

DECISION/DIRECTION NOTE

Title: Notices Published – 502 Topsail Road – DEV2100046

Date Prepared: May 4, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required: A Discretionary Use application for a Lounge has been submitted for 502 Topsail Road.

Discussion – Background and Current Status: The proposed Lounge (Discretionary Use) has a floor area of 208m² and will replace the previous Salon Use. Hours of operation are seven days a week from 10 a.m. – 2 a.m. There will be 2 employees at one time, and parking is provided on side. The proposed application site is within the Commercial Regional (CR) Zone.

Four submissions were received. Concerns were raised regarding the limited availability of parking and increased traffic leading to the potential for accidents in the area. Parking requirements were calculated for the site and adequate parking is available. The Transportation Engineering division also reviewed the application and have no concerns from a transportation perspective. Noise from the use was raised as a concern along with increased vandalism in the area, while other concerns pertained to the proximity of the Lounge to a nearby school, that the use is not suited to the area and that many young families and children live in the neighbourhood. This site is part of an existing commercial area that extends from Cowan Avenue to Columbus Drive, where a mixture of commercial uses including other Lounge related uses are located.

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.

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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.
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 Lounge at 502 Topsail Road.

Prepared by:

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Approved by:

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

Document Title:	Notices Published - 502 Topsail Road.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 - 12:00 PM

Jason Sinyard - May 5, 2021 - 3:19 PM