

DECISION/DIRECTION NOTE

Title: Building Line Setback for Replacement of a Single Detached Dwelling
2 Reddy Street
DEV

Date Prepared: October 6, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 5

Decision/Direction Required:

To seek approval for a 17.2 meter Building Line setback for the replacement of the Single Detached Dwelling at 2 Reddy Street.

Discussion – Background and Current Status:

An application was submitted to demolish the existing Dwelling and construct a new Single Detached Dwelling at 2 Reddy Street. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line setback for existing streets or service streets is to be established by Council. The proposed Building Line setback of 17.2 metres is consistent with the varied pattern of development along the Street. The proposed setback for the new Single Detached Dwelling is less than what currently exists and would allow the property to conform to all required setbacks.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
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: St. John's Development Regulations Section 10.3.3(1)(c)(ii) and Section 8.3.1.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

ST. JOHN'S

8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the 17.2 metre Building Line setback at 2 Reddy Street to allow replacement of the Single Detached Dwelling.

Prepared by:

Ashley Murray, PTech –Development Officer II
Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager-
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Development Committee- Request to establish building line at 2 Reddy Street- DEV200155.docx
Attachments:	- 2ReddyStreet.pdf
Final Approval Date:	Oct 7, 2020

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

Lindsay Lyghtle Brushett - Oct 6, 2020 - 5:20 PM

Jason Sinyard - Oct 7, 2020 - 10:37 AM