

DECISION/DIRECTION NOTE

Title: Request Side Yard Variance
INT1900084
77 Sunset Street

Date Prepared: August 28, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 5

Decision/Direction Required:

To seek approval for a 4.2% variance on the Side Yard at 77 Sunset Street to accommodate an extension to a dwelling.

Discussion – Background and Current Status:

An application was submitted to construct an extension to the subject dwelling which will require a 4.2% side yard variance. The proposed side yard will be 1.15 metres. 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 10.3.3(1)(d) 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 Regulations.
7. Human Resource Implications: Not Applicable.

The logo for the City of St. John's, featuring the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized circular emblem containing a signal-like symbol.

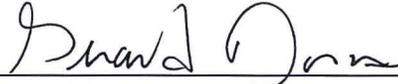
8. Procurement Implications: Not Applicable.
9. Information Technology Implications: Not Applicable.
10. Other Implications: Not Applicable.

Recommendation:

It is recommended that council approve the 4.2% Variance side yard for the proposed new building lot.

Prepared by/Date/Signature:

Gerard Doran – Development Supervisor

Signature:  _____

Approved by/Date/Signature:

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

Signature:  _____

GD/dlm

Attachments: Location Map