

# DECISION/DIRECTION NOTE

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**Title:** Establish Building Line Setback – 11 Sycamore Place – DEV2100105

**Date Prepared:** June 29, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

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## **Decision/Direction Required:**

To seek approval to establish the Building Line Setback for 11 Sycamore Place.

## **Discussion – Background and Current Status:**

An application was submitted to construct a new Single Detached Dwelling at 11 Sycamore Place. 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 9.17 metres, which is in line 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 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.

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10. Other Implications: Not Applicable.

**Recommendation:**

That Council approve the 9.17 meter Building Line setback at 11 Sycamore place to accommodate construction of a Single Detached Dwelling.

**Prepared by:**

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**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager-  
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**Report Approval Details**

Document Title:	Development Committee- Establish building line at 11 Sycamore Place - DEV2100105.docx
Attachments:	- 11Sycamore.png
Final Approval Date:	Jul 5, 2021

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

**Lindsay Lyghtle Brushett - Jun 29, 2021 - 12:13 PM**

**Jason Sinyard - Jul 5, 2021 - 1:39 PM**