

DECISION/DIRECTION NOTE

Title: Approval of Building Line, Rear Yard Variance and Heritage Design – 36 Bonaventure Avenue – SUB2500008

Date Prepared: July 8, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

To approve the proposed Building Line Setback, Rear Yard Variance and design of a new residential building in Heritage Area 2 for 36 Bonaventure Avenue.

Discussion – Background and Current Status:

An application was received to subdivide 36 Bonaventure Avenue to create a second Lot for a Tiny Home Dwelling, which will have frontage on Belvedere Street. The property is zoned Residential 2 (R2), which has a minimum 6 metre Building Line for a Tiny Home Dwelling. Notwithstanding **Section 10 Zone Standards** of the **St. John's Development Regulations**, Council can establish the Building Line at any point or place deemed appropriate for a Lot. The Building Line for the Tiny Home Dwelling is proposed at 0.95 metres. This is in line with other development along the Street.

The minimum Rear Yard setback for a Tiny Home Dwelling in the Residential 2 (R2) Zone is 4.5 metres. The applicant is requesting a Variance of 10%, which would allow a Rear Yard Setback of 4.05 metres. **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.

The subject property is located within Heritage Area 2. The proposed elevations of the residential building are attached, and meet the requirements of the St. John's Heritage By-Law, Schedule D - Heritage Design Standards for new buildings in Heritage Area 2. Window sizes will be confirmed at the building permit stage to ensure they meet building code, fire, and life safety requirements.

According to **Section 8 (2) of the Heritage By-Law**, an application for a new development in a Heritage Area shall require a Heritage Report. Notwithstanding this, "Council may accept a staff report in lieu of the Heritage Report." Staff recommends that Council accept this staff report in lieu of a Heritage Report.

ST. JOHN'S

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.
7. Legal or Policy Implications: **St. John's Development Regulations Section 7.2 "Building Lines and Sight Lines", Section 7.4 "Variance," Section 10 "Residential 2 (R2) Zone" and St. John's Heritage By-Law.**
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 Building Line Setback at 0.95 metre and a 10% Variance for a Rear Yard Setback of 4.05 metres for a second Lot at 36 Bonaventure Avenue; and

Council accept this staff report as the Heritage Report for a new residential building at 36 Bonaventure Avenue in Heritage Area 2, as per Section 8 (3) of the St. John's Heritage By-Law, and approve the building elevations dated June 19, 2025.

Prepared by:

Ashley Murray, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Establish Building Line, Rear Yard Variance and Heritage design - 36 Bonaventure Ave - SUB2500008.docx
Attachments:	- 36Bonaventure.png - 25046 RVT Homeworx - Belvedere Street - Elevations - 250619.pdf
Final Approval Date:	Jul 8, 2025

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

Lindsay Lyghtle Brushett - Jul 8, 2025 - 3:21 PM

Jason Sinyard - Jul 8, 2025 - 3:50 PM