

DECISION/DIRECTION NOTE

Title: Tutoring Centre (Commercial School)
31 Peet Street
DEV2100009

Date Prepared: February 16, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required: To consider a Discretionary Use application for a Tutoring Centre (Commercial School) at 31 Peet Street.

Discussion – Background and Current Status: The tutoring centre will be for math and reading for prekindergartner to high school students. It will operate Monday to Saturday, 3 p.m. to 7 p.m. The tutoring centre has a floor area of 196.2m² and is located on the main level of the Building. Appointments consist of two, 30-minute sessions per week for each student, with a maximum of 10 to 12 students per session by appointment only. Four employees will be employed by the centre and on-site parking is provided. The proposed application site is in the Commercial Industrial (CI) Zone.

No submissions were received.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighbouring property owners.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan 2019-2029 - A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: Not applicable.
5. Privacy Implications: Not applicable
6. Engagement and Communications Considerations: Public advertisement in accordance with Section 5.5 of the St. John's Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Applications have been advertised in The Telegram newspaper at least once and are

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posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council

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 application subject to meeting all applicable requirements.

Prepared by:

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Approved by:

Jason Sinyard, P. Eng, MBA Deputy City Manager
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Report Approval Details

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

Lindsay Lyghtle Brushett - Feb 16, 2021 - 4:59 PM

Jason Sinyard - Feb 17, 2021 - 3:04 PM