

# DECISION/DIRECTION NOTE

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**Title:** Request for Rear Yard Variance  
52 Regent Street  
INT2000102

**Date Prepared:** November 10, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 1

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**Decision/Direction Required:** To seek approval for a 7.3% variance on the Rear Yard at 52 Regent Street.

**Discussion – Background and Current Status:**

An application was submitted to construct an extension to the rear of the existing Dwelling at 52 Regent Street. The property is situated in the Residential Low Density (R1) Zone where the minimum Rear Yard requirement is 6 metres. The proposed extension would require a 7.3% Variance in order to be developed. 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: St. John's Development Regulations Section 10.3.3(1)(f) and Section 8.4.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

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9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

That Council approve the 7.3% Rear Yard Variance at 52 Regent Street to accommodate the proposed extension.

**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 Rear Yard Variance at 52 Regent Street.docx
Attachments:	- INT2000102-52 REGENT STREET.pdf
Final Approval Date:	Nov 13, 2020

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

**No Signature - Task assigned to Jason Sinyard was completed by workflow administrator Shanna Fitzgerald**

**Jason Sinyard - Nov 12, 2020 - 5:02 PM**

**No Signature - Task assigned to Kevin Breen was completed by workflow administrator Shanna Fitzgerald**

**Kevin Breen - Nov 13, 2020 - 11:03 AM**