

DECISION/DIRECTION NOTE

Title: Request for Parking Relief
14 Hallett Crescent
INT1900090

Date Prepared: September 11, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 4

Decision/Direction Required:

To seek parking relief for 2 parking spaces in order to add a car sales occupancy to the lot.

Discussion – Background and Current Status:

An application was submitted to add an occupancy to this building and to allow the sale of 2 vehicles at this property. The total parking required for the existing Commercial Garage occupancy of this building is 18 spaces, and that is the number of spaces they currently have. The applicant would like to retain 2 of these spaces to sell the vehicles.

The parking requirement for a Commercial Garage is 1 parking space per 30 square metres of net floor area, however, the parking provision for the storage of vehicles for sale shall not be counted towards this requirement. The required parking would therefore have to be reduced to allow for the sale of 2 vehicles. The applicant is requesting the relief of 2 parking spaces.

The applicant has indicated that while staff has been recently utilizing the parking lot at the front, they typically would park out back, and will now continue to do so. It was also indicated that 18 spaces are more than necessary as the amount of business that they have been doing in the past year has reduced, their business is not as intense as a regular commercial garage and the welding staff has dropped from 6 employees to 2.

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.

Key Considerations/Implications:

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

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3. Alignment with Strategic Direction/Adopted Plans: Not applicable.
4. Legal or Policy Implications:
Section 9 of the St. John's Development Regulations.
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 2 required spaces in order to allow the sale of 2 vehicles on the site.

Prepared by/Signature:

Andrea Roberts, Development Officer

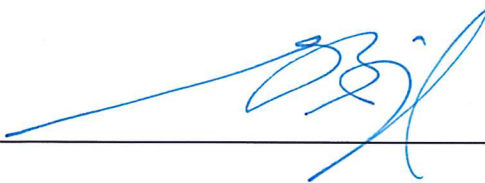
Signature: _____



Approved by/Signature:

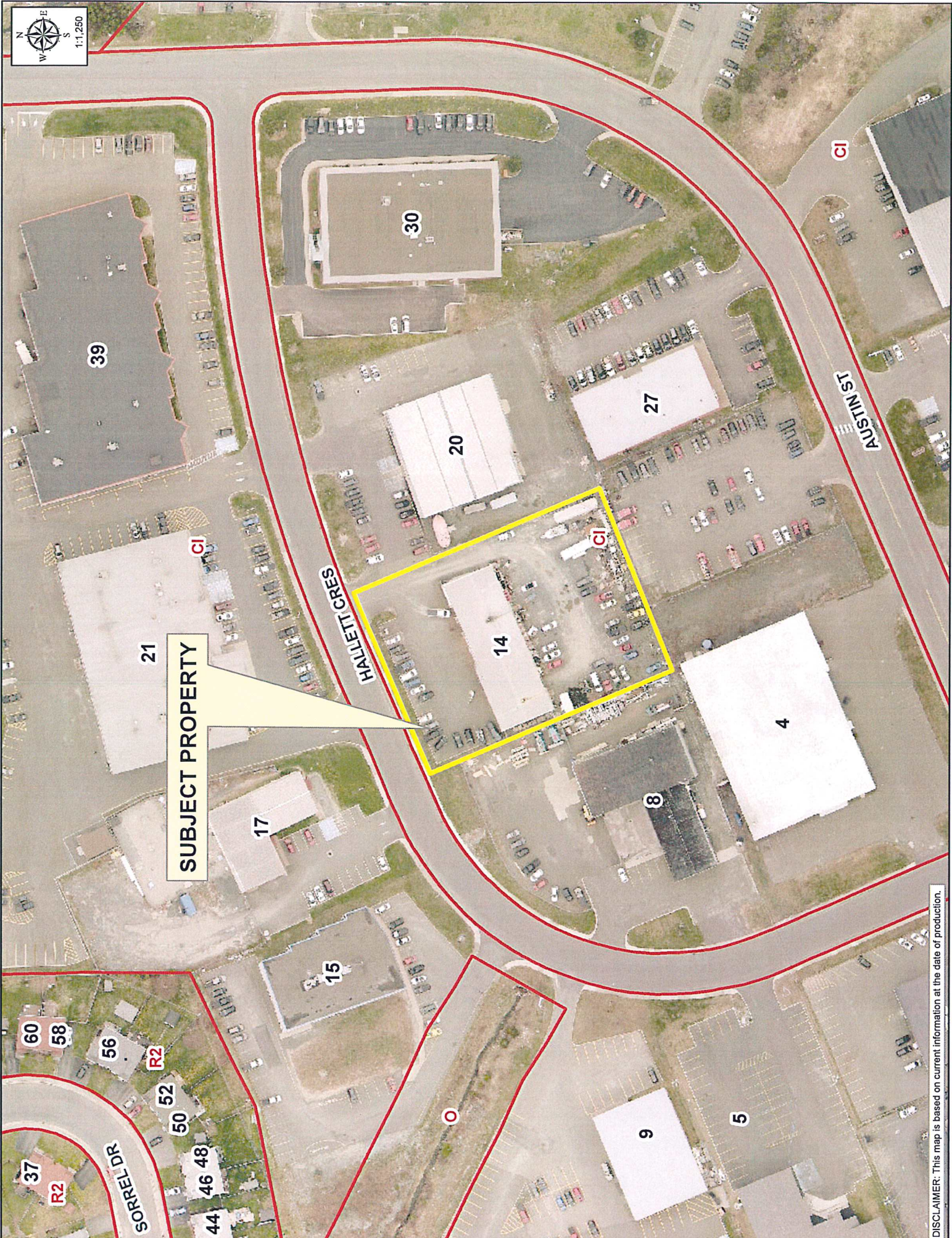
Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering & Regulatory Services

Signature: _____



AAR/dlm

Attachments: Location Map



DISCLAIMER: This map is based on current information at the date of production.
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