

DECISION/DIRECTION NOTE

Title: Set parking relief for a proposed Bakery
203 Merrymeeting Road
DEV2000188

Date Prepared: January 5, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

To consider parking requirement for a Bakery Use at 203 Merrymeeting Road.

Discussion – Background and Current Status:

An application was submitted for a change of Non-Conforming Use for a Bakery at 203 Merrymeeting Road. As the parking requirement for a Bakery Use is not specified in the Development Regulations, it is to be set by Council as per Section 9.1.1. The proposed site has no available onsite parking spaces. The Bakery is being marketed as a neighborhood use, which is walkable for people in the surrounding area and patrons visiting the site will either need to walk or use available, on-street parking. Based on the nature of the proposal, it is recommended that Council approve parking relief for the proposed Bakery and require no parking be provided.

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 9.1.2(1).
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.

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8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

Recommendation:

That Council approve parking relief for the proposed Bakery at 203 Merrymeeting Road.

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 203 Merrymeeting Road- DEV2000188.docx
Attachments:	- 203 Merrymeeting Rd.png
Final Approval Date:	Jan 6, 2021

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

Lindsay Lyghtle Brushett - Jan 6, 2021 - 11:25 AM

Jason Sinyard - Jan 6, 2021 - 11:31 AM