

Decision Note

Title:	Notices Published – 320 Torbay Road – DEV2600001
Date Prepared:	February 17, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Nikita Ryall, Development
Ward:	Ward 1

Decision/Direction Required:

A Discretionary Use application has been submitted by Eleven 21 Events Inc. for **320 Torbay Road**.

Discussion – Background and Current Status:

The application is for a Place of Amusement for events such as birthday parties, baby showers, small weddings, and corporate meetings. The floor area will be approximately 219m² and operate seven days a week, 9 a.m. to 12 a.m. Parking is provided on-site. The application site is zoned Commercial Regional (CR).

One submission was received which raised concern about the proximity to their home and noise associated with the hours of operation. The main entrance to the business is at the front of the building, which is accessed from the parking lot on Torbay Road. The building would help to function as a buffer for both traffic and pedestrian noise, for the houses to the rear of the site. There will only be an emergency access at the rear of the building.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable
2. Partners or Interested Parties: Property owner and neighbouring property owners.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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 10.5 "Discretionary Use" and Section 10 "Commercial Regional (CR) Zone".**
8. Privacy Implications: Not applicable.
9. Engagement and Communications Considerations: Not applicable.
10. Human Resource Implications: Not applicable.
11. Procurement Implications: Not applicable.
12. Information Technology Implications: Not applicable.
13. Information Management Implications: Not applicable.
14. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use at 320 Torbay Road for a Place of Amusement.

Prepared by:

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Approved by:

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

Report Approval Details

Document Title:	Notices Published - 320 Torbay Road - DEV2600001.docx
Attachments:	
Final Approval Date:	Feb 19, 2026

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

Lindsay Lyghtle Brushett - Feb 17, 2026 - 11:37 AM

Jason Sinyard - Feb 19, 2026 - 11:42 AM