

DECISION/DIRECTION NOTE

Title: Request for Variances
4 McLea Place, 6 McLea Place and 6 Shaw Street
SUB20000025

Date Prepared: September 15, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required:

To seek approval for variances on 4 McLea Place, 6 McLea Place and 6 Shaw Street to allow the proposed subdivision and creation of a new Lot on Shaw Street.

Discussion – Background and Current Status:

An application was submitted to subdivide property at 4 McLea Place, 6 McLea Place and 6 Shaw Street in order to create an additional Lot (1B), which fronts on Shaw Street. The properties are situated in the Residential- Special (RA) Zone. In accordance with the attached subdivision plan the following is requested:

- Lot 1A (currently 4 McLea Place): proposed Side Yard on Flanking Road setback of 8.1 metres, which would require a 10% variance to meet the minimum requirement of 9 metres;
- Lot 6 (currently 6 Shaw Street): proposed Side Yard setback of 2.9 metres, which would require a 3.33% variance to meet the minimum requirement of 3 metres;
- Lot 2 (6 McLea Place): proposed Lot Frontage of 18.95 metres, which would require a 9.76% variance to meet the minimum requirement of 21 metres; and
- Lot 1B (4 McLea Place/6 Shaw Street): proposed Lot Area of 725 m², which would require a 2.03% variance to meet the minimum requirement of 740 m².

Section 8.4 of the Development Regulations provides that up to a 10% variance pertaining to Lot Requirements may be considered.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.

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4. Legal or Policy Implications: St. John's Development Regulations Section 8.4 and Section 10.1.3.
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.

Recommendation:

That Council approve the following:

- 10% variance on the Side Yard Flanking Road requirement for Lot 1A (4 McLea Place);
- 3.33% variance on the Side Yard requirement for 6 Shaw Street;
- 9.76% variance on Lot Frontage for 6 McLea Place; and
- 2.03% variance on Lot Area for Lot 1B (4 McLea Place/6 Shaw Street).

Prepared by:

Ashley Murray, PTech – Development Officer II

Approved by:

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

Report Approval Details

Document Title:	Development Committee- Request for Variance at 4 McLea Place 6 McLea Place and 6 Shaw Street - SUB2000025.docx
Attachments:	- McLea Park Plan.pdf
Final Approval Date:	Sep 17, 2020

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

Lindsay Lyghtle Brushett - Sep 16, 2020 - 9:30 AM

Jason Sinyard - Sep 17, 2020 - 1:54 PM