

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 31, 2024

Update Planned Mixed Development 1 (PMD1) Zone
and Schedules
725 Southlands Boulevard

November 2024



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 31, 2024

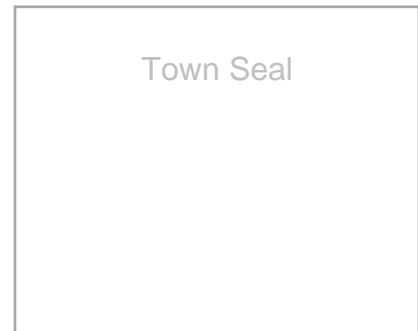
Under the authority of section 16 of the *Urban and Rural Planning Act, 2000*, the City Council of St. John's adopts the City of St. John's Development Regulations Amendment Number 31, 2024.

Adopted by the City Council of St. John's on the 26th day of November, 2024.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____



Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 31, 2024 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____



CITY OF ST. JOHN'S

Development Regulations Amendment Number 31, 2024

BACKGROUND AND PURPOSE

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.

ANALYSIS

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

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.

PUBLIC CONSULTATION

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 included in the November 26, 2024 Regular Council Meeting agenda.

While some residents were supportive of the proposed changes, many objected. Many felt that higher density would bring increased traffic, smaller houses with smaller driveways may cause more people to lark on the roads, the proposed Personal Care Home will cause additional noise and traffic in the neighbourhood, and that there would be a reduction in trees and green spaces.

A traffic report was required as part of the application, and staff have no concerns with the potential increase of less than 20 vehicles per hour during the peak hours. The proposed development will be required to meet City requirements with respect to landscaping, open space requirements, driveway widths and snow storage. Detailed designs will be completed at the development stage to ensure all regulations are met.

With respect to the Personal Care Home, the City considers this type of use similar to an Apartment Building use in terms of building size and scale and the use of the building. All of the Apartment zones have Personal Care Home as a Permitted Use, and generally the buildings are a similar size and scale. Policy 4.2.3 in the St. John's Municipal Plan encourages the development of 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

ST. JOHN'S URBAN REGION REGIONAL PLAN

The proposed amendment is in line with the St. John's Urban Region Regional Plan. The subject property is within the Urban Development designation of the Regional Plan. An amendment to the St. John's Urban Region Regional Plan is not required to update the Planned Mixed Development 1 (PMD1) Zone concept plan.

ST. JOHN’S DEVELOPMENT REGULATIONS AMENDMENT NUMBER 31, 2024

The City of St. John’s Development Regulations, 2021 is amended by:

- 1) Repealing Section 9 – Mapping and Ancillary Documents list for Appendix D, which states:

“D	PMD1 Zone Schedule	(a) Schedule A: Design Plan/Concept Plan May 2015 (b) Schedule B: Galway Land Use Plan, (December 2019) (c) Schedule C: Galway Road Cross Sections/Transportation Plan (December 2019) (d) Schedule D: Parkland and Pedestrian Trail Plan (December 2019)
	PMD2 Zone Schedule	Concept Plan May 2015”

“D	PMD1 Zone Schedule	(a) Schedule A: Concept Plan October 2024 (b) Schedule B: Galway Land Use Plan, (October 2024) (c) Schedule C: Galway Road Cross Sections/ Transportation Plan (October 15, 2024) (d) Schedule D: Open Space & Pedestrian Trail Plan (October 15, 2024)
	PMD2 Zone Schedule	Concept Plan May 2015”

- 2) Adding Personal Care Home as a Permitted Use to Planned Mixed Development 1 (PMD1) Zone Section (1) Permitted Uses.

- 3) Repealing Planned Mixed Development 1 (PMD1) Zone Section (3) (b), which states:

“(b) Lot Frontage (minimum) 11 metres”

and substituting the following:

“(b) Lot Frontage (minimum) 10.9 metres”

- 4) Repealing Planned Mixed Development 1 (PMD1) Zone Section (8) title, which states:

“ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING AND CLUSTER DEVELOPMENT”

and substituting the following:

“ZONE STANDARDS (SUBJECT TO SECTION 7.3 – SNOW STORAGE) FOR APARTMENT BUILDING, CLUSTER DEVELOPMENT AND PERSONAL CARE HOME”

- 5) Repealing Planned Mixed Development 1 (PMD1) Zone Section (12), which states:

“(12) OFF STREET PARKING REQUIREMENTS

Notwithstanding Section 8, the following off-street parking requirements shall apply:

Type/Nature of Building	Minimum Required Parking
Commercial	1 space per 23 metres square of Net Floor Area
Residential – Apartment Building	1.5 spaces per Dwelling Unit
Residential – Single Detached Dwelling, Semi-Detached Dwelling, Townhouse	2 spaces per Dwelling Unit (attached Private Garage may count as 1 space)
Residential – Single Attached Cluster	1 space per Dwelling Unit”

and substituting the following:

“(12) OFF STREET PARKING REQUIREMENTS

Notwithstanding Section 8, the following off-street parking requirements shall apply:

<u>Type/Nature of Building</u>	<u>Minimum Required Parking</u>
Commercial	1 space per 23 metres square of Net Floor Area
Residential – Apartment Building, Cluster Development	1 space per Dwelling Unit
Residential – Single Detached Dwelling, Semi-Detached Dwelling, Townhouse, Four-plex	1 space per Dwelling Unit (attached Private Garage may count as 1 space)
Residential – Townhouse Cluster	1 space per Dwelling Unit
Personal Care Home	1 space for every 5 Units”

- 6) Repealing Planning Mixed Development (PMD1) Zone Section (14), which states:

“(14) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS AND DEVELOPMENT REGULATIONS FOR THE PLANNED MIXED DEVELOPMENT 1 ZONE (APPENDIX PMD1):

(a) Design Plan

- (b) Galway Land Use Plan (December 2019)**
- (c) Galway Road Cross Sections/Transportation Plan (December 2019)**
- (d) Parkland and Pedestrian Trail Plan (December 2019)”**

and substituting the following:

“(14) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS AND DEVELOPMENT REGULATIONS FOR THE PLANNED MIXED DEVELOPMENT 1 ZONE (APPENDIX D, PMD1 Zone Schedule):

- (a) Schedule A: Concept Plan (October 2024)**
- (b) Schedule B: Galway Land Use Plan (October 2024)**
- (c) Schedule C: Galway Road Cross Sections/Transportation Plan (October 15, 2024)**
- (d) Schedule D: Open Space & Pedestrian Trail Plan (October 15, 2024)”**

- 7) Repeal Appendix D, Schedules A-D and replace with the following Schedules A-D.**

Schedule "A"

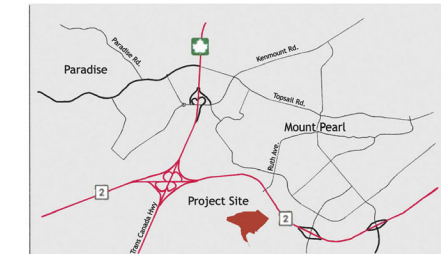
GALWAY

CONCEPT PLAN

OCTOBER 2024



Key Plan



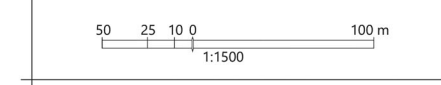
Legend

Nature Trail	
Single Detached Dwelling	
Semi-Detached Dwelling/ Townhouse/ Four-Plex	
Mixed-Use Development	
Apartment Building or Personal Care Home	
Open Space	
Stormwater Management Facility	

Future Development

Galway

LIVING



Schedule "B"



- SINGLE DETACHED DWELLING
10.9m MIN. FRONTAGE
- SINGLE DETACHED DWELLING
15.2m MIN. FRONTAGE
- SEMI-DETACHED DWELLING OR
TOWNHOUSE
6.0m MIN. FRONTAGE PER UNIT
- FOUR-PLEX (12.0m MIN. FRONTAGE)
OR
TOWNHOUSE (6.0m MIN. FRONTAGE
PER UNIT
- APARTMENT BUILDING OR
PERSONAL CARE HOME
- OPEN SPACE
- MIXED-USE DEVELOPMENT
COMMERCIAL/ RESIDENTIAL
- FUTURE DEVELOPMENT AREA
- POTENTIAL STORMWATER
EXPANSION AREA

N.P. NEIGHBOURHOOD PARK

PROJECT BOUNDARY

TRAIL

NOTES:
 - Lot lines identified are conceptual only and subject to final development approval.
 - Trail details will be addressed at detailed design.

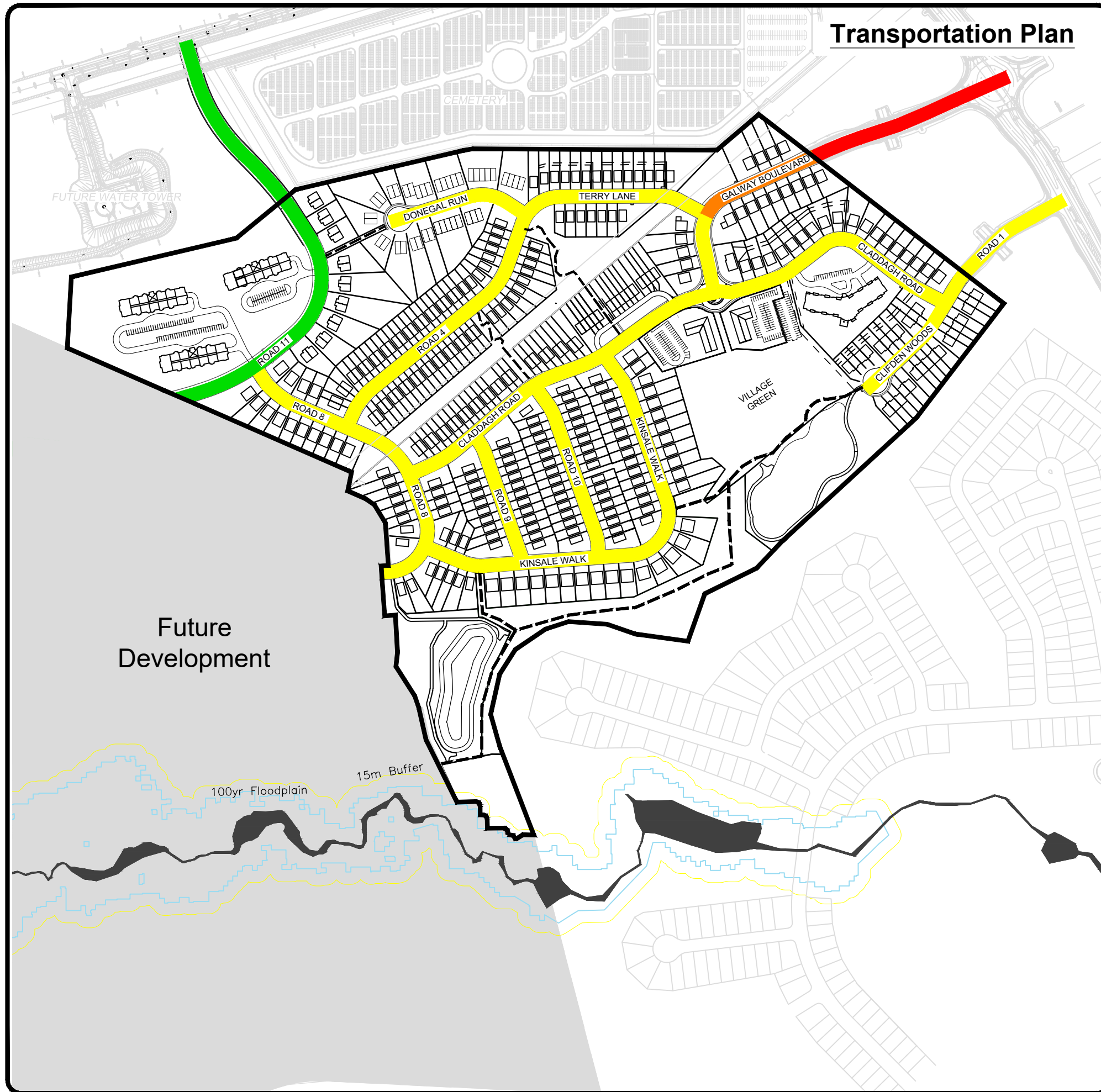
NOT TO SCALE

OCTOBER 2024

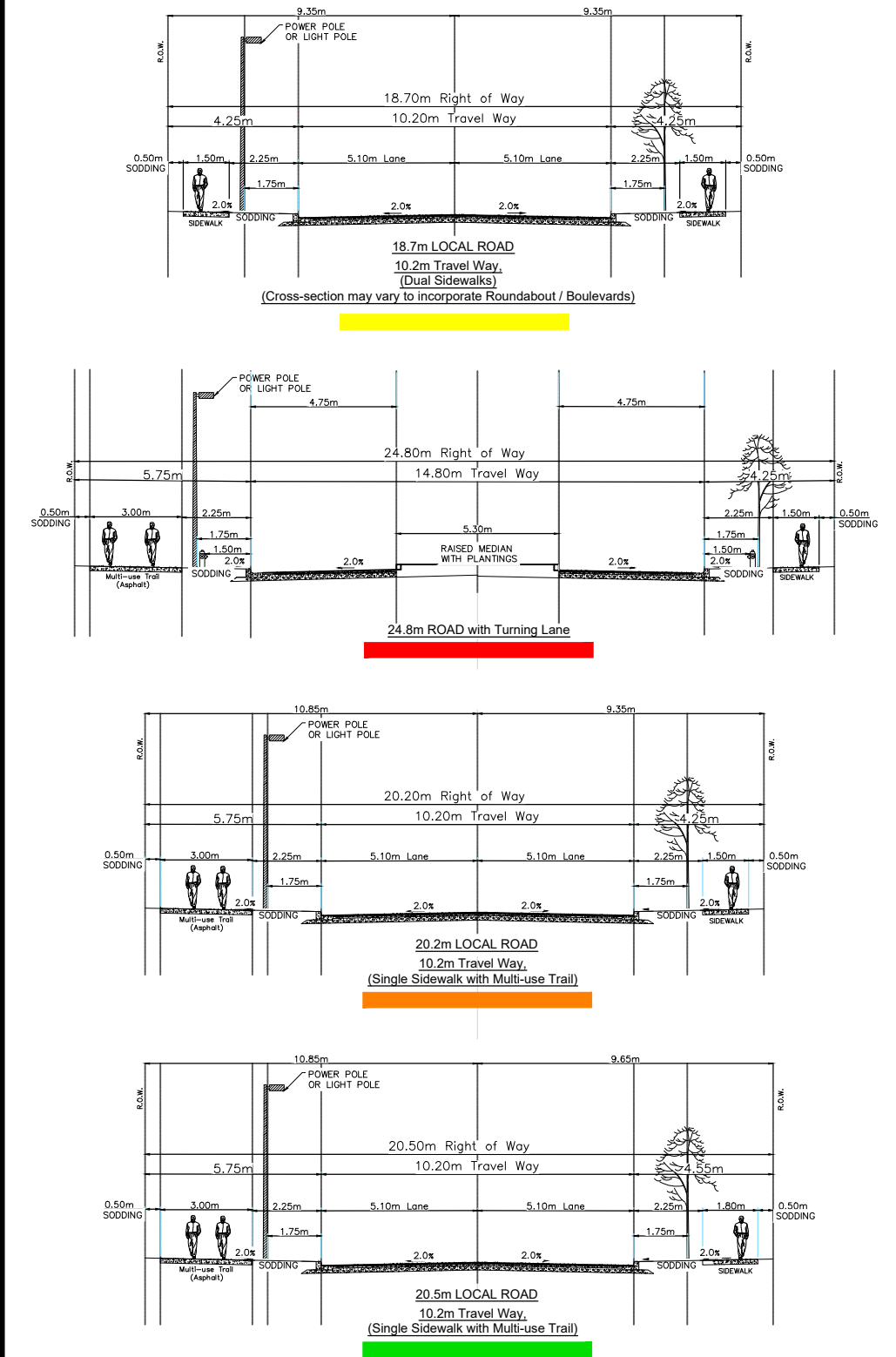
PROJECT
**GALWAY
 LAND USE PLAN**



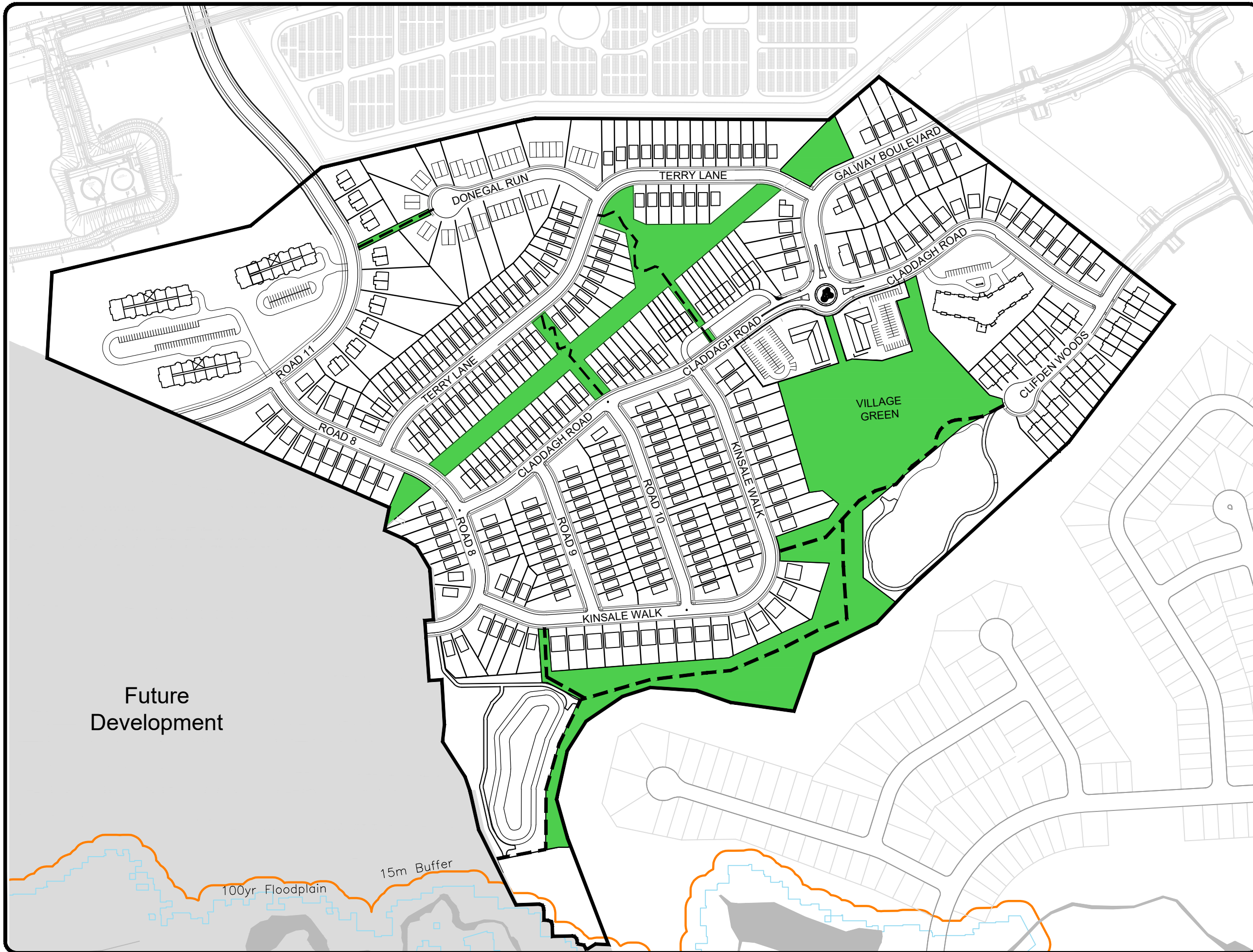
Transportation Plan



GALWAY ROAD CROSS SECTIONS




Note: Location of street trees within ROW to be determined.



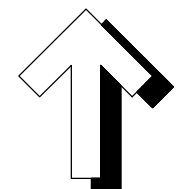
Schedule "D"

Open Space
&
Pedestrian
Trail Plan

 Open Space

 Trail

Note: Trail size, materials and details will be determined at the detailed design stage.



North

N.T.S.

October 15 2024