

ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976
AMENDMENT No. 1, 2020

City of St. John's:

**Regional Plan amendment to accommodate redevelopment in the area of
the Anglican Cathedral Parish Hall, Queen's Road**

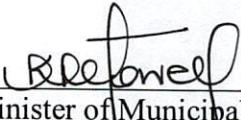
October 2020

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT No. 1, 2020

Under the authority of section 16, 17 and 18 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs:

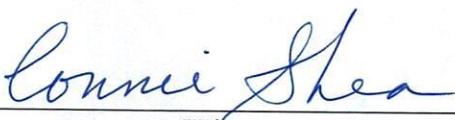
- a) adopted the St. John's Urban Region Regional Plan Amendment No. 1, 2020 on the 16th day of June, 2022;
- b) gave notice of the adoption of the St. John's Urban Region Regional Plan Amendment No. 1, 2020 by advertisement inserted on the 2nd, 9th, and 16th day of July, 2022 in *The Telegram* newspaper;
- c) set the 20th day of July, 2022, at 7:00 pm, at St. John's City Hall, for the holding of a public hearing to consider objections and submissions; and set the 21st day of July, 2022, at 7:00 pm, for an additional virtual public hearing.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the Minister of Municipal and Provincial Affairs hereby approves the St. John's Urban Region Regional Plan Amendment No. 1, 2020, as adopted on the 16th day of June, 2022.



Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador this 1st day of December, 2022.



Witness

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO ADOPT
ST. JOHN'S URBAN REGION REGIONAL PLAN AMENDMENT 1, 2020

Under the authority of Section 16 of the *Urban and Rural Planning Act, 2000*, the Minister of Municipal and Provincial Affairs hereby adopts St. John's Urban Region Regional Plan, 1976 Amendment No. 1, 2020.

Reaffirmed

Minister of Municipal and Provincial Affairs

Signed and sealed before me at St. John's, Newfoundland and Labrador
this 16 day of June 2022

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region Regional Plan, 1976 Amendment 1, 2020 was prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.



ST. JOHN'S URBAN REGION REGIONAL PLAN, 1976

AMENDMENT 1, 2020

BACKGROUND

Framework for the Proposed Amendment

In response to a proposed development application, the St. John's City Council wishes to amend its Municipal Plan and Development Regulations. The *Urban and Rural Planning Act, 2000* (the "Act") sets out the process for amending a Plan and Development Regulations. The St. John's Urban Region Regional Plan, 1976 ("the Regional Plan") sets out a framework for growth and development within the St. John's Urban Region. Amendments to Municipal Plans prepared by municipalities in the St. John's Urban Region must conform to the Regional Plan.

The City has prepared an amendment to its Municipal Plan and Development Regulations to allow for the redevelopment of property to the rear of the former Anglican Cathedral Parish Hall at 68 Queen's Road for a residential housing development (a 36-unit apartment building and 3 townhouses). In order to accommodate the amendments to the St. John's Municipal Plan and Development Regulations, a corresponding amendment to the Regional Plan map is required.

The proposed amendments to the St. John's Municipal Plan and Development Regulations involve re-designating and re-zoning the site from the Open Space Land Use District to the Residential Land Use District and re-zoning the site from the Open Space (O) zone to a new site-specific Apartment Harvey Road (AHR) zone to accommodate the proposed apartment building.

The accompanying Regional Plan amendment would change the land use designation for the subject site located to the rear of the former Anglican Cathedral Parish Hall, extending to Harvey Road from 'Public Open Space' to 'Urban Development'. This Regional Plan amendment would enable the City to re-designate and re-zone the subject property to accommodate its redevelopment.

History and Relevance of the Regional Plan Map Designation

The Regional Plan is broad in scope and intended to be a framework enabling local level planning and municipal development control while recognizing and protecting provincial interests.

A project undertaken by the Department of Municipal and Provincial Affairs in 2014-2015 to legally update the SJURRP paper map to a modern digital map changed the regional designation for many parcels of land throughout the region to directly reflect municipal designations. The new digital map was intended to ensure compliance between regional land use designations and municipal land use designations; however, when the new digital map came into legal effect, Regional Plan No. Amendment 3, 2014 introduced a level of detail in some places that reflected the municipal plans but did not correspond to the regional plan policies.

In the original Regional Plan, much of St. John's was historically designated 'Urban Development'. The subject property was captured in this designation; however, this was changed to the 'Public Open Space' designation to directly reflect the City's land use designations as part of Regional Plan Amendment No. 3, 2014. When the Regional 'Public Open Space' designation was applied to the City's "Open Space (O)" zones, they were so designated to reflect the municipality's open space zones and districts, not to conform to regional planning documents.

As a result, the Regional Plan designates a portion of the proposed development area as 'Public Open Space'. The Regional Plan policies for 'Public Open Space' is limited to specific public provincial and national parks in the Region, including Signal Hill, Cape Spear, CA Pippy Park, Butterpot Park, and Cochrane Pond Park. It is not the intent of the Regional Plan to capture privately held or municipally zoned open space lands within the Regional 'Public Open Space' designation. Local open space areas and parks are accommodated in the 'Urban Development' designation.

Context and Authorities

The subject property is located within the St. John's Ecclesiastical District, an area characterized by rich built heritage structures. These heritage buildings are recognized individually and are not only municipally significant, but also provincially and nationally designated. Collectively, these buildings and area form the federally designated St. John's Ecclesiastical District.

The City has been in consultation with government departments, agencies, and interest groups for input with respect to the proposed development. Parks Canada, the Department of Tourism, Culture, Arts and Recreation, the Heritage Foundation of Newfoundland and Labrador, and The Rooms have all provided input. Provided the proposed redevelopment is not in contravention of Federal or Provincial requirements, the Municipal Council has discretion and authority to control development, heritage preservation, and urban design.

St. John's City Council's wishes to accommodate the proposed residential redevelopment plans for the area, which has triggered amendments to the St. John's Municipal Plan and Development Regulations to alter the municipal future land use designation/district and zoning, as well as the regional plan designation. City Council requested that the Minister authorize the consultation process to consider undertaking an amendment to the Regional Plan to apply the 'Urban Development' designation to the subject property.

The Minister is agreeable to the City undertaking the consultation process in consideration of the proposed amendment to the land use designation in the Regional Plan. The Regional Plan map amendment is to be processed simultaneously with the City's mapping amendments to its land use zones and districts as directed by its Municipal Plan and Development Regulations.

PUBLIC CONSULTATION

The City of St. John's conducted early consultation when contemplating if and how Council wished to proceed to amend its municipal plan and development regulations. Background information and details of consultation are included in the City's documentation.

As the proposed amendments to the St. John's Municipal Plan and Development Regulations triggered an amendment to the Regional Plan, the Minister authorized the City to undertake consultation regarding the change to the Regional Plan map required to enable the City's amendments.

The St. John's City Council published a notice in *The Telegram* newspaper on October 31, 2020, November 4, 2020 and November 11, 2020 soliciting comments on the proposed SJURRP Amendment 1, 2020, as well as the associated amendments to the City's municipal plan and development regulations. The City also mailed a notice to property owners within 150 metres of the subject site. The City also uses its website and social media forums to post information about amendments and invite input. The City held two virtual public meetings on November 17 and 18, 2020.

Considerable public input was received. Some individuals expressed their support for the revised development proposal and the potential of increasing density downtown. Those opposing the proposal raised concerns about the loss of green space, incompatible development with the historic core, negative impacts on the federally designated St. John's Ecclesiastical District and the potential of jeopardizing a bid for World Heritage designation. The objections included a petition with a considerable number of signatures. In addition, the board of directors of The Rooms and representatives from three nearby churches outlined objections to the proposed development.

The City also followed the standard protocol for amendments to the Regional Plan by writing the other 14 municipalities subject to the St. John's Urban Region Regional Plan regarding its proposed SJURRP amendment. Flatrock, Portugal Cove-St. Philip's, Mount Pearl, Torbay, Logy Bay-Middle Cove-Outer Cove, Paradise and Conception Bay South responded indicating no concern.

The Department of Municipal and Provincial Affairs also sought input from Government departments and agencies to ensure compliance with Provincial requirements, policies, regulations, and laws. In particular, the Department of Tourism, Culture, Arts and Recreation was asked to outline its interests with respect to this matter. In general, the commentary provided by the Department of Tourism, Culture, Arts and Recreation stated that:

- the Ecclesiastical District is not on Canada's Tentative List of World Heritage (a prerequisite for World Heritage recognition) and securing such a place is a lengthy and complex process;

- the Department of Municipal and Provincial Affairs and the City should be cognizant of the impact of the development as raised by The Rooms Corporation but that these issues are a municipal rather than a provincial interest; and
- any early 20th century structural remains or deposits are recorded and archaeological monitoring occur during the removal of the Parish Hall foundations and footings as well as during future groundworks.

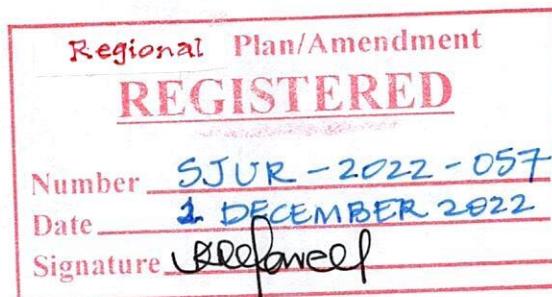
The Provincial Archaeological Office committed to working with the City of St. John's and the developer.

Following the adoption of this amendment by the Minister who is the authority for the Regional Plan, notices of adoption and public hearing are to be published. In accordance with the Act, the statutory public hearing overseen by an independent commissioner would be the final opportunity for objections.

ST. JOHN'S REGION REGIONAL PLAN, 1976 AMENDMENT NO. 1, 2020

The St. John's Urban Region Regional Plan map is amended as follows:

- Proposed SJURRP re-designation from 'Public Open Space' to 'Urban Development' to enable future residential development in the area of Queen's Road, as shown on the attached map.



<div[](https://www.sjul.org/2020/01/01/2020-01-01-st-johns-urban-region-regional-plan-amendment/2020-01-01-st-johns-urban-region-regional-plan-amendment-1024x1024.jpg)

 Urban Development Public Open Space

St. John's Urban Region Regional Plan Amendment
REGISTERED

Number 5514R-2022-057 Date 1 DECEMBER 2022 Signature John Doe

Signed this 1st day of DECEMBER, 20 22.

Minister of Municipal and Provincial Affairs

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached St. John's Urban Region
Regional Plan Amendment No. 01-2020 has
been prepared in accordance with requirements
of the Urban and Rural Planning Act, 2000.

MCIP:

