

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 180 Hamilton Avenue - DEV2400134

**Date Prepared:** November 5, 2024

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 2

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**Decision/Direction Required:**

A Change of Non-Conforming Use application has been submitted at 180 Hamilton Avenue.

**Discussion – Background and Current Status:**

The proposed application is a change of Non-Conforming Use from a mechanical Savory Packaging Facility to Cabinet Making, which are both Light Industrial Uses. Hours of operation will be Monday to Friday, 8 a.m. to 5 p.m. The floor area of the business will be approximately 182m<sup>2</sup> and utilize the entire building. The owner/operator will be the sole employee and there are no on-site sales. Parking relief has been requested. The proposed application site is zoned Residential 3 (R3).

One submission was received from the applicant outlining details of the business.

Three parking spaces are required for the proposed business and two parking spaces can be provided inside the building. Parking relief has been requested for one parking space. The site is existing, and the applicant will be the sole employee with no other on-site traffic. As per **Section 8.12** of the **Development Regulations**, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report. Where in the opinion of Council that the change requested does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner and neighboring property owners.
3. Is this a New Plan or Strategy: No

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The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

4. 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.
5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 7.5 "Non-Conforming," Section 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Residential 3 (R3) Zone".**
8. Privacy Implications: Not applicable.
9. 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 site. The application has been advertised in The Telegram newspaper at least twice and is 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.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Other Implications: Not applicable.

**Recommendation:**

That Council approve the Change of Non-Conforming Use application for Cabinet Making (Light Industrial Use) and parking relief for one parking space at 180 Hamilton Avenue.

**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 - 180 Hamilton Avenue.docx
Attachments:	- 180 HAMILTON AVENUE.pdf
Final Approval Date:	Nov 6, 2024

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

**Lindsay Lyghtle Brushett - Nov 5, 2024 - 3:33 PM**

**Jason Sinyard - Nov 6, 2024 - 10:13 AM**