

# DECISION/DIRECTION NOTE

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**Title:** Set Parking Requirement for proposed Custom Workshop Use  
60 O’Leary Avenue  
INT2000090

**Date Prepared:** September 30, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 4

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## **Decision/Direction Required:**

To set the parking requirement for a Custom Workshop Use (Kitchen Building and Supply) at 60 O’Leary Avenue.

## **Discussion – Background and Current Status:**

An application was submitted to add a Kitchen Building and Supply to the Building at 60 O’Leary Avenue. This is considered a Custom Workshop Use under the Development Regulations. As the parking requirement for this Use is not specified in the Development Regulations, it is to be set by Council as per Section 9.1.1.

It is recommended that a combination of Manufacturing Use, Retail Use and Office Use be used to calculate the required number of parking spaces under the current Development Regulations. This calculation would require 26 parking spaces to be provided, based on the Floor Area of 1061 m<sup>2</sup> and the various floor area for each specific Use. There are 224 parking spaces provided on site and current occupancies require 116 of these parking spaces, including the proposed Kitchen Building and Supply Shop. This parking calculation is in line with the Envision requirements for Light Industrial, Retail and Office Uses.

## **Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: City’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 9.1.1.
5. Privacy Implications: Not applicable.

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6. Engagement and Communications Considerations: Not applicable.
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 set 26 parking spaces as the parking requirement for the proposed Custom Workshop Use (Kitchen Building and Supply Shop) at 60 O'Leary Avenue.

**Prepared by:**

Ashley Murray- PTech, Development Officer II

**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee- Set Parking Requirement at 60 OLeary Avenue- INT2000090.docx
Attachments:	- Location Map 60 OLeary.pdf
Final Approval Date:	Oct 1, 2020

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

**Lindsay Lyghtle Brushett - Sep 30, 2020 - 12:26 PM**

**Jason Sinyard - Oct 1, 2020 - 9:49 AM**