

DECISION/DIRECTION NOTE

Title: Proposed Commercial Parking Lot – Vigilant Management
345 Water St. (Harbour Drive access)
DEV1900178

Date Prepared: October 16, 2019

Report To: His Worship the Mayor and Members of Council

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

Ward: 2

Decision/Direction Required:

To seek approval from Council regarding the permanent removal of one metered parking space on Harbour Drive. As well, to seek direction from Council on the compensation of removing parking metres on a go-forward basis.

Discussion – Background and Current Status:

345 Water Street has been managed by Vigilant Management as an Interim Parking Lot for the past three years, but its approval has since expired. An application has been made the City to develop a 55-space parking lot at this location. To proceed with the development, the applicant has made a request to remove one (1) metered parking space at its Harbour Drive entrance to comply with the City's commercial development policy for access and egress to this lot.

In the past, there have been numerous examples in the City where parking meters have been removed from Downtown in order to gain access to a development or to improve the safety and convenience to the property. The Alt Hotel at 125 Water Street and the Marriott Hotel at 139 Duckworth Street are developments where meters were removed to accommodate drop zones for guests. Fort William Station at 14 Water St. was given permission to remove two (2) parking metres to access the underground parking garage. In each of these examples, Council did not seek financial compensation for the permanent loss of parking metres.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or other stakeholders: Not applicable.
3. Alignment with Strategic Directions/Adopted Plans: Not applicable.

The logo for the City of St. John's, featuring the words "ST. JOHN'S" in a serif font. The letter "O" in "JOHN'S" is replaced by a stylized circular emblem containing a signal-like symbol.

4. Legal or Policy Implications:
Section 9.4 of the St. John's Development Regulations.
5. Privacy Policy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implication: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

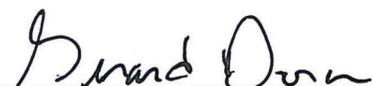
Recommendation:

That Council allow the removal of one metered parking space at 345 Water Street to accommodate access to the proposed 55 space commercial parking lot.

That Council, in keeping with past examples, not seek compensation for the removal of one metered parking space.

Prepared by/Signature:

Gerard Doran, CET, Development Supervisor,
Planning, Engineering & Regulatory Services

Signature:  _____

Approved by/Date/Signature:

Dave Wadden, Manager Development Engineering-
Planning, Engineering and Regulatory Services

Signature:  _____

GD/dlm

Attachments:

Location Map



SUBJECT PROPERTY

CCM

CCR

CCR

CCR-WSW

IG

CCR

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