

# DECISION/DIRECTION NOTE

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**Title:** Request for Building Line Setback  
SUB1800014  
118 Brookfield Road

**Date Prepared:** November 13, 2019

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

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

**Ward:** 5

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**Decision/Direction Required:**

To seek approval for an 8.96 metre Building Line setback to accommodate the construction of a new dwelling at 118 Brookfield Road.

**Discussion – Background and Current Status:**

An application was submitted to subdivide the property at 118 Brookfield Road to create a new building lot to construct a Single Detached Dwelling. 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 8.96 metres 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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The logo for St. John's, featuring the words "ST. JOHN'S" in a serif font. The letter "O" is replaced by a stylized circular emblem containing three curved lines, resembling a signal or a stylized 'J'.

9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve the 8.96 metre Building Line setback.

**Prepared by/Signature:**

Andrea Roberts – Development Officer

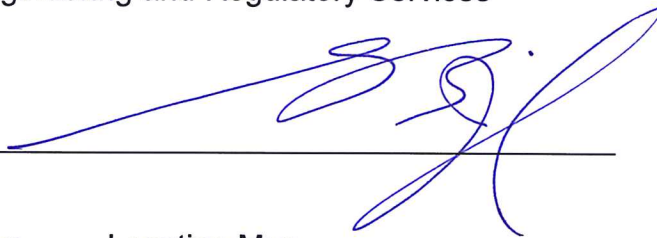
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**Approved by/Date/Signature:**

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

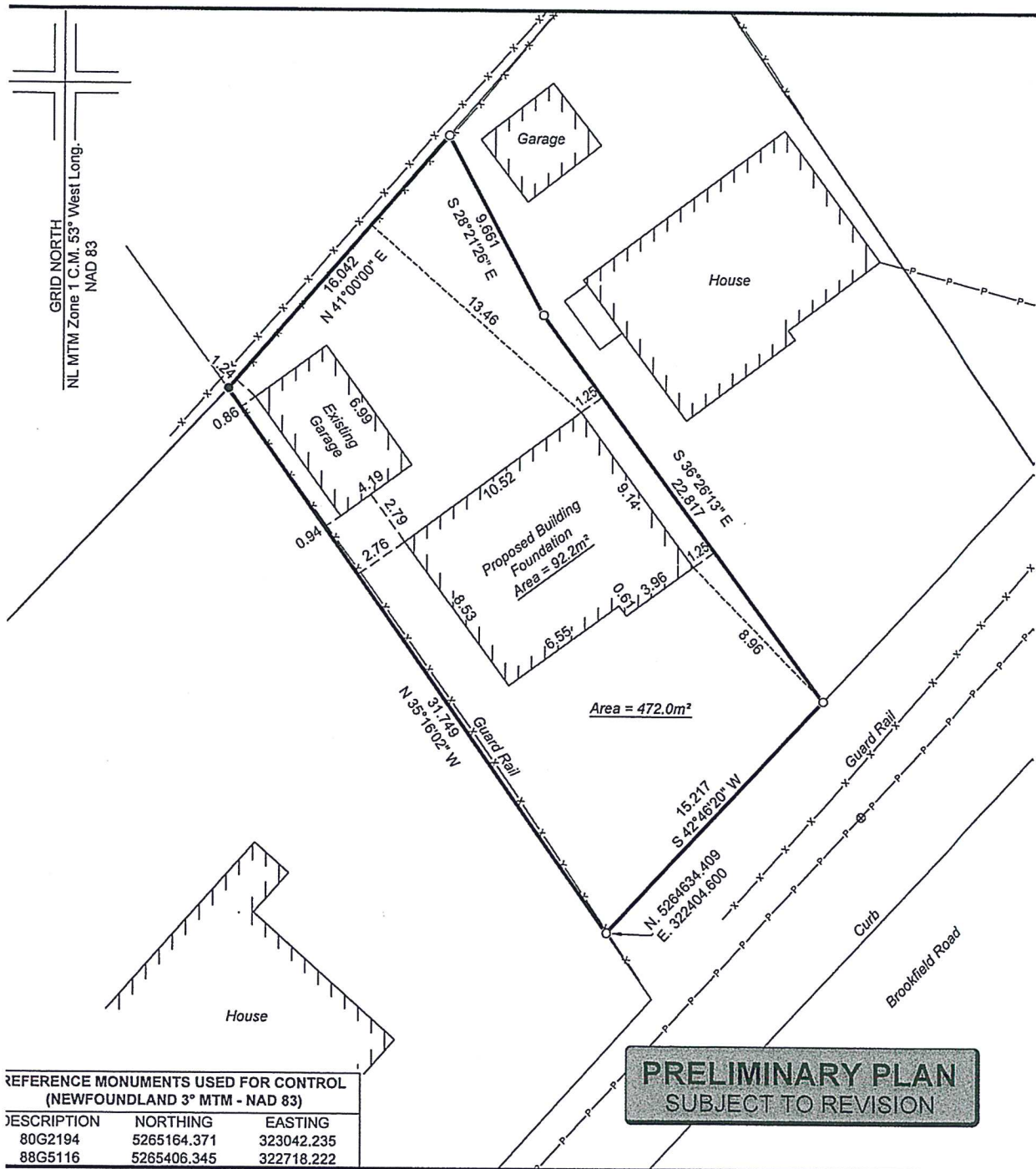
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**Attachments:**

Location Map  
Survey

118-120 BROOKFIELD ROAD  
ST. JOHN'S, NL

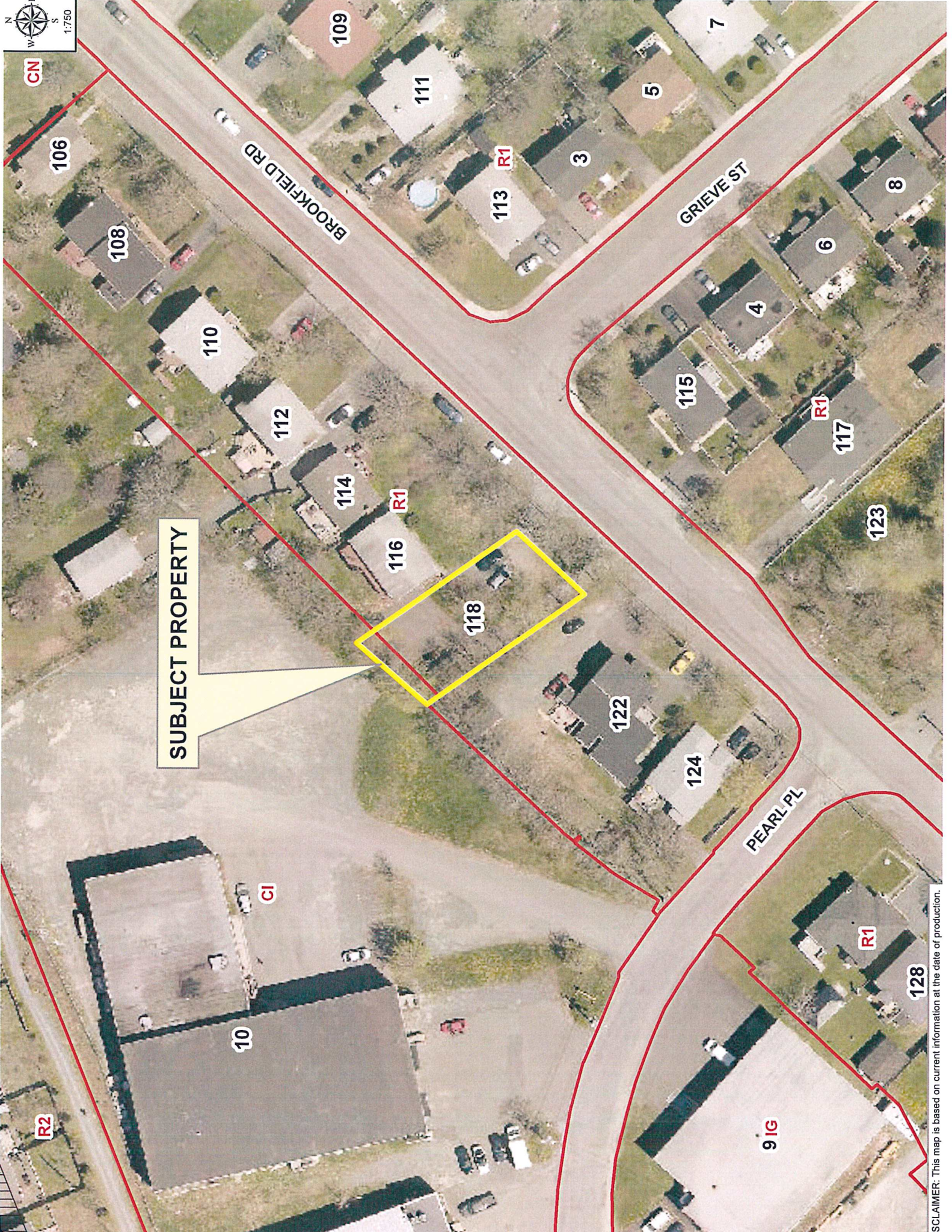






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SUBJECT PROPERTY

DISCLAIMER: This map is based on current information at the date of production.