

DECISION/DIRECTION NOTE

Title: Approval Request for Townhouse in the Battery and Parking Relief
DEV1900127
44 Signal Hill Road

Date Prepared: July 16, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek approval from Council regarding the construction of a proposed townhouse dwelling located in the Battery at 44 Signal Hill Road, as well as Parking Relief.

Discussion – Background and Current Status:

An application was submitted requesting approval to construct a townhouse along with parking relief for property located at 44 Signal Hill Road.

The property is located in the Battery and is subject to the Battery Development Guideline Study. The Footprint and Height Control Overlay table does not allow for vertical expansion, but does allow for possible horizontal expansion, subject to the Residential High Density (R3) Zone requirements. The application does not wish to construct higher vertically and will be the same height as the adjacent dwelling to which it will be attached. The dwelling is proposed to be expanded horizontally towards the rear, where surrounding views will not be affected.

The proposed dwelling would typically be required to have one (1) on-site parking space as per the Development Regulations. In this situation, the previous dwelling did not have a parking space prior to being demolished. This is consistent with neighbouring properties and providing an on-site parking space would subsequently remove an on-street parking space from the neighbourhood. Parking relief is requested.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Alignment with Strategic Directions/Adopted Plans:
Battery Development Guideline Study

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4. Legal or Policy Implications:
Section 9.1.2.1 of the Development Regulations, Parking Relief
Section 10.5 of the Development Regulations, R3 Zone Requirements.
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.

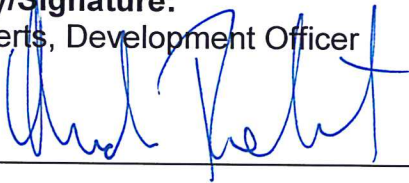
Recommendation:

It is recommended by the Development Committee that Council approve the redevelopment of the property in the Battery, as well as the request for Parking Relief.

Prepared by/Signature:

Andrea Roberts, Development Officer

Signature: _____



Approved by/Date/Signature:

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

Signature: _____



AAR/dlm

Attachments: Location Map

