

DECISION/DIRECTION NOTE

Title: Development Committee – Variance Request on Building Height - 16 Mayor Ave – INT2300010

Date Prepared: April 19, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required: To seek approval for an 9.8% Variance on the Building Height for a Single Detached Dwelling at 16 Mayor Avenue.

Discussion – Background and Current Status:

An application was submitted for a Single Detached Dwelling at 16 Mayor Avenue. The property is zoned as Residential 3 (R3), and a maximum Building Height for a Single Detached Dwelling is 8m as per the Development Regulations. To accommodate the proposed development a variance of 9.8% is required, resulting in a building height of 8.78m. **Section 7.4 of the Development Regulations** provides that up to a 10% variance from any applicable requirement may be considered.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John’s Envision Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.



6. Legal or Policy Implications: **St. John's Development Regulations Section 7.4 "Variances" and Section 10 "Residential 3 (R3) Zone"**.
7. Privacy Implications: Not applicable.
8. Engagement and Communication Considerations: Written notices were sent to all persons whose land abuts the Development that is subject of the Variance.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve a 9.8% Variance for a Building Height of 8.78 metres for a Single Detached Dwelling at 16 Mayor Avenue.

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