

DECISION/DIRECTION NOTE

Title: Referral from Town of Portugal Cove – St. Phillip’s Regarding a Proposed Building Extension in the Watershed – 901-909 Thorburn Road – INT2100074

Date Prepared: August 11, 2021

Report To: Special Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: N/A

Decision/Direction Required:

That Council consider an extension to the existing commercial Building at 901-909 Thorburn Road (Sharpe’s Store), which would allow an extension of 17.8m² to the existing kitchen in accordance with Section 104 (4)(d) City of St. John’s Act

Discussion – Background and Current Status:

The Town of Portugal Cove – St. Phillip’s has referred an application to the City for review of an extension to a commercial Building located at 901-909 Thorburn Road (Sharpe’s Store), which property is in the Broad Cove River Watershed. The proposal is for a 17.8m² extension at the rear of building, which would allow a more ergonomic design within the existing kitchen and allow room for the addition of a small storage closet. The type of services offered will not change as a result of the extension. The current Building has an area of 150m² and the proposed extension would be a minimal increase of 11.86% of the overall area.

Development of lands within the Watershed and situated within the legal municipal boundary of the Town of Portugal Cove - St. Phillip’s are subject to Section 104(4) of the City of St. John’s Act, and therefore must be referred to the City of review and approval. Section 104 primarily speaks to residential properties, therefore an extension to a commercial property would be at the City Manager’s recommendation to Council under Section 104(4)(d).

This current application was referred to the Department of Public Works for review. They noted that a previous application was considered for this property in 2008 for an extension of 74m², which application was rejected by Council.

The applicant requested further review, but at that time the City Manager was not prepared to make a recommendation to allow the extension.



Historically, the City has taken a firm approach to control development in the Watershed and in doing so, the City has been able to adopt a multi-barrier approach that reduces the deterioration of raw water quality. Although the current application is for a modest extension, the Department of Public Works feels that in the interest of the protecting the Broad Cove River Watershed and the uncertainty of how this store would conduct business well into the future, they did not recommend approving an extension to a commercial business.

Upon review of the information provided and history of this site, the City Manager is prepared to recommend that the extension be allowed, as there is felt to be limited risk to the Watershed in allowing this very modest expansion and there is no change in the Use or type of activity that is going on at the business.

Key Considerations/Implications:

1. Budget/Financial Implications: N/A
2. Partners or Other Stakeholders: Town of Portugal Cove- St. Phillip's
3. Alignment with Strategic Directions/Adopted Plans: N/A
4. Legal or Policy Implications: City of St. John's Act Section 104(4)(d).
5. Privacy Implications: N/A
6. Engagement and Communications Considerations: N/A
7. Human Resource Implications: N/A
8. Procurement Implications:N/A
9. Information Technology Implications:N/A
10. Other Implications: N/A

Recommendation:

That Council approve the extension to the existing commercial Building at 901-909 Thorburn Road (Sharpe's Store), which would allow an extension of 17.8m² to the existing kitchen in accordance with Section 104 (4)(d) City of St. John's Act.

Prepared by: Kevin Breen – City Manager

Approved by:



Report Approval Details

Document Title:	901-909 Thorburn Road - Referral from PCSP.docx
Attachments:	
Final Approval Date:	Aug 20, 2021

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

Kevin Breen - Aug 20, 2021 - 10:25 AM