

DECISION/DIRECTION NOTE

Title: Parking Relief for Recreational Use – 108 McNiven Place – INT2200046

Date Prepared: August 24, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 1

Decision/Direction Required:

Request to relieve parking spaces for the construction of a public washroom building as part of the Recreational Use at 108 McNiven Place (Dennis Lawlor Park).

Discussion – Background and Current Status:

The City's Engineering Division will be constructing a public washroom building at 108 McNiven Place (Dennis Lawlor Park in Airport Heights), which will result in the removal of four (4) parking spaces. Under the Envision Development Regulations, Section 8.3 requires that five (5) parking spaces be required for each acre of Recreational Use; therefore, 95 parking spaces would be required for a new recreational use or park. As this is an existing use, there are currently 75 parking spaces (approximately) provided onsite, which the Parks and Open Spaces Division has indicated as sufficient to meet the demands of the site: the soccer pitch has limited use, which is primarily for Ultimate Frisbee and soccer practice; the baseball field is in use nightly and on weekends, and the gravel parking lot is rarely full, except during tournaments, while the Basketball court and playground create a minimal need for parking. Therefore, the removal of four (4) parking spaces for the proposed building should not create parking concerns and a total of 71 parking spaces would remain for the park.

Where an applicant, in this case the City, wishes to provide a different number of parking spaces than those required under Section 8.3 and in the opinion of Council the change requested does not merit a Parking Report, a staff report can be accepted. It is recommended that the staff memo be accepted in lieu of a Parking Report.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.

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3. Alignment with Strategic Directions:

A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Municipal Plan and Development Regulations.

5. Accessibility and Inclusion: Not applicable.

6. Legal or Policy Implications: St. John's Envision Development Regulations Sections 8.3 "Parking Standards" and Section 8.12 "Parking Report".

7. Privacy Implications: Not applicable.

8. Engagement and Communications Considerations: Not applicable.

9. Human Resource Implications: Not applicable.

10. Procurement Implications: Not applicable.

11. Information Technology Implications: Not applicable.

12. Other Implications: Not applicable.

Recommendation:

That Council approve parking relief for four (4) parking spaces at 108 McNiven Place (Dennis Lawlor Park) to allow construction of a public washroom building, which is part of the Recreation Use of the site.

Prepared by:

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Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Report Approval Details

Document Title:	Development Committee - Parking Relief for Recreational Use for Public Washroom Building – 108 McNiven Place – INT2200046.docx
Attachments:	- Map - Current Park Area.pdf - Building Location - 108 McNiven Place.pdf
Final Approval Date:	Aug 24, 2022

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

Lindsay Lyghtle Brushett - Aug 24, 2022 - 10:04 AM

Jason Sinyard - Aug 24, 2022 - 3:29 PM