

City of St. John's Development Regulations, 2021

St. John's Development Regulations Amendment Number 55, 2025

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

May 2025



URBAN AND RURAL PLANNING ACT, 2000

RESOLUTION TO ADOPT

CITY OF ST. JOHN'S Development Regulations, 2021

Amendment Number 55, 2025

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 55, 2025.

Adopted by the City Council of St. John's on the 3rd day of June, 2025.

Signed and sealed this ____ day of _____.

Mayor: _____

Clerk: _____

Town Seal

Canadian Institute of Planners Certification

I certify that the attached City of St. John's Development Regulations Amendment Number 55, 2025 has been prepared in accordance with the requirements of the *Urban and Rural Planning Act, 2000*.

MCIP/FCIP: _____

MCIP/FCIP Stamp

Development Regulations/Amendment

REGISTERED

Number _____

Date _____

Signature _____

CITY OF ST. JOHN'S

Development Regulations Amendment Number 55, 2025

BACKGROUND AND PURPOSE

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 trail network along the Southlands property boundary has also been clarified in the drawings. 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.

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 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. However, the exact lot size required will not be known until detailed design is completed. To accommodate the unknown lot size and to provide some flexibility in the overall concept plan, the first three lots on Kinsale Walk are shown on Schedule B with hatch lines to indicate that, if the land is not needed for the commercial site, they will be developed as residential lots.

The proposed changes align with Envision St. John's Municipal Plan policies:

- 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.
- 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.

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.

Some residents raised concerns about the increase in commercial area in their neighbourhood, while others were supportive of the increased commercial area.

Residents voiced frustrations that the overall concept is being amended again. A previous amendment occurred in 2024. Other residents believed that the proposed changes would cause an increase in traffic and on-street parking.

A traffic report was required as part of the 2024 application, and staff do not have any concerns about increased traffic due to the proposed change. The Municipal Plan policies support a mix of commercial and residential uses within neighbourhoods.

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 55, 2025

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: 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”

And substituting the following:

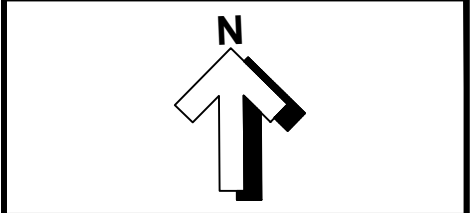
[illegible]

- 2) Repealing Planned 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 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)”**

and substituting the following:

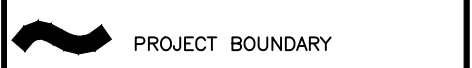
- “(14) THE FOLLOWING DOCUMENTS SHALL FORM PART OF THE ZONE REQUIREMENTS AND DEVELOPMENT REGULATIONS FOR THE PLANNED MIXED DEVELOPMENT 1 ZONE (APPENDIX D, PMD1 Zone Schedule):**
- (a) Schedule A: Concept Plan (October 2024)**
 - (b) Schedule B: Galway Land Use Plan (May 28 2025)**
 - (c) Schedule C: Galway Road Cross Sections/Transportation Plan (April 22 2025)**
 - (d) Schedule D: Open Space & Pedestrian Trail Plan (April 22 2025)”**
- 3) Repealing Appendix D, Schedules B-D and replacing it with the following Schedules B-D.

Schedule "B"



- | | |
|---|--|
|  | SINGLE DETACHED DWELLING
10.9m MIN. FRONTAGE |
|  | MIXED-USE DEVELOPMENT
COMMERCIAL/ RESIDENTIAL
OPTIONAL SINGLE DETACHED
DWELLING EXPANSION AREA
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 WITH OPTION FOR
DWELLING UNIT IN THE SECOND
AND/OR HIGHER STOREYS OF A
BUILDING |
|  | FUTURE DEVELOPMENT AREA |
|  | POTENTIAL STORMWATER
EXPANSION AREA |

N.P. NEIGHBOURHOOD PARK

 TRAIL

■■■■■■ TRAIL - FUTURE LOCATION
TBD AT CONSTRUCTION

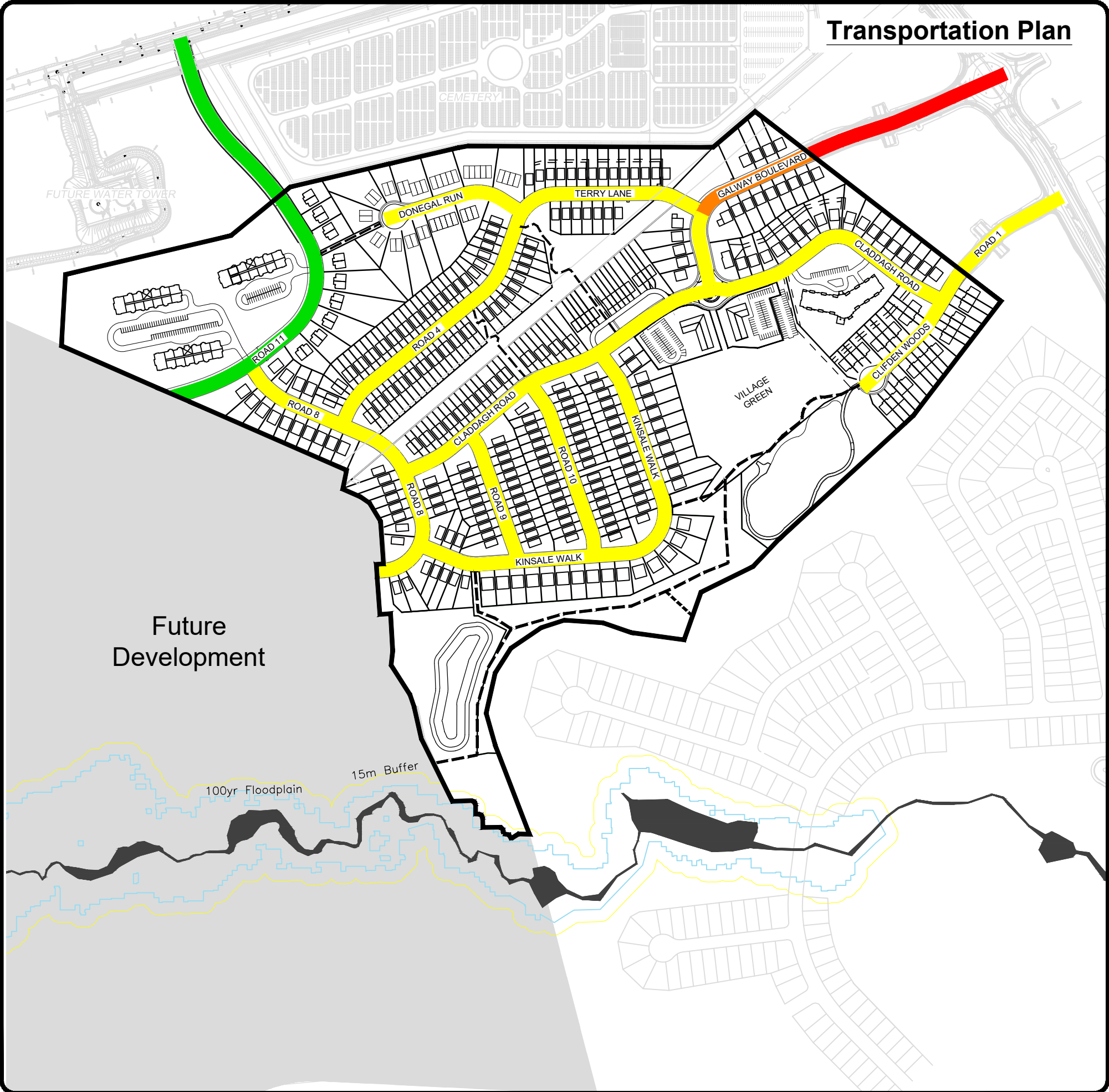
NOTES:

- Lot lines identified are conceptual only and subject to final development approval.
- Trail details will be addressed at detailed design.
- NOT TO SCALE.

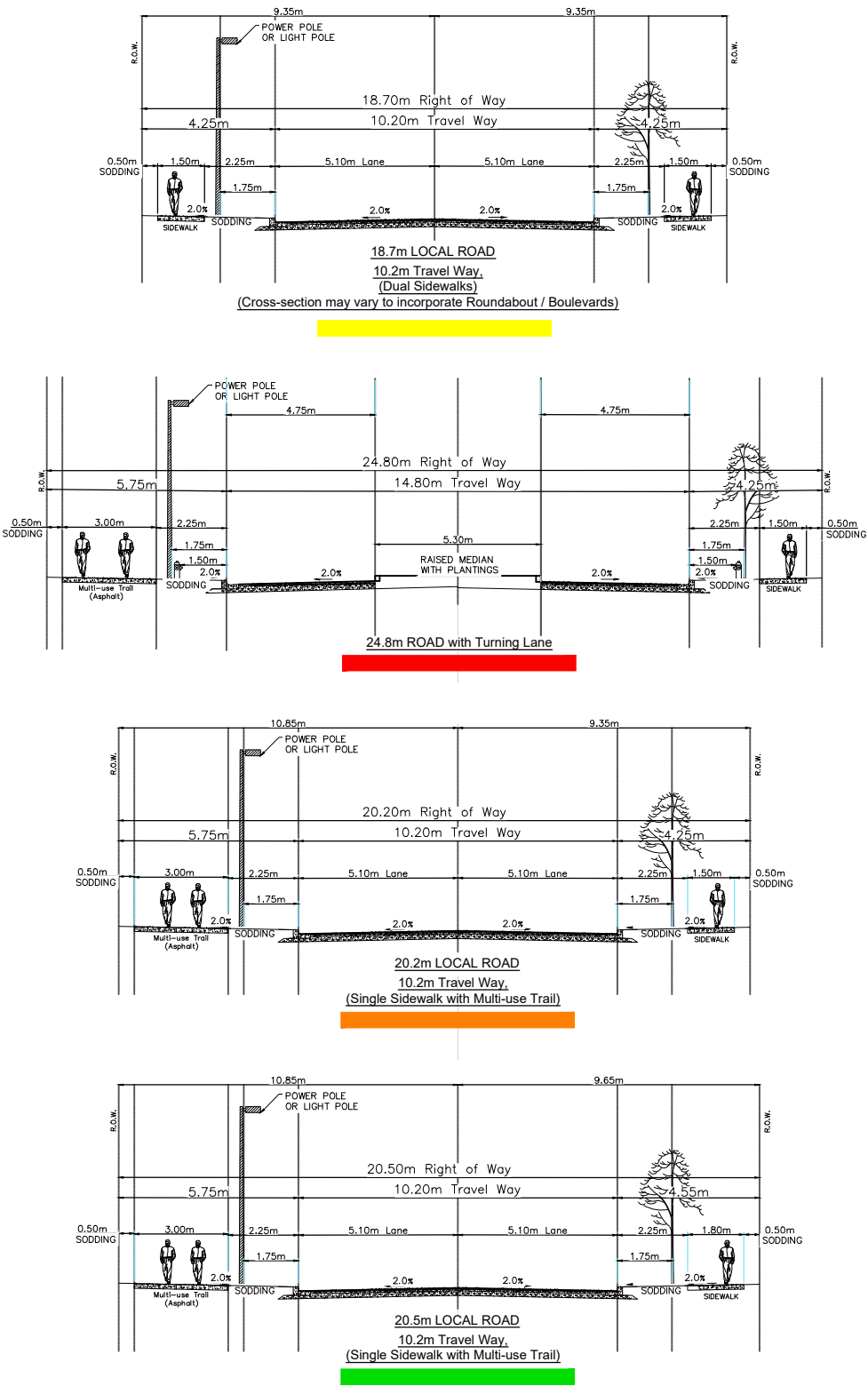
MAY 28 2025

PROJECT
**GALWAY
LAND USE PLAN**

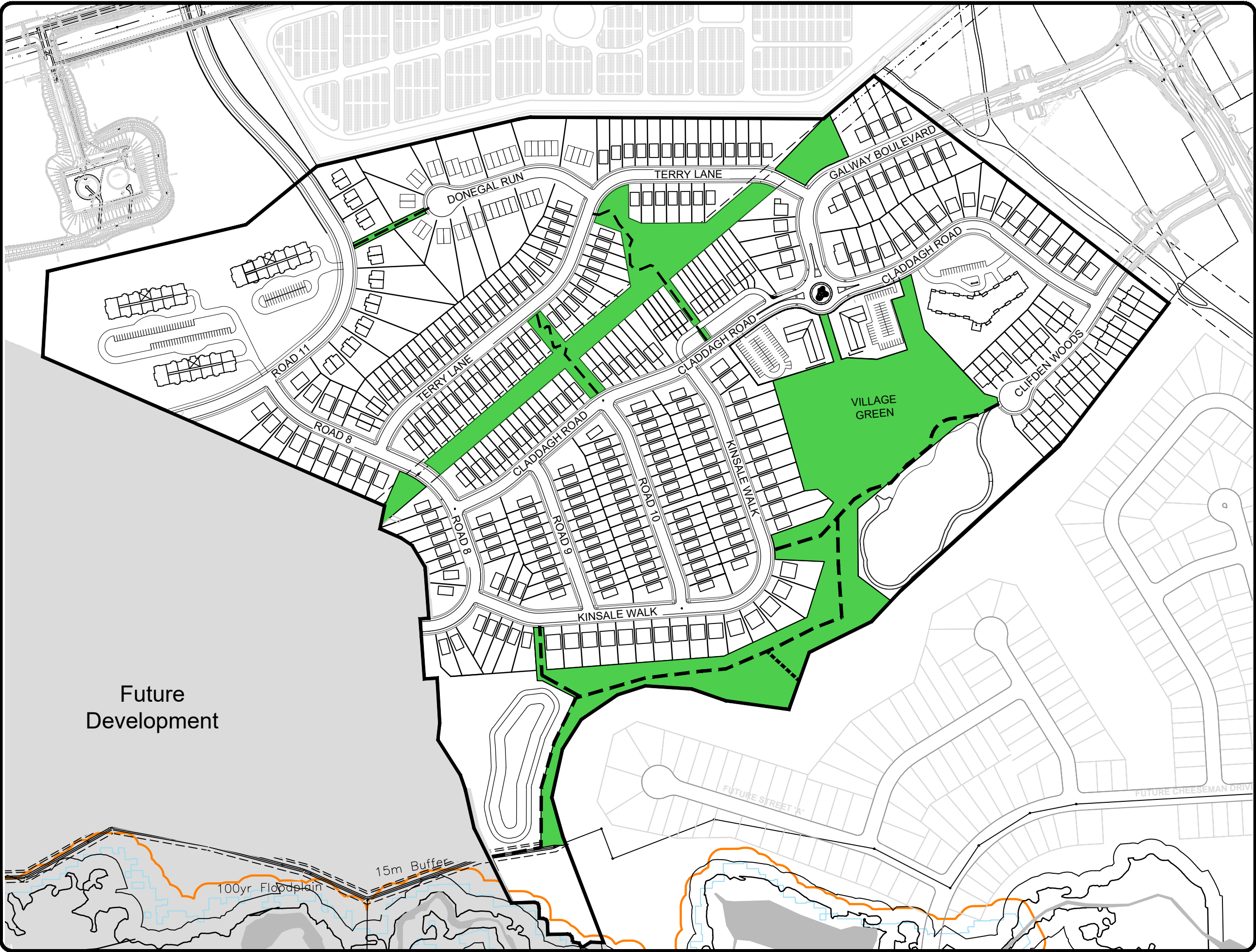




GALWAY ROAD CROSS SECTIONS



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



Schedule "D"

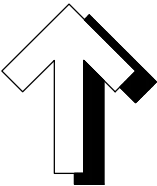
Open Space
&
Pedestrian
Trail Plan

 Open Space

 Trail

 Trail - Future Trail Connection. Location TBD.

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



North

N.T.S.

April 22 2025