

City of St. John's Municipal Plan, 2021

St. John's Municipal Plan Amendment Number 4, 2022

**Institutional Land Use District to
Commercial Land Use District for Office and Similar Uses
19 King's Bridge Road**

May 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Municipal Plan, 2021

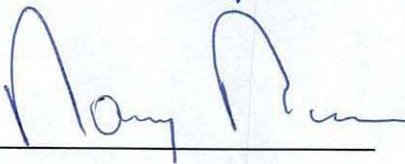
Amendment Number 4, 2022

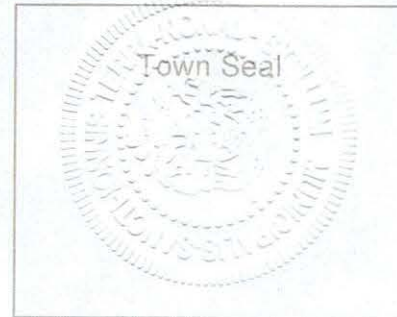
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the St. John's Municipal Plan Amendment Number 4, 2022.

Adopted by the City Council of St. John's on the 14th day of February, 2022.

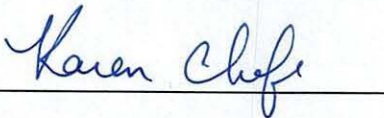
Signed and sealed this 25 day of May, 2022.

Mayor:






Clerk:



Canadian Institute of Planners Certification

I certify that the attached St. John's Municipal Plan Amendment Number 4, 2022 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 4, 2022

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 4, 2022 on the 14th day of February, 2022;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 4, 2022 by way of an advertisement inserted in the Telegram newspaper on the 19th day of February, 2022; on the 26th day of February, 2022; on the 5th day of March, 2022; on the 12th day of March, 2022; and on the 19th day of March, 2022;
3. Accepted written objections and submissions for the paper public hearing until the 22nd day of March, 2022; and
4. Set the 16th day of March, 2022 at 7:00 p.m. virtually via Zoom for the holding of an additional virtual session.

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 4, 2022 on the 9th day of May, 2022 as amended with the changes outlined below.

The area to be redesignated at 19 King's Bridge Road has been updated to reflect the correct property boundary. The area on the adopted amendment map included a portion of the neighbouring property.

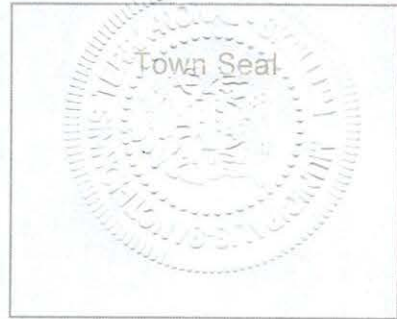
Signed and sealed this 25 day of May, 2022.

Mayor:

[Signature]

Clerk:

[Signature]



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Municipal Plan Amendment Number 4, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

[Signature]



Municipal Plan/Amendment
REGISTERED

Number 4400-2022-002
Date 30 JUNE 2022
Signature [Signature]

CITY OF ST. JOHN'S

Municipal Plan Amendment Number 4, 2022

BACKGROUND AND PURPOSE

The City wishes to rezone 19 King's Bridge Road from the Institutional (INST) Zone to the Commercial Neighbourhood (CN) Zone to allow offices and other commercial uses within the existing building. This would require a Municipal Plan Amendment to redesignate the property from the Institutional Land Use District to the Commercial Land Use District.

The existing building was owned by the Anglican Church of Canada and housed offices and a retail store. The building has been sold and the new owner is seeking a rezoning as the building is no longer associated with an institution.

The exact use of the building has not been determined yet, however the owner would like to use the building for business offices, law offices, medical/dental or similar. The CN Zone would be appropriate, as it has both Office and Clinic as Permitted Uses. If the property is rezoned to CN, any use in the CN Zone table could be approved, subject to meeting site standards and Council's approval for Discretionary Uses.

As the exact use has not been determined, a full development and engineering review has not been complete at this stage. Should rezoning proceed, the applicant would be required to meet all City regulations and policies including the Commercial Development Policy. There are approximately 30 parking spaces on the parking lot. The applicant may be required to upgrade the site to meet relevant access, parking, landscaping and any other requirements.

ANAYLSIS

The Envision St. John's Municipal Plan sets a goal to design complete and interconnected, walkable neighbourhoods with efficient infrastructure, facilities and services, including a range of housing options. In order to design complete neighbourhoods, neighbourhoods must include commercial areas and services within walking distance to existing residential areas. Redesignating 19 King's Bridge Road to the Commercial Land Use District will assist with achieving this goal by allowing commercial uses close to residential neighbourhoods.

The Commercial Land Use District applies to existing and future areas of commercial development within the City. These commercial uses range from small-scale commercial sites serving residential neighbourhoods, to larger regional centres. Policy 8.5.4 states that the City will designate lands for commercial use in appropriate locations along main roadways, at intersections and in the downtown, to ensure an adequate supply of suitable land is available to accommodate a range of commercial activity and support commerce.

19 King's Bridge Road is along a main roadway, previously contained a retail use and is considered to be an appropriate location for other commercial uses. Therefore, it is recommended to redesignate and rezone this property to accommodate an office, clinic or other commercial use.

PUBLIC CONSULTATION

A virtual public meeting for the proposed amendments was held December 1, 2021 via Zoom. The proposed amendments and public meeting were advertised on three occasions in The Telegram newspaper on November 13, November 20 and November 27, 2021. A notice was also mailed to property owners within 150 metres of the application site and posted on the City's website. No submissions were received by the City Clerk's Office and there were also no attendees at the public meeting. A decision was made to at the public meeting to conclude without presentations due to a lack of public attendance.

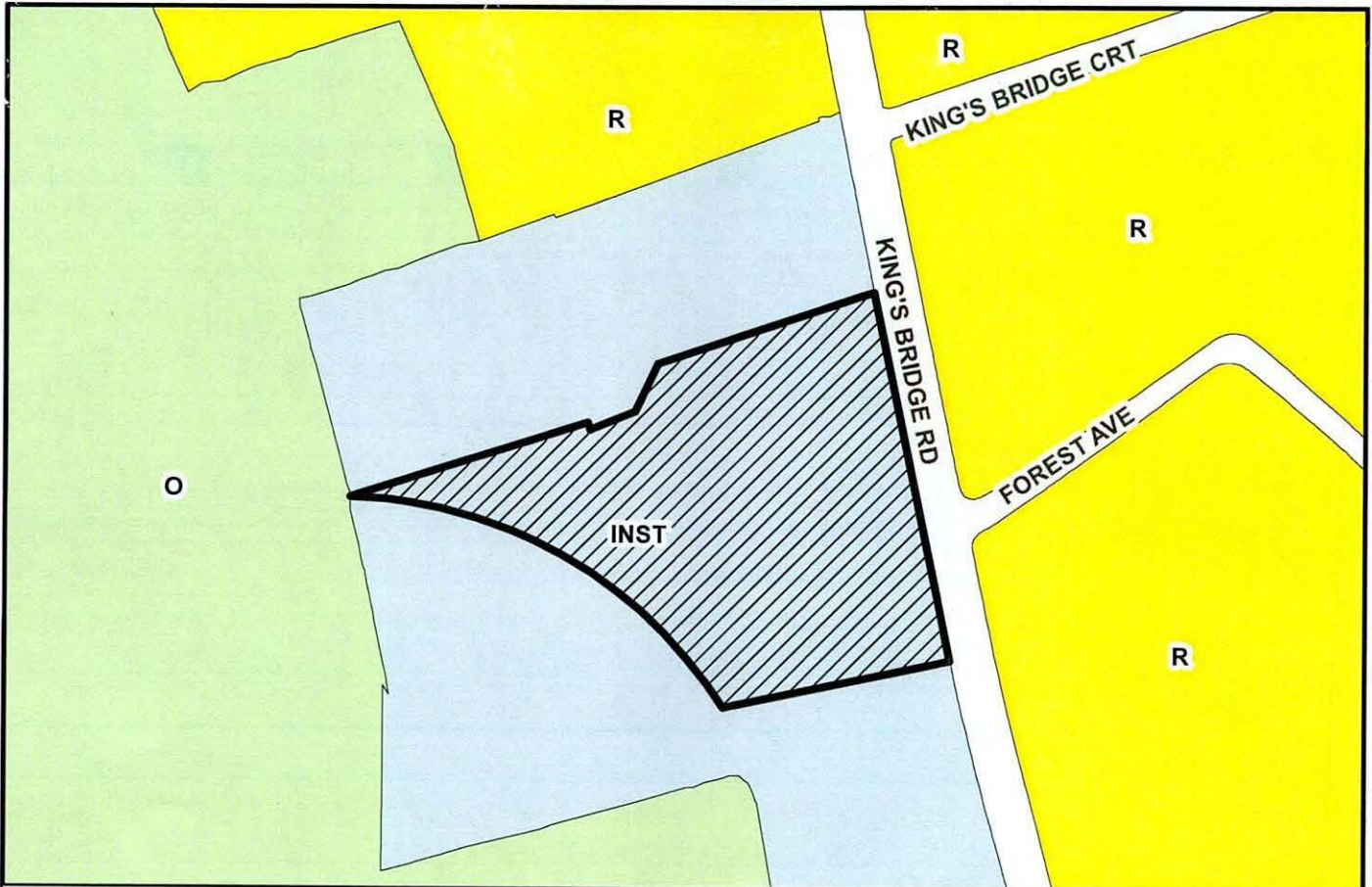
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 4, 2022

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

Redesignating land at 19 King's Bridge Road [Parcel ID# 12683] from the Institutional Land Use District to the Commercial Land Use District as shown on Future Land Use Map P-1 attached.



**CITY OF ST. JOHN'S
MUNICIPAL PLAN
Amendment No. 4, 2021**

[Future Land Use Map P-1]

2021 12 02 Scale: 1:1500
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 REDESIGNATED FROM
INSTITUTIONAL (INST) LAND USE DISTRICT TO
COMMERCIAL (C) LAND USE DISTRICT

19 KING'S BRIDGE ROAD
Parcel ID 12683



M.C.I.P. signature and seal

[Handwritten signature]

Mayor

[Handwritten signature: Karen Chiffoleau]

City Clerk

[Handwritten date: February 14, 2022]

Council Adoption

Municipal Plan/Amendment	
REGISTERED	
Number	<u>4400-2022-002</u>
Date	<u>30 JUNE 2022</u>
Signature	<i>[Handwritten signature]</i>

Provincial Registration