

# DECISION/DIRECTION NOTE

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**Title:** 725 Southlands Boulevard (Donegal Run)  
REZ1800020

**Date Prepared:** February 18, 2020

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** 5

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## **Decision/Direction Required:**

That Council adopt the attached resolution for St. John's Development Regulations Amendment Number 705, 2020.

## **Discussion – Background and Current Status**

The City has received an application from Galway Residential GP Incorporated for an amendment to the Appendix Maps within the Planned Mixed Development 1 (PMD-1) Zone. The PMD-1 Zone allows mixed-use development, while the Appendix Maps identify where specific land uses are located within the Galway residential area, as well as road cross section design and the location of parkland and pedestrian trails. The developer has proposed to amend the land use along Donegal Run (Road 7) from Single Unit Dwellings to Townhouses and Semi-Detached Dwellings as there is significant demand for lower priced housing options other than single family homes, and the current Galway Master Plan has limited opportunities to meet this demand. A Municipal Plan amendment is not required.

The exact configuration of Townhouses and/or Semi-Detached Dwellings along Donegal Run will be determined at the development stage. The proposed lot configuration must meet the Zone and Snow Volume Requirements (per lot), which will determine the final number of lots along the street. Final design and review of the lot layout and street network would occur prior to development approval.

Schedule B - Land Use Map, would need to be amended to allow the mix of Townhouses and/or Semi-Detached Dwellings along Donegal Run. Due to the increase in density from these uses, sidewalks would be required along both sides of the Street; therefore, Appendix C – Galway Road Cross Section/Transportation Plan would also need to be amended. Appendix D – Parkland & Pedestrian Trail Plan would also be updated to show the neighbourhood trail connection between Terry Lane, Claddagh Road and Road 9, which creates better linkages between the surrounding streets and the Village Green.

The proposed amendment was advertised on three occasions in The Telegram newspaper and was posted on the City's website. Property owners within 150 metres of the application

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site were also notified. A written submission was received by the City Clerk and is included in the agenda for the Regular Meeting of Council.

**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: 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.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
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 adopt St. John's Development Regulations Amendment Number 705, 2020, which allows the proposed land use change from Single Unit Dwellings to Townhouses and Semi-Detached Dwellings on Donegal Run in the Galway neighbourhood by amending the Appendix Maps of the PMD-1 Zone. Further that the adopted amendment be referred to the Department of Municipal Affairs and Environment with a request for Provincial Registration in accordance with the *Urban and Rural Planning Act*.**

**Prepared by:** Lindsay Lyghtle Brushett, MCIP – Planner III

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

**Report Approval Details**

Document Title:	725 Southlands Boulevard (Donegal Run) REZ1800020 .docx
Attachments:	- 725 Southlands Blvd.pdf
Final Approval Date:	Feb 19, 2020

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

**Ken O'Brien - Feb 19, 2020 - 4:00 PM**

**Jason Sinyard - Feb 19, 2020 - 4:23 PM**