

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

## **St. John's Development Regulations Amendment Number 5, 2021**

**Residential 2 (R2) Land Use Zone to  
Apartment 2 (A2) Land Use Zone  
for a Personal Care Home  
5 & 7 Little Street**

**December 2021**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

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

**Amendment Number 5, 2021**

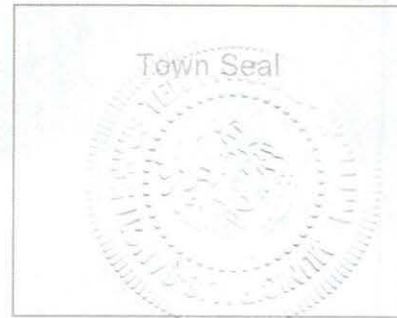
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 5, 2021.

Adopted by the City Council of St. John's on the 20th day of December, 2021.

Signed and sealed this 7 day of January 2022.

Mayor:

[Signature]



Acting

Clerk:

[Signature]

**Canadian Institute of Planners Certification**

I certify that the attached City of St. John's Development Regulations Amendment Number 5, 2021 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

[Signature]

Development Regulations/Amendment  
**REGISTERED**  
Number 4400-2022-002  
Date Jan. 18, 2022  
Signature [Signature]



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

### **Development Regulations Amendment Number 5, 2021**

#### **BACKGROUND AND PURPOSE**

The City of St. John's wishes to allow the development of a Personal Care Home at 5 & 7 Little Street. The two properties will be required to be consolidated prior to development and the buildings located on the properties will be demolished should the application proceed.

The properties are currently zoned Residential 2 (R2) in which Personal Care Home is a Discretionary Use, however a rezoning is required due to the height of the proposed building. The maximum building height for a Personal Care Home in the R2 Zone is 10 metres and the applicant's proposed building ranges from 15.46 metres to 11.5 metres due to the slope of the site. Staff have recommended the Apartment 2 (A2) Zone in which Personal Care Home is a Permitted Use and allows a maximum building height of 24 metres.

The proposed development will house approximately 100 residents, include approximately 76 suites, and will have on-site amenities such as a commercial kitchen, dining area, multipurpose room, chapel, beauty salon and a conservatory and roof garden.

The subject properties have a total area of 4,747 square metres and have access along both Hoyles Avenue and Little Street. Due to the sloped nature of the site, the applicants have designed the main entrance off Hoyles Avenue. The adjacent properties are zoned R2, however within the larger neighbourhood there is a mix of zoning which includes Residential 1 (R1), Residential 3 (R3), trails and parks within the Open Space (O) Zone and areas of local commercial. The surrounding housing includes a mix of single-detached dwellings, semi-detached dwellings and townhouses, as well as the Rabbittown Community Centre.

#### **CHANGES TO THE LAND USE DISTRICT**

This application was initially brought to Council under the previous Municipal Plan and Development Regulations. At that time a Municipal Plan Amendment would have been required in order to consider an apartment zone. However, on November 5, 2021, the new Envision St. John's Municipal Plan and Development Regulations came into effect, superseding the previous documents, and the new Future Land Use map has designated all residential uses whether lower density Single Detached Dwellings, or higher density Apartment Buildings under the Residential Land Use District. Therefore, a Municipal Plan Amendment is no longer required under the Envision St. John's Municipal Plan and Development Regulations.

## **ANALYSIS**

Policy 4.2 of the St. John's Municipal Plan recognizes that seniors are the fastest growing age group within St. John's. In response to our ageing population, it is important to recognize the need to make communities more age friendly. Age-friendly communities provide services and facilities for people of all ages, creating an inclusive and accessible environment that provides opportunities for health, participation and security in order to enhance quality of life. As such Policy 4.2(3) recommends accommodating Personal Care Homes in appropriate residential and mixed-use areas to make neighbourhoods more age-friendly and to allow seniors the ability to "age in place". The proposed development meets this policy by proposing a Personal Care Home within an existing neighbourhood to provide an option for residents in that neighbourhood to age in place.

Concerns have been raised by property owners along Graves Street regarding the shadowing from the proposed building on their rear yard. From the shadow analysis, the properties will receive shadowing in the morning (prior to 12 p.m.) during the spring and summer. By 12 p.m., the shadow will be moved off their lot. Generally, the building has been designed to allow majority of the afternoon and evening shadowing to occur on the applicant's property.

Due to the slope of the property, the building measures 15.46 metres at the entrance, but is reduced to 11.5 metres at the rear of the building. The west elevation is located alongside 34, 36 and 38 Graves Street. Under the R2 Zone, a Personal Care Home could be permitted a 10 metre building height. As this rezoning would increase the permissible building height, Council must consider 6.4(1)(i) of the Municipal Plan which states it is recognized that proposals for buildings that exceed the existing zone height may be received for development. In considering such proposals, Council shall take into account whether the building and the proposed use advances the goals and objectives of this Plan and contributes positively to the surroundings.

Should Council wish to advance the goal of making neighbourhoods more age-friendly, it is recommended to rezone this property to the A2 Zone for the purpose of a Personal Care Home.

## **PUBLIC CONSULTATION**

A virtual public meeting was set for November 24, 2021, at 7pm via Zoom. The proposed amendment and public meeting were advertised on three occasions in The Telegram newspaper on November 6, November 13 and November 20, 2021. A notice of the amendment was also mailed to property owners within 150 metres of the application site and posted on the City's website and social media. Minutes from the public meetings and submissions received can be found in the December 20, 2021, Regular Council Meeting agenda package.

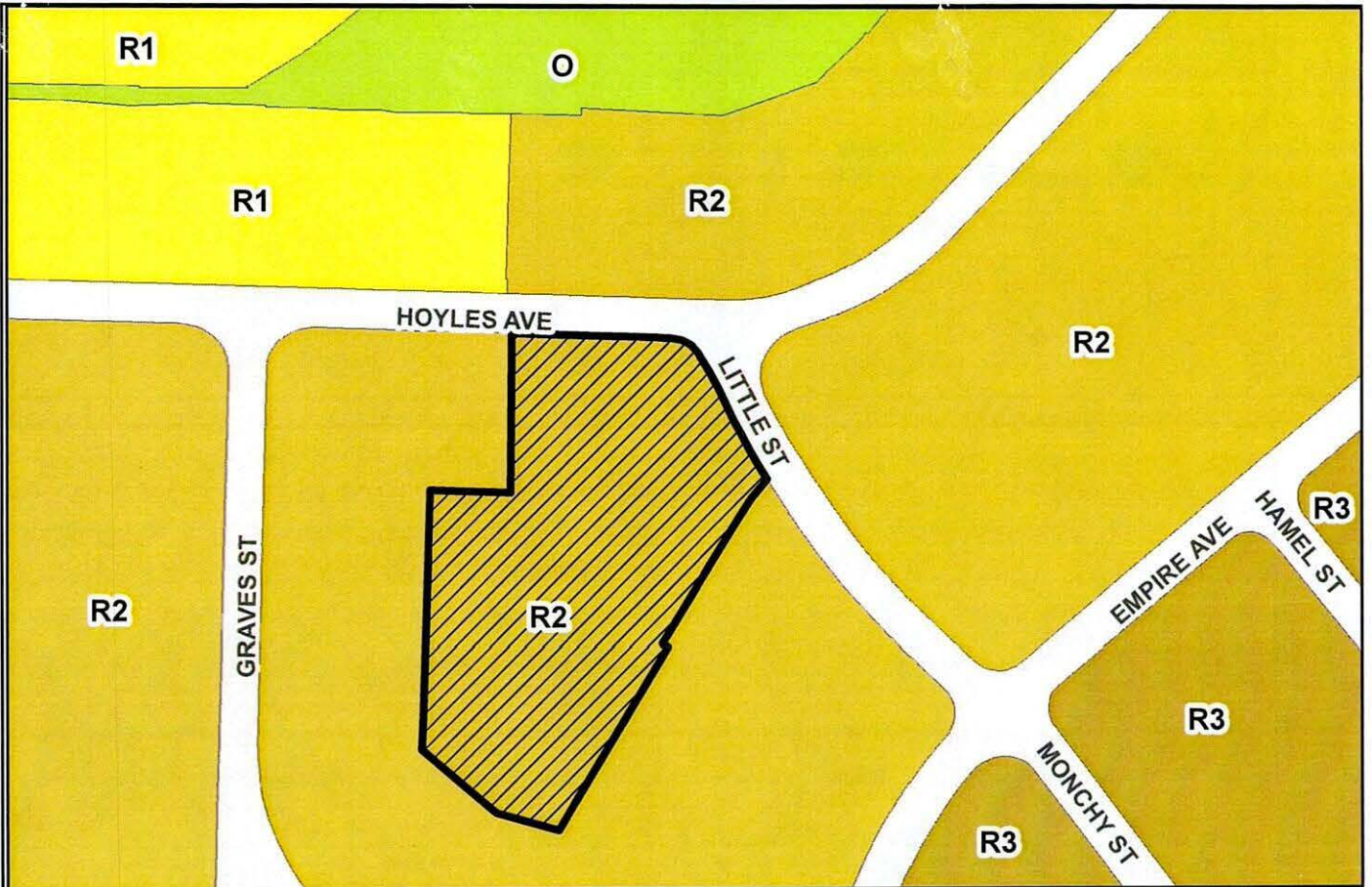
**ST. JOHN'S URBAN REGION REGIONAL PLAN**

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 Apartment 2 (A2) Zone.

**ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 5, 2021**

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

**Rezoning land at 5 & 7 Little Street [Parcel ID# 48297 & 178] from the Residential 2 (R2) 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. 5, 2021**

[City of St. John's Zoning Map]

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 REZONED FROM  
RESIDENTIAL 2 (R2) LAND USE ZONE TO  
APARTMENT 2 (A2) LAND USE ZONE

5-7 LITTLE STREET  
Parcel ID 48297 & 178

*[Handwritten signature of Mayor]*

Mayor

*[Handwritten signature of City Clerk]*

Acting City Clerk

December 20<sup>th</sup>, 2021

Council Adoption



M.C.I.P. signature and seal

Development Regulations Amendment  
**REGISTERED**  
Number 4400-2022-002  
Date Jan 16, 2022  
Signature *[Handwritten signature]*

Provincial Registration