

# DECISION/DIRECTION NOTE

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**Title:** Application to rezone land to the Commercial Regional (CR) and Apartment High Density (A3) Zones for the development of Galway.  
REZ1600019  
705 Southlands Boulevard  
Applicant: 10718 Newfoundland Inc.

**Date Prepared:** February 9, 2017

**Report To:** Chair and Members, Planning & Development Committee

**Councillor & Role:** Councillor Art Puddister, Chair, Planning & Development Committee

**Ward:** 5

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**Decision/Direction Required:**

To consider an application to rezone land to the Commercial Regional (CR) and Apartment High Density (A3) Zones for the future development of Galway.

**Discussion – Background and Current Status:**

The City has received an application from 10718 Newfoundland Inc. to rezone eight parcels of land within the Galway development in order to accommodate the future commercial and residential development of the area. A Municipal Plan amendment is not required.

The Galway area was redesignated and rezoned in 2011 to the Comprehensive Development Area - Southlands (CDA- Southlands) Zone as a way to anticipate and facilitate future development above the 190 metre elevation (previous limit for piped services). The Municipal Plan encourages compact urban form by encouraging a mixture of land uses, and attempts to minimize sprawl by encouraging large-scale integrated developments in all expansion areas. Several areas were rezoned in 2013 as part of the initial stage of the Glencrest concept plan. Several of those parcels are included in this rezoning application.

The area proposed for rezoning will have access via the future Southlands Boulevard extension, and is located between Pitts Memorial Drive and the new Galway Planned Mixed Development neighbourhood. Total land area for the proposed application is approximately 15 hectares (37 acres) (see attached rezoning map). The area is currently zoned Commercial Regional (CR), Apartment Medium Density (A2) and Residential Low Density (R1). Approximately 8.9 hectares (22.13 acres) is proposed to be rezoned Commercial Regional (CR), which would be visible along Pitts Memorial Drive. The other 6.08 hectares (15 acres), which is adjacent to the Galway residential development, would be rezoned to the Apartment High Density (A3) Zone. At the maximum build out capacity, this area has the potential for approximately 5,900 units, depending on market conditions, unit size, building height and parking lot development.

There are no specific engineering or development concerns with the proposed rezoning at this time. Prior to any development approval the developer will be required to submit detailed engineering plans for review and approval. The Developer is also responsible to locate all Newfoundland Power, Aliant, Rogers, Utility and City of St. John's water and sewer easements, which are traversing the property, and to maintain the required separation distance from all easements and infrastructure.

**ST. JOHN'S**

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable
2. Partners or Other Stakeholders:  
Neighbouring residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
City's Strategic Plan 2015-18: Neighbourhoods Build Our City – Increase access to range/type of housing, while providing a range of amenities and services.
4. Legal or Policy Implications:  
Meets the intent of Municipal Plan policies, which encourage compact urban form, while minimizing sprawl through the encouragement of large-scale integrated developments in all expansion areas.
5. Engagement and Communications Considerations:  
Advertisement of the proposed amendment.
6. Human Resource Implications: Not applicable
7. Procurement Implications: Not applicable
8. Information Technology Implications: Not applicable
9. Other Implications: Not applicable

**Recommendation:**

It is recommended that the rezoning application for 705 Southlands Boulevard to the Commercial Regional (CR) and Apartment High Density (A3) Zones be considered, and the application be advertised for public review and comment. Upon completion of this process, the amendment would then be referred to a future Regular Meeting of Council for consideration of adoption.

**Prepared by - Date/Signature:**

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: \_\_\_\_\_

**Approved by - Date/Signature:**

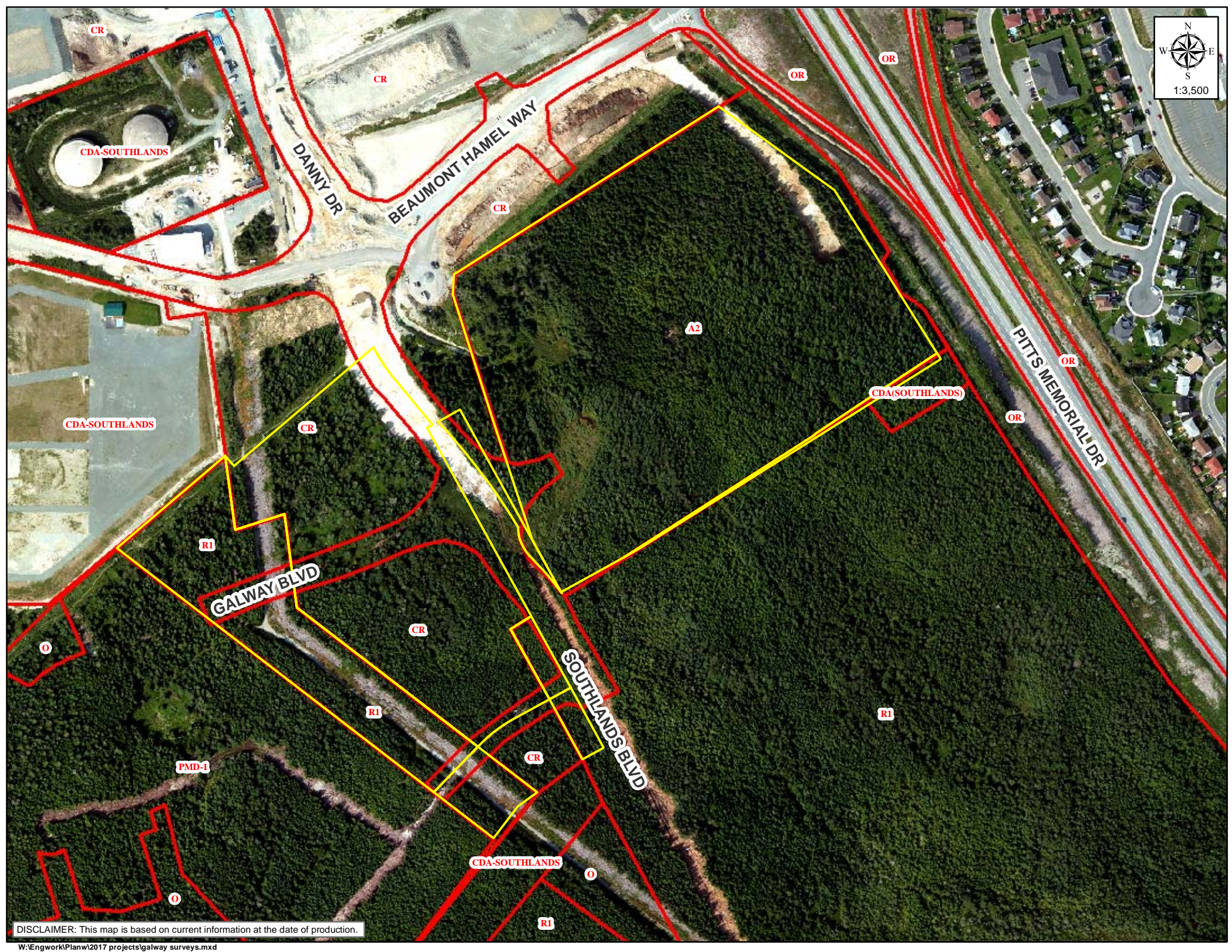
Ken O'Brien, MCIP – Chief Municipal Planner

Signature: \_\_\_\_\_

LLB/dlm

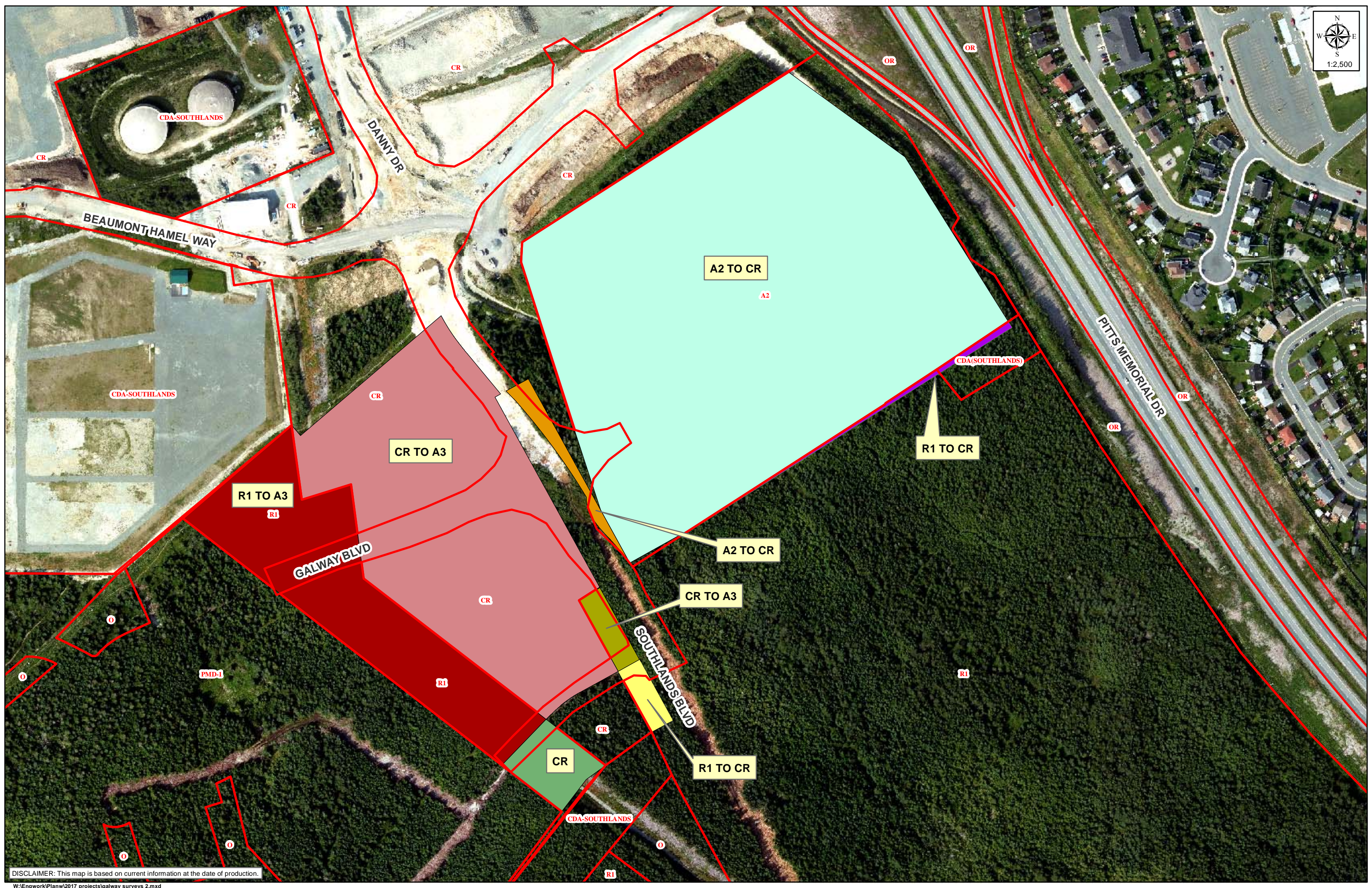
**Attachments:**

Zoning Map  
Site Plan



DISCLAIMER: This map is based on current information at the date of production.

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