

DECISION/DIRECTION NOTE

Title: Notices Published – 603 Topsail Road - DEV2400130

Date Prepared: February 18, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 3

Decision/Direction Required:

A Discretionary Use Application has been submitted by 95887 Newfoundland & Labrador Inc. at 603 Topsail Road.

Discussion – Background and Current Status:

The proposed application is for a Child Care Centre, which will accommodate up to 58 children and approximately 12 employees. The Child Care Centre will utilize the existing building, with a total floor area of 290.4m² and will operate Monday to Friday, 7:30 am to 5:30 pm. Parking relief has been requested. The proposed application site is zoned Residential 1 (R1) and Residential 2 (R2).

As per **Section 8.3** of the **Development Regulations**, seven (7) parking spaces will be required. Due to site constraints, requirement for an outdoor play area and upgrades to meet the Development Design Manual, there is only space to provide six (6) parking spaces.

Rationale for relieving parking is based on the staggered drop and pick up times for children, along with undefined drop off spaces. As per **Section 8.12** of the **Development Regulations**, where an applicant wishes to provide a different number of parking spaces than 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.

Four submissions were received: two in support and two opposed. The main concerns are the location in regard to the traffic intersection, speeds on Topsail Road and increased traffic from the development. The application was reviewed by Transportation Engineering. Where Topsail Road is a major arterial, the proposed volume of traffic from this development will be insignificant to the existing amount of traffic. There will be small peaks of traffic over a staggered periods for both drop off and pick up. The site plans were updated to meet the current Development Design Manual requirements.

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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 8.3 "Parking Standards," Section 8.12 "Parking Report," Section 10.5 "Discretionary Uses," Section 10 "Residential 1 (R1) Zone" and Section 10 "Residential 2 (R2) 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 at 603 Topsail Road for Child Care Center and relief parking for one (1) parking space.

Prepared by:

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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 - 603 Topsail Road.docx
Attachments:	- 603 TOPSAIL ROAD.pdf
Final Approval Date:	Feb 18, 2025

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

Lindsay Lyghtle Brushett - Feb 18, 2025 - 10:33 AM

Jason Sinyard - Feb 18, 2025 - 10:40 AM