

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 4, 2022

**Residential Downtown (RD) Land Use Zone to
Commercial Downtown (CD) Land Use Zone
for a Hotel, Retail and Residential Building
150 New Gower Street**

May 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

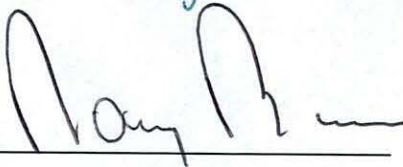
Amendment Number 4, 2022

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 Development Regulations Amendment Number 4, 2022.

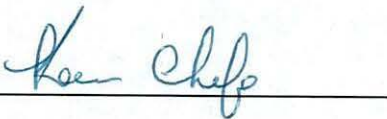
Adopted by the City Council of St. John's on the 28th day of February, 2022.

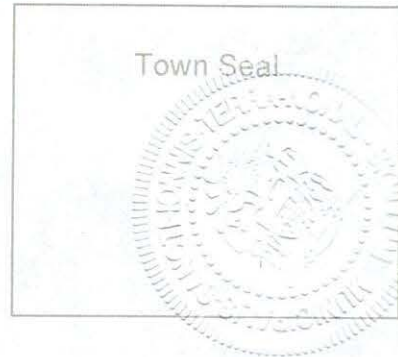
Signed and sealed this 15 day of June 2022.

Mayor:



Clerk:

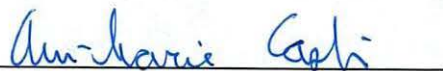




Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations 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 Development Regulations, 2021

Amendment Number 4, 2022

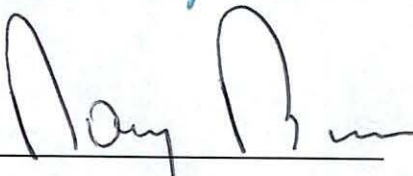
Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Development Regulations Amendment Number 4, 2022 on the 28th day of February, 2022;
5. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 4, 2022 by way of an advertisement inserted in the Telegram newspaper on the 5th day of March, 2022, on the 12th day of March, 2022, on the 19th day of March, 2022, on the 26th day of March, 2022, and on the 2nd day of April, 2022;
6. Accepted written objections and submissions for the paper public hearing until the 5th day of April, 2022; and
7. Set the 30th day of March, 2022 at 7:00 p.m. 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 Development Regulations Amendment Number 4, 2022 on the 30th day of May, 2022 as was originally adopted.

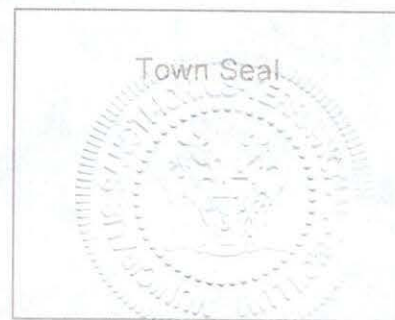
Signed and sealed this 15 day of June 2022.

Mayor:



Clerk:





Canadian Institute of Planners Certification

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

MCIP/FCIP: Ann-Marie Cashin



Development Regulations/Amendment	
REGISTERED	
Number	<u>4400-2022-008</u>
Date	<u>8 JULY 2022</u>
Signature	<u>[Handwritten Signature]</u>

CITY OF ST. JOHN'S

Development Regulations Amendment Number 4, 2022

PURPOSE

The City wishes to rezone 150 New Gower Street from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone to allow a 13-storey hotel with commercial/retail uses on the lower level and a 9-storey residential building containing 86 units.

This amendment implements St. John's Municipal Plan Amendment 3, 2022, which is being processed concurrently.

PUBLIC CONSULTATION

A virtual public meeting for the proposed amendments was held January 13, 2022 via Zoom. The proposed amendments and public meeting were advertised on three occasions in The Telegram newspaper on December 18 and December 24, 2021, and January 8, 2022. A notice was also mailed to property owners within 150 metres of the application site and posted on the City's website. Minutes from the public meeting and submissions received are included in the with the Council Decision Note dated January 25, 2022, and presented at the January 31, 2022 Council Meeting.

Residents raised concerns over the proposed height of the building, its proximity to neighbouring properties, the possibility of increased traffic and the impacts of living next to a multi-year construction site. All concerns are considered by Council prior to making a decision on the amendment.

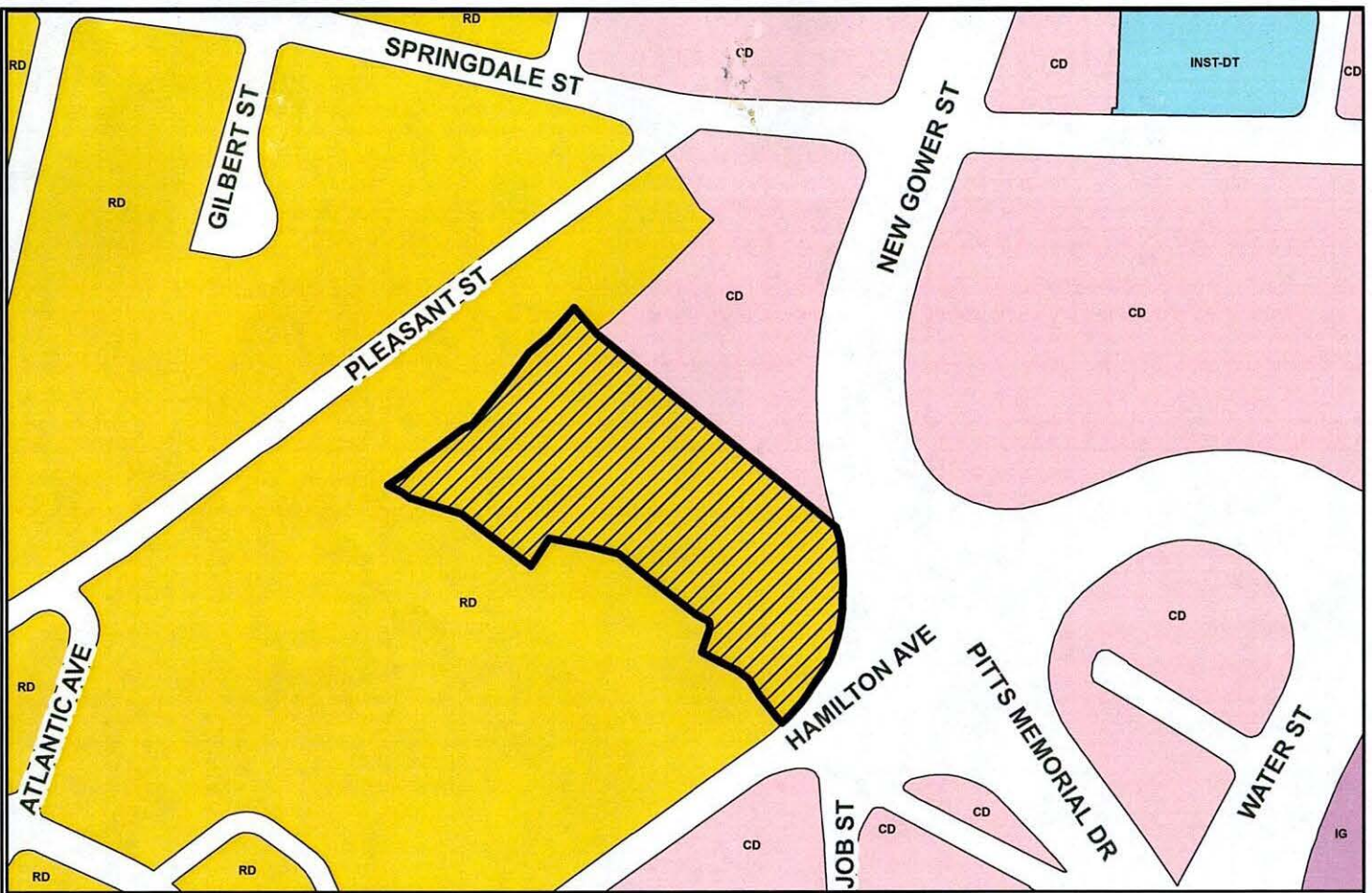
ST. JOHN'S URBAN REGION REGIONAL PLAN

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 4, 2022

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

Rezoning land at 150 New Gower Street [Parcel ID#48240] from the Residential Downtown (RD) Zone to the Commercial Downtown (CD) Zone as shown on City of St. John's Zoning Map attached.



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 4, 2022**
[City of St. John's Zoning Map]

2022 01 26 Scale: 1:2000
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 DOWNTOWN (RD) LAND USE ZONE TO
COMMERCIAL DOWNTOWN (CD) LAND USE ZONE

150 NEW GOWER STREET
Parcel ID 48240



M.C.I.P. signature and seal



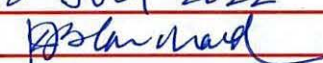
Mayor



City Clerk

February 28, 2022

Council Adoption:

Development Regulations/Amendment
REGISTERED
Number 4400-2022-008
Date 8 JULY 2022
Signature 

Provincial Registration