CITY OF MOUNT PEARL

DEVELOPMENT REGULATIONS

DEVELOPMENT REGULATIONS AMENDMENT No. 77, 2024

Rezoning of Property at Civic #2 Stapleton Road

and Civic # 173,175-177A Park Avenue

to the

Residential-High Density (RHD) Zone

Prepared by Paul Boundridge, MCIP

April 2026

RESOLUTION TO ADOPT
CITY OF MOUNT PEARL
DEVELOPMENT REGULATIONS AMENDMENT NUMBER 77, 2024

WHEREAS the City of Mount Pearl recognizes the value of residential intensification as a means of improving the affordability and choice of housing available to its residents; and this amendment would provide Council with the authority to consider proposals for approval to develop on the subject property affordable housing which may be in the form of Double Dwellings, Row Dwellings, or dwelling units in an Apartment Building, subject to compliance with the requirements of the Mount Pearl Municipal Plan and the Mount Pearl Development Regulations.

BE IT THEREFORE RESOLVED that the City of Mount Pearl hereby adopts the following map amendment to the City of Mount Pearl Development Regulations in accordance with the provisions of the Urban and Rural Planning Act, 2000.

> **Rezone land at civic # 2 Stapleton Road (former municipal pool site) and civic # 173,175-177A Park Avenue from the Open Space (OS) Zone and the Residential-Medium Density (RMD) Zone to the Residential-High Density (RHD) Zone, as shown on Land Use Zone Map 1 attached.**

BE IT FURTHER RESOLVED that the City of Mount Pearl requests the Minister of Municipal and Community Affairs to register the proposed amendment in accordance with the requirements of the Urban and Rural Planning Act, 2000.

IN WITNESS THEREOF the Seal of the City of Mount Pearl has been hereunto affixed and this Resolution has been signed by the Mayor and the City Clerk on behalf of Council this 14 day of April, 2026.

Mayor, Dave Aker

Stephanie Walsh
City Clerk, Stephanie Walsh

MCIP Certification:
I hereby certify that this Amendment has been prepared in accordance with the Urban and Rural Planning Act, 2000.

PAUL BOUNDRIDGE CANADIAN INSTITUTE OF PLANNERS INSTITUT CANADIEN DES URBANISTES MCIP

Paul Boundridge, MCIP

Feb. 3, 2026
Council Adoption

Development Regulations/Amendment
REGISTERED
Number 3345-0071-2026
Date April 15, 2026
Signature
Provincial Registration

URBAN AND RURAL PLANNING ACT, 2000
RESOLUTION TO APPROVE
CITY OF MOUNT PEARL DEVELOPMENT REGULATIONS AMENDMENT No. 77, 2024

Under the authority of Section 16, Section 17 and Section 18 of the *Urban and Rural Planning Act 2000*, the City of Mount Pearl Municipal Council:

a) adopted the Mount Pearl Development Regulations Amendment No. 77, 2024 on the 3rd day of February, 2026 and appointed Mr. Ernest Boone as Commissioner for a public hearing to be held at 7:00 p.m. on February 26, 2026 at Mount Pearl City Hall;

b) gave notice of the adoption of the Mount Pearl Development Regulations Amendment No. 77, 2024 and an upcoming public hearing in accordance with the updated requirements of the *Urban and Rural Planning Act 2000*: (1) On February 4, 2026 public notices were posted at Mount Pearl City Hall, the Summit Centre, the Reid Centre and the Mount Pearl Public Library. Also, notices were posted on the Hey Mount Pearl page and the City of Mount Pearl website.; (2) On February 5, 2026 notices were mailed to registered property owners/residents within a 200 metres radius of the subject property.; (3) On February 12, 2026 a notice was published in *The Shoreline/The Pearl* newspaper;

c) confirms that the public hearing proceeded as scheduled with Mr. Boone as Commissioner. Commissioner Boone discussed the comments received in his March 11, 2026 Commissioner's Report to Council and the Commissioner recommended that Council approve the amendments as adopted on February 3, 2026; and,

d) Council subsequently made a decision to accept the Commissioner's Recommendation and to approve the amendments as adopted on February 3, 2026 at the Regular Meeting of the City of Mount Pearl Municipal Council held on Tuesday, March 31, 2026.

Now under the authority of Section 23 of the *Urban and Rural Planning Act 2000*, the City of Mount Pearl Municipal Council approves the Mount Pearl Development Regulations Amendment No. 77, 2024, as adopted on February 3, 2026.

SIGNED AND SEALED this 10th **day of April, 2026**

Mayor:

Dave Aker

City Clerk

Stephanie Walsh

Stephanie Walsh

(Council Seal)

Provincial Registration

DEVELOPMENT REGULATIONS AMENDMENT NO. 77, 2024

INTRODUCTION

The City of Mount Pearl Municipal Plan 2010 and City of Mount Pearl Development Regulations 2010 came into effect on December 23, 2011, and have been amended several times since. The City now wishes to amend the current Municipal Plan and Development Regulations, and this report has been prepared to explain the proposed change.

BACKGROUND

The proposed amendments deal with the proposed redesignation of land located at Civic # 173 and 177A Park Avenue from the Open Space (OS) Designation to Residential (RES) Designation, and the rezoning of land at 2 Stapleton Road (former municipal pool site) and Civic # 173,175-177A Park Avenue from the Open Space (OS) Zone and the Residential-Medium Density (RMD) Zone to the Residential-High Density (RHD) Zone. The rezoning of 173 and 177A Park Avenue to the Residential Zone has triggered the need for a Municipal Plan amendment.

The subject property is designated Urban Development under the St. John's Urban Region Regional Plan. This proposed rezoning and redesignation will not require an amendment to the St. John's Urban Region Regional Plan.

The rezoning is for the purpose of the City accommodating, pursuant to completion of an Expression of Interest (EOI) process, an application for the possible reuse of surplus public land for new housing. The subject property is part of a larger property that has a total area of approximately 2.23 hectares (5.5 acres) and frontage along Stapleton Road and Park Avenue. Located on the property at present are a playground/park and a softball field (Squires Park) which are to remain in use, and a paved parking lot; the remaining property has an area of 12,767 square metres. A municipal swimming pool was located on the site; this became surplus to the City's needs with the opening of the *Summit Centre*. The land on which the pool was sited has been remediated in accordance with Provincial environmental legislation and regulations. Part of the property comprises a residential building lot (175 Park Avenue) which the City acquired several years ago.

This initiative by the City of Mount Pearl recognizes the value of residential intensification as a means of improving the affordability and choice of housing available to its residents. Intensification is a means to make more effective and efficient use of existing municipal infrastructure and services and to help alleviate the decreasing availability of land for new residential development, as articulated in the policies set out in Section 5.6 of the City of Mount Pearl Municipal Plan 2010. It is also in response to the Government of Canada's *Housing Accelerator Fund* which encourages municipal governments to act in support of affordable housing initiatives and to increase the supply of affordable housing units.

A Release from the Department of Municipal and Community Affairs (DMACA) was issued on January 23, 2026. The City of Mount Pearl Municipal Council decided at the Regular Meeting of Council of February 3, 2026 to adopt the proposed Mount Pearl Municipal Plan Amendment No. 29, 2024 and the proposed Mount Pearl Development Regulations Amendment No. 77, 2024. At the Regular Meeting of Council of February 3, 2026. Council also decided to appoint Mr. Ernest Boone as Commissioner for a Public Hearing. The Public Hearing was scheduled for 7:00 P.M., February 26, 2026 at Mount Pearl City Hall.

PUBLIC CONSULTATION

During the preparation of the amendment, Council undertook the following initiatives so that individuals and groups could provide input to the proposed Municipal Plan Amendment No. 29, 2024 and the Development Regulations Amendment Number 77, 2024.

<u>First Level Consultation</u>

In accordance with the requirements of the *Urban and Rural Planning Act, 2000* (URPA) and the City of Mount Pearl Municipal Plan and Development Regulations, notices were prepared advising the public that a Public Consultation Meeting was to be held at 7:00 p.m. on Monday, November 18, 2024 at Mount Pearl City Hall to discuss the proposed amendments and what they were intended to accommodate, and inviting inquiries or comments from interested persons. The Notice of the Public Consultation Meeting was published in the November 4, 2024 issue of *The Shoreline* newspaper. Notices were also distributed by Canada Post on October 29, 2024 to the registered owners of property within a minimum radius of 150 metres of the subject property. In both cases, interested persons were asked to submit written comments to the City by no later than 12:00 Noon on Friday November 15, 2024.

Second Level Consultation

Following receipt of the *URPA* Section 15 Release by the Department of Municipal and Community Affairs, the Mount Pearl Municipal Council adopted of the proposed amendments by the Mount Pearl Municipal Council on February 3, 2026, appointed Mr. Ernest Boone to act as an independent Commissioner for the required Public Hearing, and scheduled a Public Hearing at Mount Pearl City Hall for 7:00 p.m. on February 26, 2026.

The Public Hearing was advertised in accordance with the updated requirements of the *Urban and Rural Planning Act 2000*: (1) 0m February 4, 2026 public notices were posted at notices were posted at Mount Pearl City Hall, the Summit Centre, the Reid Centre and the Mount Pearl Public Library. Also, notices were posted on the Hey Mount Pearl page on Facebook and the City of Mount Pearl website.; (2) On February 5, 2026 notices were mailed to registered property owners/residents within a 200 metres radius of the subject property.; (3) On February 12, 2026 a notice was published in *The Shoreline/The Pearl* newspaper.

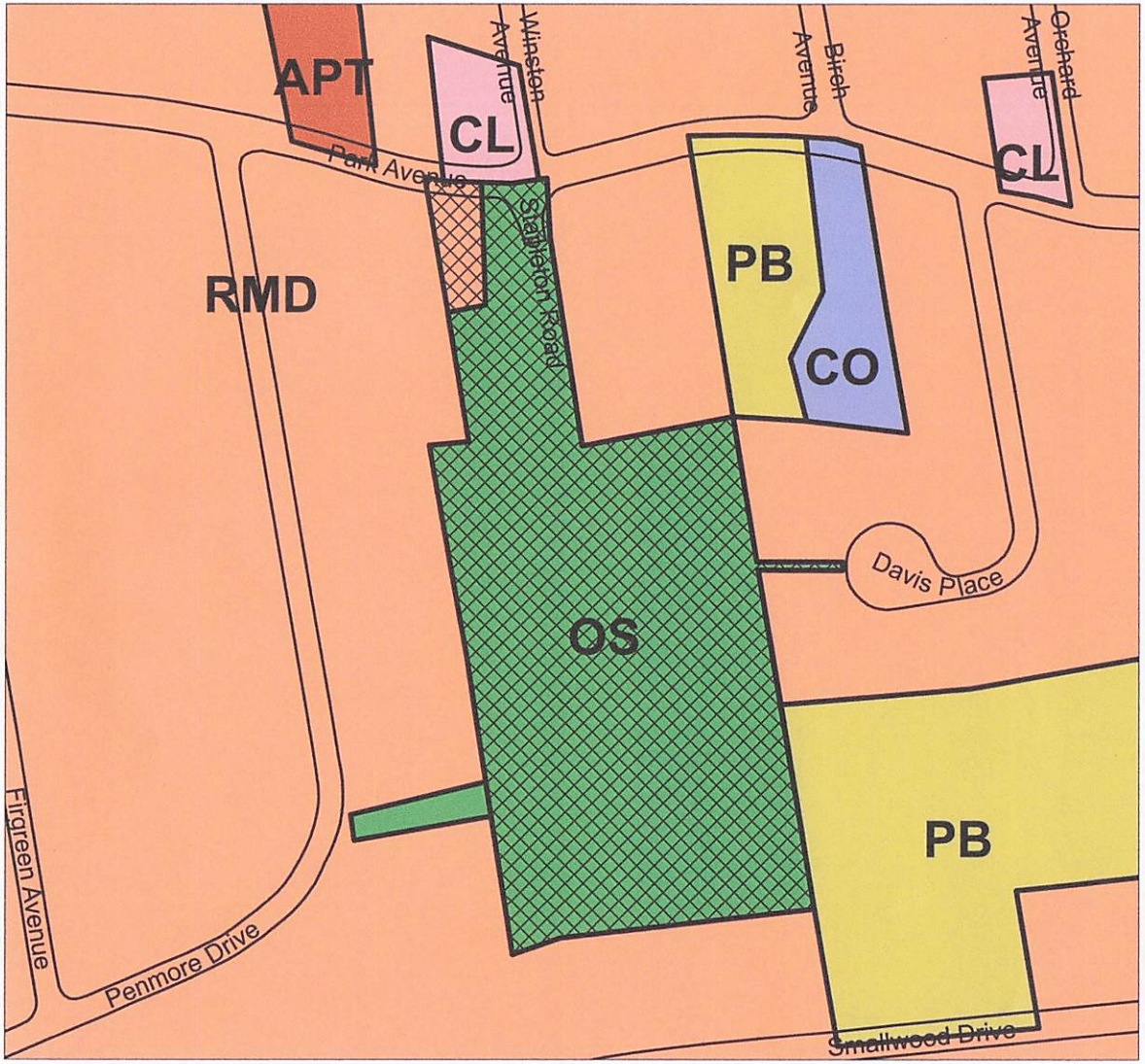
The Hearing proceeded with seven (7) persons in attendance who spoke on issues of concern to them. Commissioner Boone discussed the comments received in his March 11, 2026 Commissioner's Report to Council; the Commissioner recommended that Council approve the amendments as adopted on February 3, 2026. At the Regular Meeting of the City of Mount Pearl Municipal Council held on Tuesday, March 31, 2026 Council subsequently made a decision to accept the Commissioner's Recommendation and to approve the amendments as adopted on February 3, 2026.

AMENDMENT

The City of Mount Pearl Development Regulations 2010 shall be amended as follows:

Rezone land at Civic #2 Stapleton Road and Civic # 173,175-177A Park Avenue

to the Residential-High Density (RHD) Zone, as shown on Land Use Zoning Map 1 attached.



Mount Pearl Development Regulations 2010
Amendment Number 77, 2024
(173,175, and 177A Park Avenue, 2 Stapleton Road - former municipal pool site)
Map 1 - Land Use Zoning Map

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1:2,500

Rezone from Open Space (OS) and Residential-Medium Density (RMD) to Residential-High Density (RHD)

CITY OF Mount Pearl

CITY OF MOUNT PEARL

Mayor

Stephanie Walsh

City Clerk

Date of adoption: February 3, 2026

CANADIAN INSTITUTE OF PLANNERS CERTIFICATION

I certify that the attached Development Regulations 2010 Amendment No. 77, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act 2000*.

PLANNERS URBANISTES

MCIP:

PROVINCIAL REGISTRATION

Development Regulations/Amendment
REGISTERED

Number 3345-0071-2026

Date April 15, 2026

Signature