

DECISION/DIRECTION NOTE

Title: Request to set parking for proposed Fitness Facility
25 White Rose Drive
INT2000100

Date Prepared: October 27, 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 Fitness Facility at 25 White Rose Drive.

Discussion – Background and Current Status:

An application was submitted to add a Fitness Facility to the existing Building at 25 White Rose Drive. The fitness area would have a Floor Area of 92m², while the administration space would have a Floor Area of 112.5m². As the parking requirement for a Fitness Facility is not specified in the Development Regulations, it is to be set by Council as per Section 9.1.1. Under the existing Development Regulations the Use is similar to a Commercial School, therefore it is recommended to use the associated parking requirement of “one parking space per 5 square metres of classroom area plus one parking space per 30 square metres of net Floor Area for school administrative purposes.” Based on this requirement, the proposed Use would require 22 parking spaces for the fitness area and administrative space. There are 36 parking spaces provided onsite and current occupancies require 9 parking spaces.

Under the draft Envision Development Regulations a new Health and Wellness Centre parking standard was created, which would require only 8 parking spaces to be provided for the proposed Use. As sufficient parking spaces are available, the lower parking standard is not a concern at this time. In the future, if the Building is redeveloped and additional parking required, revised parking standards could be calculated under Envision.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.

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4. Legal or Policy Implications: St. John's Development Regulations Section 9.1.1.
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 the parking requirement at 22 parking spaces for the proposed Fitness Facility at 25 White Rose 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- Set Parking Requirement at 25 White Rose Drive- INT2000100.docx
Attachments:	- 25WhiteRoseDrive.png
Final Approval Date:	Oct 29, 2020

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

Lindsay Lyghtle Brushett - Oct 27, 2020 - 5:00 PM

Jason Sinyard - Oct 29, 2020 - 9:14 AM