

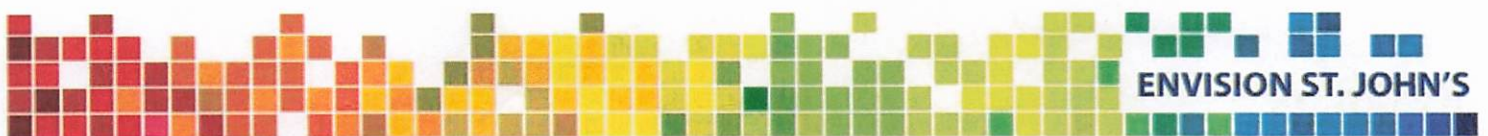
City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 82, 2026

Add Bakery and Restaurant to the Residential Mixed (RM) Zone

**Residential Downtown (RD) Zone to
Residential Mixed (RM) Zone at 69 Military Road**

June 2026



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 82, 2026

Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 82, 2026.

Adopted by the City Council of St. John's on the 16th day of June, 2026.

Signed and sealed this 18 day of June, 2026.

Mayor:

May B.

Clerk:

[Signature]



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 82, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP:

L. Church

Development Regulations/Amendment	
REGISTERED	
Number	<u>4400-0423-2026</u>
Date	<u>July 15, 2026</u>
Signature	<u>[Signature]</u>



CITY OF ST. JOHN'S

Development Regulations Amendment Number 82, 2026

BACKGROUND AND ANALYSIS

The City has received an application from Breen's Enterprises Ltd. to rezone property at 69 Military Road. The subject property consists of a three-storey building and a small parking area behind it, accessed from Bannerman Street. Needs Convenience Store occupies the main level, with two apartments above, one on each storey. The proposal is to convert the rear portion of the main level into an apartment and use the remaining portion of the main level for a Bakery and Restaurant.

The subject property is in the Residential District of the Envision St. John's Municipal Plan and is zoned Residential Downtown (RD). The proposed uses are not permitted in the RD Zone. The application is to rezone the site to the Residential Mixed (RM) Zone and add "Bakery" as a permitted use and "Restaurant" as a discretionary use in the RM Zone. Rezoning to RM would also enable the proposed dwelling unit on the first storey as a discretionary use.

Alignment with Envision St. John's Municipal Plan

Policy 8.4.15 of the Municipal Plan provides that commercial uses may be considered in the Residential District if they are small in scale and compatible with the surrounding residential area. The addition of a bakery and restaurant at the subject property and in the RM Zone would enable commercial uses that are already found along Military Road and that are suitable for the neighbourhood.

Rezoning 69 Military Road to the RM Zone is in line with the draft Downtown Neighbourhood Plan policies, which propose using the RM Zone along key transit routes like Military Road, as a transitional zone between established downtown residential areas and adjacent properties.

PUBLIC CONSULTATION

The amendment was advertised on three occasions in The Telegram newspaper on May 15, May 22, and May 29, 2026. A notice of the amendment was also mailed to property owners within 150 metres of the application site, posted on the City's website, on the Planning Engage project page and in two conspicuous places in the area affected (St. John's City Hall and City Hall Annex).

Ten submissions were received; eight (8) supportive, and two (2) opposed. There was concern about the loss of a convenience store, considering the recent closure of the Memorial Dominion on Lake Avenue. Another submission noted concerns about vehicle circulation around Colonial Street, Military Road, and Bannerman Street, and the impact of delivery trucks parking in areas outside of the Military Road loading zone located between Colonial and Bannerman Street. This loading zone is shared between the surrounding businesses. Some parking changes were implemented along Military Road

to the loading zone and 15-minute parking spaces, to support the crosswalk improvements that were completed in 2025 in front of 69 Military Road. Parking Enforcement and Transportation Engineering reviewed this application and no concerns were raised.

Submissions received are included in Council's June 16, 2026 Regular Council Meeting agenda.

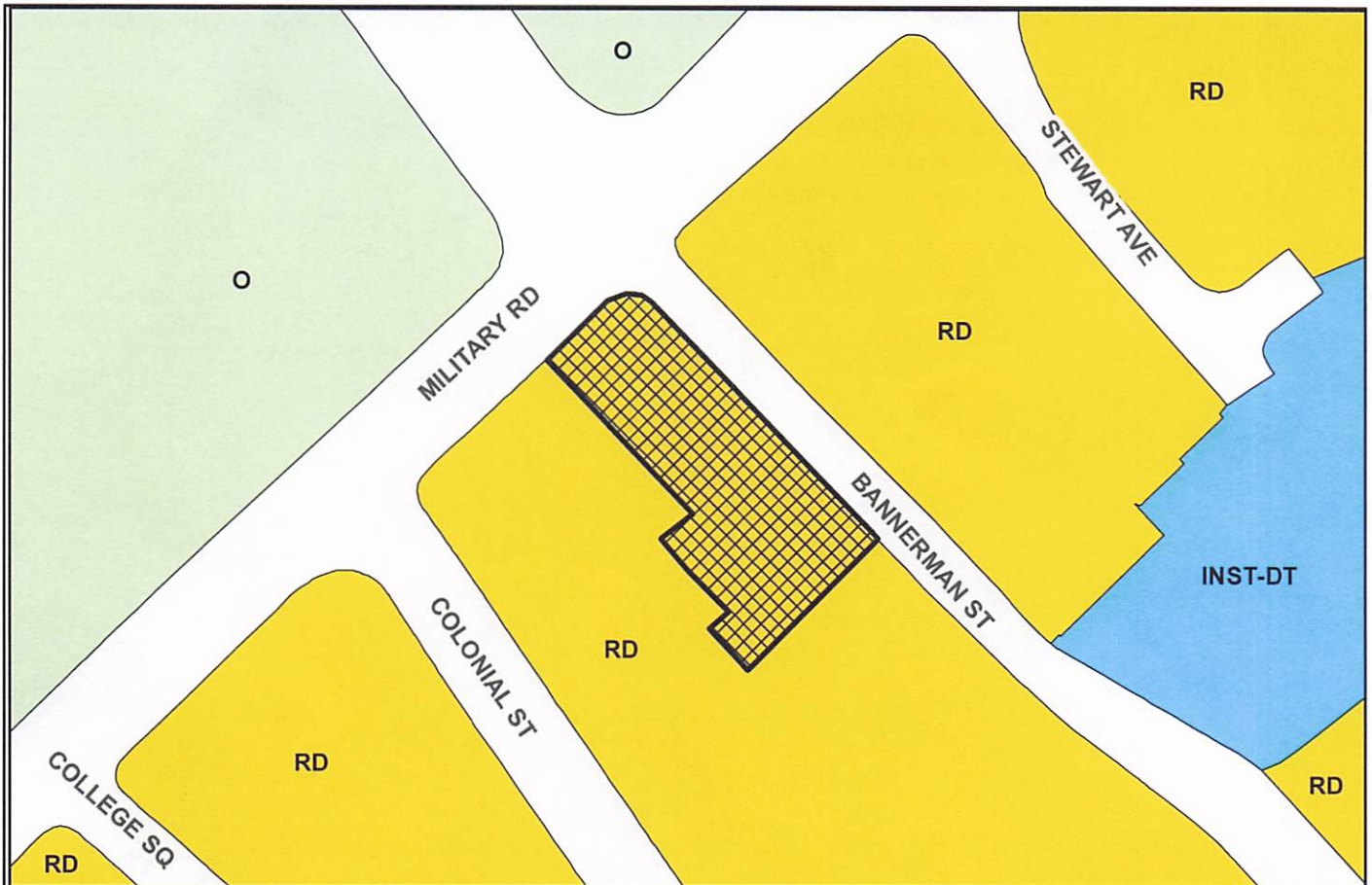
ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. Therefore, an amendment to the St. John's Urban Region Regional Plan is not required.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 82, 2026

The City of St. John's Development Regulations, 2021 is amended by:

- 1) Adding "Bakery" as a Permitted Use and "Restaurant" as a Discretionary Use to the Residential Mixed (RM) Zone.**
- 2) Rezoning land at 69 Military Road [Parcel ID# 30550] from the Residential Downtown (RD) Zone to the Residential Mixed (RM) Zone as shown on the City of St. John's Zoning Map attached.**



CITY OF ST. JOHN'S DEVELOPMENT REGULATIONS Amendment No. 82, 2026

[City of St. John's Zoning Map]

2026 05 12 Scale: 1:750
City of St. John's
Department of Planning, Development
& Regulatory Services

I hereby certify that this amendment
has been prepared in accordance with the
Urban and Rural Planning Act.



AREA PROPOSED TO BE REZONED FROM
RESIDENTIAL DOWNTOWN (RD) LAND USE ZONE
TO RESIDENTIAL MIXED (RM) LAND USE ZONE

69 MILITARY ROAD
Parcel ID 30550

Mayor

City Clerk

Council Adoption



M.C.I.P. signature and seal

Development Regulations/Amendment

REGISTERED

Number 4400 - 0423 - 2026

Date July 15, 2026

Signature [Signature]

Provincial Registration