

DECISION/DIRECTION NOTE

Title: Request for Rear Yard Variance – 6 Spruce Grove Avenue – INT2100027

Date Prepared: April 14, 2021

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 7.6% Variance on the Rear Yard setback at 6 Spruce Grove Avenue.

Discussion – Background and Current Status:

An application has been submitted to add an extension to rear of the Single Detached Dwelling at 6 Spruce Grove Avenue. The minimum Rear Yard requirement in the Residential Low Density (R1) Zone is 6 metres. The proposed Rear Yard setback with the extension would be 5.54 metres, which would require a 7.6% Variance. Section 8.4 of the Development Regulations provides that up to a 10% Variance pertaining to Lot Requirements can be considered.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Abutting property owners have been notified
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: Section 10.3.3(1)(f) and Section 8.4 of the St. John's Development Regulations.
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 7.6% Variance to allow a 5.54 metre Rear Yard setback at 6 Spruce Grove Avenue, to accommodate the rear extension 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 - Request for Rear Yard Variance - 6 Spruce Grove Avenue - INT2100027.docx
Attachments:	- Extension.pdf - Aerial Map - 6 SPRUCE GROVE AVENUE.pdf
Final Approval Date:	Apr 14, 2021

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

Lindsay Lyghtle Brushett - Apr 14, 2021 - 12:53 PM

Jason Sinyard - Apr 14, 2021 - 6:36 PM