

DECISION/DIRECTION NOTE

Title: 125 Southlands Boulevard – MPA2400005 (Updated)

Date Prepared: April 2, 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.

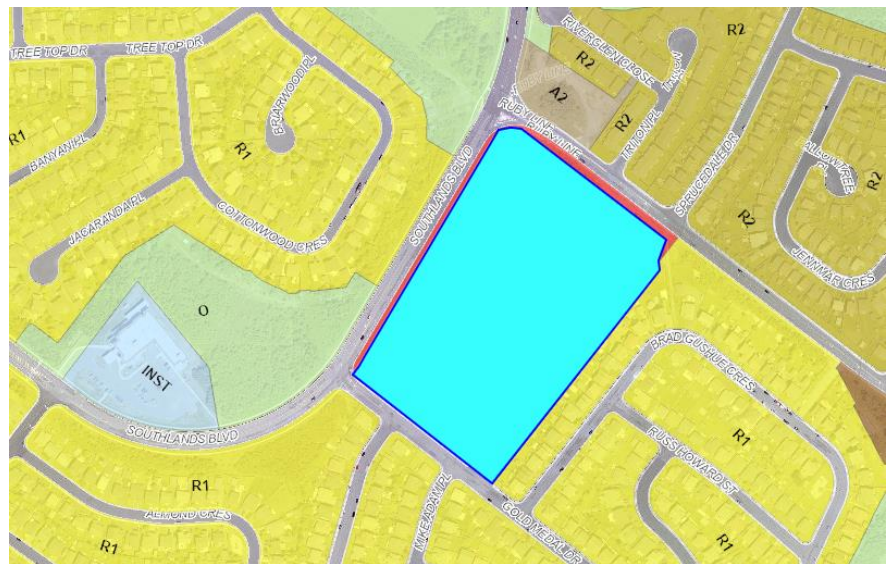
With respect to residential uses, the Municipal Plan recognizes that adequate and affordable housing is fundamental to quality of life and enables a range of housing to create diverse neighbourhoods.

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.

Update following April 1, 2025 Committee of the Whole Meeting

Council requested that consideration be given to walking trails and pedestrian connections in this area. Staff have updated the terms of reference to require the applicant to identify locations for pedestrian connections, including dimensions and surface material.

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, dated April 2, 2025; and
- (3) Upon receiving a satisfactory land use report (LUR), that the application be advertised for public input and feedback.

Prepared by: Ann-Marie Cashin, MCIP, Planner III

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

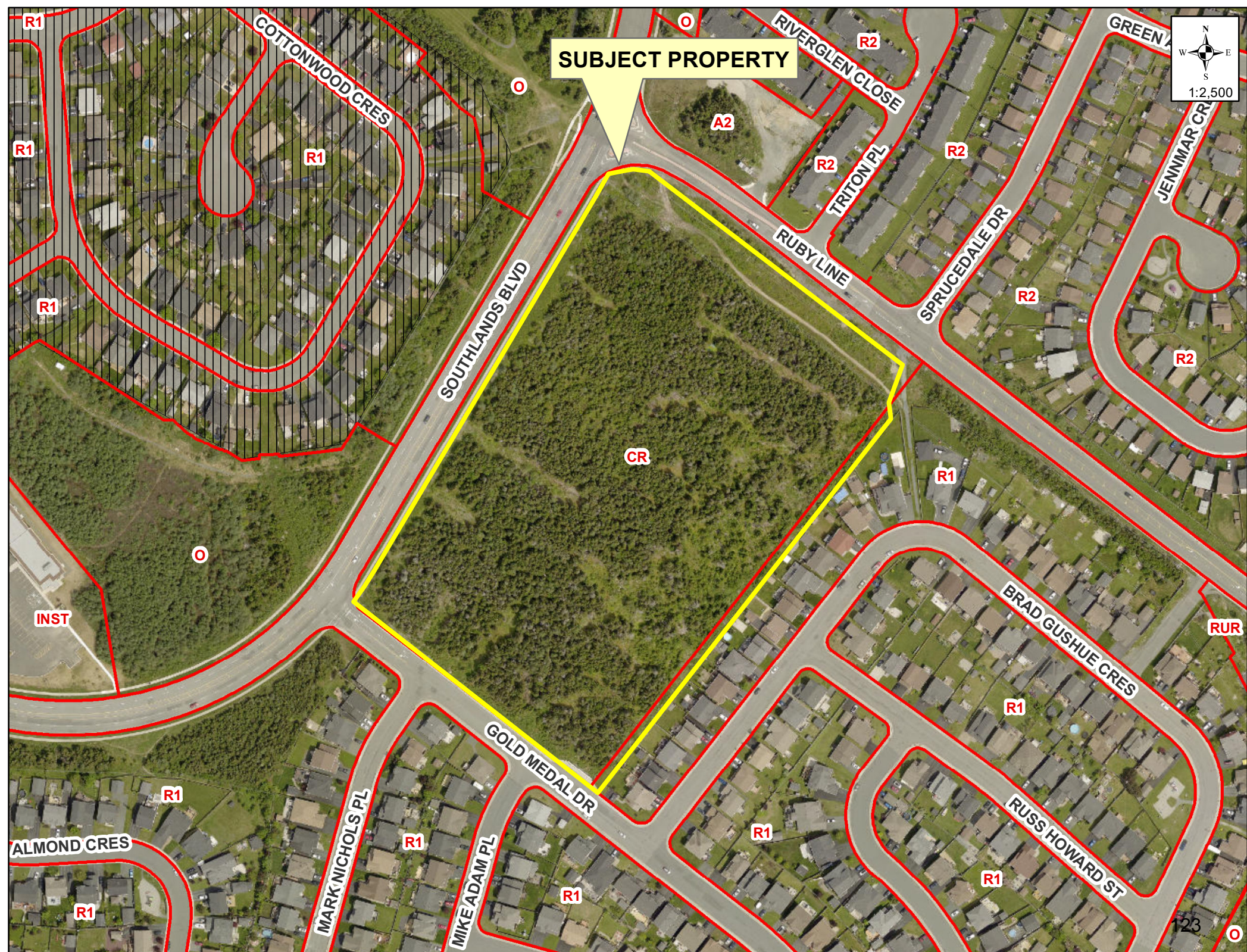
Report Approval Details

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:

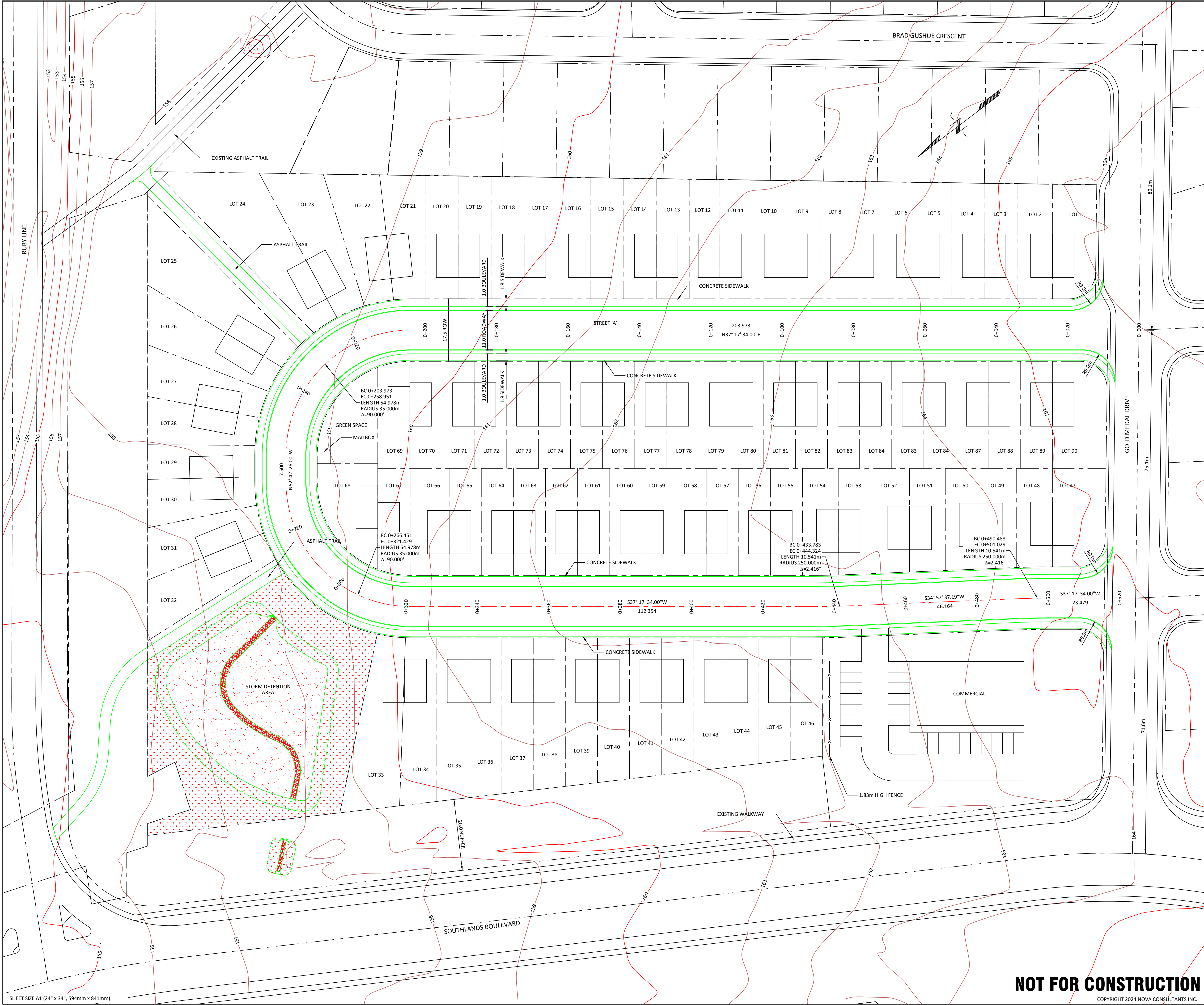
Ken O'Brien - Mar 27, 2025 - 4:43 PM

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



SUBJECT PROPERTY





EXISTING ZONING COMMERCIAL REGIONAL (CR) ZONE:

PERMITTED USES
Bank ✓
Child Care Centre (2024-03-15) ✓

- ZONE STANDARDS FOR PERMITTED USES (1-2 LOTS)
- (a) Lot Area (minimum) 1800 metres square
 - (b) Lot Frontage (minimum) 45 metres
 - (c) Building Height (maximum) 20 metres
 - (d) Building Line (minimum) 6 metres
 - (e) Side Yards (minimum) 2, each equal to 1 metre for every 5 metres of Building Height except on a corner Lot where the Side Yard abutting the Street shall be 6 metres
 - (f) Rear Yard (minimum) 6 metres
 - (g) Lot Coverage (maximum) (2022-05-27) 50%
 - (h) Landscaping (minimum) 20%

PROPOSED ZONING CHANGE TO RESIDENTIAL (R2) ZONE:

PERMITTED USES
Semi-Detached Dwelling ✓

- ZONE STANDARDS FOR SEMI-DETACHED DWELLING (78 LOTS)
- (a) Lot Area (minimum) 270 metres square
 - (b) Lot Frontage (minimum) 9 metres
 - (c) Building Line (minimum) 6 metres
 - (d) Building Height (maximum) 8 metres
 - (e) Side Yards (minimum) Two of 1.2 metres, except on a Corner Lot where the Side Yard abutting the Street shall be 6 metres
 - (f) Rear Yard (minimum) 6 metres
 - (g) Landscaping (minimum) 40% of Lot, 30% of Front Yard

E	REVISED DEVELOPMENT LAYOUT	06/02/25
D	REVISED DEVELOPMENT LAYOUT	03/12/24
No.	ISSUES/REVISIONS	DD/MM/YY

CONSULTANT



NOVA CONSULTANTS INC.
37 HALLETT CRESCENT
ST. JOHN'S, NL A1B 4C4
TEL: 709 753 2260
INFO@NCINL.CA

CONSULTING ENGINEERS

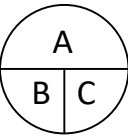
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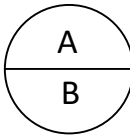
CLIENT



PROVINCE OF NEWFOUNDLAND
PERMIT HOLDER
CLASS "A"
This Permit Allows
NOVA CONSULTANTS INC.
To practice Professional Engineering
in Newfoundland and Labrador.
Permit No. as issued by PBNL D0014
which is valid for the year 2024.



A DETAIL NO.
B LOCATION DRAWING NO.
C DRAWING NO. WHERE DETAILED



DRAWN	RH	CHECKED	SAB
DESIGNED	RH/SAB	APPROVED	-

PROJECT TITLE

CGI DEVELOPMENT INC.
SOUTHLANDS RESIDENTIAL DEVELOPMENT

ST. JOHN'S, NL

DRAWING TITLE

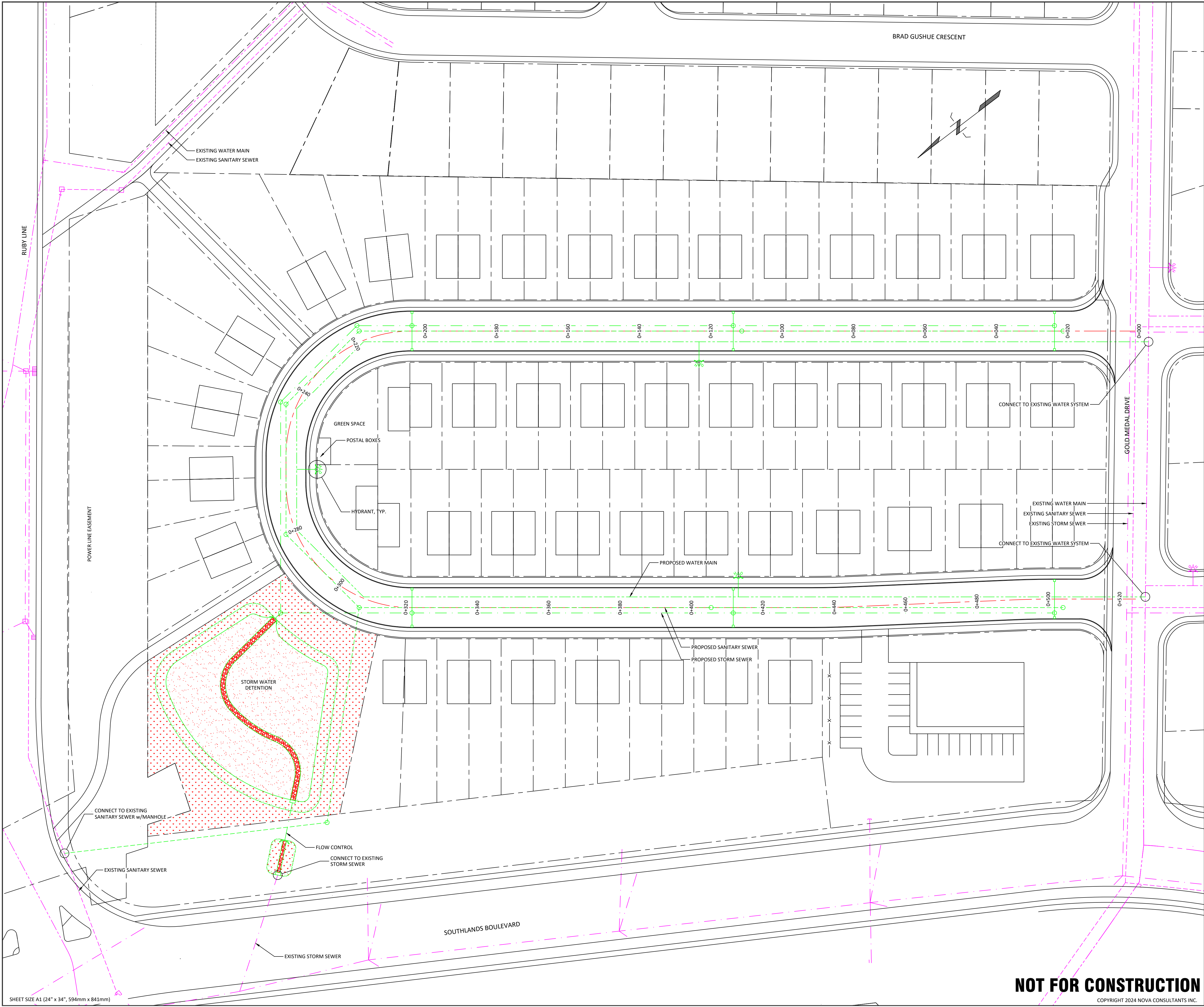
PROPOSED CONCEPT STREET LAYOUT PLAN
FOR REZONING APPLICATION

SCALE	1:500	DRAWING NO.	C4
PROJECT NO.	224-20	REVISION NO.	E
DATE	NOVEMBER 2024		

NOT FOR CONSTRUCTION

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SHEET SIZE A1 (24" x 34", 594mm x 841mm)



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E	REVISED DEVELOPMENT LAYOUT	06/02/25
D	REVISED DEVELOPMENT LAYOUT	03/12/24
No.	ISSUES/REVISIONS	DD/MM/YY



NOVA CONSULTANTS INC.
37 HALLETT CRESCENT
ST. JOHN'S, NL A1B 4C4
TEL: 709 753 2260
INFO@NCINL.CA

CONSULTING ENGINEERS

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A B C	A B C	D E F
DRAWN	RH	CHECKED
DESIGNED	RH/SAB	APPROVED

PROJECT TITLE

CGI DEVELOPMENT INC.
SOUTHLANDS RESIDENTIAL DEVELOPMENT

ST. JOHN'S, NL

DRAWING TITLE	
PROPOSED CONCEPT SERVICING PLAN FOR REZONING APPLICATION	
SCALE	DRAWING NO.
1:500	C5
PROJECT NO.	REVISION NO.
224-20	E
DATE	
NOVEMBER 2024	

**TERMS OF REFERENCE
LAND USE REPORT (LUR)
APPLICATION FOR SEMI-DETACHED DWELLINGS AT
125 SOUTHLANDS BOULEVARD
UPDATED APRIL 2, 2025 (FOLLOWING COUNCIL'S COMMENTS AT APRIL 1, 2025
COMMITTEE OF THE WHOLE MEETING)**

The proponent shall identify significant impacts and, where appropriate, also identify measures to mitigate impacts on land uses adjoining the subject property. All information is to be submitted under one report in a form that can be reproduced for public information and review. The numbering and ordering scheme used in the report shall correspond with that used in this Terms of Reference and a copy of the Terms of Reference shall be included as part of the report (include an electronic PDF version with a maximum file size of 15MB). A list of those persons/agencies who prepared the Land Use Report shall be provided as part of the report. The following items shall be addressed by the proponent at its expense:

A. Public Consultation

- Prior to submitting a first draft of the Land Use Report to the City for review, the applicant must consult with neighbouring property owners. The Land Use Report must include a section which discusses feedback and/or concerns from the neighbourhood and how the proposal addresses the concerns.
- Should the site plan change following this consultation, additional neighbourhood consultation may be required.

B. Site Location and Lot Layout

- Identify the location of the proposed development in relation to adjoining properties and identify the use of each lot (i.e. dwelling type).
- Include all zone requirements on a subdivision plan, such as lot area, frontage, building line, all setbacks and building height.
- Indicate driveway locations and dimensions.
- Indicate front yard landscaping percentage for each lot.
- Provide street cross section.
- For the commercial site:
 - Provide a dimensioned parking plan, including circulation details and parking lot buffers. Identify the number and location of off-street parking spaces to be provided, including accessible parking spaces.
 - Where an applicant wishes to provide a different number of parking spaces than required in the Development Regulations, a Parking Report is required, which at a minimum must address:
 - parking generation rates for the Development including pre- and post-development;
 - parking duration (short/long term);
 - available parking in the area (private/public on-street, parking lots and garages);
 - effects on traffic and local parking;
 - traffic to and from the development;
 - neighbourhood impact;
 - other available transit options.
 - If parking relief is being requested, then a detailed rationale, as acceptable by staff, must be included. Additional information may be requested upon review of the parking proposal.

- Identify the number and location of bicycle parking spaces to be provided.
 - Identify the location of all access and egress points, including pedestrian access.
- Identify any existing or proposed easements.
- Provide a Legal Survey.

C. Municipal Services

- Provide a preliminary site servicing plan.
- Identify points of connection to existing sanitary sewer, storm sewer and water system. The location of all existing sewers must be shown along with any existing or proposed easements.
- The proposed development will be required to comply with the City's Stormwater Detention Policy. Stormwater detention is required for this development. Indicate the location of the proposed stormwater detention facility.
- Provide the sanitary and storm sewer drainage area plans with the proposed generation rates for each.
 - Sanitary calculations to follow the Development Design Manual and all calculations must be provided in an Excel spreadsheet with formula.
- Provide computer stormwater models for the proposed development. The developer will have to ensure that the 100year predevelopment flows are being maintained.

D. Transportation System

- Provide Trip Generation for the proposed development, including the residential and commercial components. Additional information may be required.
- Identify locations for pedestrian connections, including dimensions and surface material.

E. Public Transit

- Consult with St. John's Metrobus (St. John's Transportation Commission) regarding public transit infrastructure requirements and include their response and any recommendations in the report.

F. Construction Timeframe

- Indicate any phasing of the project and approximate timelines for beginning and completion of each phase or overall project.