

# DECISION/DIRECTION NOTE

---

**Title:** Parking Relief for Change of Non-Conforming Use  
10 Hunt's Lane  
DEV2000181

**Date Prepared:** January 12, 2021

**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 the proposed Change of Non-Conforming Use application at 10 Hunts Lane.

**Discussion – Background and Current Status:**

An application was submitted for 10 Hunts Lane to change the current Non-Conforming Use from Retail (convenience store) to an Eating Establishment (Takeout service only) and the preparation of prepackaged food for distribution at local stores. The proposed Non-Conforming Use application has undergone public notification and will be referred to Council under Notices Published at the January 18, 2021, Regular Meeting. The proposed business will occupy a floor area of 149m<sup>2</sup>, which would require 12 parking spaces. As there are currently 7 spaces on-site, parking relief for 5 spaces is requested.

The applicant has provided the following justification for parking relief: "I feel since it is not in a high traffic area, I am thinking we can't expect more than 7 cars at a time. Also, we will be quick delivery service so the cars will be at the parking for only short amount of time."

The City Traffic Engineer has provided the following comments regarding the traffic concerns: "with on-site parking available and on-street parking in the area, there should not be an issue with parking. A takeout establishment will have a similar high turnover pattern that a convenience store does but, lower overall traffic given the specialization. I expect that the level of traffic can easily be accommodated on the adjacent streets. That said, certain times of day, such as near dinner time, may be perceptibly more busy and local residents may notice this and be concerned by it. From a traffic perspective, it is not an issue".

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not applicable.

# ST. JOHN'S

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 5.5, 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 approve parking relief for 5 parking spaces for the proposed Eating Establishment (Takeout) at 10 Hunt's Lane 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 - Parking Relief Request - 10 Hunt's Lane - DEV2000181.docx
Attachments:	- DEV2000181-10 HUNT'S LANE.pdf
Final Approval Date:	Jan 14, 2021

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

**Lindsay Lyghtle Brushett - Jan 13, 2021 - 10:34 AM**

**Jason Sinyard - Jan 14, 2021 - 11:14 AM**