

DECISION/DIRECTION NOTE

Title: Notices Published – 71 O’Leary Avenue - DEV2400172

Date Prepared: May 13, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

A Discretionary Use application has been submitted by Whee Indoor Entertaining Inc. for **71 O’Leary Avenue**.

Discussion – Background and Current Status:

The application is a Place of Amusement for an interactive arcade gaming facility. The floor area will be approximately 505.76m² and operate Monday to Sunday, 10 a.m. - 10 p.m. Parking relief is requested. The proposed application site is zoned Industrial Commercial (IC).

No submissions were received.

As part of the development review the applicant was requested to provide an updated parking plan for the site. The plan showed parking space dimensions to ensure they met design requirements and extended the paved area to help maximize the number of parking spaces provided on-site. Section 8.8 of the Development Regulations requires that a parking lot has a buffer of 3metres from any Lot Line, unless otherwise approved by Council. The buffer for the revised plan is reduced to 0.6metres for the side Lot Line. This reduced buffer is recommended as the extra pavement increases the available space for turning movements from the parking stalls. Also, where the parking is adjacent to another commercial site, the reduced buffer is not a concern for minimizing traffic impact.

As per Section 8.3 of the Development Regulations, 55 parking spaces are required for the Place of Amusement and other uses within the building at 71 O’Leary Avenue and 49 parking spaces are provided on-site; the applicant is requesting parking relief for six (6) spaces. Rationale for parking relief notes that several of the businesses are closed on the weekend or close at 5pm when the Place of Amusement would be most busy, therefore helping to stagger on-site parking needs. 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

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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 neighbouring 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: **Section 8 "Parking Requirements", Section 8.8 "Parking Lots Outside the Downtown Parking Area", Section 8.12 "Parking Report", Section 10.5 "Discretionary Uses", and Section 10 "Industrial Commercial (IC) 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 Amusement at 71 O'Leary Avenue to allow an interactive arcade gaming facility, parking relief for six (6) spaces and reduce the parking lot buffer on the side yard to 0.6metres.

Prepared by:

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Approved by:

Jason Sinyard, P. Eng., MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Notices Published - 71 O'Leary Avenue - DEV2400172.docx
Attachments:	- 71 O'Leary Avenue_subjectProperty.pdf
Final Approval Date:	May 14, 2025

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

Lindsay Lyghtle Brushett - May 14, 2025 - 9:01 AM

Jason Sinyard - May 14, 2025 - 9:43 AM