

# DECISION/DIRECTION NOTE

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**Title:** Proposed Subsidiary Apartment in Single Detached Dwelling  
DEV1900165  
164 Signal Hill Road

**Date Prepared:** August 28, 2019

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** 2

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**Decision/Direction Required:**

To seek approval for a Subsidiary Apartment in a proposed Single Detached Dwelling.

**Discussion – Background and Current Status:**

The subject property is in the Signal Hill/Battery Comprehensive Development Area (CDA) where Single Detached Dwellings may be considered by Council. A one storey dwelling is currently on the lot and is proposed to be demolished and reconstructed. Section 10.47.2(c) of the Development Regulations makes reference to the reconstruction, replacement and addition to existing buildings in the (CDA) as permitted. A Subsidiary Apartment is not specifically referenced as a use in this CDA, though most all residential zones allow a subsidiary apartment in a single detached dwelling. The floor area of the proposed apartment meets the size set out in the definition of a subsidiary apartment and on-site parking will be provided. The property is located in the Battery Development Area and the subsequent Footprint and Height Control Overlay. Plans which have been submitted will be referred to Council for consideration later in the review process

**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.
4. Legal or Policy Implications:  
Section 10.47.2(c) of the St. John's Development Regulations.
5. Privacy Implications: Not Applicable.
6. Engagement and Communications Considerations: Not applicable.

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- 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 that Council approve the use of a Subsidiary Apartment in the proposed dwelling.

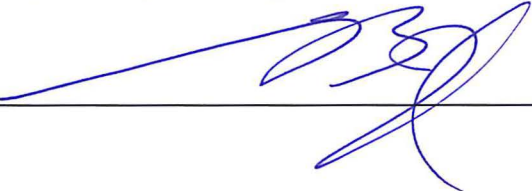
**Prepared by - Date/Signature:**

Gerard Doran-Development Supervisor

Signature:  \_\_\_\_\_

**Approved by/Date/Signature:**

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

Signature:  \_\_\_\_\_

GD/dlm

**Attachments:**      Location Map