

# DECISION/DIRECTION NOTE

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**Title:** Discretionary Use  
200 Pleasant Street  
DEV2100197

**Date Prepared:** March 29, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:** To consider a Discretionary Use (Converted Building) application to convert a Clinic into a 2-bedroom Dwelling Unit at 200 Pleasant Street.

**Discussion – Background and Current Status:** An application has been submitted to convert the existing 108m<sup>2</sup> Clinic located on the main floor of the Building into a 2-bedroom Dwelling Unit. The proposed application site is in the Residential High Density (R3) Zone.

2 submissions were received. The submissions have no concern with the proposed application.

**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 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.

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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 for a Discretionary Use (Converted Building) to convert a Clinic into a 2-bedroom Dwelling Unit at 200 Pleasant Street, subject to all applicable requirements.

**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**

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Attachments:	
Final Approval Date:	Mar 31, 2021

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

**Lindsay Lyghtle Brushett - Mar 29, 2021 - 2:26 PM**

**Jason Sinyard - Mar 31, 2021 - 3:00 PM**