City of St. John's Development Regulations, 2021

St. John's Development Regulations
Amendment Number 84, 2026

Add Dwelling Unit on First Storey to area along Duckworth Street in the Commercial Downtown Mixed (CDM) Zone

May 2026

ENVISION ST. JOHN'S

URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 84, 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 84, 2026.

Adopted by the City Council of St. John's on the 2nd day of June, 2026.

Signed and sealed this 11th day of June, 2026.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 84, 2026 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000.*

MCIP/FCIP: Ann-Marie Cashin

ANN-MARIE CASHIN
CANADIAN INSTITUTE OF PLANNERS
INSTITUT CANADIEN DES URBANISTES
MCIP MICU

Development Regulations/Amendment
REGISTERED
Number 4400-0424-2026
Date July 15, 2026
Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 84, 2026

BACKGROUND AND ANALYSIS

The City received an application from B&G Holdings Inc. for a dwelling unit in the first storey at 30 Duckworth Street. The subject property is within the Commercial District of the Envision St. John's Municipal Plan and is zoned Commercial Downtown Mixed (CDM). Under the Envision St. John's Development Regulations, dwelling units on the first storey of a building are not permitted on Duckworth Street or Water Street, and therefore a text amendment is required to consider the proposal.

This section of Duckworth Street includes the subject property and three Non-conforming Townhouses and has historically been residential. Adding "Dwelling Units on the 1st storey – properties 24 to 30 Duckworth Street" to the CDM Zone will allow residential uses to continue while allowing the conversion of commercial uses, should a property owner wish to convert from a commercial unit to a residential unit.

Section 8.5.10 of the Municipal Plan recognizes the mixed-use nature of the Downtown and states:

> The downtown is recognized as a special multi-use commercial area that includes residential, institutional, entertainment and public space uses, as well as retail and service uses.

Therefore, an amendment to the Municipal Plan is not required to consider this text amendment. Given the residential nature of this section of Duckworth Street, and the predominance of Townhouses, it is proposed to add Dwelling Units on the 1st storey – properties 24 to 30 Duckworth Street" as a Permitted Use in the CDM Zone.

PUBLIC CONSULTATION

The proposed amendment was advertised on three occasions in The Telegram newspaper on May 8, May 15 and May 22, 2026. A notice of the amendment was also published on the City's webpage, on the Engage St. John's Planning Page and posted at St. John's City Hall and the John J. Murphy Building. A mail out was sent to residents within 150 metres of the subject property. The consultation complies with Section 110.1 of the Urban and Rural Planning Act, 2000.

Three submissions were received. Generally, residents are supportive of the proposed change but raised concern about parking. From Section 8.6.2(1) of the Development Regulations, residential development on Water Street or Duckworth Street does not require off-street parking. Should the commercial unit be converted to a residential unit, the resident will be eligible for an on-street parking permit under the residential program.

ST. JOHN'S URBAN REGION REGIONAL PLAN
The proposed amendment is in line with the St. John's Urban Region Regional Plan (SJURRP). An amendment to the St. John's Urban Region Regional Plan is not required to add Dwelling Unit on the 1st storey along this portion of Duckworth Street.

ST. JOHN'S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 84, 2026
The City of St. John's Development Regulations, 2021 is amended by:

1) **Adding "Dwelling Units on the 1st storey – properties 24 to 30 Duckworth Street (PID #s 16836, 21852, 20429, 27153)" as a Permitted Use to the Commercial Downtown Mixed (CDM) Zone.**