

DECISION/DIRECTION NOTE

Title: Request for Parking Relief- 430 Topsail Road – INT2100067

Date Prepared: July 6, 2021

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required: To seek parking relief for 1 parking space at 430 Topsail Road.

Discussion – Background and Current Status:

An application has been submitted to construct a pylon sign for the existing Wendy's Eating Establishment located in the Village Mall parking lot at 430 Topsail Road. On May 25, 2020, Council granted parking relief for 135 spaces, with the requirement that any further parking relief be reviewed. Council may relieve an applicant of all, or part of the parking required under Section 9.1.1, provided that the applicant is able to show that, because of particular characteristics of the development, that the actual parking requirements within the foreseeable future are expected to be lower than those required by the city standard.

The property owner has provided the following information to support their request: "the retail industry has changed drastically over the past 5-10 years with the introduction of on-line shopping being one of the main concerns with declining traffic in shopping malls. I have been the Property Manager of The Village since 2007 and the parking space to be eliminated is in an out-of-the-way area behind George Richards where I've never seen cars park. We feel confident allowing Wendy's to utilize this one parking space for their sign, which will greatly benefit them and will not adversely affect The Village whatsoever."

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.

ST. JOHN'S

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 1 additional parking space at 430 Topsail Road.

Prepared by:

Ashley Murray, P. Tech- 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 430 Topsail Road- INT21000067.docx
Attachments:	- 430TopsailRd.png
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 - 2:15 PM

Jason Sinyard - Jul 7, 2021 - 9:44 AM