provides access to housing options, amenities and employment opportunities in the same neighbourhood. The subject property is surrounded by residential uses, and the existing neighbourhood consists primarily of Single Detached Dwelling uses. Policy 4.3.1 of the Municipal Plan encourages a suitable transition in intensity, use and form of development between low-density residential areas and newly proposed mixed-use or commercial development. The proposed outdoor play area and parking area will be screened where the property abuts existing dwellings on Tigress Street. The proposed rezoning from the RRL to the R1 Zone is compatible with the surrounding area, as much of the neighbourhood is also zoned R1.

The Municipal Plan also recognizes the need for accessible and affordable childcare facilities throughout communities. Policy 4.1.2 encourages the accommodation of daycare services in appropriate locations within residential neighbourhoods and workplace contexts. The proposed rezoning aligns with these Municipal Plan policies.

#### **PUBLIC CONSULTATION**

The proposed rezoning was advertised on two occasions in The Telegram newspaper on May 16 and May 23, 2025. A notice of the amendment was mailed to property owners within 150 metres of the application site, posted on the City's website, and posted on digital boards in the City's community centres. Background information on the amendment was available on the Engage St. John's project page. The City received one written submission and several survey responses through the Engage page.

Feedback on the proposed rezoning was mixed. Many were supportive of the proposal and location near residential uses, emphasizing the need for more childcare facilities in the neighbourhood. Some questioned the size of the daycare operation and raised concerns about the impacts of introducing a daycare in the area, including concerns about noise and traffic.

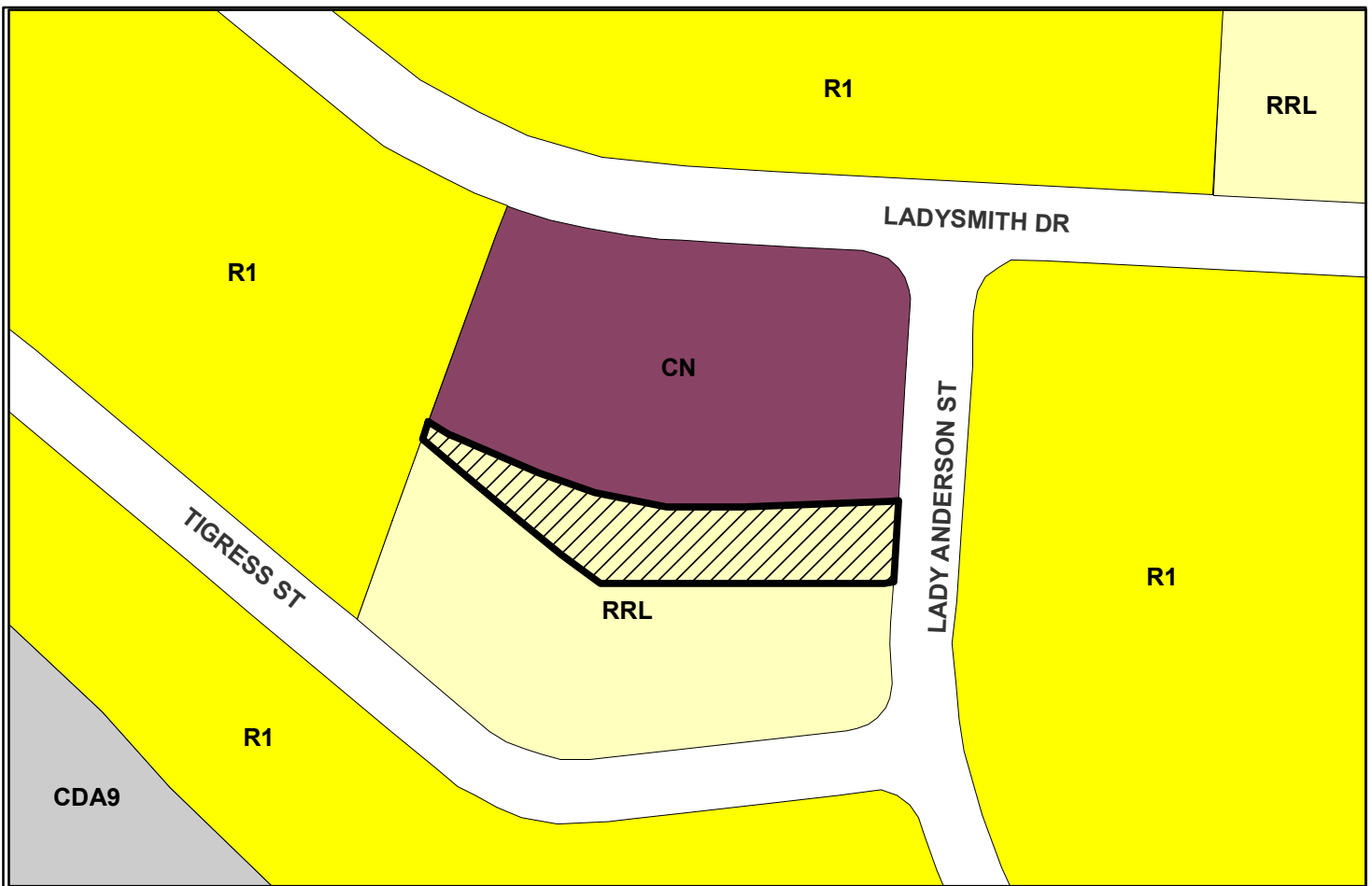
**ST. JOHN'S URBAN REGION REGIONAL PLAN**

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 to the Residential 1 (R1) Zone.

**ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 54, 2025**

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

**Rezoning land at 75 Lady Anderson Street [Parcel ID# 405937] from the Residential Reduced Lot (RRL) Zone to the Residential 1 (R1) Zone as shown on City of St. John's Zoning Map attached.**



**CITY OF ST. JOHN'S  
DEVELOPMENT REGULATIONS  
Amendment No. 54, 2025**  
[City of St. John's Zoning Map]

2025 05 26 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  
RESIDENTIAL REDUCED LOT (RRL) LAND USE ZONE  
TO RESIDENTIAL 1 (R1) LAND USE ZONE

**75 LADY ANDERSON STREET**  
**Parcel ID 405937**

\_\_\_\_\_  
M.C.I.P. signature and seal

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Council Adoption

Development Regulations/Amendment  
**REGISTERED**

Number \_\_\_\_\_

Date \_\_\_\_\_

Signature \_\_\_\_\_

Provincial Registration