

Hybrid Public Meeting – 725 Southlands Boulevard
Zoom & Foran Greene Room – St. John's City Hall
Tuesday, November 21, 2023 – 7:00 pm

Present: **Facilitator**
 Glen Barnes

City of St. John's
 Ken O'Brien, Chief Municipal Planner

Proponents
 Clayton Developments

There were approximately 30 participants in person and online.

CALL TO ORDER AND BACKGROUND PRESENTATIONS

Mr. Glen Barnes, Independent Facilitator, called the meeting to order at 7:00 pm and outlined some housekeeping items.

Mr. Barnes noted he is an independent facilitator and is not responsible to write the report from this meeting or make any recommendations, but to facilitate and Chair the meeting.

The purpose of this meeting is to provide members of the public the opportunity to ask questions and provide comments on the proposal for 725 Southlands Boulevard. City staff will present on the application and then the proponents will have the opportunity to present and answer questions.

Mr. Barnes also noted that this meeting is being recorded for assistance in preparing the final report. The report will be presented to City Council at a future meeting.

The report will not include the names or addresses of people in attendance.

PURPOSE OF MEETING

The process for the hybrid meeting was outlined with the following points highlighted:

- To ask a question, those participation by Zoom were asked to use the raise hand feature, and, when called upon unmute yourself and you can ask your question.

The Land Acknowledgement was read aloud.

Background and Current Status

Mr. Ken O'Brien, Chief Municipal Planner, outlined that the purpose of this Public Meeting is to revise Schedules A to D in the Planned Mixed Development 1 (PMD1 Zone). Revisions include changes to the road network, reducing the frontage of proposed lots, altering the stormwater management area, revising trail and open space locations, adding Personal Care Home as a use to the zone and reducing parking standards to align with City standards. 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. A Municipal Plan amendment is not needed.

It was advised that the city will be taking comments until Friday, November 24, 2023.

Submissions will be redacted and will form part of the package that will go to Council.

PRESENTATION BY THE PROPONENT

The proponents presented a slide show which reviewed all of the proposed changes in the application. Changes include:

- Changes to the road network to make more of a grid
- Permitting smaller frontages for semis and townhouses, and more area for small-lot detached homes.
- Altering the stormwater management area
- Revising trail and open space locations
- Adding Personal Care Home as a use where apartment buildings are permitted
- Reducing parking requirements to align with modernized standards used throughout St. John's.

It was advised:

- That the reconfigured road network and smaller lot layout will accommodate the current market changes.
- Reducing the infrastructure costs will help create more attainable housing products.
- Reducing parking requirements to align with modernized City standards.
- The proposed parkland changes are a result of more detailed site grading information, providing more useable parkland area.
- The expanded stormwater management pond will account for updated climate change projections.

COMMENTS & QUESTIONS FROM PARTICIPANTS

Members attending in person and online were offered the opportunity to ask questions to the proponent or City Staff on this proposal. There were several areas of concern raised, and they included:

- Smaller lots mean a higher density and more traffic. The extension to Southlands Boulevard should be completed to help alleviate traffic concerns.
- It was asked if one-way streets could be implemented to help with traffic congestion. The Chief Municipal Planner advised that he would bring that forward to the City's traffic engineers for consideration.
- Smaller houses with smaller driveways may cause more people to park on the roads as most homes have more than one car.
- Traffic caused by the proposed personal care home. A personal care home does not only include the residents but also workers and visitors, which will cause more traffic than the originally proposed apartment building.
- Property values will decline, contradicting the original vision that residents were sold.
- Less privacy
- Residents were told they would have a permanent green space behind their property but they are now told that it may be considered for future development. The proponents advised that this is not their land (it is owned by Dewcor) but they could provide an email address to the owners to answer questions on the space.

Others expressed support for the proposed changes:

- Change is inevitable and the proponents are adapting to the current market.
- Increased density is needed especially with the housing crisis.
- High-quality construction should be available and affordable for everyone.
- Support for diversity in the community
- A personal care home would be a great addition to the community.

CONCLUDING REMARKS

Mr. Barnes concluded the meeting by adding that any submissions can be sent to the City Clerk's Department by November 24, 2023.

Mr. Barnes thanked the residents who came to the meeting in person as well as those joining virtually for their comments and questions.

ADJOURNMENT

The meeting adjourned at 8:37 pm.