

A New Municipal Plan for St. John's

February 2019

HEALTHY NEIGHBOURHOODS

Our goal is to design complete and interconnected, walkable neighbourhoods with efficient infrastructure, facilities and services, including a range of housing options.



A city that is recognized for the quality of life that its citizens enjoy is a city of well-designed neighbourhoods in which people have access to local shops and services and quality public spaces. Older, established neighbourhoods in the city have distinct histories, character and form that contribute to the city's culture and heritage. Changing demographics and rising costs of housing are creating demand for a greater range of housing options.



Within the existing urban areas of the city, there are opportunities to address housing need, and improve the health and vibrancy of neighbourhoods. This can be accomplished by providing for a greater mix of uses in underutilized commercial areas, particularly those served by transit. In considering new areas for development, there are opportunities to plan for and design neighbourhoods that are less reliant on the automobile.

The policies in this plan support the strengthening of neighbourhoods by encourage a diversity of housing, investment in infrastructure, parks, open spaces, arts and culture, and the protection of our heritage and archaeological resources.

STRATEGIC OBJECTIVES ON HEALTHY NEIGHBOURHOODS:

- 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 for community health, sustainable growth and economic security.
- Promote higher density development in and around transit-served corridors.
- Identify appropriate areas for future growth and development that take advantage of existing infrastructure and services, which would in turn create financial efficiencies and limit urban sprawl.
- Protect established neighbourhoods, heritage districts and employment areas.
- Celebrate St. John's unique character by protecting cultural and heritage resources and significant landmarks.
- Create vibrant, well-designed public spaces.
- Address long term climate change impacts through the introduction of green infrastructure, innovative technology, resource conservation and environmentally sustainable construction standards.

ST. JOHN'S

HOUSING

- Envision supports the City's efforts to work with our not-for-profit housing partners to increase the supply of and access to affordable housing
- Existing and new policies will enable a wide range of housing in diverse neighbourhoods and identify surplus land for affordable housing projects. The plan recommends a study to define more precisely the edges of wetlands in Goulds and updating the 1993 Significant Waterways and Wetlands Study.

CHILDCARE AND SENIORS CARE

- The plan accommodates childcare and seniors care in more residential areas and in workplaces.

ENHANCING NEIGHBOURHOOD CHARACTER

- Envision proposes to officially recognize the character of existing established low-density residential areas and to ensure that new development respects existing character.
- In areas identified for intensification, there will need to be appropriate transition areas, between low-density residential areas and multi-residential, and between mixed-use or commercial areas.
- The City will use the neighbourhood planning process and prepare secondary plans to plan where development can happen, what it could look like and how opportunities for new housing and mixed-uses can be achieved.

GOOD NEIGHBOUR POLICY

- Conflict often arises where a land use or building is proposed next to a residential or open space use, or where a building is proposed that is considered out of scale or character with the form of adjoining buildings. New policies will help reduce land use conflict at the development stage.

ACCESS TO HEALTHY FOOD

- Envision's policies will facilitate the development of community gardens, support urban agriculture, and provide increased opportunities for the sale of local produce.

PARKS AND OPEN SPACES

- One of the defining features of St. John's is the availability of, and accessibility to, parks, plazas, open spaces and wilderness areas. The open space system includes parks, natural corridors, pathways and trail systems that play an important role in the quality of life, health, transportation and social well-being of residents.
- A number of policies around parks and open space are included in Envision with an emphasis on quantity and quality and on connecting them to residential neighbourhoods through the Open Space Master Plan.

HERITAGE AND HISTORY

- This plan retains existing heritage policies.
- The City will create a new Heritage Bylaw to guide new development and redevelopment in the Heritage Area and will incorporate recommendations from the Archaeology Master Plan to address developments in areas where historic resources may be found.