

DECISION/DIRECTION NOTE

Title: Request for Variance on Building Height – 85 Quidi Vidi Village Road – DEV2500050

Date Prepared: May 13, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required: To seek approval for a 7.3% Variance on Building Height at 85 Quidi Vidi Village Road.

Discussion – Background and Current Status: An application was submitted at 85 Quidi Vidi Village Road for the proposed demolition and rebuild of a Single Detached Dwelling. The applicant is requesting a Variance of 7.3% on Building Height, which would allow a dwelling with a height of 9.65 metres. The maximum Building Height for a Single Detached Dwelling in the Residential Quidi Vidi (RQV) Zone is 9metres. **Section 7.4** of the **St. John's Development Regulations** allows up to a 10% Variance from any applicable requirement to be considered. Notices were issued to all abutting properties; no submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Notices sent to abutting property owners.
3. Is this a New Plan or Strategy: No
4. 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.

5. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.
6. Accessibility and Inclusion: Not applicable.

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7. Legal or Policy Implications: **St. John's Development Regulations Section 7.4 "Variance"** and **Section 10 "Residential Quidi Vidi (RQV) Zone"**.
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

Recommendation:

That Council approve the Variance of 7.3% on Building Height, which will result in a Single Detached Dwelling building height of 9.65 metres at 85 Quidi Vidi Village Road.

Prepared by:

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Approved by:

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

Report Approval Details

Document Title:	Development Committee - Variance on Building Height - 85 Quidi Vidi Village Road - DEV2500050.docx
Attachments:	- 85 QUIDI VIDİ VILLAGE ROAD.pdf
Final Approval Date:	May 13, 2025

This report and all of its attachments were approved and signed as outlined below:

Jason Sinyard - May 13, 2025 - 2:04 PM