

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 79 - 81 New Gower Street – INT2100068

Date Prepared: June 30, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 2

Decision/Direction Required:

Request for parking relief at 79-81 New Gower Street to accommodate a new Outdoor Eating Area (rooftop patio).

Discussion – Background and Current Status:

An application has been submitted for an Outdoor Eating Area (rooftop patio) in relation to the existing Eating Establishment and Lounge at 79-81 New Gower Street, which is in the Commercial Central Mixed Use (CCM) Zone. The proposed patio will be 39m² and will require 8 parking spaces based on the Parking Requirements for an Eating Establishment under Section 9.1.1 of the Development Regulations.

Parking relief is required for eight (8) parking space. Under Section 9.1.2 Council can relieve some or all the parking required. The proposed property has no available onsite parking spaces and although the property is within the downtown core, the site is just outside the Downtown Parking Area. Based on the nature of the proposal and the location of the business within the downtown, the site is accessible by walking from nearby parking areas and transit stops.

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 9.1.2.
5. Privacy Implications: Not applicable.

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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 the parking relief for eight (8) parking spaces at 79-81 New Gower Street. (approved via e-poll on June 30, 2021)

Prepared by:

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Planning, Engineering and Regulatory Services

Approved by:

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Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Request for Parking Relief - 79 - 81 New Gower Street.docx
Attachments:	
Final Approval Date:	Jul 7, 2021

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

Lindsay Lyghtle Brushett - Jul 6, 2021 - 1:45 PM

Jason Sinyard - Jul 7, 2021 - 9:45 AM