

DECISION/DIRECTION NOTE

Title: Request to Establish the Building Line
4 McLea Place

Date Prepared: August 25, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required:

To seek approval to establish the Building Line at 4 McLea Place to accommodate the construction of a Dwelling.

Discussion – Background and Current Status:

An application was submitted for the construction of a new Dwelling at 4 McLea Place. The property is located in the Residential-Special (RA) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line setback is requested at 7 meters.

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: St. John's Development Regulations Section 10.1.3(c)(ii) and Section 8.3.1.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

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Recommendation:

That Council approve the 7 meter Building Line setback for 4 McLea Place.

Prepared by:

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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 - Request to Establish Building Line - 4 McLea Place - SUB2000025.docx
Attachments:	- 4 MCLEA PLACE.pdf - 20180629 McLea Park Site Plan.pdf
Final Approval Date:	Aug 26, 2020

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

Lindsay Lyghtle Brushett - Aug 26, 2020 - 2:24 PM

Jason Sinyard - Aug 26, 2020 - 2:49 PM