

DECISION/DIRECTION NOTE

Title: Request for Parking Relief
160 Southlands Boulevard
DEV1900166

Date Prepared: August 27, 2019

Report To: His Worship the Mayor and Members of Council

Councillor & Role: Councillor Maggie Burton, Planning and Development Lead

Ward: 5

Decision/Direction Required:

To seek parking relief for the proposed Personal Care Home facility at 160 Southlands Boulevard.

Discussion – Background and Current Status:

An application was submitted to construct an 88 suite Personal Care Home at 160 Southlands Boulevard. 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 the 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 total parking required for this development would be 127 for 2537.5m² of floor area used for suites. The parking proposed for the site is 77 spaces, requiring Council to relieve 50 spaces.

The applicant has submitted the following justification:

1. Being a Personal Care Home, there will be very few residents who drive or own personal vehicles. Historically, this developer on other sites with 100 beds licenses, has experienced on average 6-8 residents with personal vehicles. The developer proposed 10 spaces for residents for this development.
2. This development will have a total staff requirement of 35 staff, with only 15 to 20 staff members present at any one time. The developer proposed 20 spaces for staff parking.
3. Given that approximately 30 spaces would be used by residents and staff, the developer believes that no more than the proposed 77 spaces should be necessary for operation, when including the 47 spaces for visitors.

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4. The developer believes that 77 parking spaces should be more than adequate for the parking demand created by this development, as the current requirement of 127 spaces would represent an impediment to development.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Direction/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 9 of the St. John's Development Regulations.
5. Privacy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

Recommendation:

It is recommended that Council approve the parking relief for 50 spaces, to allow a total of 77 spaces on the site.

Prepared by/Signature:

Andrea Roberts, Development Officer

Signature: _____



Approved by/Signature:

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

Signature: _____



AAR/dlm

Attachments: Location Map