

# **City of St. John's Municipal Plan, 2021**

## **St. John's Municipal Plan Amendment Number 6, 2022**

**Institutional Land Use District to  
Residential Land Use District for Apartment Buildings  
6 Lambe's Lane**

**May 2022**



**URBAN AND RURAL PLANNING ACT, 2000**

**RESOLUTION TO ADOPT**

**ST. JOHN'S Municipal Plan, 2021**

**Amendment Number 6, 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 6, 2022.

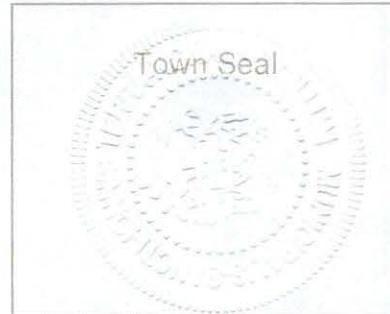
Adopted by the City Council of St. John's on the 14th day of February, 2022.

Signed and sealed this 25 day of May, 2022.

Mayor:



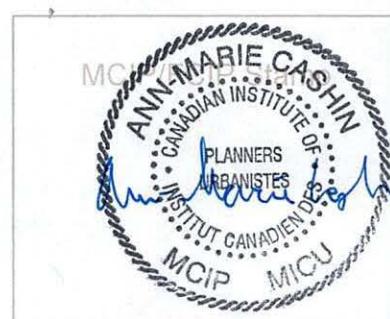
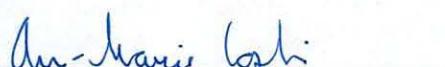
Clerk:



**Canadian Institute of Planners Certification**

I certify that the attached St. John's Municipal Plan Amendment Number 6, 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 6, 2022**

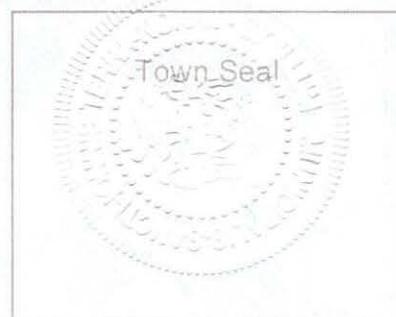
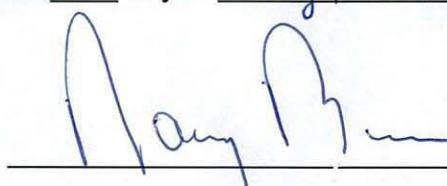
Under the authority of sections 16, 17 and 18 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's:

1. Adopted the St. John's Municipal Plan Amendment Number 6, 2022 on the 14th day of February, 2022;
2. Gave notice of the adoption of the St. John's Municipal Plan Amendment Number 6, 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 23rd day of March, 2022 at 7:00 p.m. virtually via Zoom for the holding of an additional virtual session.

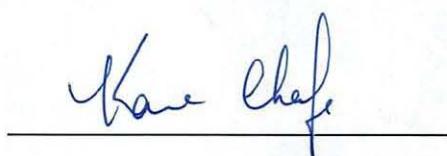
Now, under section 23 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's approves the St. John's Municipal Plan Amendment Number 6, 2022 on the 16th day of May, 2022 as was originally adopted.

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 Municipal Plan Amendment Number 6, 2022 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP:

Anne-Marie Cashin



Municipal Plan/Amendment  
**REGISTERED**

Number 4400 - 2022 - 001

Date 17 JUNE 2022

Signature John Leonard

# CITY OF ST. JOHN'S

## Municipal Plan Amendment Number 6, 2022

### **BACKGROUND AND PURPOSE**

The City has received an application from Werkliv for three 6-storey Apartment Buildings that will contain a total of 205 student residential units. The property is zoned Institutional (INST), in which Apartment Building is not a listed use. The applicant has asked that the property be rezoned to the Apartment 3 (A3) Zone where Apartment Building is a Permitted Use. A Municipal Plan amendment is required to redesignate the land from the Institutional District to the Residential District. The house on the site will be demolished should the application proceed.

Werkliv seeks to develop a residential project that caters to the university student population. They state that there is high demand for quality living arrangements for 2<sup>nd</sup> and 3<sup>rd</sup> year students and that affordable furnished rentals close to campus may be hard to find. As well, they believe students want more rental options. Werkliv is proposing a higher density development close to university facilities and public services which they believe will reduce the rental pressure on existing neighbourhoods close to campus. They aim to provide a housing option to students who would normally move farther away from university facilities after their first or second year.

The applicant is also seeking a reduction in the required vehicular parking due to this site's proximity to Memorial University of Newfoundland and Labrador. A total of 54 parking stalls are proposed, which are intended to be used for tenant parking, pick up/drop off, accessible parking and car share. The applicant is aiming to shift perspective on car culture and create a development which includes 112 bike parking spaces, including 22 covered spaces and indoor bike storage, proximity to 4 bus stops within a 3-minute walk and they are exploring other collaborations with local markets, grocers and farms to organize potential partnerships for food delivery and other service plans. They believe that if we are not changing behavior through design, placemaking and management, it will be difficult to change our effects on the environment and community at large.

### **ANAYLSIS**

#### Location

The subject property is 2.27 acres (9,194 square metres) and surrounded by institutional buildings and uses accessory to Memorial University. The property abuts the Aquarena and St. Augustine's Church to the east, and Memorial's alumni engagement office and other university facilities to the south and west. The CBC TV and Radio building and a university parking lot are situated north of the property, with

St. Andrew's Elementary School, Prince of Wales Collegiate and St. James United Church to the west. Surrounding zoning includes Institutional (INST) and C.A. Pippy Park (CAPP). Staff believe that Apartment Building would be an appropriate and complimentary use to the surrounding uses.

#### Building Height and Density

The subject property currently contains a single-detached dwelling which would be demolished should the development proceed. The change from a single-detached dwelling to three apartment buildings is an increase in density for this area. From Section 6.4.1(i) of the Municipal Plan, when considering increasing building height Council shall take into account whether the building and the proposed use advances the goals and objectives of the Municipal Plan and contributes positively to the surroundings.



Under Section 4.1 of the Municipal Plan, strategic objectives for housing include:

- Facilitate thoughtfully designed mixed-use development that provides access to various housing options, amenities and employment opportunities in the same neighbourhood.
- Encourage a range of housing options that contribute to community health, sustainable growth and economic security.
- Promote higher density development in and around key transportation corridors to support increased access to housing and transportation options to reduce service and infrastructure costs.

These objectives are achieved by enabling 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. Further, by promoting a broad range of housing choice for all ages, income groups, and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households. The uses surrounding the site are generally institutional, but the addition of apartment buildings to the larger residential neighbourhood will assist in diversifying the housing stock and providing an affordable option for renters.

Section 6.1.3 of the Municipal Plan states the City will promote and recognize creativity, innovation and sustainability in architecture, landscape architecture, and site and neighbourhood design. The proposed development is a unique development which uses a creative and sustainable lens. Apartment buildings with little parking is a new concept for St. John's, but Staff recommend the development as it is in line with the policies in the Municipal Plan.

### Parking

The applicant is proposing 54 parking stalls. Under Section 8.3 of the Development Regulations, a minimum of 239 parking stalls are required. The applicant is seeking a parking reduction of 185 stalls.

In the draft presented at the public meeting, the applicant was only proposing 4 parking stalls. Following the public meeting the applicant recognized that the most significant issue expressed from the community were concerns about the lack of parking. The applicant is now proposing a ratio of parking that is aligned with other city center development requirements. This includes:

- a. Ratio of just over .25 guaranteed purpose-built parking spots
- b. Additional 5 spots dedicated to visitors
- c. Required 6% barrier free parking spots
- d. Total of 54 parking spots provided
- e. Possibly an additional 3-5 parking spots that will be confirmed in the detailed design stage.

The applicants have completed a number of similar developments in Quebec and Halifax and used a similar parking ratio for their Halifax development.

City Development and Engineering staff have reviewed the request for parking relief and support exempting the development from parking requirements. The City's Parking Enforcement Division is concerned that residents or visitors to the site may park illegally nearby. This becomes an enforcement issue. The applicant believes that having pedestrian friendly housing located close to university will lighten the parking burden of the area by removing the need for more parking spaces.

From Section 7.2 of the Municipal Plan, the City will work with schools, the University, Colleges and private educational institutions to provide alternatives to car travel by improving conditions that encourage students to travel to school on foot, by public transit or by bicycle and create more pedestrian-friendly environment that is interconnected by a network of accessible, safe, comfortable and convenient routes.

If the development proceeds, the applicant will be required to upgrade Lambe's Lane to include sidewalk on both side of the road, creating a more pedestrian-friendly environment. The applicant is also placing a priority on accommodating bicycle storage, which promotes active and alternative forms of transportation.

City staff understand the concerns about parking because this is a new type of development locally. We believe that this development can be successful and recommend rezoning the property to accommodate the development.

### **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 and social media. 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. 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. 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.

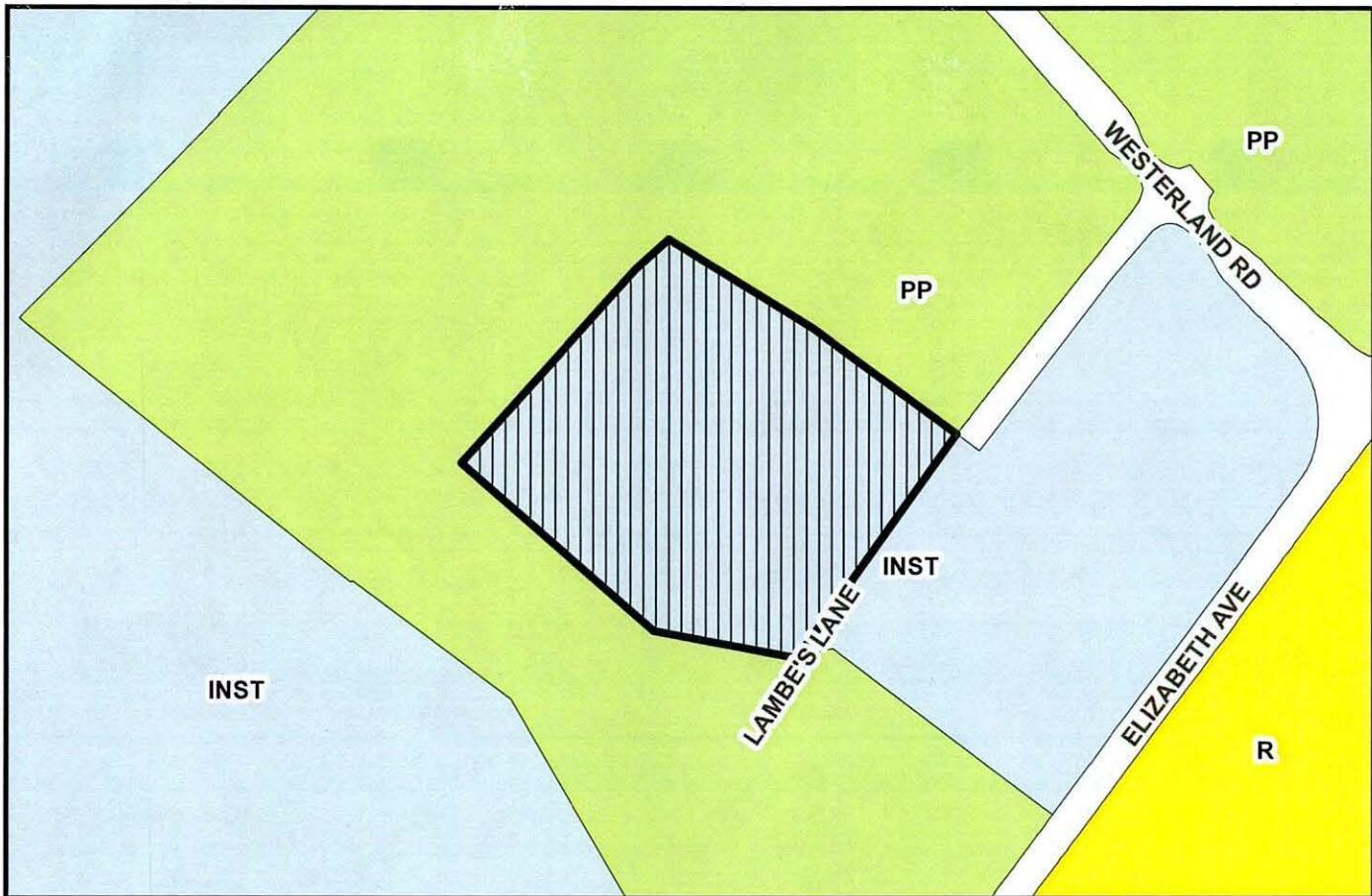
#### **CHANGE IN AMENDMENT REFERENCE NUMBERS**

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 MUNICIPAL PLAN AMENDMENT NUMBER 6, 2022**

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

- 1. Redesignating land at 6 Lambe's Lane [Parcel ID# 17287] from the Institutional (INST) Land Use District to the Residential (R) Land Use District as shown on Future Land Use Map P-1 attached.**



## CITY OF ST. JOHN'S MUNICIPAL PLAN Amendment No. 6, 2022

[Future Land Use Map P-1]

2022 02 09 Scale: 1:2000  
City of St. John's  
Department of Planning, Development  
& Regulatory Services

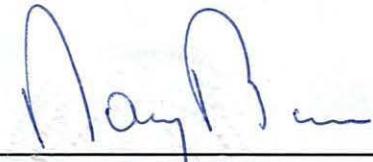
I hereby certify that this amendment  
has been prepared in accordance with the  
Urban and Rural Planning Act.



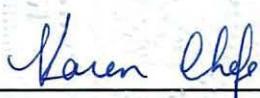
AREA PROPOSED TO BE REDESIGNATED FROM  
INSTITUTIONAL (INST) LAND USE DISTRICT TO  
RESIDENTIAL (R) LAND USE DISTRICT

6 LAMBE'S LANE  
Parcel ID 17287

Mayor

A handwritten signature of the Mayor.

City Clerk

A handwritten signature of the City Clerk.

February 14, 2022  
Council Adoption



M.C.I.P. signature and seal

Municipal Plan/Amendment <b>REGISTERED</b>	
Number	4400-2022-001
Date	17 JUNE 2022
Signature	John Blanchard

Provincial Registration