

DECISION/DIRECTION NOTE

Title: Request to Rebuild Accessory Building in the Watershed
INT1900062
869-873 Thorburn Road – Portugal Cove-St. Philips

Date Prepared: August 14, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: N/A

Decision/Direction Required:

To seek approval to rebuild the dwelling and move the accessory building in the Watershed, located at 869-873 Thorburn Road, Portugal Cove-St. Philip's.

Discussion – Background and Current Status:

An application was submitted to demolish and reconstruct the dwelling and relocate the accessory building located at 869-873 Thorburn Road in the Town of Portugal Cove-St. Philip's. The property is located within the Broad Cove Watershed, where Section 104 of the City Act indicates that Council may permit the erection of a building 50% larger to replace an existing building which is dilapidated 50% or more.

The applicant has requested a total floor area of 242.55m² for the proposed building, which is 50% larger than the existing dwelling. An inspection of the property has determined that the dwelling to be replaced is more than 50% dilapidated.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders:
Town of Portugal Cove – St. Philip's
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable.
4. Legal or Policy Implications:
Section 104 of the City of St. John's Act
5. Engagement and Communications Considerations: Not Applicable.
6. Human Resource Implications: Not Applicable.

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7. Procurement Implications: Not Applicable.
8. Information Technology Implications: Not Applicable.
9. Other Implications: Not Applicable.

Recommendation:

It is recommended that the application for the replacement of the existing dwelling be approved as it meets City Act criteria of being more than 50% dilapidated, with the following conditions:

1. The total floor area must not exceed 50% of the existing dwelling as proposed;
2. The building plans are to be submitted, reviewed and approved by Development Staff;
and
3. The relocation of the accessory building shall be inspected before and after relocation.

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



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869-873 Thorburn Road