

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 9, 2022

Institutional (INST) Land Use Zone to
Apartment 3 (A3) Land Use Zone for Apartment Buildings
6 Lambe's Lane

May 2022



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

ST. JOHN'S Development Regulations, 2021

Amendment Number 9, 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 9, 2022.

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

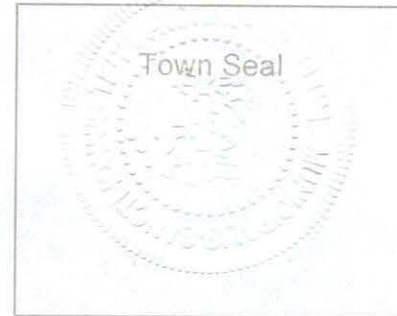
Signed and sealed this 25 day of May, 2022.

Mayor:

Ray A. ...

Clerk:

Karen Chels



Canadian Institute of Planners Certification

I certify that the attached St. John's Development Regulations Amendment Number 9, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

Ann-Marie Cashin



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO APPROVE

St. John's Development Regulations, 2021

Amendment Number 9, 2022

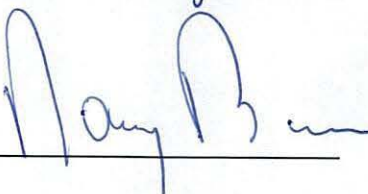
Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Development Regulations Amendment Number 9, 2022 on the 14th day of February, 2022;
2. Gave notice of the adoption of the St. John's Development Regulations Amendment Number 9, 2022 by way of an advertisement inserted in the Telegram newspaper on the 19th day of February, 2022, the 26th day of February, 2022, the 5th day of March, 2022, the 12th day of March, 2022, and on the 19th day of March, 2022; and
3. Accepted written objections and submissions for the paper public hearing until the 22nd day of March, 2022; and
4. Set the 23rd day of March, 2022 at 7:00 p.m. virtually via Zoom for the holding of an additional virtual session.

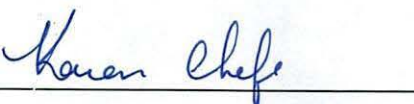
Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Development Regulations Amendment Number 9, 2022 on the 16th day of May, 2022 as was originally adopted.

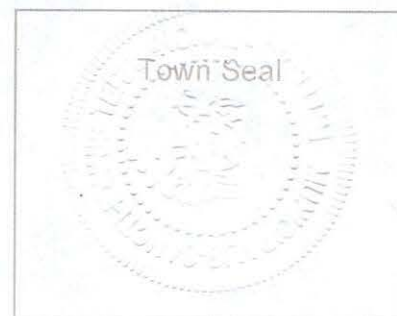
Signed and sealed this 25 day of May, 2022.

Mayor:



Clerk:

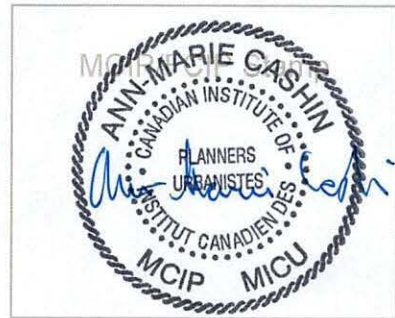




Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 9, 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	
<u>REGISTERED</u>	
Number	<u>4400-2022-006</u>
Date	<u>17 JUNE 2022</u>
Signature	<u>[Signature]</u>

CITY OF ST. JOHN'S

Development Regulations Amendment Number 9, 2022

PURPOSE

The City wishes to rezone 6 Lambe's Lane from the Institutional (INST) Zone to the Apartment 3 Zone to allow the development of three Apartment Buildings.

This amendment implements St. John's Municipal Plan Amendment 6, 2022, which is being processed concurrently.

Minimum Rear Yard

The City also wished to amend the minimum rear yard requirement in the Apartment 3 (A3) Zone. Under the previous 1994 Development Regulations, the minimum rear yard in the A3 Zone was 6 metres. The Envision Development Regulations introduced a minimum that would increase the rear yard requirement when higher buildings are proposed. The minimum rear yard for Apartment Buildings states "6 metres, together with 1 additional metre for every 4 metres in excess of 24 metres of Building Height". While the intent was to provide some additional rear yard space for larger buildings, this requirement does not work as intended when there are multiple buildings on a site with varying building heights, as displayed in the proposed development at 6 Lambe's Lane. Therefore, it is recommended to amend the minimum rear yard requirement to 6 metres. This is a standard minimum requirement in most of the City's zones and is determined to be a sufficient rear yard. Staff also recommend applying this to the A3 Zone Personal Care Home rear yard requirement.

PUBLIC CONSULTATION

The proposed amendments and associated public meeting were advertised on three occasions in The Telegram newspaper on July 17, July 24 and August 7, 2021. A notice of the amendments and public meeting was also mailed to property owners within 150 metres of the application site and posted on the City's website. A virtual public meeting was held on August 10, 2021. Minutes from the meeting and submissions received are included in the Council Decision Note dated August 21, 2021, in the September 7, 2021, Council Agenda. At that time the applicant was only proposing 4 parking spaces and there were concerns that apartment buildings with no parking would create negative impacts on the surrounding neighbourhood. There were also concerns raised that the removal of trees from the lots will have a negative impact on the surrounding properties.

Following the public meeting, the applicant revised their application increase the number of parking spaces to 54. While some residents were satisfied with this change, some still worried about the increase in traffic and visitors using the surrounding area for parking. There were no concerns raised regarding the proposed change to the minimum rear yard requirements. Council considered all submissions received 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.

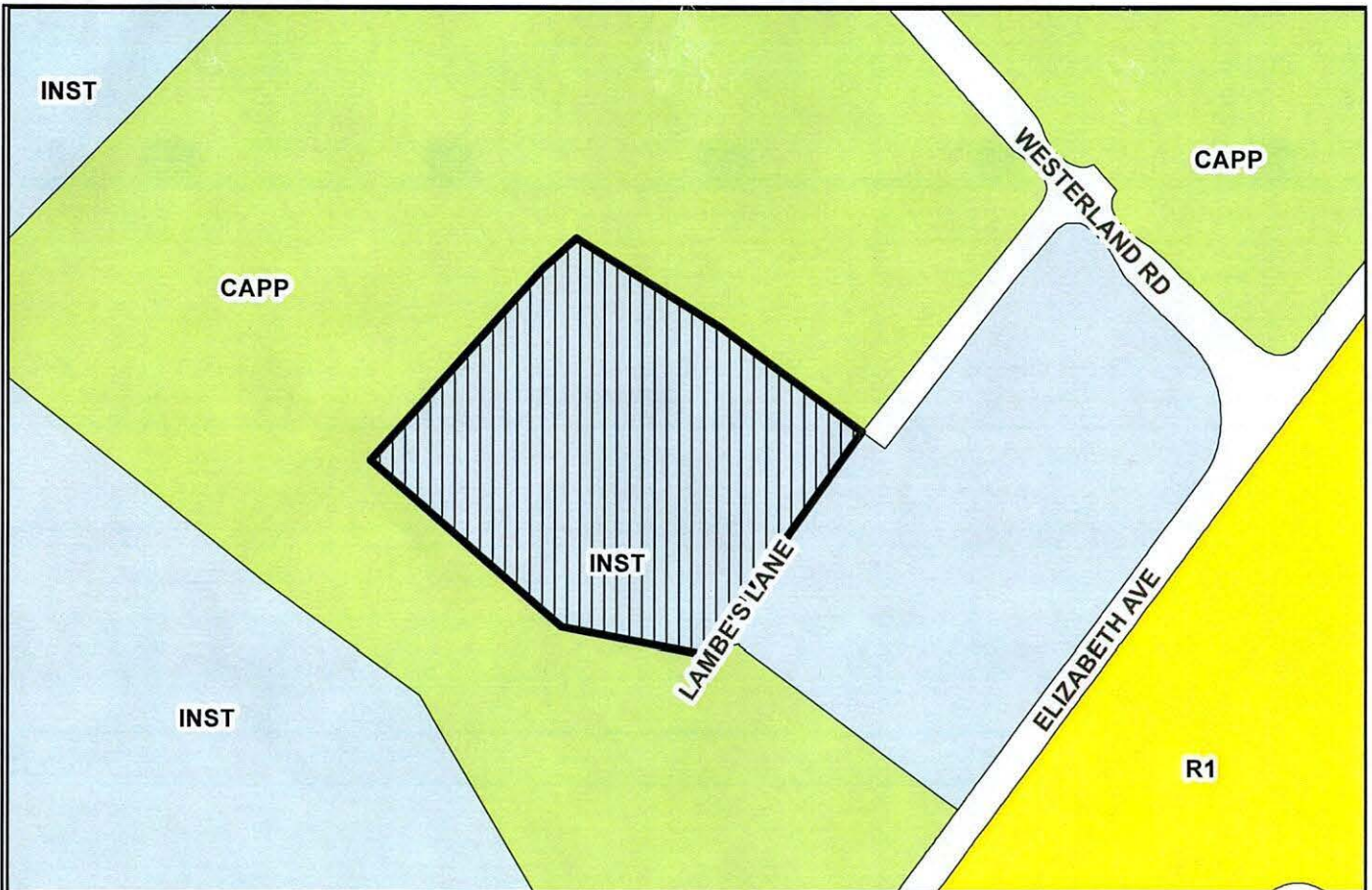
CHANGE IN AMENDMENT REFERENCE NUMBERS

At its regular meeting on September 7, 2021, Council decided to proceed with the proposed amendments and asked that Municipal and Provincial Affairs issue provincial release. At that time the amendments were referenced as St. John's Municipal Plan Amendment 158, 2021 and St. John's Development Regulations Amendment 726, 2021. Since then, Council has adopted the new Envision Municipal Plan and Development Regulations and the numbering for amendments reset. Further, the amendment year has been updated from 2021 to 2022. These amendments are now referenced as Municipal Plan Amendment Number 6, 2022 and Development Regulations Amendment Number 9, 2022.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 9, 2022

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

1. Repealing Section (3)(g) Rear Yard Zone Standards for Apartment Building in the Apartment 3 (A3) Zone and substituting the following:
“(3)(g) Rear Yard (minimum) 6 metres”
2. Repealing Section (4)(g) Rear Yard Zone Standards for Personal Care Home in the Apartment 3 (A3) Zone and substituting the following:
“(4)(g) Rear Yard (minimum) 6 metres”
3. Rezoning land at 6 Lambe's Lane [Parcel ID# 17287] from the Institutional (INST) Zone to the Apartment 3 (A3) Zone as shown on City of St. John's Zoning Map attached.



**CITY OF ST. JOHN'S
DEVELOPMENT REGULATIONS
Amendment No. 9, 2022**
[City of St. John's Zoning Map]

2022 02 09 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
INSTITUTIONAL (INST) LAND USE ZONE TO
APARTMENT 3 (A3) LAND USE ZONE

6 LAMBE'S LANE
Parcel ID 17287

[Handwritten signature]

Mayor

[Handwritten signature]

City Clerk

February 14, 2022

Council Adoption



M.C.I.P. signature and seal

Development Regulations/Amendment

REGISTERED

Number 4400-2022-006

Date 17 JUNE 2022

Signature [Handwritten signature]

Provincial Registration