

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 60 O’Leary Avenue - DEV2400162  
**Date Prepared:** January 21, 2025  
**Report To:** Regular Meeting of Council  
**Councillor and Role:** Councillor Carl Ridgeley, Development  
**Ward:** Ward 4

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**Decision/Direction Required:**

A Discretionary Use application has been submitted by Baker Flooring at 60 O’Leary Avenue.

**Discussion – Background and Current Status:**

The proposed application is for a Retail Use and will occupy a floor area of 200m<sup>2</sup>. Hours of operations will be Monday to Friday 9 a.m. to 5 p.m. On-site parking is provided. The proposed application site is zoned Industrial Commercial (IC).

No submissions were received.

**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
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 10.5 “Discretionary Uses,” and Section 10 “Industrial Commercial (IC) Zone”.**

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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 Discretionary Use at 60 O'Leary Avenue for Retail Use.

**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 -60 O'Leary Avenue.docx
Attachments:	- 60 O'LEARY AVENUE - DEV2400162.pdf
Final Approval Date:	Jan 22, 2025

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

**Lindsay Lyghtle Brushett - Jan 21, 2025 - 3:12 PM**

**Jason Sinyard - Jan 22, 2025 - 11:44 AM**