

# DECISION/DIRECTION NOTE

---

**Title:** Parking Relief for an Eating Establishment (Heritage Use)  
50 Bonaventure Avenue  
DEV2000166

**Date Prepared:** December 7, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

---

## **Decision/Direction Required:**

To request parking relief for 7 parking spaces for an Eating Establishment (Heritage Use) at 50 Bonaventure Avenue (Georgetown Inn).

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

An application was submitted to add an Eating Establishment (Tea Room) to the existing Bed and Breakfast at 50 Bonaventure Avenue, which is a Designated Heritage Building. The Eating Establishment may be considered under the definition of a Heritage Use, which is a Discretionary Use in the Residential Medium Density (R2) Zone. The proposed Discretionary Use was advertised and considered for approval during the December 14<sup>th</sup>, 2020, Regular Meeting of Council, and also requires consideration for parking relief.

The proposed Eating Establishment (Tea Room) will be contained within the existing Bed and Breakfast, and will occupy a floor area of 39m<sup>2</sup>. Hours of operation for the Tea Room will be Friday, Saturday & Sunday for 1 scheduled sitting for 6 tables, at 3:00 p.m. (reservation only) from October 1<sup>st</sup> to June 1<sup>st</sup>, during the off season of the Bed & Breakfast.

The proposed area for the Eating Established would require 8 parking spaces, while the Bed & Breakfast currently requires 3 parking spaces. As there are 4 parking spaces provided onsite and 11 are required, parking relief for 7 spaces is requested.

The applicant has provided the following justification for parking relief:

- The majority of our guests are fly in, and due to our location, walk or use taxis. Most do not rent cars nor drive here;
- We feel that this type of parking should not be required due to our neighbourhoods: Georgetown, proximity to downtown and available travel/parking options;

# ST. JOHN'S

- We feel that a lot of our customers will be more than likely walking to us;
- All Metro buses lead to 50 Bonaventure connecting via Route # 15, with stops opposite # 58 Bonaventure – 90 yards away & #28 Bonaventure – 170 yards away;
- Our guests will be visiting our tea room by prior reservation only. At time of booking, we will encourage our guests to take public transit if at all possible; anticipate (& encourage) most of our guests will be carpooling and advise them of the variety of local parking options;
- Non-permit free parking is available on the streets surrounding us; Fleming – both sides; Bonaventure Avenue; Circular Road – surrounding the Brewery, and as they do not operate on weekends – no employees parking on the streets around, this frees up a lot of on-street parking availability; and also Belvedere & Barnes Road;
- Public parking lots are also available, the closest being The Rooms paid parking lot and Longs Hill;
- We will not encourage our guests to park on private property; however, there are two schools and some local businesses with large empty lots during our anticipated tea room operating hours;
- Our business model does not include any queues or line up potential, thereby removing the chance of blocking any roadways; and
- Our friends at Blue Key Realty at 95 Bonaventure Ave have graciously allowed us to use their parking lot for our overflow parking". (Staff note that this does not involve a long term or legal parking agreement).

The application was referred to the Transportation Engineering division, who reviewed the application and agree with the many points in the applicant's justification and that a reduced parking requirement is acceptable.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic 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 10.4.2.(c)
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: Approval of the Discretionary Use application for an Eating Establishment (Heritage Use) at 50 Bonaventure Avenue is first required.

**Recommendation:**

That Council approve parking relief for 7 spaces for the proposed Easting Establishment (Heritage Use) at 50 Bonaventure Avenue subject to meeting all applicable regulatory requirements.

**Prepared by:**

Andrea Roberts, P. Tech, Senior Development Officer  
Planning, Engineering & Regulatory Services

**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- 50 Bonaventure Avenue - DEV2000166.docx
Attachments:	- Aerial Map.pdf
Final Approval Date:	Dec 10, 2020

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

**Lindsay Lyghtle Brushett - Dec 9, 2020 - 9:50 AM**

**Jason Sinyard - Dec 10, 2020 - 9:38 AM**