

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback
DEV1900180
3 Dover Place

Date Prepared: September 24, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

To seek approval for an 8.1 metre Building Line setback to accommodate the reconstruction of a dwelling at 3 Dover Place.

Discussion – Background and Current Status:

An application was submitted to demolish and reconstruct a dwelling at 3 Dover Place. 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 8.1 metres is approximately 1.2 metres closer to the front boundary than the previous dwelling, however this setback is consistent with varied pattern of development of the other properties on the street.

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 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.

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9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the 8.1 metre Building Line setback.

Prepared by/Signature:

Andrea Roberts – Development Officer

for Signature: Ashley Murray

Approved by/Date/Signature:

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

Signature: 

Attachments: Location Map

