

# DECISION/DIRECTION NOTE

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**Title:** Discretionary Use Application  
Request for Outdoor Eating/Lounge Area and Parking Relief  
DEV1900186  
Quidi Vidi Brewery 35 Barrows Road

**Date Prepared:** December 3, 2019

**Report To:** His Worship the Mayor and Members of Council

**Councillor & Role:** Councillor Maggie Burton

**Ward:** 2

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**Decision/Direction Required:**

Seek approval for an outdoor Eating Establishment/Lounge area and Parking Relief at Quidi Vidi Brewery located at 35 Barrows Road.

**Discussion – Background and Current Status:**

An application has been submitted to the City requesting permission to construct a second level outdoor deck to compliment the Lounge in the Tap Room. The deck will be built on the harbor side of the property and will have the same hours of operation as the Tap Room (until 9p.m. weeknights and 11p.m. on weekends). There will be no outdoor speakers or amplified sound.

Prior to the use as a Brewery, this building operated as a fish processing plant. When converted to the Brewery in 1996 there were eight parking spaces on the property. Eight spaces have been maintained on the site. The parking area is non-compliant for the existing use and the proposed deck while seasonal in nature, requires that parking be provided in accordance with Section 9 of the St. John's Development Regulations. Given the variability in demand for deck space and the additional capacity proposed, it is felt that there will not be a significant increase in traffic or need for parking.

At its Regular Meeting on October 21, 2019 Council voted to schedule a Public Meeting in accordance with Section 5.5.4 of the St. John's Development Regulations. This was in response to nearby residents concerns with respect to traffic, noise and disruption. The meeting was held on November 20, 2019 (minutes attached) and was chaired by facilitator, Glenn Barnes.

As previously noted, the building has operated as a Brewery since 1996. The site is adjacent to a residential dwelling with other homes a short distance from the Brewery. In response to the application being advertised as a Discretionary Use, several of the responses expressed concerns about the existing operation being a Light Industrial Use. The Brewery is situated in the Quidi Vidi Industrial (IQ) Zone as a permitted Industrial Use. The recently adopted regulations for Craft Brewery/Distillery do not apply to this site.

# ST. JOHN'S

An outdoor Eating Establishment/Lounge area is a Discretionary Use when located within 150 metres of a residential zone. Council can exercise its discretion to allow or reject this application.

At the public meeting, area residents expressed concern over the following: increased traffic, parking, further expansion of the Brewery as well as additional noise. While the proposed deck could potentially increase the number of customers, the City's Transportation Division does not predict much additional vehicular traffic to the site. Also, as a deck is considered a function of a lounge or restaurant rather than an extension, parking will be maintained at its current level.

Parking in the Village has improved with the development of 30 formal parking spaces on Cadet Road and an additional 30 informal parking spaces on the north side of Cuckhold's Cove Road. In 2020, the City will place signs indicating where public parking is located as well as the no parking zones. This along with the belief that the deck will not bring a significant need for additional parking, the Applicant has requested parking relief.

Over the past year, the Brewery has worked to improve disruption to the neighbourhood. They have reduced the number of delivery truck to the facility this year by opening a product distribution warehouse at another location. Residents at the public meeting spoke of a noticeable improvement of trucks on Barrows Road resulting in less traffic congestion near the Brewery. The shipping containers on the lot have been reduced to improve the overall appearance of the property. As well, the diesel operated reefer (refrigerator container) that supplied power to the outside cooler has been replaced by an electric power supply that reduces the noise in the area. As for other noise which may be generated from outside the Brewery, the City has by-laws in place to deal with noise.

Overall, the Brewery contributes to the visitor experience of the Village. The original concept of the facility was a craft Brewery and while it has expanded its operation it is still zoning compliant and is in keeping with positive tourism growth. While not a factor in this recommendation, the owner's plan is to relocate much of the production to another site which may reduce the future impact in the neighbourhood.

### **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders:  
Area residents and property owners.
3. Alignment with Strategic Directions/Adopted Plans:  
A Sustainable City – plan for land use.
4. Legal or Policy Implications:  
Section 5.5.4 of Envision St. John's Municipal Plan: Ensure that St. John's has the infrastructure, amenities and products necessary to enhance the visitor experience and support the continued development of tourism.

5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations:  
Public meeting was held.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

It is recommended that Council approve the outdoor Eating Establishment/Lounge area with a clause stating a closing time of 11pm each night.

Based on the recent development of additional public parking located within the village, it is further recommended that Council grant parking relief for 16 parking spaces in accordance with Section 9.2.1.1 of the St. John's Development Regulations.

**Prepared by/Signature:**

Gerard Doran – Development Supervisor

Signature: \_\_\_\_\_

**Approved by/Date/Signature:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
Planning, Engineering & Regulatory Services

Signature: \_\_\_\_\_

GJD/dlm

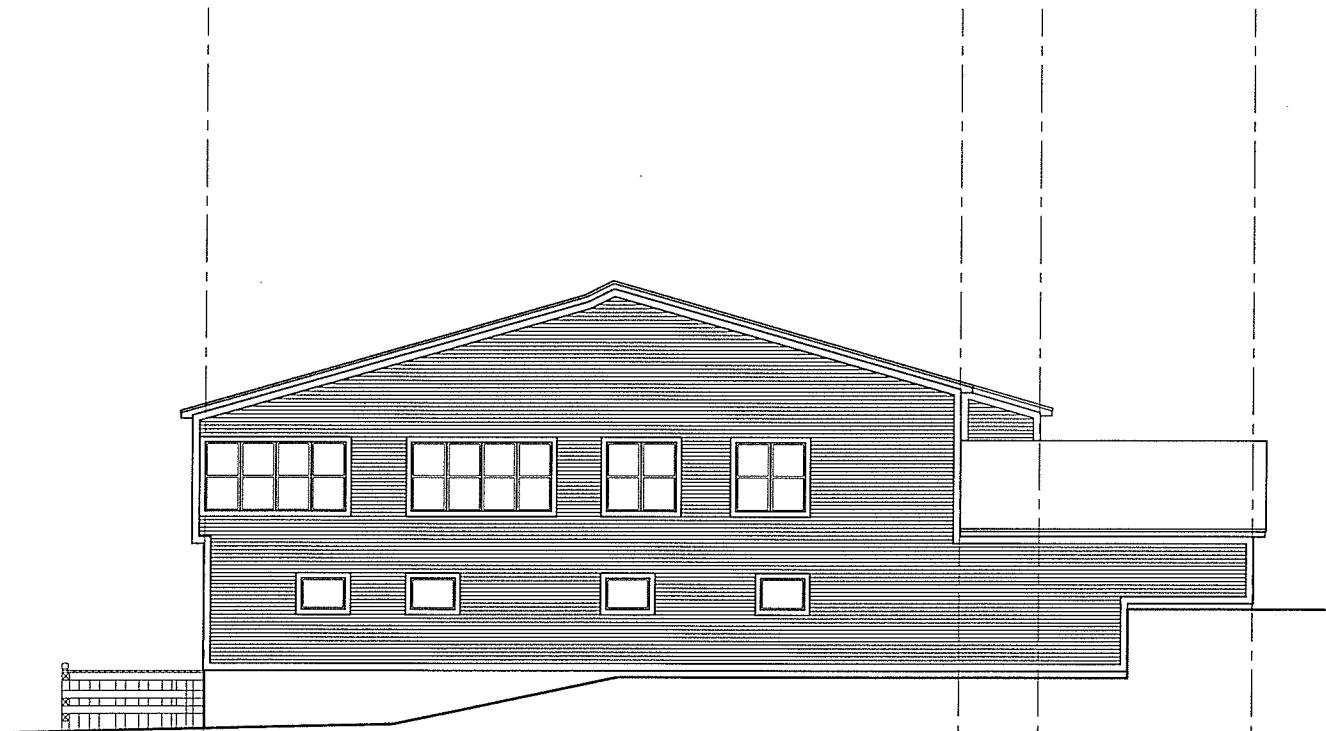
**Attachments:**

Location Map  
Applicant Submissions  
Minutes of Public Meeting  
Public Submissions

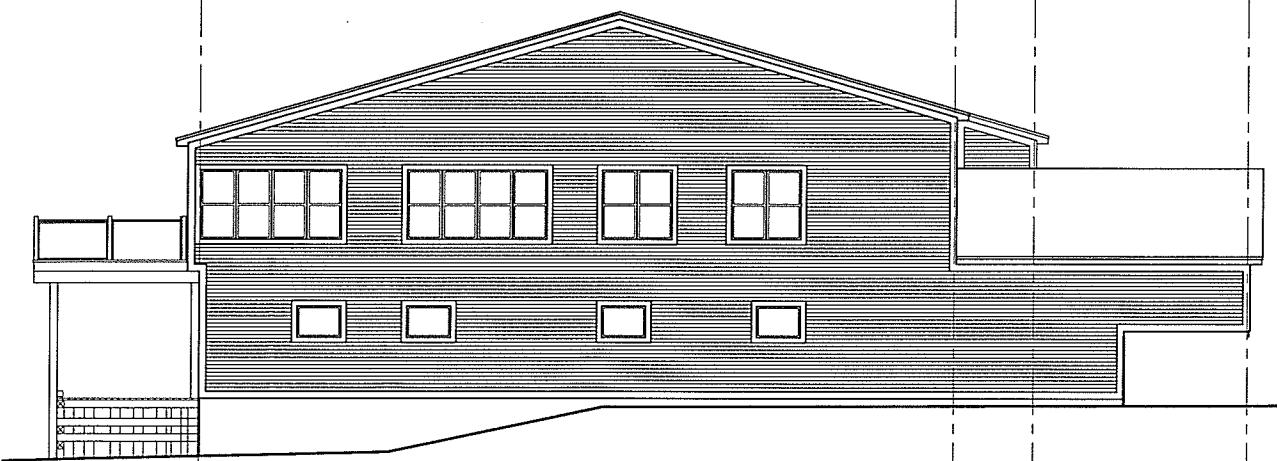




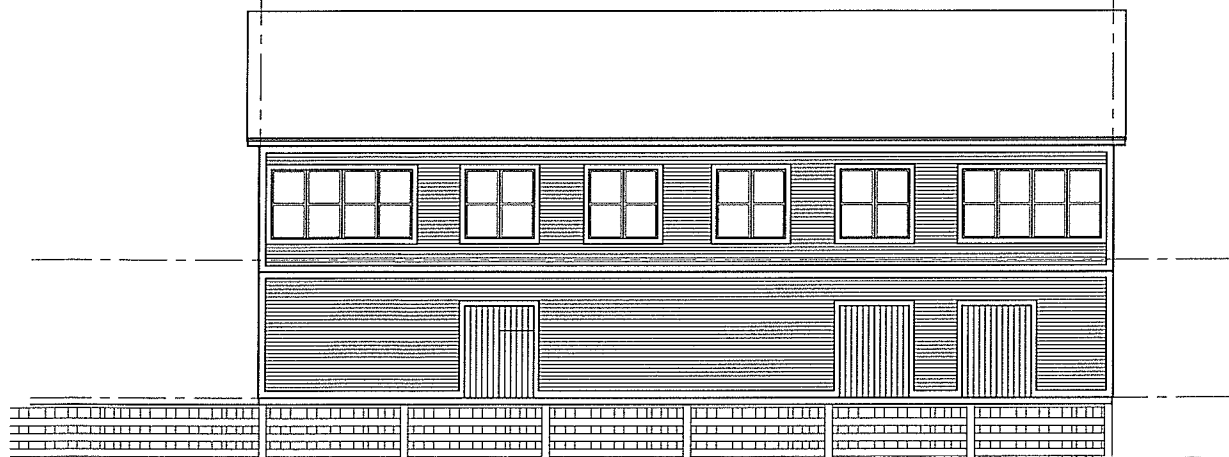




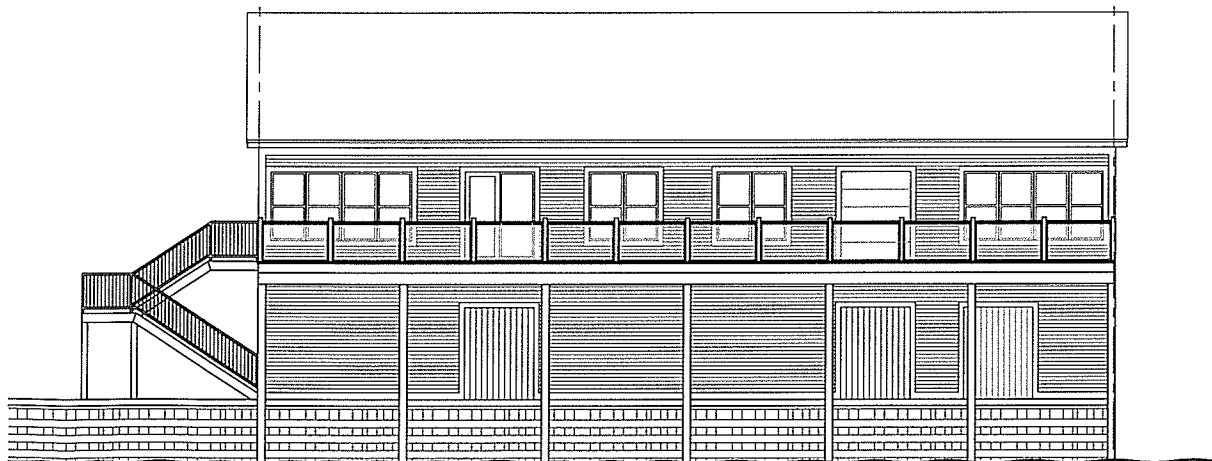
EXISTING WEST ELEVATION



NEW WEST ELEVATION



EXISTING NORTH ELEVATION



NEW NORTH ELEVATION

CLIENT:  
QUIDI VIDI BREWERY  
COMPANY LIMITED

PROJECT:  
NEW DECK  
QUIDI VIDI BREWERY  
35 Barrows Road  
Quidi Vidi  
St. John's, NL

NOTES:  
1. DO NOT SCALE FROM THIS DRAWING.  
2. ALL DIMENSIONS PLUS/MINUS: CONTRACTOR TO VERIFY DIMENSIONS ON SITE BEFORE PROCEEDING WITH THIS WORK.  
3. CONTRACTOR TO FOLLOW ALL PARTS OF THE LATEST EDITION OF THE NATIONAL BUILDING CODE OF CANADA AND ALL LOCAL AUTHORITIES HAVING JURISDICTION.

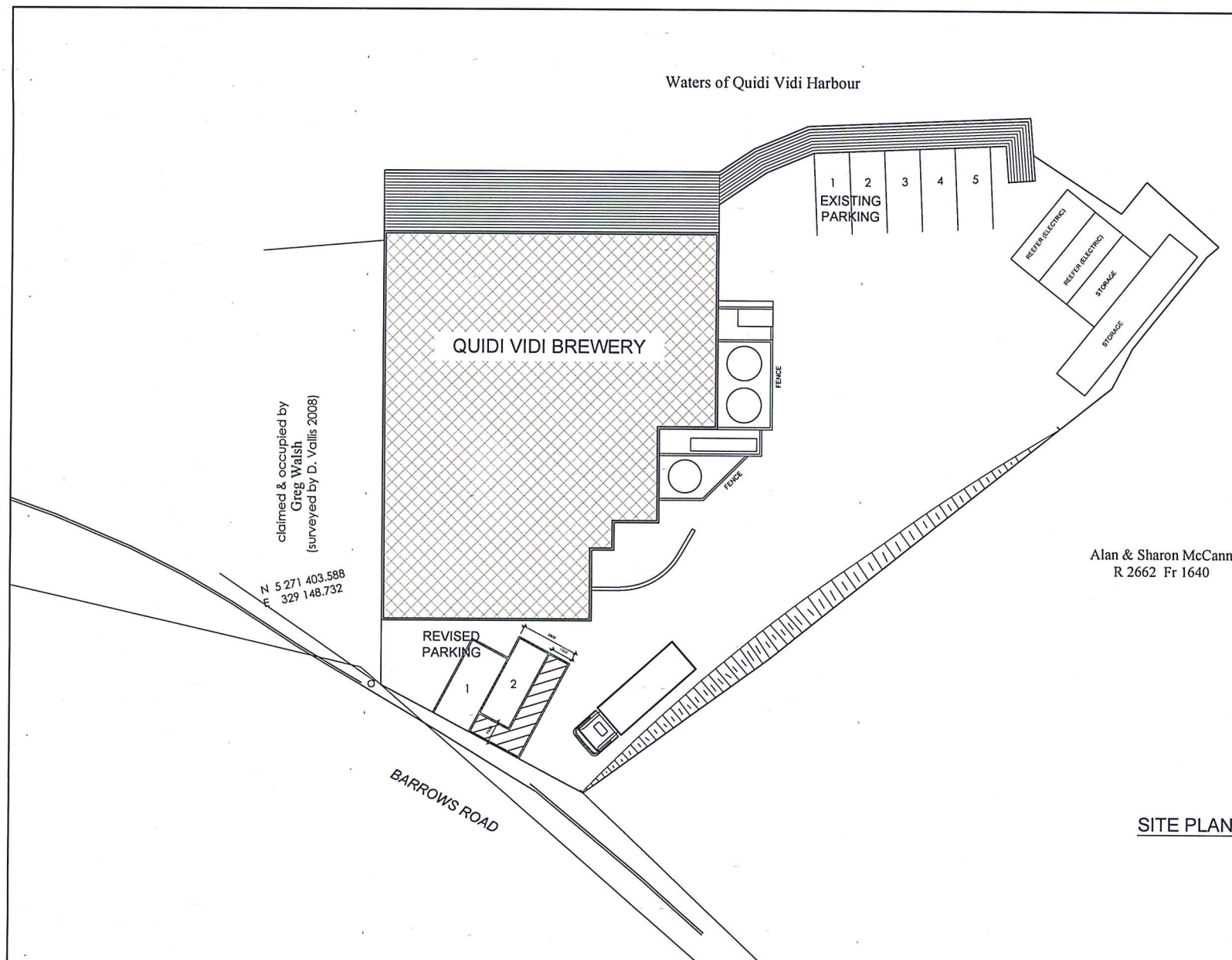
#	DATE (d/m/y)	REVISION
A	23/09/19	ISSUED FOR APPROVAL

DWG:  
ELEVATIONS

DATE:  
SEPTEMBER 2019  
SCALE:  
1 : 100

DRAWING #  
D101





CLIENT:

QUIDI VIDI BREWERY  
COMPANY LIMITED

PROJECT:

EXTENSION & RENOVATIONS TO  
QUIDI VIDI BREWERY  
35 Barrows Road  
Quidi Vidi  
St. John's, NL

NOTES:

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#	DATE (mm/yy)	REVISION

DWG:

NEW SITE PLAN

DATE:  
OCTOBER 2019  
SCALE:  
1 : 125

DRAWING #

ST2