

# DECISION/DIRECTION NOTE

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**Title:** Request for Parking Relief  
390 Elizabeth Avenue  
INT2000098

**Date Prepared:** October 20, 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 seek parking relief for 4 parking spaces at 390 Elizabeth Avenue.

**Discussion – Background and Current Status:**

An application was submitted by Sharing Our Cultures Inc. to occupy Suite 106 of the existing building, Summerville Plaza, at 390 Elizabeth Avenue. The proposed Use is an Office with a floor area of approximately 120 m<sup>2</sup> which would require 4 parking spaces. Hours of operation will be from 8 a.m. to 6 p.m. weekdays and periodically from 8 a.m. to 4 p.m. Saturdays.

There are 233 on-site parking spaces which are used by the existing residential and commercial uses within the building. There are no concerns with providing parking relief for the proposed Office use and the application is for a change of use within the Building. The proposed Office use is replacing the previous tenant, a Hair Salon, which was a more intensive use and would have required more parking than the proposed Office.

The proposed parking relief request is in line with a parking text amendment which was recently approved by Council and awaits provincial registration. The amendment is designed to allow staff to forego requiring parking calculations when a change in use occurs in an older commercial or mixed-use building with five (5) or more occupancies, such as Summerville Plaza. The assumption is that the original parking requirements set during development approval were adequate for the type of building and overall occupancy on the site.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner, nearby property owners and residents.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan - Sustainable City - plan for land use - preserve and enhance the natural and built environment where we live.

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4. Legal or Policy Implications: Parking relief is enabled under Section 9.1.2(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.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council approve parking relief for 4 parking spaces to accommodate the Office Use for Sharing Our Spaces Inc. at 390 Elizabeth Avenue.

**Prepared by:**

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**Approved by:**

Jason Sinyard, P. Eng., MBA, Deputy City Manager  
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