

DECISION/DIRECTION NOTE

Title: Request for Single Detached Dwelling and Establish Building Line – 6 Winter Avenue - DEV2100140

Date Prepared: August 31, 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 develop a Single Detached Dwelling and establish the Building Line at 7.02 metres at 6 Winter Avenue.

Discussion – Background and Current Status:

An application was submitted to construct a Single Detached Dwelling at 6 Winter Avenue. The property is located within the floodplain and buffer and as per Section 11.2.4.(2.1), Council may permit residential development in the floodplain and buffer of the Rennie’s River at 6 and 8 Winter Avenue. During the text amendment process this application was referred to the Environmental and Sustainability Experts Panel (ESEP) as required under Section 11.2.4(3), who provided their advice to Council during consideration of the amendment.

This property is zoned Residential Low Density (R1), where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line is proposed at 7.02 metres, which is 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 10.3.3 (1)(c)(ii), Section 11.2.4.(2.1), Section 11.2.4.(3) and Section 8.3.1.
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 construction of a Single Detached Dwelling and set the Building Line at 7.02 metres at 6 Winter Avenue.

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 Dwelling and Establish Building Line – 6 Winter Avenue - DEV2100140.docx
Attachments:	- Aerial Map - 6 Winter Avenue.pdf - House Location - 6 Winter Ave.pdf
Final Approval Date:	Sep 2, 2021

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

Lindsay Lyghtle Brushett - Sep 1, 2021 - 11:12 AM

Jason Sinyard - Sep 2, 2021 - 3:56 PM