

# A New Municipal Plan for St. John's

February 2019

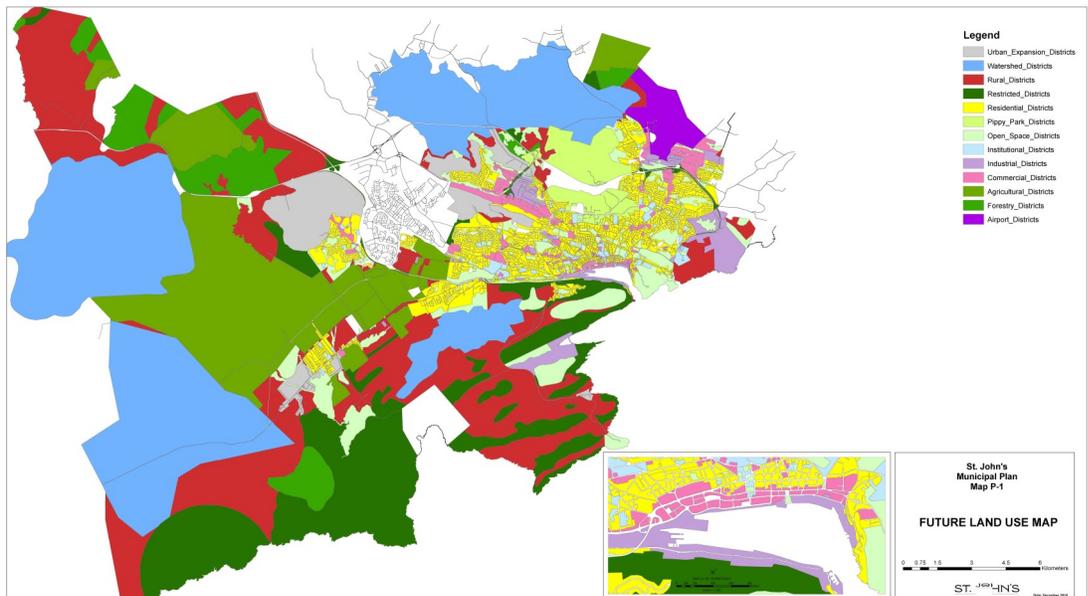
## IMPROVED LAND USE

Our goal is to promote a pattern of growth and land use that will encourage orderly, efficient, and environmentally sound development.



The City will continue to manage growth and development by designating lands into land use districts. Policies will provide guidance regarding land use, building and development form. The Land Use Districts and policies are organized according to the following categories:

Agriculture  
Airport  
Commercial  
Forestry  
Industrial  
Institutional  
Open Space  
C.A. Pippy Park  
Residential  
Restricted Development  
Rural  
Urban Expansion  
Watershed



## STRATEGIC OBJECTIVES ON IMPROVED LAND USE:

-  To enable land uses to develop in a compatible manner while ensuring sufficient land is made available for future growth.
-  To support commerce and industry by providing opportunities for businesses to operate.
-  To make provision for future infrastructure servicing as the basic framework around which the city will grow.
-  To protect the city's public water supply watersheds to ensure a safe, clean and reliable source of drinking water.

# ST. JOHN'S

## RESIDENTIAL DISTRICTS

- Ultimately, the City's goal is to ensure that residential neighbourhoods are inclusive. This means accommodating needs for a variety of residential options, for public spaces and for transportation infrastructure that evolve as neighbourhoods change over time.
- There will be only one Residential District with various zones, including:
  - **Residential Low Density zones** – where single detached dwellings are the predominant housing form
  - **Special Residential zones** – residential areas on Lower Circular Road, Shaw Street, Waterford Bridge Road, Winter Avenue, Dublin Road, and Pringle Place where only single detached dwellings are permitted on larger lots
  - **Residential Medium Density zones** – where there is a mix of single, duplex, semi-detached and townhouse development
  - **Residential High Density zones** – characterized by multi-unit residential buildings such as apartment buildings, townhouses and personal care homes
- With only one Residential District under the new plan, rezoning from one residential zone to another can now take place without plan amendments. Envision details the process for considering a rezoning request and also for non-residential uses.

## COMMERCIAL, MIXED USE, INDUSTRIAL AND OTHER DISTRICTS

- As with the Residential District, there will only be one Commercial District with various zones.
- It is the City's intention to encourage additional areas where there is greater mix of uses and building forms, creating mixed-use neighbourhoods where commercial functions are combined with housing, office employment, community services, arts and entertainment facilities, and quality public open space, particularly in areas identified for intensification.
- As neighbourhood plans are prepared, Mixed-Use Zones will also be applied in intensification areas.
- Rural and resource lands include large areas that encompass lands in the provincially protected St. John's Agricultural Development Area, lands designated for Forestry uses in the St. John's Urban Region Regional Plan, scenic tourist areas and areas that are unsuitable for development.
- The Plan does not provide for Rural Residential subdivision development while Residential Infill development, as per the existing municipal plan's policy, remains the same.

TO READ THE FULL PLAN VISIT [STJOHNS.CA](http://STJOHNS.CA)