

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 64, 2025

**Add Dwelling Units on the First Floor as a Discretionary Use
in the Commercial Office Hotel (COH) Zone**

August 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 64, 2025

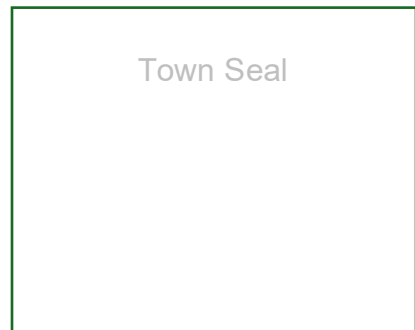
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 64, 2025.

Adopted by the City Council of St. John's on the 12th day of August, 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 64, 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 64, 2025

BACKGROUND AND ANALYSIS

The City received an application to convert the existing hotel at 222 LeMarchant Road into a fully residential building with dwelling units on all floors, including the ground floor. The subject property is within the Commercial Land Use District of the Envision St. John's Municipal Plan and is zoned Commercial Office Hotel (COH).

Currently, dwelling units on the ground floor (first storey) is not a listed use within the COH Zone, so a text amendment to add this use is required to consider the application. The COH Zone allows residential use in the form of dwelling unit on the second storey or higher. Dwelling units on the first storey are discretionary in several commercial zones, including Commercial Mixed (CM) and Commercial Downtown (CD). Therefore, the proposed text amendment is to add dwelling units on the first storey as a discretionary use to the COH Zone.

Policies in the Envision St. John's Municipal Plan enable a range of housing options, promote higher density development near key transportation areas, and encourage development that uses existing infrastructure. Policy 4.1.2 encourages 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 4.1.3 promotes a broad range of housing choices for all ages, income groups, and family types through the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households. The proposed amendment aligns with these policies.

Section 8.5 of the St. John's Municipal Plan supports mixed-use development and enables residential dwelling units within the Commercial District, provided they do not prevent an area from being used for commercial purposes. Enabling dwelling units on the first storey in the Commercial Office Hotel (COH) Zone introduces a new housing form in this Zone. As the subject property at 222 LeMarchant Road will retain its commercial zoning, commercial uses can still be developed on the site in the future.

The proposed amendment also aligns with the City's Affordable Housing Strategy, which recommends increasing housing stock and supports intensification throughout the City. The proposed development at 222 LeMarchant Road consists of a mix of studio and one-bedroom rental units to meet different household needs.

PUBLIC CONSULTATION

The proposed amendment was advertised on four occasions in the Telegram on July 11, July 18, July 25, and August 1, 2025. A notice of the amendment was also posted on the City's website, the Engage Planning Page, and advertised on digital screens in

the City's community centres. Notices were also mailed to property owners within 150 metres of 222 LeMarchant Road. Submissions received are included in the August 12, 2025, Regular Council Meeting agenda package.

The City received three written submissions, one petition, and three survey responses via the Engage Page, though one response received was unrelated to the amendment. Generally, residents are opposed to the development at 222 LeMarchant Road. One response supported the proposal and emphasized the need for higher density residential development. Others voiced concerns about the methods of public consultation and opposed adding additional dwelling units to the area, citing concerns about safety, the number of shelter beds in the neighbourhood, and questioning whether the building may be used as a shelter in the future.

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. An amendment to the St. John's Urban Region Regional Plan would not be required to add Dwelling Units – 1st storey as a Discretionary Use in the Commercial Office Hotel (COH) Zone.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 64, 2025

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

- 1) Adding “Dwelling Units – 1st storey” as a Discretionary Use to the Commercial Office Hotel (COH) Zone.**