

DECISION/DIRECTION NOTE

Title: Establish Building Line Setback – 118 Ennis Avenue – DEV2100035

Date Prepared: March 30, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To seek approval to establish the Building Line Setback for 118 Ennis Avenue.

Discussion – Background and Current Status:

An application was submitted to construct a Single Detached Dwelling at 118 Ennis Avenue. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The Building Line setback is proposed at 6.0 metres, which is in line with the varied 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 Section 10.3.3(1)(c)(ii).
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:

That Council approve the 6.0 meter Building Line setback at 118 Ennis Avenue to accommodate the construction of a Single Detached Dwelling.

Prepared by:

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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- Establish building line at 118 Ennis Avenue -DEV2100035.docx
Attachments:	- DEV2100035-118 ENNIS AVENUE.pdf
Final Approval Date:	Mar 31, 2021

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

Lindsay Lyghtle Brushett - Mar 31, 2021 - 11:33 AM

Jason Sinyard - Mar 31, 2021 - 12:18 PM