

DECISION/DIRECTION NOTE

Title: Application to Amend Land Use within the Planned Mixed Development 1 (PMD1) Zone for the development of Townhouses/Semi-Detached Dwellings in the Galway Residential Area
REZ1800020
725 Southlands Boulevard (Donegal Run)
Applicant: Galway Residential GP Incorporated

Date Prepared: December 3, 2019

Report To: Committee of the Whole

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 5

Decision/Direction Required:

To consider an application to amend Schedule B-Land Use Map, within the Planned Mixed Development 1 (PMD-1) Zone to allow a mix of Townhouses and Semi-Detached Dwellings along Donegal Run (Road 7) in the Galway residential area.

Discussion – Background and Current Status:

The City has received an application from Galway Residential GP Incorporated for an amendment to Schedule B-Land Use Map, within the Planned Mixed Development 1 (PMD-1) Zone. The PMD-1 Zone allows multiple uses, while the Schedule B-Land Use Map identifies where each of these specific uses are located within the Galway residential area. The developer has proposed to change the exiting land use along Donegal Run (Road 7) from Single Unit Dwellings to Townhouses and Semi-Detached Dwellings. A Municipal Plan amendment is not required.

The PMD-1 Zone was originally created in 2015 to encourage higher density, mixed-use development, and to provide a creative method for land use planning and design for the Galway residential area. The developer is proposing the land use change based on market feedback, which has indicated significant demand for lower priced housing options other than single family homes. The current Galway Master Plan has limited opportunities to meet this demand. Both the current Municipal Plan and Envision St. John's (City's draft Plan) encourage higher density, mixed use development. The mix of uses within the Galway residential area also meets the intent of the overall neighbourhood and helps provided diverse housing form for various income levels.

At this time, the exact number of lots and configuration of Townhouses and/or Semi-Detached Dwellings has yet to be determined. The Schedule B-Land Use Map amendment would allow the developer to adjust the mix of townhouses and semi-detached dwellings along Donegal

ST. JOHN'S

Run to meet market demand. The lot configuration must meet the City's zone and snow volume requirements per lot, which will determine the number of lots along the street. Final design and review of the lot layout and street network would occur prior to development approval.

Due to increased density along Donegal Run, sidewalks are required along both sides of the street. Therefor Appendix C – Galway Road Cross Section/Transportation Plan, also needs to be amended; Donegal Run was changed to reflect the proper cross section requirements.

Appendix D – Parkland & Pedestrian Trail Plan was also updated to show the neighbourhood trail connection between Terry Lane, Claddagh Road and Road 9. This revised trail connection creates better linkages between the surrounding streets and the Village Green.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Neighbouring Municipalities and property owners.
3. Alignment with Strategic Directions/Adopted Plans:
City's Strategic Plan 2019-2029: A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications:
An amendment to the St. John's Development Regulations is required to rezone the property.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Advertisement of the proposed amendment.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council consider the proposed change in land use from Single Unit Dwellings to Townhouses and Semi-Detached Dwellings along Donegal Run within the Planned Mixed Development 1 (PMD-1) Zone. It is recommended that the application be advertised for public review and comment. Following advertisement, the proposed amendment would be referred to a Regular Meeting of Council for consideration of adoption.

Prepared by/Signature:

Lindsay Lyghtle Brushett, MCIP – Planner III

Signature: _____

Approved by/Date/Signature:

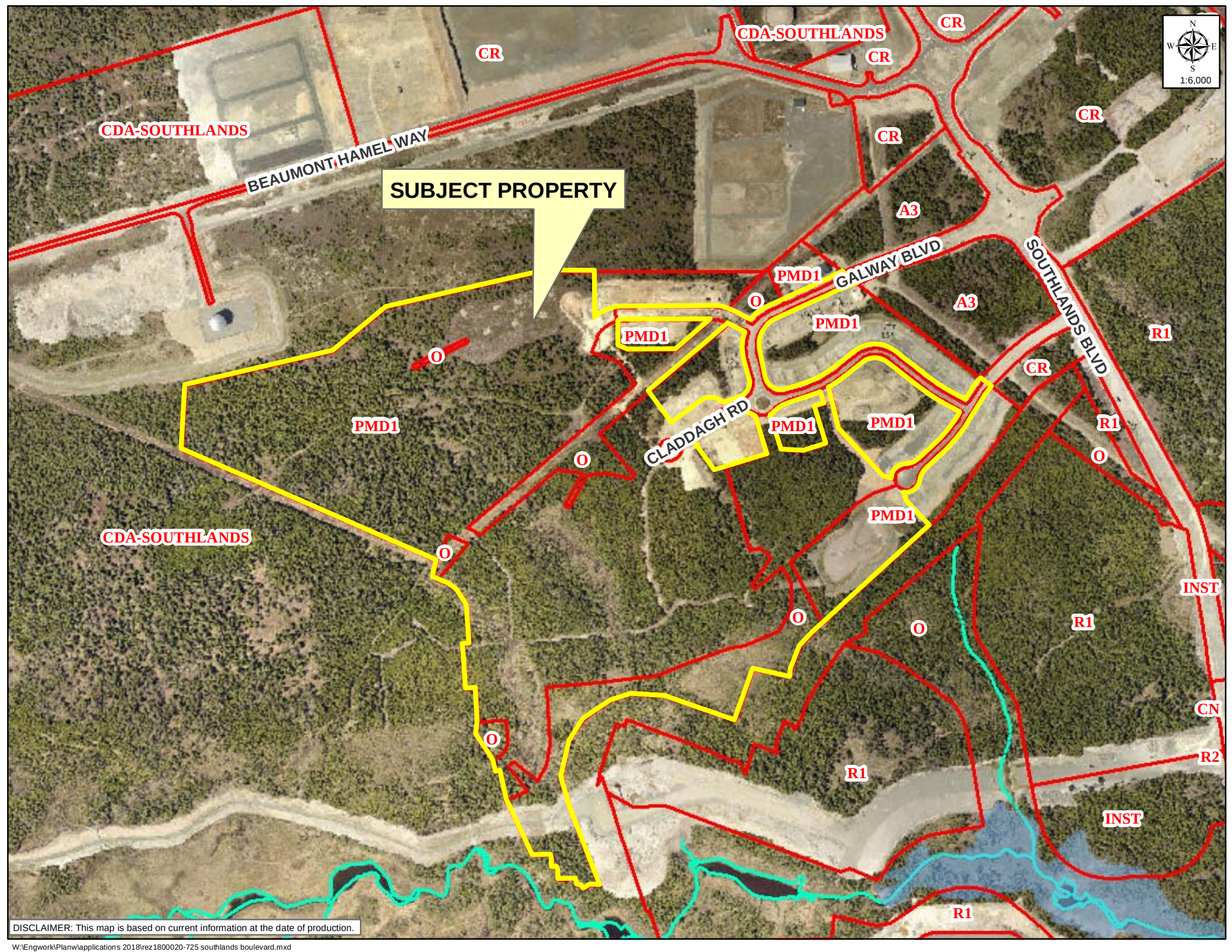
Ken O'Brien, MCIP – Chief Municipal Planner

Signature: _____

LLB/dlm

Attachments:

Zoning Map
Schedule B Galway Land Use Plan
Schedule C Galway Road Cross Section/Transportation Plan
Schedule D Parkland & Pedestrian Trail Plan



SUBJECT PROPERTY

CDA-SOUTHLANDS

CDA-SOUTHLANDS

BEAUMONT HAMEL WAY

GALWAY BLVD

SOUTHLANDS BLVD

CLADDAGH RD

CDA-SOUTHLANDS

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

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Schedule "B"



-  SINGLE UNIT DWELLINGS
36'–50' FRONTAGE
-  SINGLE UNIT DWELLINGS
50'–60' FRONTAGE
-  SINGLE UNIT DWELLINGS
>60' FRONTAGE
-  TOWNHOUSE/ SEMI–DETACHED
DWELLINGS
22' MIN FRONTAGE
-  TOWNHOUSE CLUSTER
CONDOMINIUM/ RENTAL
-  STACKED
TOWNHOUSES
-  MULTIPLE RESIDENTIAL
-  PARKLAND
-  MIXED–USE DEVELOPMENT
COMMERCIAL/ RESIDENTIAL

N.P. NEIGHBOURHOOD PARK

 TRAIL

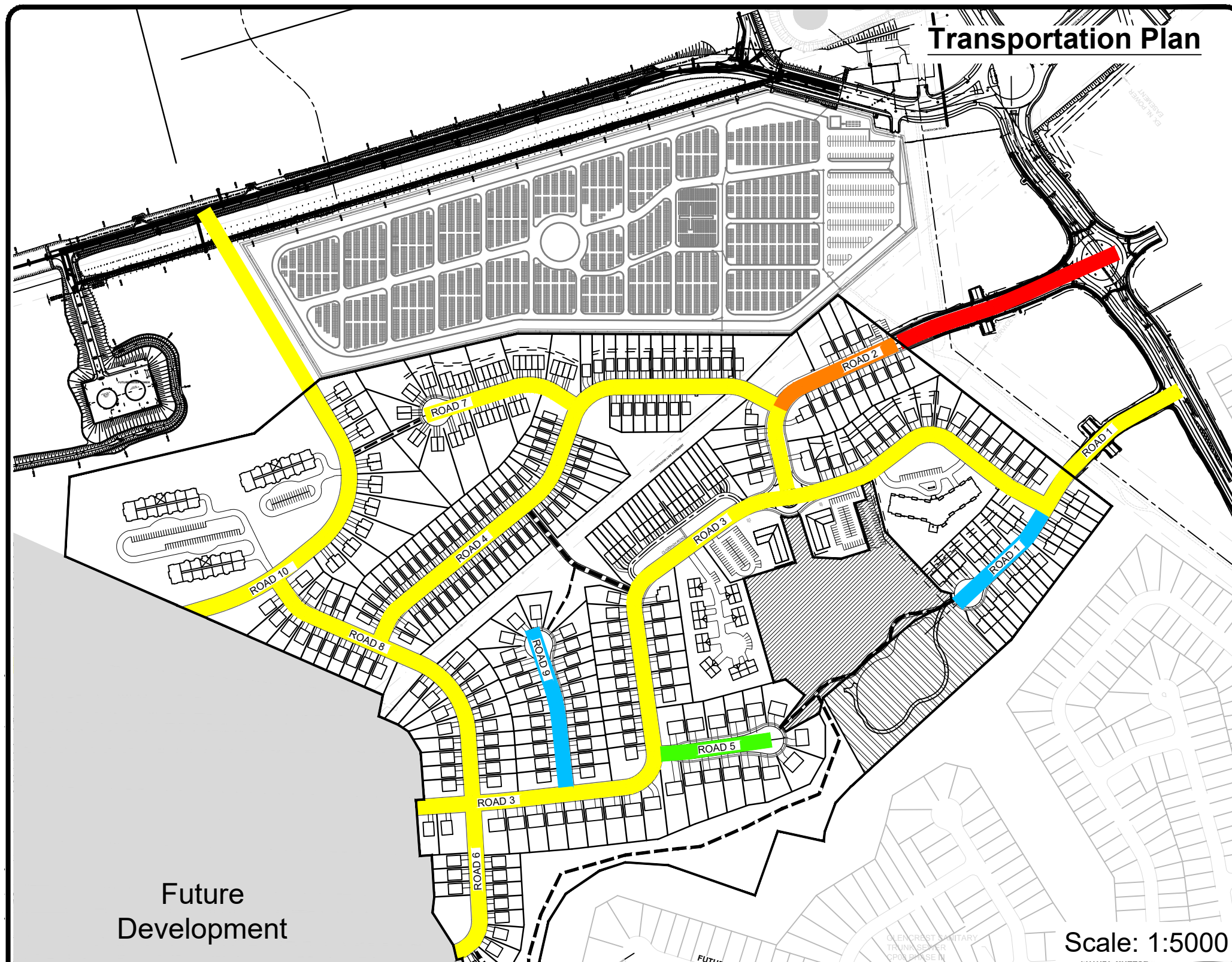
Note: Lot Lines identified are conceptual only and subject to final development approval

NOT TO SCALE

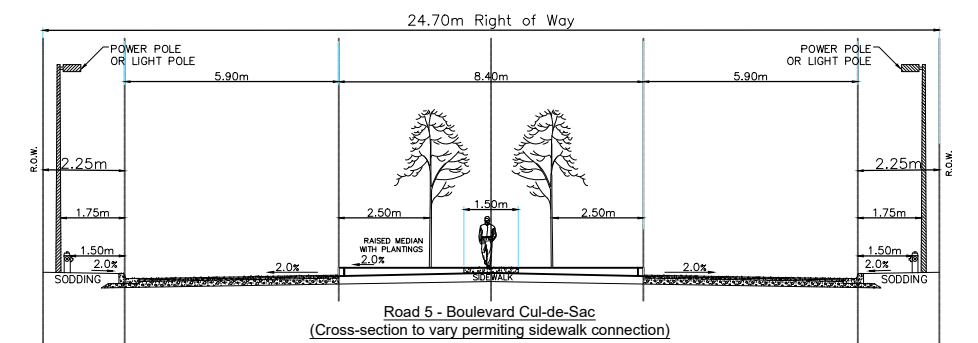
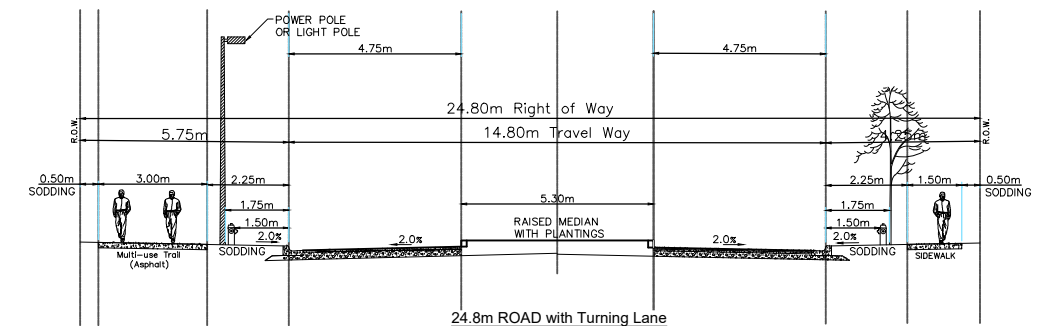
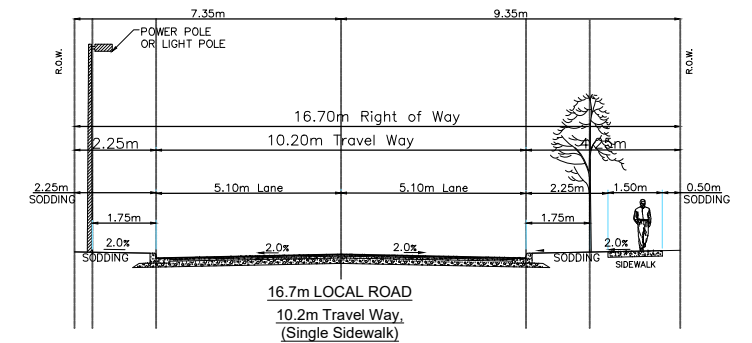
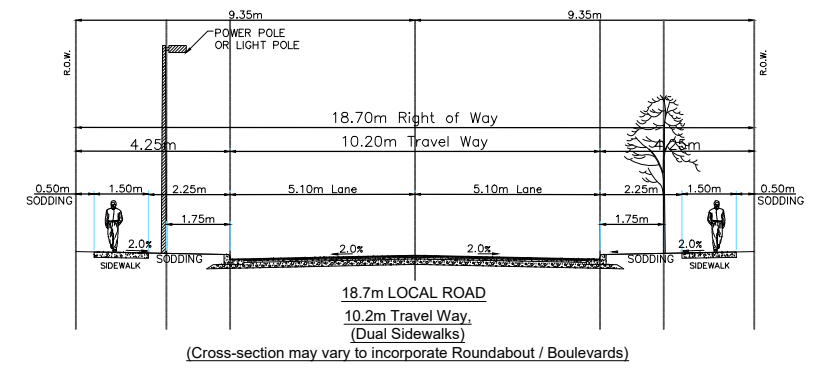
December 2, 2019

PROJECT
GALWAY
LAND USE PLAN

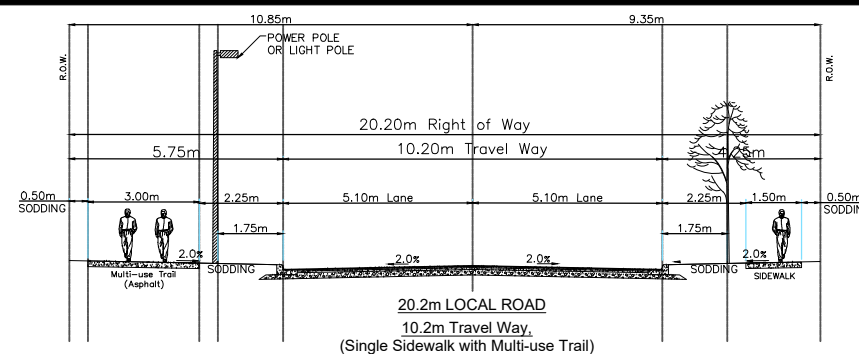




GALWAY ROAD CROSS SECTIONS



Note: Location of street trees within ROW to be determined.

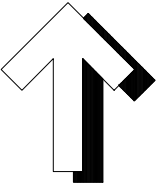


Parkland
&
Pedestrian
Trail Plan

 Parkland

 Trail

Note: Trail width and
surface material will be
determined at the
development stage.



North

N.T.S.

December, 2019

