

## Decision Note

**Title:** 405 Ruby Line – MPA2500010

**Date Prepared:** January 29, 2026

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Tom Davis, Planning

**Ward:** Ward 5

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### **Decision/Direction Required:**

To consider rezoning land at 405 Ruby Line (Southlands Areas 5 & 6) from the Open Space (O) Zone to the Residential 1 (R1) Zone.

### **Discussion – Background and Current Status:**

The City has received an application from Pinnacle Engineering ULC on behalf of the property owner to rezone land at 405 Ruby Line (Southlands Areas 5 & 6) from the Open Space (O) Zone to the Residential 1 (R1) Zone to create approximately 97 new residential lots.

The subject property is located within Southlands Area 5 (a developed neighbourhood) and future Area 6. Much of the land surrounding the subject property is already zoned R1 and R2 for existing and future residential development. The lands immediately east of the subject property are zoned Agricultural (AG) and Rural (RUR).

The subject property is within the Open Space District of the Envision St. John's Municipal Plan; therefore, a Municipal Plan amendment is required to redesignate the property to Residential. The subject property is designated as Public Open Space under the St. John's Urban Region Regional Plan, so a Regional Plan amendment is also required to enable this rezoning. The City will need to ask the Minister of Municipal and Community Affairs for an amendment to the Regional Plan. Should the Minister agree to consider this, the Regional Plan amendment process would occur alongside the City's process.

### Alignment with Envision St. John's Municipal Plan

The subject property is designated Open Space. The intent of this designation is to protect ecologically important areas and significant wetlands by allowing only low-intensity, passive recreational uses that have minimal impact. The Open Space designation was applied to these lands due to the presence of a wetland that required further study.

The wetland here was examined as part of the City's Phase 2A Wetland Study, adopted by Council on November 28, 2023. The study determined that the wetland on this site has an overall Wetland Ecosystem Services Protocol (WESP) score less than 5 and is not a significant wetland. Under Section 4.10 of the Development Regulations, wetlands with a WESP score less than 5 are not protected. There are no development restrictions for unprotected wetlands.

The proposed residential development aligns with Municipal Plan policies that support housing and residential growth, including Policy 4.3.1 which supports new development recognizing the character of existing residential areas and Policy 8.4.5 that encourages new development to be complimentary to existing adjacent neighbourhoods. The existing neighbourhood is zoned R1 and consists of primarily single detached dwellings. The proposal to rezone lands to R1 to develop additional single detached dwellings is compatible with what is already there.

#### Alignment with the Envision St. John's Development Regulations

Under section 4.9(2)(a) of the Development Regulations, Council requires a land use report (LUR) for rezoning applications. However, as per section 4.9(3), where the scale or circumstances of the proposed development do not merit a land use report, Council may accept a staff report instead. The proposed use and R1 zone are compatible with the surrounding neighbourhood, and the subject site would form part of Southlands Area 6, which is a planned future subdivision in the area. This rezoning application is to extend the existing Southlands Area 5 development and extend the planned future Area 6 development, as shown in the attached concept plan. Given these circumstances, staff recommend accepting this staff report in lieu of an LUR.

Staff note that, while a land use report is not required at the rezoning stage, and if Council approves this rezoning, then the City will require the developer to prepare an updated transportation impact assessment for Southlands Areas 5 and 6 before any development approval is issued.

#### Public Consultation

Should Council consider the rezoning, staff recommend public notification (not a public meeting) in accordance with section 4.8 of the Development Regulations. As this application requires a Municipal Plan amendment, a commissioner's public hearing will be required later.

#### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable
2. Partners or Interested Parties: Neighbouring residents and property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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: Map amendments to the Municipal Plan and Development Regulations are required. An amendment to the Regional Plan is also required.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Public consultation, in accordance with the Development Regulations, will be required. Staff recommend public notification. A commissioner's public hearing would come later.
10. Human Resource Implications:
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications:
14. Other Implications: Not applicable.

**Recommendation:**

That Council consider rezoning land at 405 Ruby Line (Southlands Areas 5 & 6) from the Open Space (O) Zone to the Residential 1 (R1) Zone.

Further, that Council refer the application to public notification, as the application will require a commissioner's public hearing later in the amendment process.

**Prepared by: Faith Ford, MCIP, Planner III**

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

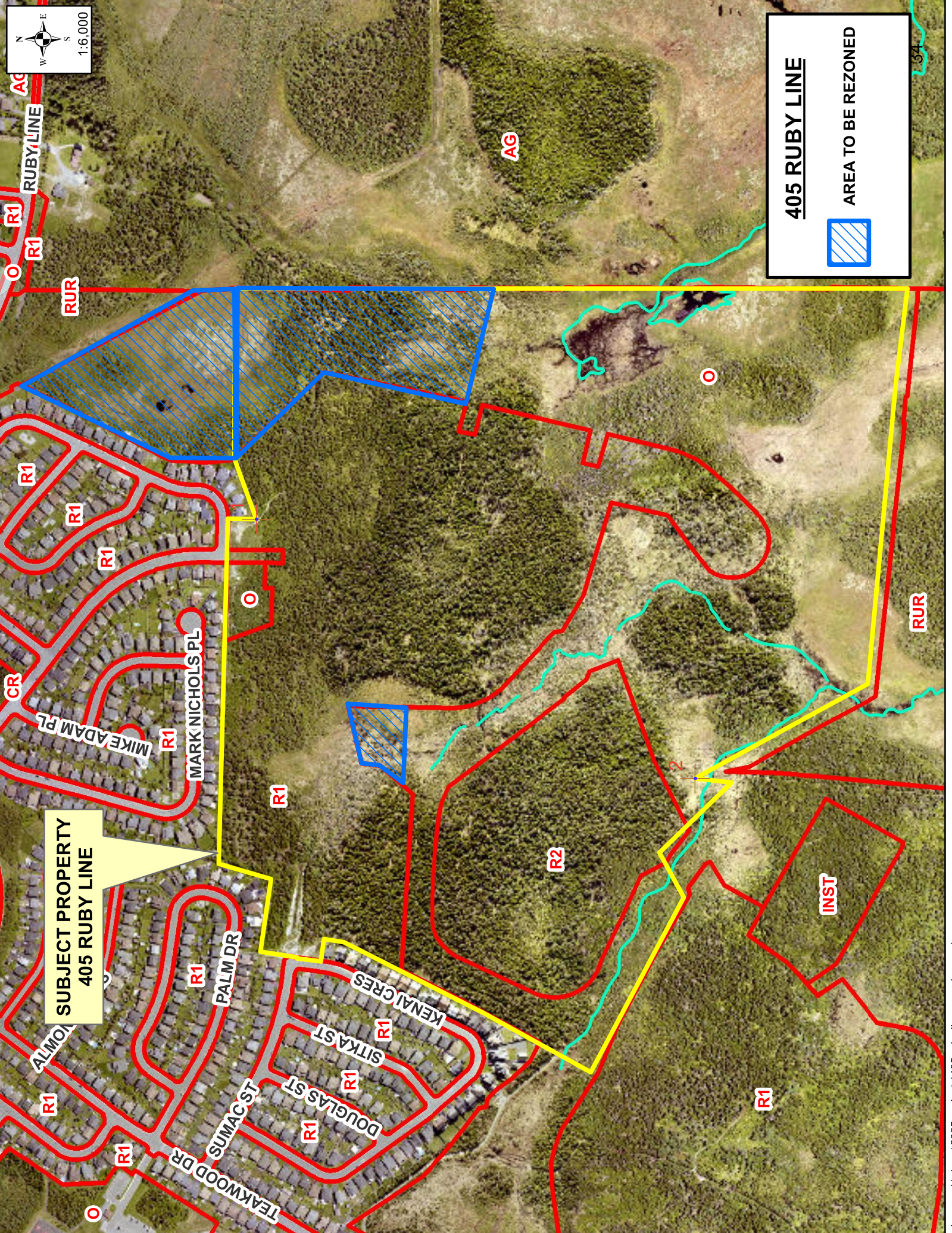
## Report Approval Details

|                      |                                                                         |
|----------------------|-------------------------------------------------------------------------|
| Document Title:      | 405 Ruby Line – MPA2500010.docx                                         |
| Attachments:         | - 405 RUBY LINE REZONING.pdf<br>- MPA2500010 Concept - Submission 1.pdf |
| Final Approval Date: | Jan 29, 2026                                                            |

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

**Ken O'Brien - Jan 29, 2026 - 1:59 PM**

**Jason Sinyard - Jan 29, 2026 - 2:06 PM**



**405 RUBY LINE**

 AREA TO BE REZONED

**SUBJECT PROPERTY  
405 RUBY LINE**

LEGEND

PROPERTY BOUNDARY

LAND TO BE REZONED

(A2) APARTMENT 2

(AG) AGRICULTURE

(CDAB) COMPREHENSIVE DEV. AREA

(CN) COMMERCIAL NEIGHBOURHOOD

(CP) COMMERCIAL REGIONAL

(INST) INSTITUTIONAL

(O) OPEN SPACE

(OR) OPEN SPACE RESERVE

(R1) RESIDENTIAL 1

(R2) RESIDENTIAL 2

(RUR) RURAL

| REZONING TABLE                    | PARCEL No. 1 | PARCEL No. 2 | PARCEL No. 3 | TOTAL AREA |
|-----------------------------------|--------------|--------------|--------------|------------|
| AREAS 5 & 6                       | 38,423.67    | 47,721.78    | 5,602.57     | 91,753.02  |
| OPEN SPACE                        | -            | -            | -            | 1,785.42   |
| RURAL                             | 1,785.42     | 47,721.78    | 5,602.57     | 93,538.44  |
| TOTAL LAND TO BE REZONED PER AREA | 40,214.09    | 47,721.78    | 5,602.57     | 93,538.44  |

PINNACLE

ENGINEERING

SOUTHLANDS DEVELOPMENT

AREAS 5 & 6

REZONING PLAN (LAND TO BE REZONED)

Date: 30 OCTOBER 2025

Scale: 1 : 2500

22041 - F010

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