

DECISION/DIRECTION NOTE

Title: Approval of Discretionary Use and Parking Relief for Outdoor Eating and Lounge Area
125 Water Street
DEV200115

Date Prepared: August 25, 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 for parking relief for an Outdoor Eating Area and Lounge for Terre Restaurant, located in the Alt Hotel at 125 Water Street.

Discussion – Background and Current Status:

An application was submitted for an outdoor Eating Area and Lounge at 125 Water Street. This is a Discretionary Use as it is located within 150m of a Residential Zone, Apartment Zone, Church, or a School. The proposed area is approximately 462.5 m² and will be located on the existing patio at the rear of the property. Hours of operation for the Outdoor area Café will be 7:30 a.m.–3 p.m., and the Lounge serving hours will be 11 a.m.–9 p.m., seven days a week. Outdoor speakers are proposed.

The proposed Use was advertised subject to Section 5.5 of the Development Regulations and public submissions were received, and concern was raised regarding the proposed outdoor speakers.

As this is considered to be an extension to the existing floor area, parking relief for 3 parking spaces are requested. The applicant has provided the following justification for parking relief: “Terre and the Alt hotel have 81 parking spaces that are currently being used around 10-20 percent in peak months. For the hotel, a lot of visitors are from away and usually do not rent a car until they need one to go around the Island. By that time they have already made other plans or return the rental or just check out from our hotel. For the restaurant, we have a lot of local support, of whom many take taxis, walk, and use public transit when needed”.

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), Section 9.1.1 and Section 9.1.2 (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 an Outdoor Eating Area and Lounge at 125 Water Street subject to meeting all applicable regulatory requirements. The use of outdoor speakers will not be permitted.

That Council approve parking relief for 3 parking spaces at 125 Water Street for the Outdoor Eating and Lounge Area.

Prepared by:

Andrea Roberts, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

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

Report Approval Details

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| Document Title: | Development Committee Discretionary Use and Parking Relief for Outdoor Eating and Lounge Area.docx |
| Attachments: | - Site Plan.pdf - Aerial Map.pdf |
| Final Approval Date: | Aug 26, 2020 |

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

Jason Sinyard - Aug 26, 2020 - 3:39 PM