

DECISION/DIRECTION NOTE

Title: Request 10% Frontage Variance
SUB1800024
37 Malka Drive

Date Prepared: July 30, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 1

Decision/Direction Required:

To seek approval for a 10% variance on the frontage at 37 Malka Drive to accommodate a subdivide, creating a new building lot.

Discussion – Background and Current Status:

An application was submitted to subdivide the existing lot at 37 Malka Drive to create 10 new building lots. The minimum frontage in the Residential Medium Density (R2) Zone is 12 metres, the proposed frontage for Lot No.9 will be 10.86 metres, which will require a 10% variance. Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to lot requirements can be considered. The abutting property owners have been notified, no concerns or comments have been submitted to this Department.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:
Abutting property owners
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 8.4 and Section 10.4.3 (5)(b) of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:
Letters have been distributed to abutting property owners for notification of the variance request as per Section 8.4(3) of the St. John's Development Regulations.
7. Human Resource Implications: Not applicable.

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- 8. Procurement Implications: Not applicable.
- 9. Information Technology Implications: Not applicable.
- 10. Other Implications: Not applicable.

Recommendation:

It is recommended that council approve the 10% frontage variance for the proposed new building lot.

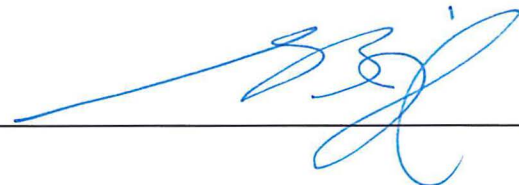
Prepared by/Date/Signature:

Ashley Murray –Development Officer II

Signature: Ashley Murray

Approved by/Date/Signature:

Jason Sinyard, P.Eng., MBA, Deputy City Manager –
Planning, Engineering & Regulatory Services

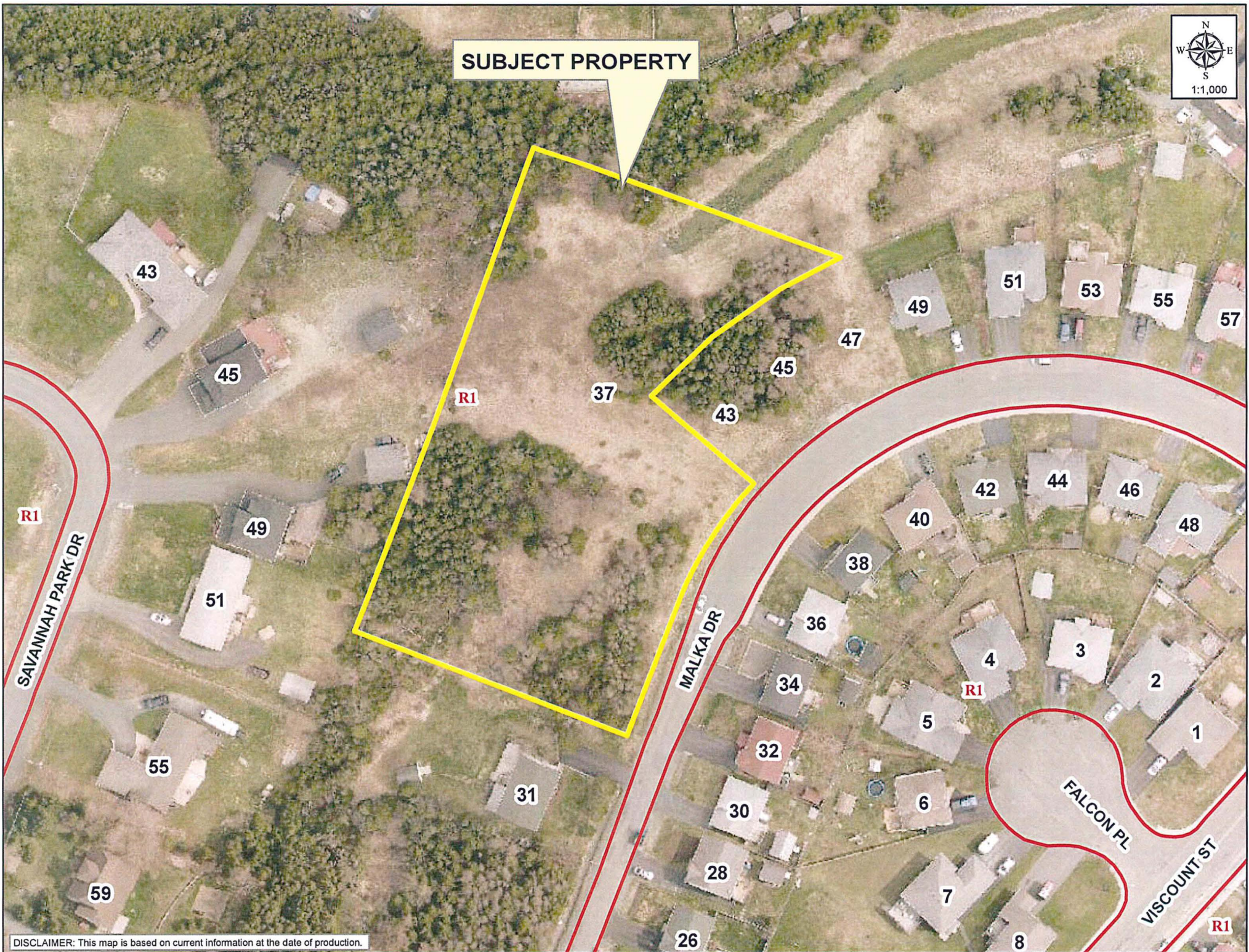
Signature: 

AAM/dlm

Attachments: Location Map
 Subdivision Plan



SUBJECT PROPERTY



DISCLAIMER: This map is based on current information at the date of production.

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