

DECISION/DIRECTION NOTE

Title: Approval of Discretionary Use and Parking Relief for Outdoor Eating Area and Lounge
4 Cathedral Street (288-290 Duckworth Street)
DEV200095

Date Prepared: August 4, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To approve the Discretionary Use application and request parking relief for the extension of a deck for an Outdoor Eating Area and Lounge at 4 Cathedral Street.

Discussion – Background and Current Status:

An application was submitted to extend the outdoor Eating Area and Lounge at 4 Cathedral Street. This is a Discretionary Use as it is located within 150m of a Residential Zone, Apartment Zone, Church, or a School. The proposed extension is approximately 23.3 m², for a total patio area of 32.2 m², which is located on the northwest side of the property. Hours of operation will be noon to 10 p.m., seven days a week and outdoor speakers are proposed.

The proposed Use was advertised subject to Section 5.5 of the Development Regulations and public submissions were received. Several of these submissions had concerns regarding the proposed outdoor speakers. The removal of trees on site was also a concern, but the applicant has confirmed no trees will be removed during construction.

As this is considered to be an extension to the existing floor area, parking relief for 1 parking space is requested. The applicant has provided the following justification for parking relief: the central location in the downtown area is ideal for foot traffic that does not rely heavily upon parking for restaurant goers; there is a significant amount of parking in the immediate area, and with reduced numbers going to the restaurant even in the context of the additional outdoor space, the aggregate need for parking is less than under 'normal' circumstances; and due to the position of the property both occupying a corner lot, and being primarily on a steep sloped street there is no practical possibility to add an additional parking space.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

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3. Alignment with Strategic Directions/Adopted Plans: *St. John's Strategic Plan 2019-2029 - A Sustainable City* – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 5.5, Section 7.21(5) and Section 9.1.1.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Discretionary Use advertised Subject to Section 5.5.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve the Discretionary Use application for the deck extension for an Outdoor Eating Area and Lounge at 4 Cathedral Street (288-290 Duckworth Street) subject to meeting all applicable regulatory requirements. The use of outdoor speakers will not be permitted.

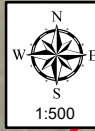
That Council approve parking relief for 1 parking space at 4 Cathedral Street (288-290 Duckworth Street).

Prepared by:

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Planning, Engineering & Regulatory Services

Approved by:

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



SUBJECT PROPERTY

MASONIC TERR

CATHEDRAL ST

DUCKWORTH ST

288

286

284

280

278

275

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283

285

164

166

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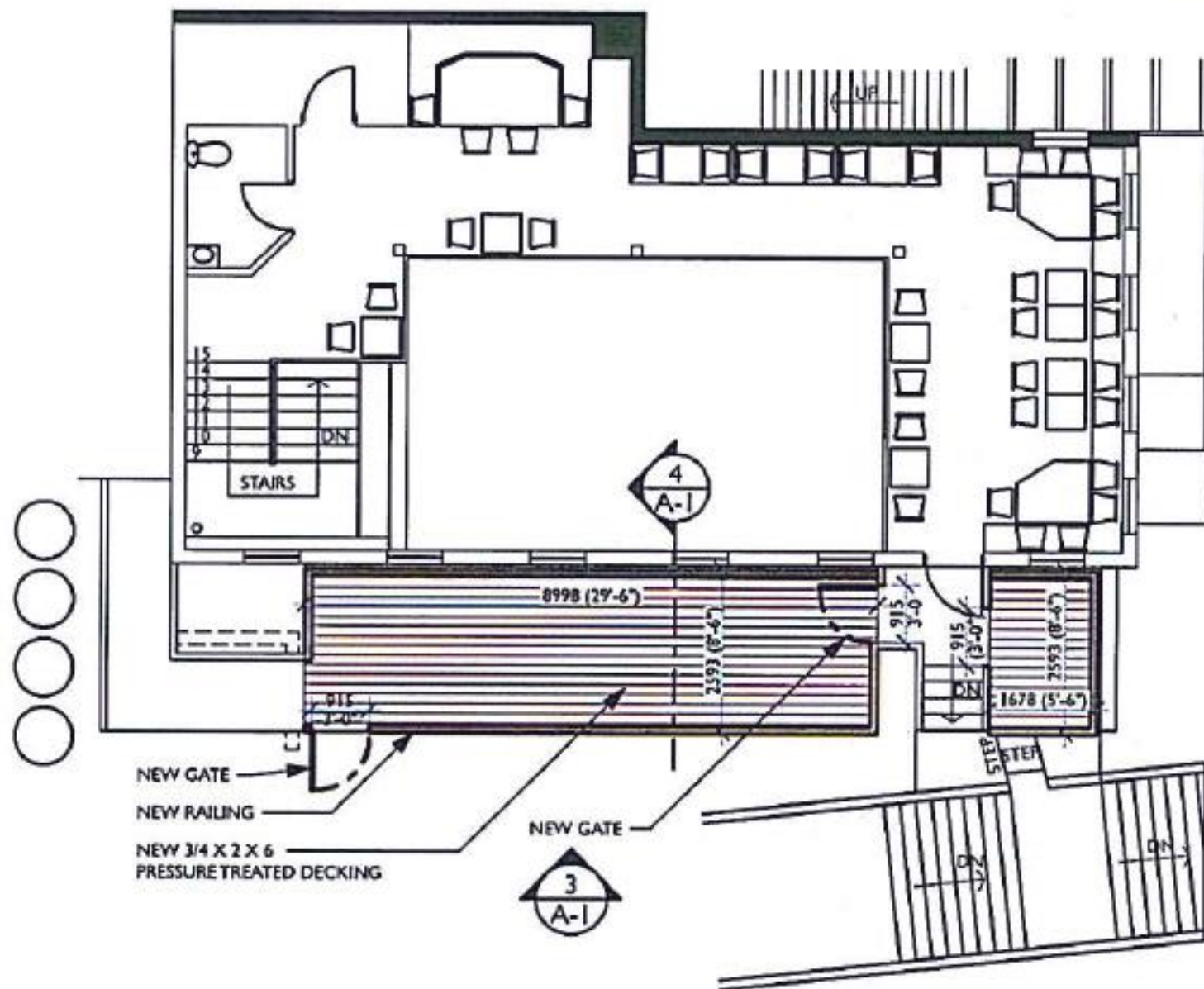
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DISCLAIMER: This map is based on current information at the date of production.

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② LEVEL 2 FLOOR PLAN W/ PROPOSED GARDEN DECK "A"
SCALE 1:100