

# Envision St. John's

August, 2017

## ENVIRONMENTAL SYSTEMS

Our goal is to conserve, protect and enhance the City's natural environment – its waterways, wetlands, coastline and forested areas – for their ecological function, aesthetic and economic value.

### Suggested Changes in the New Development Regulations...

The new development regulations have **updated maps** for flood hazard areas, watersheds, waterways, wetlands and environmentally valuable areas, consistent with current information.

An additional development setback from **buffers** of 1.2metres ensures development does not intrude upon environmentally sensitive areas.

A new policy requires **trees** to be added for every lot in a new subdivision/development which helps to protect and enhance the Urban Forest .

Updated **subdivision requirements** ensure all new subdivisions are designed to mitigate runoff/erosion and meet the storm water detention policy.

The **Agriculture Development Area** has been revised to encourage appropriate agricultural development; also, a portion of the ADA land that was located in the City's future water supply area - Thomas Pond - has been removed.



ST. JOHN'S



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## HEALTHY NEIGHBOURHOODS

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



## Suggested Changes in the New Development Regulations...

-  The Open Space Master Plan is referenced in the new regulations, encouraging new design, subdivision plans and community development around its policies.
-  A Planned Mixed Development Zone has been created which will enable better designed, mixed use neighbourhoods through creative planning and more flexible methods.
-  Under Affordable Housing, there are a number of changes:
  - Allows for smaller, accessory dwelling units (caretaker suites) in the RA Zone.
  - Small apartment buildings will now be permitted in R3, RD and RM zones.
  - Mobile home park standards have been updated to reflect new mini home standards.
-  There are increased buffers between residential and non-residential uses to help reduce land use conflict: additional landscaping and screening.
-  Parking standards have been changed to deal with parking complaints and the number of vehicles owned by a household:
  - Single Detached Dwellings, Semi-Detached and Townhouses increase from 1 to 2 spaces required.
  - Townhouses in R3 and RD zones require 1 space.
  - Subsidiary Dwelling Units require 1 space.

## Suggested Changes in the New Development Regulations...

The building line setback for Single Detached Dwellings has been increased from 6 metres to 7 metres; driveways are currently not long enough to accommodate trucks.

Regulations have been added to promote urban agriculture/farming and access to local/healthy food.

Heritage regulations have been removed from the Development Regulations and will be placed in a new Heritage Bylaw, which will provide more legal authority; heritage policies will remain in the Municipal Plan.

The category "Seniors Apartment Building" has been removed and replaced with "Apartment Building." The City is unable to regulate a use based on the age of residents; INST Zones that have apartment buildings will be rezoned to the appropriate Apartment Zone.

Personal care homes have been added to all Apartment Zones, which incorporates a form of seniors housing into residential neighbourhoods.

There are additional hard and soft landscaping requirements for residential developments and the Commercial Development Landscape Policy has been added to the regulations.

We have increased the flanking side yard requirement in most zones to deal with snow storage. Additional snow storage areas have also been added in the East End; these regulations control landscaping requirements and driveway width to provide adequate room for snow storage on front lawns and supports Public Works snow clearing practices.







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## A STRONG ECONOMY

Our goal is to continue to strengthen the City's role as the centre for commerce & employment in the region and the province in a manner consistent with the strategic directions in the Economic Roadmap.



### Suggested Changes in the New Development Regulations...



-  We have updated our mixed-use development (residential and commercial) regulations; mixed use neighbourhoods along transit corridors encourage a strong economy by providing a good work/live balance.
-  In the Torbay Road North Commercial Area, mapping and policy has been added to support development of this key area.
-  The new Planned Mixed Development Zone/Intensification Areas category is for large developments and encourages well planned neighbourhoods which incorporate a mixture of land uses and commercial development
-  A new Heritage Bylaw (to be written) will protect the City's built heritage for the continued success and growth of the tourism industry.



## TRANSPORTATION & INFRASTRUCTURE

Our goal is to support growth and development in the City through an efficient and effective transportation network and investment in water and wastewater infrastructure.

### Suggested Changes in the New Development Regulations...

-  Our transportation network – streets, trails and bike lanes - becomes more connected, creating walkable/accessible neighbourhoods in the new regulations.
-  The revised Subdivision Development Policy takes into account the Open Space Master Plan and provides complete streets guidelines; better subdivision design; and a reduction in the number of cul-de-sacs (road design).

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## URBAN DESIGN

Our goal is to improve quality of life through excellence in urban design of buildings, streets, neighbourhoods and public spaces throughout the City.

### Suggested Changes in the New Development Regulations...

Based on a viewplane study (2003) a section on Downtown Building Height – Viewplanes has been added to the new regulations. Three primary views that protect public viewplanes/heritage have been identified.

Current downtown building height of 15 metres will be increased: in the CCM Zone to 20 metres to allow four storeys, which reflects existing building height; and in the CCM-2 Zone will allow height up to 60 metres through a rezoning, except in areas protected by a view plane, Battery neighbourhood height controls.

A New Commercial Central (CC) Zone combines CCO, CCR and CCRWW Zones for the “commercial core”; building height is at the discretion of Council except in areas protected by a view plane or Battery height controls.

The current Institutional (INST) Zone in Planning Area 1—Downtown has been changed to Institutional – Downtown (INST – DT) Zone. Uses are the same but lot requirements are complimentary to downtown development (no building line, side yard or rear yard requirements) and height is increased to 30 metres except in areas protected by a view plane or Battery height controls.



## Suggested Changes in the New Development Regulations...

The new regulations increase building height; we have converted height in the regulations from storeys to metres for clarity; residential is based on 4 metres per storey; commercial is based on 5 metres per storey; residential zones were all assigned a building height.

Light angles have been removed and Building Façade Setbacks added so that building façades will have to be set back after a certain amount of height, instead of based on a light angle. This allows for better building design.

Floor Area Ratio (FAR) and Density (residential) have been removed as they limit building size in the downtown and place restrictions which are not necessary. Parking requirements, lot size and setbacks will control building size.

New Urban Design Guidelines (to be written) will provide best practices for development in the downtown which support heritage, walkability, a better streetscape, and buildings which fit the landscape.

Intensification Areas will be enabled through mixed use zoning and the creation of secondary plans .

The procurement of public art for new development will be added under the Urban Design Guidelines.

