DECISION/DIRECTION NOTE

Title: 100 Logy Bay Road – MPA2500004

Date Prepared: October 6, 2025

Report To: Committee of the Whole

Councillor and Role: Planning

Ward: Ward 2

Decision/Direction Required:
To consider rezoning 100 Logy Bay Road from the Open Space (O) Zone to the Planned Mixed Development (PMD) Zone to enable a large mixed-use community development.

Discussion – Background and Current Status:
The City has received an application from KMK Capital Inc. to rezone 100 Logy Bay Road (the former Bally Haly Golf Course, now closed) from the Open Space (O) Zone to the Planned Mixed Development (PMD) Zone. The applicant is proposing a mixed-use community with residential, office, retail, personal service, clinic, recreation, and open-space uses. The residential uses include single houses, duplexes, townhouses, four-plexes, and apartments. The proposed development is anticipated to introduce 1,246 new dwelling units; the exact number may change as the proposal evolves.

The subject property is within the Open Space Land Use District of the Municipal Plan and is designated s Public Open Space under the St. John's Urban Region's Regional Plan (please note that this land is not publicly owned). Both a Municipal Plan amendment and a Regional Plan amendment are required. A request to amend the Regional Plan, to redesignate the subject property from 'Public Open Space' to 'Urban Development', will be sent to the Minister of Municipal Affairs and Community Engagement. As part of the Regional Plan amendment, the City will send notices to the 14 other municipalities in the region for their consideration.

To enable this development, a new Planned Mixed Development Zone will be added to the Envision St. John's Development Regulations. This PMD Zone will set out the permitted and discretionary uses, parking requirements, and zone standards for the development. A comprehensive development plan, or concept plan, which identifies land uses and features such as parks and amenities, streets and traffic circulation, watercourses and floodplains, sidewalks, trails, and landscaping will also form part of the PMD Zone requirements. The applicant has submitted initial drawings including a draft Land Use Plan (attached), though this plan will likely change as the planning process moves along.

<u>Alignment with Envision St. John's Municipal Plan</u>
The Envision St. John's Municipal Plan enables Planned Mixed Development (PMD) zones. These are comprehensively planned areas with a mix of uses such as residential, retail,

services, offices, recreational, open space, and community uses. Policy 8.5.19 states these developments "…follow the same principles as other mixed-use development, while providing a more flexible and creative land use and innovative neighbourhood design."

The policies for Planned Mixed Development are found in Section 8.5 "Commercial Land Use District". Municipal Plan policy 8.5.23 encourages the design and creation of new Planned Mixed Developments through the rezoning process, in areas designated for Urban Expansion or where a minimum of 10 acres of land (such as at 100 Logy Bay Road) is available for development. Policy 8.5.24 requires Planned Mixed Developments to be located adjacent to existing development in order to effectively connect to existing infrastructure and near existing or planned transit routes.

The proposed development meets these policies. The subject property is a large site covering approximately 47 hectares (116 acres). It is adjacent to existing development and surrounded by residential, institutional and open space uses. The proposed development will include new access points to existing streets along the southern portion of the property.

To accommodate a PMD Zone within the Residential District, a text amendment to the Municipal Plan is proposed. While mixed-use zones are enabled in the Residential and Commercial Districts under policy 8.5.21n, and the proposal aligns with the Commercial District policies for Planned Mixed Developments, the amendment to the Municipal Plan will dd these policies to enable the PMD Zone within the Residential District.

The proposal aligns with many other policies of the Municipal Plan, including housing policies in Section 4.1:

> *2. Enable a range of housing to create diverse neighbourhoods that include a mix of housing forms and tenures, including single, semi-detached, townhousing, medium and higher density and mixed-use residential developments.*
>
> *3. Promote a broad range of housing choice for all ages, income groups, and family types by supporting the development of housing that is appropriate, accessible and affordable for low-income and moderate-income households.*

The proposed development also meets policies for the Residential District, including the following policies listed in Section 8.4:

> *3. Support neighbourhood revitalization, redevelopment and residential infill that contributes to the livability and adaptability of established neighbourhoods, is sensitive to existing development and is economically viable for a range of socio-economic groups.*
>
> *9. Encourage increased density in residential areas where appropriate, along with an increase in public open space, services and amenities, reflective of increased density levels.*
>
> *10. Minimize urban sprawl by encouraging integrated developments*

11. Promote the development of infill, rehabilitation, and redevelopment projects, thereby better utilizing existing infrastructure.

Alignment with the City's Affordable Housing Strategy 2019-2028

Policy 4.1.1 of the Municipal Plan encourages development that supports the City's Affordable Housing Strategy. The Strategy recognizes that creating a range of housing choices and types contributes to affordable housing. The Strategy encourages higher-density housing, mixed-use developments, and new housing developments with access to transit, goods and services, and open spaces. The proposed redevelopment of 100 Logy Bay Road aligns with the Strategy.

Alignment with the Envision St. John's Development Regulations

As per Section 4.9 of the Development Regulations, a Land Use Report (LUR) is required for a rezoning. The applicant has submitted preliminary plans showing proposed land uses, road layout, and open spaces; however, some revisions and additional information are needed, including a Transportation Impact Assessment (TIA). Draft LUR terms of reference are attached for Council's consideration.

Public Consultation

Should Council decide to consider this amendment and approve the terms of reference for the LUR, the applicant will be required to consult with neighbouring residents and property owners before submitting the report. This initial consultation is done by the applicant and is intended to identify any issues or concerns early in the process.

The City will carry out our own public consultation once the applicant submits a satisfactory LUR. Due to the scale of the proposed development, staff recommend a public meeting chaired by an independent facilitator. As amendments to the Municipal Plan and Regional Plan are required, a commissioner's public hearing will also be required later.

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 City of St. John's Affordable Housing Strategy.

6. Accessibility and Inclusion: Any accessibility requirements from the National Building Code or Service NL will be applied at the building permit stage.

7. Legal or Policy Implications: Text and map amendments to the Envision St. John's 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: Staff recommend a public meeting chaired by an independent facilitator. As the application includes amendments to the Municipal Plan and Regional Plan, a public hearing will also be required later.

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 rezoning 100 Logy Bay Road from the Open Space (O) Zone to the Planned Mixed Development (PMD) Zone to enable a mixed-use development and approve the attached draft terms of reference for a Land Use Report (LUR).

(2) Upon receiving a satisfactory Land Use Report, that Council refer the application to a public meeting chaired by an independent facilitator.

Prepared by: Faith Ford, MCIP, Planner III
Approved by: Ken O'Brien, MCIP, Chief Municipal Planner

Report Approval Details

Document Title:	100 Logy Bay Road - MPA2500004.docx
Attachments:	- Concept Land Use Plan - Submission 1.pdf - Subject Property - 100 LOGY BAY ROAD.pdf - TOR - 100 Logy Bay Road October 8, 2025.pdf - Transportation Assessment TOR for 100 Logy Bay Road.pdf
Final Approval Date:	Oct 16, 2025

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

Ken O'Brien - Oct 15, 2025 - 5:32 PM

Jason Sinyard - Oct 16, 2025 - 2:21 PM

LAND USE PLAN

Signalview Community Concept

LEGEND

- Single Family - Large Lot (21m)
- Single Family - Medium Lot (15m)
- Single Family - Small Lot (12m)
- Duplex (9m)
- Townhouse (6m)
- Fourplex (20m)
- Mixed Use Residential
- Indoor Recreation
- Medical Clinic
- Open Space
- Multi-Use Trail (Paved)
- Multi-Use Trail (Gravel)

MAP DESIGN

Drawn by	SK
Checked by	PD
Date	25-5-13
Project No	230505
Scale	1:2200 (22x34 Print)

PARAMETERS

LOCATOR MAP

Prepared for:

KMK CAPITAL

Prepared by:

MILLS & WRIGHT LANDSCAPE ARCHITECTURE

UPLAND

MACDONALD DR
LOGY BAY RD
ENNIS AVE
SELKIRK RD
Virginia River
NEWFOUNDLAND DR
EAST WHITE HILLS RD
CHARTER AVE
EAST DR
CHURCHILL AVE
Sledding Hill
Lakefront Park
6

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