

# DECISION/DIRECTION NOTE

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**Title:** Request to Re-establish Building Line  
270 Portugal Cove Road  
DEV19000139  
Commercial Office H

**Date Prepared:** May 5, 2020

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

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

**Ward:** Ward 1

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**Decision/Direction Required:**

To seek approval to re-establish the building line at 270 Portugal Cove Road to accommodate an addition onto Chancellor Park Long Term Care Facility.

**Discussion – Background and Current Status:**

An application was submitted to construct an additional building at the existing Long Term Care Facility at 270 Portugal Cove Road. The property is zoned Commercial Office Highway (COH) where the minimum Building Line Setback is 6 meters. However, Council has the authority to establish or re-establish the Building Line for any existing Street. The proposed Building Line Setback for the Lot will be 5.27 meters from Portugal Cove Road.

**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 10.19.3 (1) (f) 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:**

That Council approve the Building Line Setback at 5.27 metres for 270 Portugal Cove Road.

**Prepared by:**

Ashley Murray – Development Officer II

**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager

**Report Approval Details**

Document Title:	Development Committee - Request to Re-establish Building Line for 270 Portugal Cove Road- DEV1900139.docx
Attachments:	- 270PortugalCoveRd.pdf
Final Approval Date:	May 5, 2020

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

**Lindsay Lyghtle Brushett - May 5, 2020 - 3:12 PM**

**Ken O'Brien - May 5, 2020 - 3:43 PM**

**Jason Sinyard - May 5, 2020 - 4:04 PM**