

DECISION/DIRECTION NOTE

Title: 725 Southlands Boulevard (Galway) – Adoption - REZ2500005

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Tom Davis, Planning

Ward: Ward 5

Decision/Direction Required:

That Council adopt Envision St. John's Development Regulations Amendment Number 55, 2025, to update Schedules B-D of the Planned Mixed Development 1 (PMD1) Zone.

Discussion – Background and Current Status:

The City has received an application from Galway Residential GP Inc. to revise the Planned Mixed Development 1 (PMD 1) Zone Schedules by increasing the commercial area along Claddagh Road and reducing the frontage of proposed residential lots along Kinsale Walk. The Schedules form 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 increased 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.

Public Consultation

A notice of the proposed amendment was advertised on three occasions in *The Telegram*, mailed to residents within 150 metres of the properties, and posted on the City's website. Information about the amendment was available on the Planning Engage page.

Some residents were supportive of the increase in commercial area, while others raised concerns. Generally, the submissions note that residents are worried that the increased commercial area and development on smaller lots will cause an increase in traffic and on-street parking. Others indicated frustration that the City was considering another amendment to the overall concept plan.

Staff have no concerns with the proposed changes at this stage. More analysis will be required at the detailed design stage. A traffic impact statement was submitted with the 2024 amendment and the proposed changes would allow an approximate increase of 11 lots. This increase did not raise concerns or require an updated traffic impact statement.

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Further, the concept plan has been adjusted to introduce a hatched area that could be developed as residential or commercial, depending on the needs at the time of development. This is a way to add some flexibility to the plan while also ensuring the neighbourhood is informed of where different uses could be located. This will reduce the need for further amendments should the market and demand change.

Land Use Report

Section 4.9(2)(a) of the Development Regulations requires a Land Use Report (LUR) for all amendments to the Municipal Plan or Development Regulations. 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. As the proposed amendment is a small increase in commercial land and changes the minimum frontage along Kinsale Walk to a size already permitted in most of the neighbourhood, staff recommend that Council accept this staff report in lieu of a LUR.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Galway 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: 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 to consider the proposed concept plan.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Engagement was carried out in accordance with the St. John's 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) adopt the attached Envision St. John's Development Regulations Amendment Number 55, 2025, to update Schedules B-D of the Planned Mixed Development 1 (PMD1) Zone; 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: Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development

Report Approval Details

Document Title:	725 Southlands Boulevard (Galway) - REZ2500005 - Adoption.docx
Attachments:	- 725 Southlands Boulevard - Aerial.pdf - DR Amend No. 55, 2025 - 725 Southlands Boulevard - TEXT and SCHEDULES (amc).pdf
Final Approval Date:	May 28, 2025

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

No Signature - Task assigned to Ken O'Brien was completed by delegate Lindsay Lyghtle Brushett

Ken O'Brien - May 28, 2025 - 3:02 PM

Jason Sinyard - May 28, 2025 - 3:29 PM