

# DECISION/DIRECTION NOTE

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**Title:** Development Design Manual – Updates

**Date Prepared:** April 9, 2025

**Report To:** Committee of the Whole

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** N/A

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**Decision/Direction Required:** Approval of updates to the Development Design Manual.

**Discussion – Background and Current Status:**

The Development Design Manual (DDM) was adopted in January 2024 and contains the technical requirements for Development within the City. It replaced the former Subdivision Design Manual and Commercial Development Policy. From time to time the DDM will require updating based on new standards, stakeholder engagement, to improve clarity and the identification of errors and/or omissions. Since its adoption, there has been significant internal review and stakeholder engagement. Attached is the recommended list of updates.

**Key Considerations/Implications:**

1. Budget/Financial Implications: None.
2. Partners or Other Stakeholders: The development community. Many of the changes are the direct result of engagement with the Canadian Home Builders Association Developers Group.
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.  
  
An Effective City: Ensure accountability and good governance through transparent and open decision making.
5. Alignment with Adopted Plans: This document is read in conjunction with the City of St. John's Development Regulations and Municipal Plan.
6. Accessibility and Inclusion: N/A

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The logo for the City of St. John's, featuring the text "ST. JOHN'S" in a bold, serif font. The letter "O" is replaced by a stylized graphic of a signal tower or antenna.

7. Legal or Policy Implications: Legal has provided input into these revisions.
8. Privacy Implications: N/A
9. Engagement and Communications Considerations: The changes will be communicated to the development community.
10. Human Resource Implications: N/A
11. Procurement Implications: N/A
12. Information Technology Implications: N/A
13. Other Implications: N/A

**Recommendation:**

That Council approve updates to the Development Design Manual as proposed herein.

**Prepared by: Tracy-Lynn Goosney, P.Eng., Manager of Development Engineering**

**Approved by: Jason Sinyard, P.Eng, DCM PERS**

**Report Approval Details**

Document Title:	Committee of the Whole - Development Design Manual Updates.docx
Attachments:	
Final Approval Date:	Apr 9, 2025

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

**Jason Sinyard - Apr 9, 2025 - 4:08 PM**