

# IMPROVED LAND USE

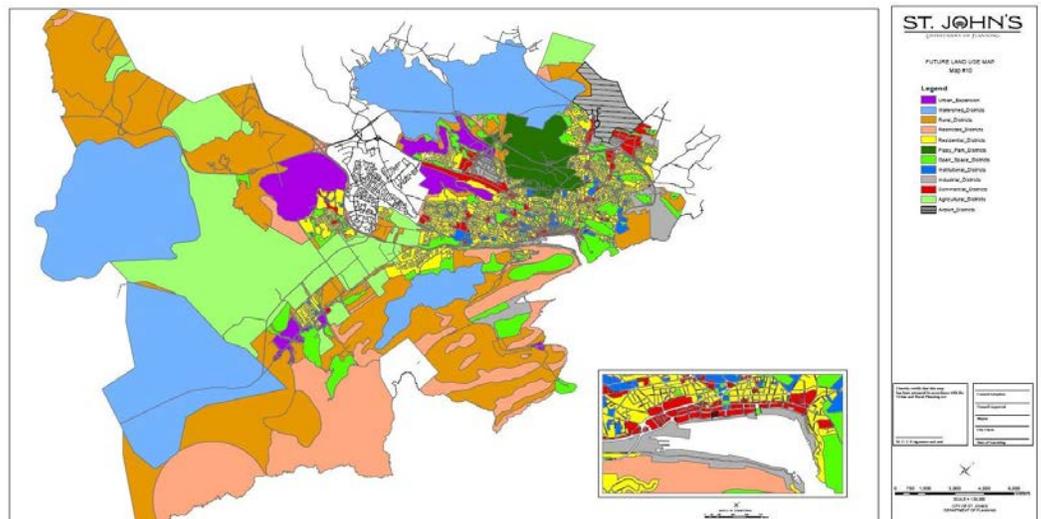
## Envision St. John's Municipal Plan

*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 within the Planning Area into land use districts. Policies will provide guidance regarding permitted uses, building and development forms. The Land Use Districts and policies are organized according to the following categories:

- Agriculture
- Airport
- Commercial
- Industrial
- Institutional
- Open Space
- Pippy Park
- Protected Public Water Supply Area
- Residential
- Restricted Development
- Rural
- Urban Expansion



see this map in greater detail @ [www.stjohns.ca](http://www.stjohns.ca)

## 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.

*The Future Land Use Map shows the City divided up into land use districts. The current plan has 22; Envision reduces the number to 11 by consolidating some of the districts.*

## 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 Land Use** 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
  - **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 assisted living complexes
- 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, the Commercial Districts also have been divided into zones.
- Mixed-Use Zones that will be applied in areas where there is currently a mix of uses.
- 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 along 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.
- Envision merges a number of districts into the Rural District and has suggested a number of policies that will need to be discussed at Council and with the public and staff.
- Rural and resource lands include large areas that encompass current and planned future public water supply watersheds, 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 – those large, one-acre, un-serviced developments all over the Northeast Avalon.
- Residential Infill development, as per the existing municipal plan's policy, remains the same.