

DECISION/DIRECTION NOTE

Title: Request to Set Parking Requirement for Bakery and Parking Relief for the Site
16 Stavanger Drive

Date Prepared: October 13, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 1

Decision/Direction Required:

To set the parking requirement for a Bakery and approve parking relief for the overall site at 16 Stavanger Drive.

Discussion – Background and Current Status:

An application was submitted to accommodate a change of occupancy for a Bakery within the plaza located at 16 Stavanger Drive. As the Bakery Use is unspecified in the Development Regulations, it is to be set by Council as per Section 9.1.1. It is recommended that the parking requirement for Retail Use be used from the current Development Regulations, which would require 3 parking spaces to be provided. This standard is also in line for the proposed Retail Use within Envision.

The current occupancies within the Building include two low traffic Retail uses, a dance studio, Warehouse, the proposed Bakery and one vacant suite. There are currently 47 parking spaces on-site which adequately accommodated the existing occupancies. As per the table below, the Development Regulations require current occupancies to provide 52 parking spaces. To accommodate the existing uses in the Building, parking relief for 5 spaces is requested subject to Section 9.1.2(1) of the Development Regulations.

Occupancy	Parking Spaces Required
Natural Health Store (Retail)	13
Artist Workshop (Retail)	13
Coastal Dance Studio	21
Rogers Communications Warehouse	2
Bakery	3

Key Considerations/Implications:

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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: St. John's Development Regulations Section 9.1.1 and Section 9.1.2(1).
5. Privacy Implications: Not applicable.
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 3 parking spaces for the proposed Bakery and approve parking relief for 5 parking spaces for the entire site at 16 Stavanger Drive.

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- Request for Parking Relief at 16 Stavanger Drive- INT2000095.docx
Attachments:	- 16Stavanger.png
Final Approval Date:	Oct 15, 2020

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

Lindsay Lyghtle Brushett - Oct 13, 2020 - 2:01 PM

Jason Sinyard - Oct 15, 2020 - 9:16 AM