

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback
SUB1900029
69-71 Doyle's Road

Date Prepared: September 17, 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 17 meter Building Line setback at 69-71 Doyle's Road to accommodate the construction of a new dwelling.

Discussion – Background and Current Status:

An application was submitted to subdivide the property to develop and construct a dwelling on the additional building lot. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed set back of the new dwelling will be at 17 meters which is in line with the surrounding properties.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 8.4, Section 10.3.3 (c) (ii) and Section 8.3.1 of the St. John's Development Regulations
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

The logo for St. John's, featuring the words "ST. JOHN'S" in a serif font, with a stylized circular emblem containing three curved lines representing a sun or a wave.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the 17 metre Building Line setback for 69-71 Doyle's Road.


Prepared by/Signature:

Ashley Murray – Development Officer II

Signature: Ashley Murray

Approved by/Date/Signature:

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

Signature: 

AAM/dlm

Attachments: Location Map

