

# DECISION/DIRECTION NOTE

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**Title:** 725 Southlands Boulevard (Galway) – Adoption – REZ2100009

**Date Prepared:** November 20, 2024

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton

**Ward:** Ward 5

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## **Decision/Direction Required:**

That Council adopt Envision St. John's Development Regulations Amendment Number 31, 2024, to accommodate proposed changes to the Planned Mixed Development 1 (PMD1) Zone in Galway.

## **Discussion – Background and Current Status:**

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

## Public Consultation

At its regular meeting on October 31, 2023, Council voted to consider the amendment and hold a public meeting. The proposed rezoning was advertised three times in *The Telegram*, mailed to property owners within 150 metres of the site, posted on the City's website, and a project page was created on the City's Planning Engage page. The meeting was held on November 21, 2023, at City Hall, with approximately 30 attendees in-person and online. Submissions received and minutes from the meeting are attached.

While some residents were supportive of the proposed changes, many objected. Some of their concerns and staff commentary are provided for Council's review.

**1. Higher density will bring increased traffic.**

During staff review of the application, a transportation study comparing the existing subdivision design and the proposed design was completed and reviewed. The study states "The proposed changes to the development plan would be expected to have a negligible impact on the overall traffic volumes in the area." Following full development, the estimated increase is less than 20 vehicles per hour during the peak hours. Staff do not have any concerns with the possible traffic increase.

**2. Smaller houses with smaller driveways may cause more people to park on the roads, as most homes have more than one car.**

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# ST. JOHN'S

The PMD1 Zone requires two (2) spaces per dwelling unit for single detached dwellings, semi-detached dwellings and townhouses. The applicants have requested a reduction to one (1) space per dwelling unit and staff agree, as it aligns with our minimum parking requirement elsewhere in the city. Each parking space must be a minimum of 6 metres in length. Each house, regardless of size, is only required to meet the minimum standard. Additional driveway space can be proposed, subject to snow storage requirements. On-street parking is permitted outside of the winter parking restrictions. Staff do not have concerns regarding the minimum parking requirement.

**3. The proposed Personal Care Home will cause additional noise and traffic in the neighbourhood.**

The PMD1 site plan has always proposed a 5-storey Apartment Building along Claddagh Road and three 7-storey Apartment Buildings at a later phase along future Road 11. The applicants have requested to add Personal Care Home to the PMD1 Zone so that these properties could possibly be developed as care homes, should there be a need. The applicants say that they do not know at this time if they will develop these lots as an Apartment Building or Personal Care Home.

While the residents of Apartment Buildings and Personal Care Homes differ, the City considers these as similar building types and uses. All of the Apartment zones include Personal Care Home as a permitted use, and generally the buildings are a similar size and scale. Policy 4.2.3 in the Envision St. John’s Municipal Plan encourages developing Personal Care Homes in appropriate residential and mixed-use areas to make neighbourhoods more age-friendly and allow seniors to “age in place”. The applicant’s proposal meets this City policy and staff are supportive of the proposed change.

**4. There will be a reduction in green space and trees in the neighbourhood.**

Changes in the proposed road network, and a larger stormwater detention pond, have changed the open spaces. This has reduced the total amount of open space from approximately 16% of the total area to about 14% - but this still exceeds the City’s minimum 10% open space requirement. The trails will ensure an accessible route between Terry Lane and Claddagh Road. The trails will be developed



Figure 1 - Current Concept Plan

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 house lots, but if an eastward trail behind the houses at 5 to 17 Terry Lane is more accessible, then the plan may be adjusted. The trail routes are conceptual at this stage.

As the amount of green space for the neighbourhood exceeds the City's minimum requirement, and the proposed trail network will create accessible routes, staff have no concerns regarding the proposed changes to open space.



Figure 2 - Proposed Concept Plan

There may be some confusion between the requirement for public open space versus the areas to be treed. Many residents submitted the current PMD1 concept plan which shows trees at the rear of lots. The developer may continue to propose trees at the rear of lots, however those treed areas would be privately-owned land and are not included in the public open space calculations. These only count land that will be deeded to the City as public open space, as shown in green below.



There had been a considerable amount of time since the public meeting was held, as the applicants worked to find an acceptable connection to Beaumont Hamel Way. Further, since the public meeting, the applicants have proposed to expand the existing stormwater management facility, which slightly alters the future lots along Kinsale Walk.

Staff believe that these changes are minor and only affect future lots, therefore additional public consultation is not required. The comments received at the time of the public meeting are still applicable and should be considered before Council makes its decision.

### Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for amendments. However, as per Section 4.9(3), where the scale or circumstances of the proposed development do not merit a full LUR, Council may accept a staff report. Given that many studies were conducted before the PMD1 Zone schedules were adopted, and that a traffic study was required for this application, staff recommend that Council accept this staff report in lieu of a land use report.

### Next Steps

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 alongside commercial uses and open space. The proposed changes align with 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 (34 more units, or a 5% increase) with the changes. 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.
- 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.

While staff have no concerns at this stage, there are assumptions in the submitted site plans that will be worked out at the detailed design stage, such as road geometries and stormwater capacity. The lots are conceptual and will need to conform with all zone standards and City regulations for detailed design. 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 the PMD1 Zone.

Any future development applications will require 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 applicants have recently retained land between the subject property and Beaumont Hamel Way that, subject to approval, may be used as a connection to Beaumont Hamel Way.

The location for permanent bulk snow storage was previously approved and no changes are proposed. The exact size of the stormwater management facilities has not been determined

yet. Should the second facility need additional land, the applicant has added a hatched area around the site on Schedule B “Land Use Plan” where it may be located.

As the proposed development meets the Municipal Plan, staff recommend that Council adopt the attached amendment and forward it to NL Municipal and Provincial Affairs for registration.

**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 has been considered in the design of the trail network. More detailed analysis will occur at the development stage, should the amendment proceed.
6. Legal or Policy Implications: An amendment to the Envision St. John’s Development Regulations is required to consider the proposed site plan.
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Engagement was carried out in accordance with Section 4.8 of the Development Regulations.
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

- (1) adopt the attached Envision St. John's Development Regulations Amendment Number 31, 2024, to amend the frontage requirements in the Planned Mixed Development 1 (PMD1) Zone, add Personal Care Home as a permitted use, change the parking requirements and replace Schedules A to D; and
- 2) as per Section 4.9(3) of the Development Regulations, accept this staff report in lieu of a land use report (LUR).

**Prepared by: Ann-Marie Cashin, MCIP, Planner III**

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

**Report Approval Details**

Document Title:	725 Southlands Boulevard (Galway) - Adoption - REZ2100009.docx
Attachments:	- 725 Southland Boulevard - Aerial.pdf - DR Amend No. 31, 2024 - 725 Southlands Boulevard - MAP and TEXT (amc).pdf
Final Approval Date:	Nov 21, 2024

This report and all of its attachments were approved and signed as outlined below:

**Ken O'Brien - Nov 21, 2024 - 10:48 AM**

**Jason Sinyard - Nov 21, 2024 - 10:57 AM**