

Decision Note

Title: 135 Harbour Drive –Text Amendment - REZ2500015

Date Prepared: August 27, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: N/A

Decision/Direction Required:

To consider a text amendment to the Envision St. John's Development Regulations to accommodate an office at 135 Harbour Drive.

Discussion – Background and Current Status:

The City has received an application from MacGillivray Properties Limited, on behalf of the St. John's Port Authority Inc., for an office at 135 Harbour Drive. The subject property is within the Industrial District of the St. John's Municipal Plan and is zoned Industrial General (IG). Under the St. John's Development Regulations, office is not a listed use in the IG Zone, and therefore a text amendment to add this use to the IG Zone is required to consider the office.

Section 8.6.1 of the Municipal Plan states:

Within the Industrial Land Use District, Council shall establish industrial land use zones to accommodate both permitted and discretionary uses that include light and general industry, along with non-industrial ancillary uses that are considered acceptable, as set out in the Development Regulations.

Office use can be considered as an acceptable non-industrial ancillary use and therefore a Municipal Plan amendment is not required. This request is in line with what the City heard during the Downtown Neighbourhood Plan public consultation. Previously, the IG Zone was considered solely for light and heavy industrial uses. During the Downtown Plan consultation, many businesses noted such sectors as ocean technology and other similar sectors need to be located near the ocean or other industrial uses, but may not have an industrial component themselves. The Downtown Plan has recommended to add Office as a Discretionary Use in the IG Zone. As the timelines for when that plan will come into effect are not finalized, the applicant has proceeded to request this text amendment. The text amendment is prompted by an application at 135 Harbour Drive, however once added to the IG Zone, Office could be considered in any areas zoned IG.



Please note, by adding the Office use to the IG Zone, the City will not be able to regulate the type of office that could be considered. Therefore, it is recommended to add Office as a Discretionary Use because there may be some situations where an office building is not appropriate in the IG Zone. For the subject property, the land is owned by the St. John's Port Authority and the building is adjacent to restaurants. An Office is an appropriate use at this location. Should Council agree to consider the amendment, the Discretionary Use will be advertised alongside the text amendment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Interested Parties: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No

4. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

A Sustainable City: Facilitate and create the conditions that drive the economy by being business and industry friendly; and being a location of choice for residents, businesses and visitors.

5. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: A text amendment to the St. John's Development Regulations is required to consider the proposed use.

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Engagement will be carried out in accordance with Section 4.8 of the Development Regulations. An EngageStJohns.ca project page will be created for the amendment.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Information Management Implications: Not applicable.

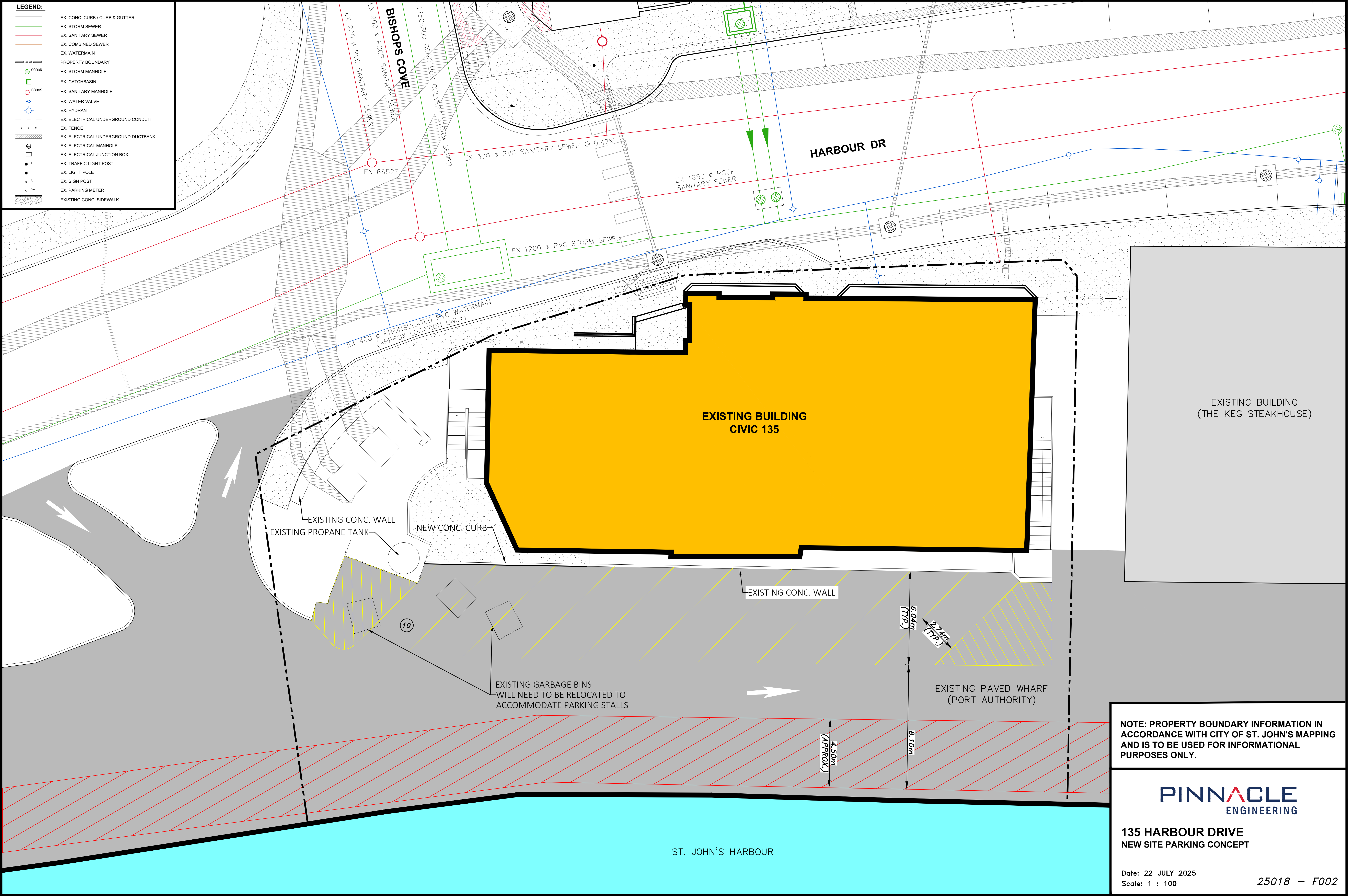
14. Other Implications: Not applicable.

Recommendation:

That Council consider adding Office as a Discretionary Use to the Industrial General (IG) Zone and advertise the text amendment for public review and comment; and advertise the Discretionary Use of an Office at 135 Harbour Drive.

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PINNACLE
ENGINEERING

135 HARBOUR DRIVE
NEW SITE PARKING CONCEPT

Date: 22 JULY 2025
Scale: 1 : 100

25018 – F002

INDUSTRIAL GENERAL (IG) ZONE**IG****(1) PERMITTED USES, *except Freshwater Bay***

Accessory Building	Pipe Storage Yard
Accessory Dwelling Unit	Public Use
Car Wash	Recycling Depot
Commercial Garage	Restaurant, only at Pier 7 (PID #351587, 22880)
Craft Brewery/Distillery	Transportation Depot
Food and Beverage Processing	Transportation Terminal
Industrial Use	Warehouse
Light Industrial Use	Wharves and Stages
Lounge, only at Pier 7 (PID #351587, 22880)	

(2) DISCRETIONARY USES, *except in Freshwater Bay*

Heritage Use (2022-05-27)	Pedway (2022-10-14)
Mineral Working	Recreational Use
Park	Salvage Yard
Parking Lot	Wind Turbine – Small Scale
Parking Garage	

(3) PERMITTED USES, FRESHWATER BAY

- (a) Industrial offshore oil and gas exploration and development service base, together with related docking, loading, repair, storage, maintenance, and administrative facilities and compatible Uses

(4) ZONE STANDARDS, EXCEPTING PARK, PARKING LOT, PUBLIC USE, PUBLIC UTILITY, AND FRESHWATER BAY

(a)	Lot Area (minimum)	1800 metres square (2022-05-27)
(b)	Lot Frontage (minimum)	45 metres (2022-05-27)
(c)	Building Line (minimum)	20 metres (2022-05-27)
(d)	Building Height (maximum), except Lots abutting the shore line or on Harbour Drive	18 metres
(e)	Building Height (maximum), Lots abutting the shore line or on Harbour Drive	14 metres
(f)	Side Yards (minimum)	Two of 3 metres, except on a corner Lot where the Side Yard abutting the Street shall be 6 metres. (2022-05-27)
(g)	Rear Yard (minimum)	6 metres (2022-05-27)

(5) ZONE STANDARDS FOR PARK, PUBLIC USE, PUBLIC UTILITY, PARKING LOT AND FRESHWATER BAY SHALL BE IN THE DISCRETION OF COUNCIL.