

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, January 7, 2025 11:34 AM
To: Lindsay Lyghtle Brushett
Cc: Ken O'Brien; Ashley Murray; [REDACTED] CityClerk
Subject: Re: 710 Torbay Road Application

[REDACTED]

Thank you for the explanation, Lindsay. We are fine with the proposed application and support it.
Regards, [REDACTED]

From: Lindsay Lyghtle Brushett <LLyghtleBrushett@stjohns.ca>
Sent: Tuesday, January 7, 2025 9:27 AM
To: [REDACTED]
Cc: Ken O'Brien <kobrien@stjohns.ca>; Ashley Murray <amurray@stjohns.ca>; [REDACTED]; [REDACTED]; CityClerk <cityclerk@stjohns.ca>
Subject: RE: 710 Torbay Road Application

Good morning [REDACTED]

A Place of Assembly means land or Building used as a gathering place for substantial numbers of people, and without limiting the generality of the foregoing, includes auditoriums, convention centres, public and private halls, movie theatres and similar gathering places.

As the ad outlines, the existing greenhouse is proposed to be used for a rental event space. The floor area will be 302m². Hours of operation will be seven (7) days per week, between the hours of 8 a.m. – 11 p.m.

Where the space is used for rentals it falls within the definition of place of assembly. Anyone who wishes to rent the space could technically do so. We have parking requirements for this use (1 parking space for every 15 m2 of Gross Floor Area) which the application meets. The parking for this space would be in addition to the parking required for the existing building and uses within it.

Where it is a discretionary use in the zone, it needs to be advertised and referred to Council for their consideration. If considered by Council, a development agreement is required between the city and the applicant, which outlines the size, hours of operation, use etc. Should the applicant wish to expand or change any of these requirements, a new application would be required and that would need to be advertised and again considered by Council.

Please let me know if you have any questions.

Lindsay Lyghtle Brushett, MCIP
Supervisor – Planning & Development
Department of Planning, Engineering & Regulatory Services, City of St. John's

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From: [REDACTED]
Sent: Monday, January 6, 2025 6:27 PM
To: CityClerk <cityclerk@stjohns.ca>
Cc: [REDACTED] >
Subject: 710 Torbay Road Application

[REDACTED]

To Whom It May Concern:

We represent the owner of [REDACTED] and [REDACTED] White Rose Drive. This Centre is [REDACTED] and [REDACTED] from the Applicant.

We are concerned regarding the seemingly conflicting use description provided in the Notice received at our office. The description provided: "Place of Assembly for a rental event space" is vague, confusing and may be in conflict. The first thought that comes to mind is that this space is being considered for use as a church, house of worship or mosque. Is this space then to be used as a house of worship that will rent the space during the days when religious services are not scheduled? Is this primarily a space to be used for rental events? Does a circus constitute a "rental event"? How about a wedding, funeral or convention? Is sufficient on-site parking provided for these potential wide variety of uses?

The owner of [REDACTED] White Rose has insufficient information to support or object to this Notice. Accordingly, at this time and pending further information, we are obliged to object to the proposed use.

Please consider providing a list of permitted uses that are being considered for this application.

Finally, do you have a zoning definition for "Place of Assembly"?



Theresa K. Walsh

From: [REDACTED]
Sent: Thursday, December 5, 2024 3:26 PM
To: CityClerk
Subject: Application - 710 Torbay Road

[REDACTED]

Good afternoon,

In considering the subject application access road from White Rose St should be considered to be a secondary access road and be paved to the areas for parking off White Rose and Torbay Road to assist in traffic abatement for Torbay Road so near a busy intersection.

[REDACTED]