

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 58, 2025

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

June 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 58, 2025

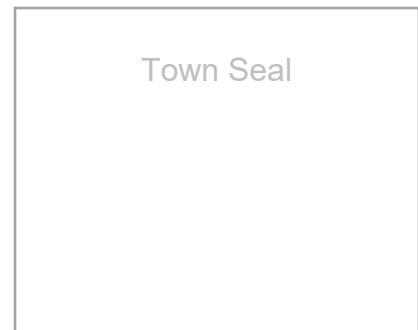
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 58, 2025.

Adopted by the City Council of St. John's on the 15th day of July, 2025.

Signed and sealed this ____ day of _____.

Mayor: _____

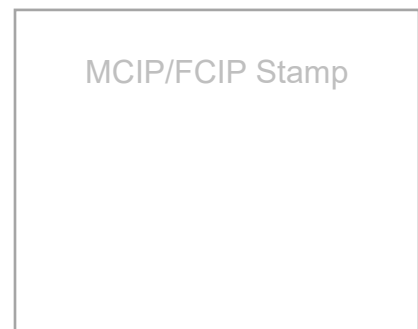
Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 58, 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 58, 2025

BACKGROUND AND PURPOSE

The City of St. John's wishes to allow an Apartment Building on a portion of 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 Corp. is proposing to subdivide the property and redevelop the existing building into a six-unit Apartment Building. The developed portion of the property will be rezoned from the Residential 1 (R1) Zone to the Apartment 2 (A2) Zone. The undeveloped portion of the property will remain in the R1 Zone. 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

The proposed amendment was advertised on three occasions in The Telegram newspaper on June 6, June 13, and June 20, 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. The only submissions received were on the project engage page. Two people supported the project, one opposed, and two people had mixed reviews. There were concerns about parking for the proposed development and traffic speeds on Waterford Bridge Road.

The proposed development is required to have a minimum of six (6) and a maximum of nine (9) parking spaces; the applicant is proposing eight (8) parking spaces, five (5) surface parking spaces and three (3) in the garage. This meets the Parking Standards outlined in the St. John's Development Regulations.

No concerns were raised by Transportation Engineering by the proposed apartment building. Additionally, the Transportation Division is reviewing the classification of Waterford Bridge Road as a minor arterial, which should be completed in 2025.

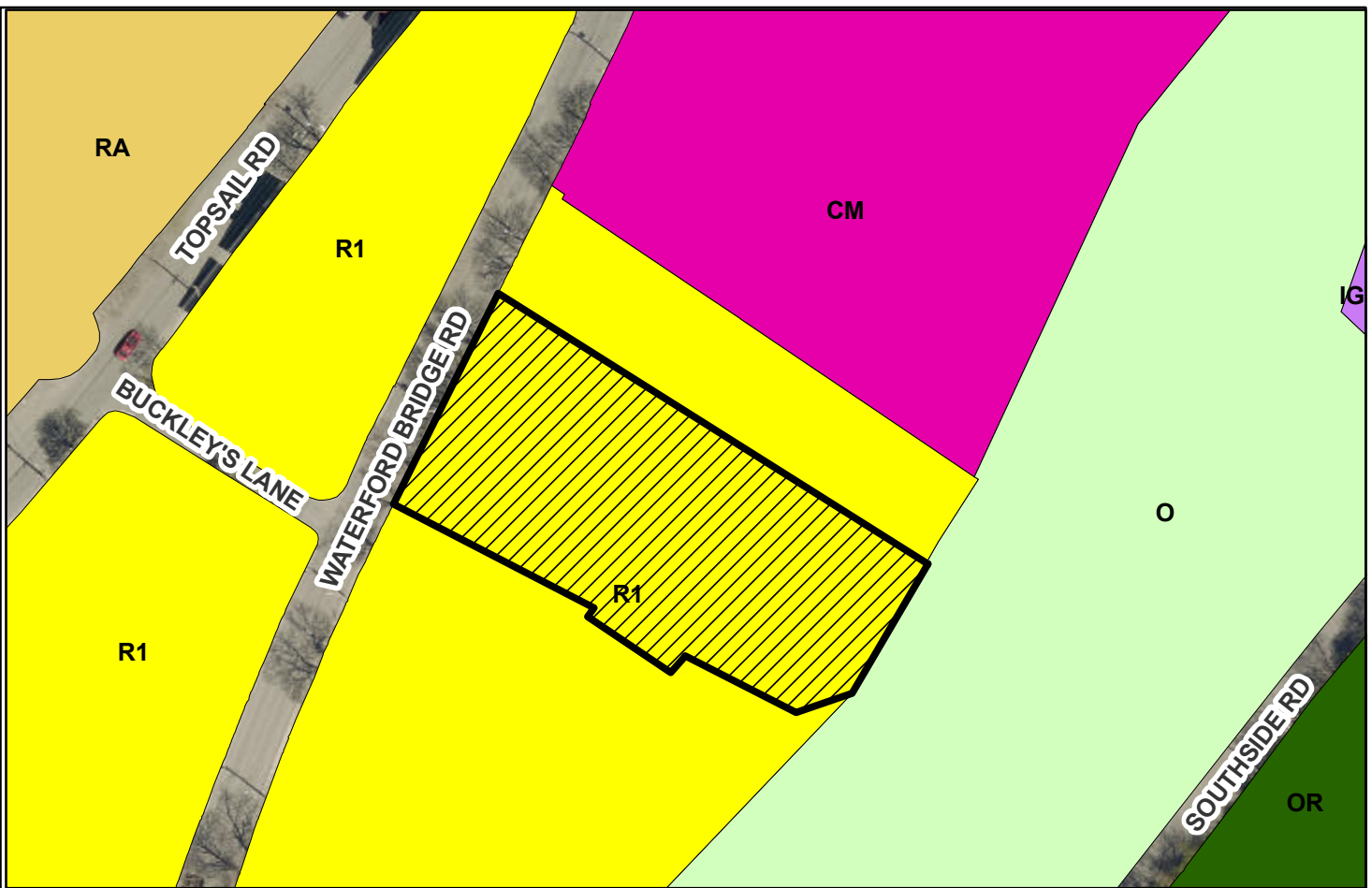
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 58, 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.

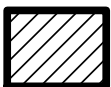


CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 58, 2025

[City of St. John's Zoning Map]

2025 06 24 Scale: 1:1000
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 1 (R1) LAND USE ZONE TO
APARTMENT 2 (A2) LAND USE ZONE

7 WATERFORD BRIDGE ROAD
Parcel ID 3850

M.C.I.P. signature and seal

Mayor

City Clerk

Council Adoption

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

Provincial Registration