

# DECISION/DIRECTION NOTE

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**Title:** Notices Published – 710 Torbay Road – DEV2400132

**Date Prepared:** January 7, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 1

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**Decision/Direction Required:**

A Discretionary Use application has been submitted by techNL Innovation Inc. at 710 Torbay Road.

**Discussion – Background and Current Status:**

The proposed application is for a Place of Assembly for a rental event space in the existing greenhouse. The floor area will be 302m<sup>2</sup>. Hours of operation will be seven (7) days per week, between the hours of 8 a.m. and 11 p.m. On-site parking is provided. The proposed application site is zoned Commercial Regional (CR).

Two submissions were received. Concerns were raised pertaining to the Use and what could be allowed in the space, the amount of parking provided and access to the site. A Place of Assembly means a gathering place for substantial numbers of people. Where the space is proposed to be used for rentals, anyone who wishes to rent the space could do so. Parking requirements are provided on-site for the Use, which is in addition to the parking required for the existing building/light industrial use. Should the discretionary use be approved and the applicant wishes to expand or make any future changes to the operations, a new application would be required, followed by advertisement and consideration by Council.

**Key Considerations/Implications:**

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

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# ST. JOHN'S

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 "Commercial Regional (CR) 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 Discretionary Use for a Place of Assembly at 710 Torbay Road which will allow the existing greenhouse to be used for a rental event space.

**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**

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|----------------------|---|
| Document Title:      | Notices Published - 710 Torbay Road - DEV2400132.docx |
| Attachments:         | - 710 TORBAY ROAD.pdf                                 |
| Final Approval Date: | Jan 8, 2025   |

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

**Lindsay Lyghtle Brushett - Jan 8, 2025 - 10:33 AM**

**Jason Sinyard - Jan 8, 2025 - 10:50 AM**