

DECISION/DIRECTION NOTE

Title: 725 Southlands Boulevard – REZ2100009

Date Prepared: October 18, 2023

Report To: Committee of the Whole

Councillor and Role: Councillor Ian Froude, Planning

Ward: Ward 5

Decision/Direction Required:

To consider amending the Planned Mixed Development 1 (PMD1) Zone in Galway to replace the site plan in Schedules A to D with a revised site plan.

Discussion – Background and Current Status:

The City has received an application from Galway Residential GP Incorporated to revise Schedules A to D in the Planned Mixed Development 1 (PMD1) Zone by reducing the frontage of proposed lots, including an expanded stormwater management area, and revising trail and open space locations. Schedules A to D form part of the PMD1 Zone standards and therefore any changes require an amendment to the Envision St. John's Development Regulations.

The revised site plan has been reviewed by staff and there are no concerns at this stage. The PMD1 Zone provides a mix of housing forms alongside commercial uses and open space. The proposed changes align with the policies of the Envision St. John's Municipal Plan by establishing a more grid-like street network with pedestrian paths, increasing the housing density and providing a greater mix of housing forms. The applicants estimate that residential units will increase from 618 to 652 units with the changes. The applicants have also asked to add Personal Care Homes to the zone. This would allow the building identified on the current site plan as an apartment building to be developed as either a personal care home or an apartment building, depending on future demand. This is in line with the following policies from our Municipal Plan:

- Section 4.1.2 Enable diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhouses, medium and higher density and mixed-use residential developments.
- 4.2.3 Personal care homes in appropriate residential and mixed-use areas to make neighbourhoods more age-friendly and allow seniors to “age in place”.
- 8.4.9 Encourage increased density in residential areas where appropriate, with more public open space, services and amenities, reflective of increased density.
- 8.5.20 Encourage development with a mixture of uses, built form and public spaces.

In addition to replacing the schedules in Appendix D of the Development Regulations, the zone standards will be revised to align the minimum standards with the proposed frontages and reduce the off-street parking requirements to be more like our city-wide standards. The

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applicants have completed a floodplain analysis which will be incorporated into the Development Regulations Map 5, the Waterways and Flood Hazards Map.

While staff have no concerns at this stage, there are assumptions made on the submitted site plans that will be worked out at the detailed design stage, such as road geometries and stormwater management capacity. The applicants submitted a letter dated July 6, 2023, acknowledging the City's concerns. Should the detailed design stage prompt changes to the attached site plan, further amendments may be required to ensure the PMD1 Zone aligns with the proposed development.

Access to the development is needed via an extension of Southlands Boulevard to link it to the Southlands neighbourhood, and a new access north of the site to Beaumont Hamel Way. The location for bulk snow storage was previously approved and no changes are proposed. The size of the stormwater management facility has not been determined, so the applicant has added a hatched area around the site on Schedule B "Land Use Plan". Should additional space be needed, the dwellings shown in the hatched areas will not be developed.

Changes in the proposed road network have created changes to the location of open spaces. This has reduced the total amount of open space compared to the current approved plan, however the amount still exceeds the City's minimum 10% open space requirement. The trails will be developed to ensure an accessible route between Terry Lane and Claddagh Road. The trails will be developed in the locations shown on the site plans; their exact placement and materials will be determined at the detailed design stage. For example, one trail along Terry Lane is shown swinging west behind the future development, but if swinging the trail eastward behind houses at 5 to 17 Terry Lane provides a more accessible route, the plan may be adjusted. The routes of the trails are conceptual at this stage.

As the proposed development meets the policies in the Municipal Plan, it is recommended that Council consider the amendment and advertise it for public comment.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. 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.

4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations
5. Accessibility and Inclusion: Accessibility of the trails will be reviewed at the detailed design stage, should the amendment proceed.
6. Legal or Policy Implications: An amendment to the Envision St. John's Development Regulations is required.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Engagement will be carried out in accordance with section 4.8 of the Development Regulations. A project page will be set up on the Engage St. John's web page.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council consider an amendment to the Envision St. John's Development Regulations to replace Appendix D, Schedules A to D in the Planned Mixed Development 1 (PDM1) Zone with the new proposed development plan. This will include text amendments to the PMD1 Zone regarding minimum frontages, parking requirements and the addition of Personal Care Homes. Further, that the application be advertised and referred to a public meeting chaired by an independent facilitator.

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Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	725 Southlands Boulevard - REZ2100009.docx
Attachments:	- 725 Sotuhlands Boulevard - Attachments.pdf
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This report and all of its attachments were approved and signed as outlined below:

Ken O'Brien - Oct 19, 2023 - 9:08 AM

No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Karen Chafe

Jason Sinyard - Oct 19, 2023 - 5:27 PM