

DECISION/DIRECTION NOTE

Title: Notices Published – 36 Pearson Street – DEV2500087

Date Prepared: July 8, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

A Discretionary Use application has been submitted by S-Squared Holdings Inc. at 36 Pearson Street.

Discussion – Background and Current Status:

The proposed application is for a change in the Restaurant hours of operation, which is an existing Discretionary Use at this location. The applicant is proposing revised hours of operation from 10 a.m. - 12 a.m. (midnight) seven days a week. The current approved hours of operation are noon to 9 p.m. The floor area will remain at approximately 195m² and off-street parking is provided. The proposed application site is in the Commercial Neighbourhood (CN) Zone.

Three submissions were received which support the proposed change.

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.**

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6. Accessibility and Inclusion: Not applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 10.5 "Discretionary Use" and Section 10 "Commercial Neighbourhood (CN) 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 revised hours of operation of 10 a.m. - 12 a.m. (midnight), seven days a week for the existing Restaurant, which is a Discretionary Use at 36 Pearson Street.

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 - 36 Pearson Street.docx
Attachments:	- 36 Pearson Street_subjectProperty.pdf
Final Approval Date:	Jul 8, 2025

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

Lindsay Lyghtle Brushett - Jul 8, 2025 - 11:54 AM

Jason Sinyard - Jul 8, 2025 - 2:25 PM