

Theresa K. Walsh

From: [REDACTED]
Sent: Tuesday, April 8, 2025 5:10 PM
To: CityClerk
Subject: Fw: Discretionary Use Application : 397 Empire Ave

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Begin forwarded message:

On Tuesday, April 8, 2025, 5:07 PM, [REDACTED]

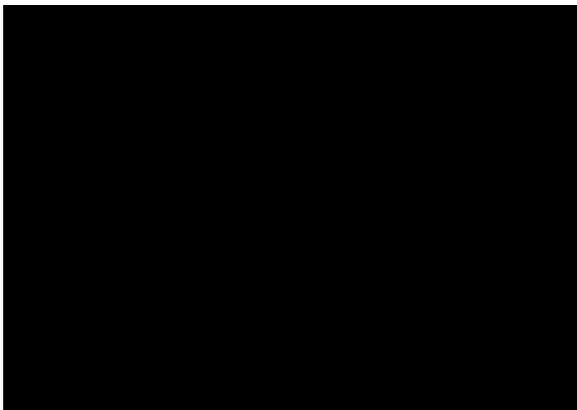
Ashley Murray,

Thank-you for your prompt reply . We also appreciate the clarification provided to our concerns . We had concerns that this may be a lounge / gambling establishment under the approved use as a restaurant .

You have provided enough information on the current intention of the applicant and what the applicant has to do should they wish to expand beyond a restaurant .

Based on this we endorse the restaurant application , wish the applicant success , welcome them to our neighbourhood and look forward to eating at this restaurant.

Thank-you,



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On Tuesday, April 8, 2025, 4:37 PM, [REDACTED]

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Begin forwarded message:

On Tuesday, April 8, 2025, 3:12 PM, Ashley Murray <amurray@stjohns.ca> wrote:

Good day [REDACTED]

I have response below to your questions in red.

Should you have further questions, please let me know.

Regards,

Ashley Murray, P.Tech (She/Her)
Senior Development Officer
Planning, Engineering & Regulatory Services
City of St. John's | P.O. Box 908 | St. John's, NL A1C
5M2
(709) 576-8452 | email: amurray@stjohns.ca

ST. JOHN'S

From: [REDACTED]
Sent: Thursday, April 3, 2025 4:24 PM
To: CityClerk <cityclerk@stjohns.ca>
Subject: Discretionary Use Application : 397 Empire Ave

You don't often get email from [REDACTED]

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City Clerk;

I am writing to seek clarification on the extent of Discretionary Use the applicant intends for this address.

The applicant intends to operate a RESTAURANT with business hours Monday - Friday 07:30 am - 12:00 am and Saturday and Sunday 08:00 am to 12:00 am.

Can further details be provided by applicant to inform neighbouring residents what type(s) of meals can be expected to be served at 07:30 am and 08:00 am ? **This will be Chinese cuisine, menu items have yet to be finalized.**

Does applicant intend to offer for sale beer , wine and spirits with meals at the tables in this Restaurant when such is ordered by patron ? **An application will be made to NLC for a Restaurant Liquor License. This is noted to be “An establishment which is exclusively engaged in the serving of regular meals to the public in consideration of payment.”**

Does applicant intend to operate a type of lounge, bar or pub where beer , wine or spirits can be served without food purchased from the restaurant? **Lounge is a separately defined Use within the St. John’s Development Regulations which is also a Discretionary Use within the Commercial Neighborhood (CN) Zone, a separate application and advertisement would be required if at point in time this was to be added to the property.**

Does applicant intend to have Gambling Devices operating in restaurant ? **The property would need to obtain the above mentioned Lounge Use as well as a NLC Lounge License.**

On the surface the applicant is giving the optics that the Discretionary Use will be a “restaurant” however further information is requested to verify .

The residents of [REDACTED] welcome the applicant to this neighbourhood and hope it is a successful “Restaurant”.

We can support the application if the application does not permit use or similar activity as outlined in paragraph(s) 5 & 6 described above .

We await further clarification before we fully accept or reject this application.

Thank-you,

