

# DECISION/DIRECTION NOTE

---

**Title:** Notices Published – 28 Symonds Avenue – DEV2500014

**Date Prepared:** March 18, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

---

**Decision/Direction Required:**

A Discretionary Use application has been submitted by 96722 Newfoundland and Labrador Ltd. for 28 Symonds Avenue.

**Discussion – Background and Current Status:**

The Discretionary Use application is for a Clinic. The Clinic will be a Chiropractor with a floor area of 150m<sup>2</sup>. The hours of operation will be Monday to Friday 8 a.m. – 6:00 p.m. Parking relief has been requested. The proposed site is zoned Commercial Office (CO).

No submissions were received.

As per Section 8.3 of the Development Regulations, seven (7) parking spaces are required for the Clinic Use, but only six (6) spaces are available. The applicant is therefore requesting parking relief for one (1) parking space. Rationale from the applicant for parking relief is that there are 3 practitioners who rotate their schedules and appointments are staggered so there is only 1 client per session. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report. Where in the opinion of Council that the requested change does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

**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

---

# 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 8.3 "Parking Standards," Section 8.12 "Parking Report," Section 10.5 "Discretionary Use" and Section 10 "Commercial Office (CO) 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 a Discretionary Use at 28 Symonds Avenue for a Clinic and parking relief for one (1) parking 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**

Document Title:	Notices Published - 28 Symonds Avenue.docx
Attachments:	- DEV2500014-28 SYMONDS AVENUE.pdf
Final Approval Date:	Mar 19, 2025

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

**Lindsay Lyghtle Brushett - Mar 18, 2025 - 11:17 AM**

**Jason Sinyard - Mar 19, 2025 - 9:28 AM**