

DECISION/DIRECTION NOTE

Title: Request to set the parking requirement for a Service Shop
55 Kiwanis Street
INT2000091

Date Prepared: September 29, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To set the parking requirement for a Service Shop (Hair Salon) at 55 Kiwanis Street.

Discussion – Background and Current Status:

An application was submitted to add a Hair Salon to the existing Building at 55 Kiwanis Street. As the parking requirement for a Service Shop is not specified in the Development Regulations, it is to be set by Council as per Section 9.1.1.

There are 35 parking spaces provided onsite for the occupancies within the Building. The proposed hair salon has 4 client chairs and it is recommended that 3 parking spaces be provided per chair (employee, client, and the waiting client). It is therefore recommended that 12 parking spaces are provided for this Use. The draft Envision Development Regulations also requires 3 parking spaces per chair for a Service Shop.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: 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: Section 9.1.1. of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

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8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council set 12 parking spaces as the requirement for parking at 55 Kiwanis Street for the proposed Service Shop.

Prepared by:

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Planning, Engineering & Regulatory Services

Approved by:

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

Attachments: Location Map

Report Approval Details

Document Title:	Development Committee - Request to Set the Parking for Proposed Service Shop - 55 Kiwanis Street - INT2000091.docx
Attachments:	- Location Map - 55 KIWANIS STREET.pdf
Final Approval Date:	Sep 30, 2020

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

Lindsay Lyghtle Brushett - Sep 29, 2020 - 4:14 PM

Jason Sinyard - Sep 30, 2020 - 11:22 AM