

DECISION/DIRECTION NOTE

Title: Request for Building Line Setback for Replacement of Dwelling
57 Poplar Avenue
DEV2000138

Date Prepared: September 15, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To seek approval for a 7.10 meter Building Line setback for the replacement of the Dwelling at 57 Poplar Avenue.

Discussion – Background and Current Status:

An application was submitted to demolish the existing Dwelling and construct a new Single Detached Dwelling at 57 Poplar Avenue. The property is situated in the Residential Low Density (R1) Zone where the minimum Building Line for existing streets or service streets is to be established by Council. The proposed Building Line setback of 7.10 metres is consistent with the existing pattern of development along the street.

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.
4. Legal or Policy Implications: St. John's Development Regulations Section 10.3.3(1)(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.

Recommendation:

That Council approve the 7.10 metre Building Line setback at 57 Poplar Avenue to allow construction of a new Dwelling.

Prepared by:

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Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee- Request to establish building line at 57 Poplar Avenue- DEV2000138.docx
Attachments:	- 57PoplarAve.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 - 8:51 AM

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