

# DECISION/DIRECTION NOTE

---

**Title:** Notices Published – 284 Duckworth Street – DEV2100050

**Date Prepared:** May 4, 2021

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

---

**Decision/Direction Required:** To consider a Discretionary Use Application for an Outdoor Eating Area and Lounge at 284 Duckworth Street.

**Discussion – Background and Current Status:** The proposed Use is for an Outdoor Eating Area and Lounge. The outside area will be approximately 21.03 m<sup>2</sup> and located in the private laneway. Hours of operation for the Outdoor Area will be temporary as part of the 2021 Parklet program from May 22 to October 31, seven days a week from 7 a.m.–11 p.m. The proposed application site is in the Commercial Central Mixed Use (CCM) Zone.

Three submissions were received. One of the submissions raised concern pertaining to noise related to the use of outdoor speakers and the use of the site as a Lounge. No outdoor speakers were proposed, but the use of speakers can be restricted due to proximity to the residential area at the back of the property.

## **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

---

# ST. JOHN'S

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 for an Outdoor Eating Area and Lounge at 284 Duckworth Street. The use of outdoor speakers will not be permitted.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP Supervisor – Planning & Development  
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:	Notices Published - 284 Duckworth Street.docx
Attachments:	
Final Approval Date:	May 5, 2021

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

**Lindsay Lyghtle Brushett - May 5, 2021 - 12:07 PM**

**Jason Sinyard - May 5, 2021 - 3:18 PM**