

DECISION/DIRECTION NOTE

Title: Notices Published – 300 Torbay Road - DEV2200115

Date Prepared: November 2, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 1

Decision/Direction Required:

A Discretionary Use application was submitted by Peter's Pizza & Golden Foods Limited for 300 Torbay Road.

Discussion – Background and Current Status:

The proposed application is for a Restaurant, which will have a floor area of approximately 198 m² and is located on the main level of the building. Hours of operation will be Sunday to Thursday, 11:00am to 12:00am and Friday and Saturday, 11:00am to 2:00 a.m. Parking is provided on-site. The proposed application site is zoned Commercial Neighbourhood (CN).

No submissions were received.

On July 25, 2022, Council previously approved a Restaurant and Lounge on the second level of the building, which has a floor area of approximately 142 m².

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring property owners.
3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.

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5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Commercial Neighbourhood (CN) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application sites. Application have been advertised in The Telegram newspaper at least twice 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.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for 300 Torbay Road to allow a Restaurant on the main level of the building.

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

Document Title:	Notice Published - 300 Torbay Road.docx
Attachments:	- DEV2200115-300 TORBAY ROAD2.pdf
Final Approval Date:	Nov 2, 2022

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

Lindsay Lyghtle Brushett - Nov 2, 2022 - 10:19 AM

Jason Sinyard - Nov 2, 2022 - 10:39 AM