

DECISION/DIRECTION NOTE

Title: 125 Southlands Boulevard – MPA2400005

Date Prepared: March 26, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 5

Decision/Direction Required:

To consider rezoning most of the land at 125 Southlands Boulevard from the Commercial Regional (CR) Zone to the Residential 2 (R2) Zone for a residential subdivision.

Discussion – Background and Current Status:

The City has received an application from CGI Development Inc. to rezone land at 125 Southlands Boulevard from the Commercial Regional (CR) Zone to the Residential 2 (R2) Zone for a residential subdivision. A Municipal Plan amendment is required to re-designate the property to the Residential District. The applicant is proposing a 90-unit development of semi-detached dwellings, leaving some land near the intersection of Southlands Boulevard and Gold Medal Drive within the Commercial Regional (CR) Zone.

This is the large wooded area on Southlands Boulevard between Gold Medal Drive and Ruby Line. It is fairly flat but rises up steeply from Ruby Line; a large power line also runs along parallel to Ruby Line. Given the grade difference, there is no easy way to access Ruby Line from that side of the property.

Alignment with Envision St. John's Municipal Plan

The subject property is within the Commercial District of the Municipal Plan. Section 5.1.6 of the Municipal Plan has a policy for protecting lands for commerce, stating that “... *lands designated for future industrial and commercial uses shall not be considered for conversion to non-industrial or non-commercial uses except where:*

- *There is a demonstrated need for the conversion;*
- *There is existing or planned infrastructure to accommodate the proposed conversion;*
- *The lands will not be required over the long term for the industrial and commercial uses for which they were designated; and*
- *An amendment to this Plan is made to accommodate the conversion.”*

At this time and in this neighbourhood, the need for conversion may be warranted. There is a current need to increase the housing supply in the city while creating diverse, walkable neighbourhoods close to amenities. Within the Southlands/Galway neighbourhood boundaries, as identified on map P-2A of the Municipal Plan, there is a large area zoned and developed as Commercial Regional northwest of the site (the nearby North Atlantic gas station, convenience

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store and fast-food restaurant) , as well as commercial amenities further north along Merchant Drive in Mount Pearl. With a large supply of commercial land nearby, the owners think it unlikely that this site will be developed as a commercial regional destination, and they say there has been no commercial interest in the land. The applicant is proposing to leave a portion of the land within the Commercial Regional (CR) Zone to accommodate some future commercial needs of the surrounding residential area. Staff recommend that the commercial area be at least 3,000 square metres for a viable commercial site and the applicant agrees.

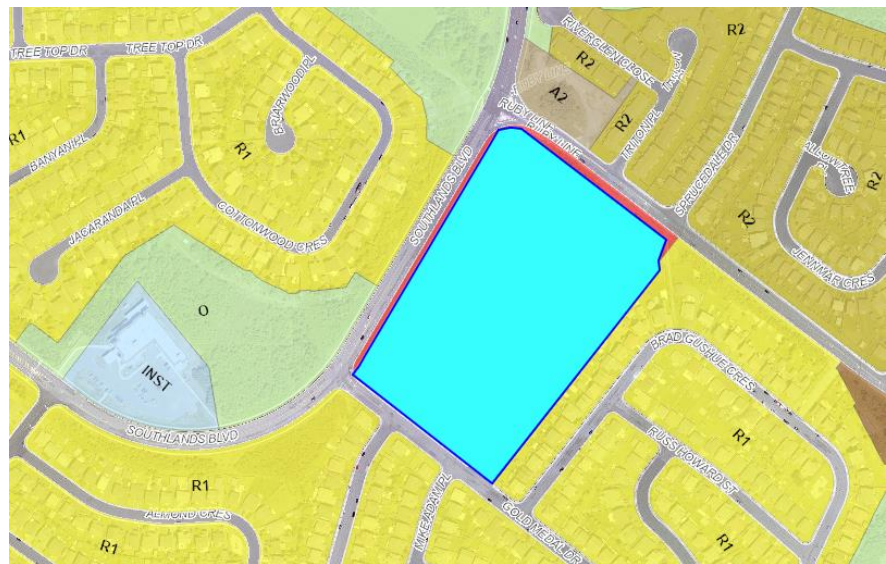
With respect to residential uses, the Municipal Plan recognizes that adequate and affordable housing is fundamental to quality of life and enables a range of housing to create diverse neighbourhoods.

The Municipal Plan sets out policies to increase density in existing neighbourhoods and encourage a variety of housing forms. Section 4.1 of the Plan has the following policies:

1. Support the City's Affordable Housing Strategy, 2019- 2028.
2. Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures.
3. Promote housing choice by supporting residential development that is appropriate, accessible and affordable for low-income and moderate-income households.

The proposed development meets these policies and will add a new housing form to a predominantly single detached dwellings Southlands neighbourhood.

The subject property is surrounded by a variety of zones with Residential 1 (R1) bordering two sides of the site, Residential 2 (R2) and Apartment 2 (A2) to another side, and some Open Space (O), Institutional (INST) and Commercial Neighborhood (CN) areas across Southlands Boulevard.



Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a land use report (LUR) for amendments. The applicant has provided an initial site plan, and additional information is required before staff can fully evaluate the proposal. Draft terms of reference for an LUR are attached for Council's consideration.

Further, land may be required at the corner of Southlands Boulevard and Gold Medal Drive to accommodate future intersection upgrades. Although no design for this intersection has been completed at this time, we expect that the City will require a minimum strip of 20 metres of land

from the corner of the property boundary along Gold Medal Drive and Southlands Boulevard. The overall subdivision design may change in the LUR, but the residential intent will remain.

Public Consultation

Should Council consider this amendment and approve the terms of reference for the LUR, the applicant will be required to consult with the neighbourhood before submitting the report. Upon receiving an acceptable LUR, the City will complete public notification. A commissioner's public hearing will be required at a later stage.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residents and property owners.
3. Is this a New Plan or Strategy: No
4. 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.
5. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Accessibility considerations will be incorporated in the overall subdivision design.
7. Legal or Policy Implications: Map amendments to the Municipal Plan and Development Regulations are required to accommodate the proposed development.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public notification will be carried out in accordance with Section 4.8 of the Development Regulations.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council:

- (1) Consider redesignating 125 Southlands Boulevard from the Commercial District to the Residential District and rezone from the Commercial Regional (CR) Zone to the Residential 2 (R2) Zone for a residential development, maintaining a minimum of 3,000 square metres in the Commercial Regional (CR) Zone;
- (2) Approve the attached terms of reference for a land use report for 125 Southlands Boulevard; and
- (3) Upon receiving a satisfactory land use report (LUR), that the application be advertised for public input and feedback.

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

Report Approval Details

Document Title:	125 Southlands Boulevard - MPA2400005.docx
Attachments:	- 125 Southlands Boulevard - Aerial.pdf - 224-20 Feb 6, 2024.pdf - TOR - 125 Southlands Boulevard March 26, 2025.pdf
Final Approval Date:	Mar 27, 2025

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

Ken O'Brien - Mar 27, 2025 - 4:43 PM

Jason Sinyard - Mar 27, 2025 - 4:45 PM