

DECISION/DIRECTION NOTE

Title: 725 Southlands Boulevard – REZ2500005

Date Prepared: April 9, 2025

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning

Ward: Ward 5

Decision/Direction Required:

To consider amending the Planned Mixed Development 1 (PMD1) Zone in Galway to make map changes in the appendix.

Discussion – Background and Current Status:

The City has received an application from Galway Residential GP Inc. to revise a map (Schedule B in Appendix D) of the Planned Mixed Development 1 (PMD 1) Zone by increasing the commercial area along Claddagh Road and reducing the frontage of proposed residential lots along Kinsale Walk. Schedule B forms part of the PMD 1 Zone standards and therefore any changes require an amendment to the Envision St. John's Development Regulations.

In 2024, Council adopted a new concept plan for this area to create a more grid-like street pattern and increase density. The proposed changes in the attached plan are consistent with the previously approved plan and only affect lots at the corner of Claddagh Road and Kinsale Walk, and along one side of Kinsale Walk.

The revised site plan has been reviewed by staff and there are no concerns at this stage. The PMD 1 Zone provides a mix of housing forms plus commercial uses and open space. The reduced lot frontage along Kinsale Walk is in line with the lot frontage along future roads 8, 9 and 10 and will add a maximum of 11 additional lots to the street. This change will not prompt a traffic impact statement. The applicants have also asked to increase the commercial lot size along Claddagh Road. The exact lot size needed will not be known until detailed design is done, so the first three lots on Kinsale Walk will have hatch lines on the map to indicate that, if the land is not needed for the commercial site, they will be developed as residential lots. The existing concept plan and the proposed one are attached for Council's review.

This is in line with the following policies from our Municipal Plan:

- 4.1.2 - Enable diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, and 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.

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- 8.5.7 - Plan for small local commercial uses that meet the daily needs of residents and are compatible with surrounding uses.
- 8.5.20 - Encourage development with a mixture of uses, built form and public spaces.

Staff have no concerns at this stage, but there are assumptions made on the submitted site plans that will be worked out during detailed design. The lots shown in Schedule B are conceptual only and must meet all City regulations.

As the proposed development meets the policies in the Municipal Plan and are relatively minor in nature, staff recommend that Council consider the amendment and advertise for public comment (no public meeting needed).

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Neighbouring residential 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: Not applicable.
7. Legal or Policy Implications: An amendment to the Development Regulations is required.
8. Privacy Implications: Not applicable.
9. 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.
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 consider an amendment to the Envision St. John's Development Regulations to replace maps in Appendix D in the Planned Mixed Development 1 (PDM 1) Zone to reflect the new proposed development plan. Further, that the application be publicly advertised for review and comment.

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

Report Approval Details

Document Title:	725 Southlands Boulevard (Galway) - REZ2500005.docx
Attachments:	- 725 Southlands Boulevard - Aerial.pdf - CURRENT - Galway - Schedule B - Land-Use Plan - October 15 2024.pdf - PROPOSED - Revised PMD-1 Galway - Schedule B - Land Use - January 27 2025.pdf
Final Approval Date:	Apr 9, 2025

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

Ken O'Brien - Apr 9, 2025 - 12:26 PM

Jason Sinyard - Apr 9, 2025 - 12:28 PM