

DECISION/DIRECTION NOTE

Title: Notices Published – 40 Hamlyn Road - DEV2200156

Date Prepared: December 6, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 3

Decision/Direction Required:

A Discretionary Use application has been submitted by Red Pepper Restaurant for 40 Hamlyn Road.

Discussion – Background and Current Status:

The proposed application is for a Lounge within the existing Restaurant, which will have a floor area of approximately 43 m². Hours of operation will be Monday to Saturday, 11:30am to 8:00pm. Parking is provided on-site. The proposed application site is zoned Commercial Regional (CR), where a Lounge is a Permitted Use. Subject to Section 6.22, a Lounge shall be a Discretionary Use when located within 150metres of a Residential Zone; therefore, due to its proximity to the R2 Zone on the opposite side of Hamlyn Road, the appropriate public consultation process was carried out for the application.

No submissions were received.

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:

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 6.22 "Lounge", Section 10.5 "Discretionary Uses" and Section 10 "Commercial Regional (CR) 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 to permit a Lounge at 40 Hamlyn Road.

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 - 40 Hamlyn Road.docx
Attachments:	
Final Approval Date:	Dec 6, 2022

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

Lindsay Lyghtle Brushett - Dec 6, 2022 - 2:54 PM

Jason Sinyard - Dec 6, 2022 - 3:03 PM