

DECISION/DIRECTION NOTE

Title: Request to set the Building Line and Building Location
92 LeMarchant Road
SUB2000040

Date Prepared: October 28, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To seek approval to set the Building Line and Building location for two new Lots at 92 LeMarchant Road.

Discussion – Background and Current Status:

An application was submitted to subdivide property at 92 LeMarchant Road to construct two Single Detached Dwellings. The property is situated in the Residential Mixed (RM) Zone and as per Section 8.3.1. of the Development Regulations, Council has the power to establish or reestablish the Building Line and also has the power to require that any new Buildings be built on, or at any specific point behind, the Building Line as established.

It is proposed that the Building Line along LeMarchant Road be set at 0 metres for both Lots, which meets the minimum Lot Frontage (10 metres) for the RM Zone. The Dwelling Location for each Lot is proposed to be set at 6 metres from the Front Lot Line, which is also consistent with the pattern of development along the Street.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans: *St. John'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 8.3.1 and 10.7.3.(7).
5. Privacy Implications: Not Applicable.

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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:

That Council approve a 0 metre Building Line and a 6 metre Building location setback for each of the proposed Lots at 92 LeMarchant Road.

Prepared by:

Andrea Roberts P.Tech – Senior Development Officer
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 for Building Line Setback and Building Location - 92 LeMarchant Road - SUB2000040.docx
Attachments:	- REVISED LAYOUT 1- Site- 92A-92B Oct 22 2020 Lemarchant -Layout.pdf - Aerial Map.pdf
Final Approval Date:	Oct 29, 2020

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

Lindsay Lyghtle Brushett - Oct 28, 2020 - 4:42 PM

Jason Sinyard - Oct 29, 2020 - 9:16 AM