

DECISION/DIRECTION NOTE

Title: Request for Parking Relief for Health and Wellness Centre – 22 O’Leary Avenue – INT2400051

Date Prepared: July 3, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request to relieve fourteen (14) parking spaces to accommodate a proposed change of occupancy for a Health and Wellness Centre at 22 O’Leary Avenue.

Discussion – Background and Current Status:

An application was submitted by MagicStorm Events Inc. to add a Health and Wellness Centre (Yoga classes) to the building at 22 O’Leary Avenue. The current uses in the building range from a Restaurant, Laundry, Storage, Clinic and Bakery.

As per **Section 8.3** of the **St. John’s Development Regulations**, 36 parking spaces are required for the existing uses and 26 parking spaces are required for the proposed Health and Wellness Centre Use for a total of 62 parking spaces. There are 48 parking spaces available on site, therefore relief for fourteen (14) parking spaces is requested.

The rationale for relieving parking is based on the fact that it is near the Avalon Mall and is located on a bus route. As per **Section 8.12** of the **St. John’s Development Regulations**, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report. Where in the opinion of Council that the change requested does not merit a Parking Report, Council may accept a staff report, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: Not Applicable.
2. Partners or Other Stakeholders: Not Applicable.
3. Is this a New Plan or Strategy: No



4. 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.

5. Alignment with Adopted Plans: **Envision St. John's Municipal Plan and Development Regulations.**

6. Accessibility and Inclusion: Not Applicable.

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

8. Privacy Implications: Not Applicable.

9. Engagement and Communications Considerations: Not Applicable.

10. Human Resource Implications: Not Applicable.

11. Procurement Implications: Not Applicable.

12. Information Technology Implications: Not Applicable.

13. Other Implications: Not Applicable.

Recommendation:

That Council approve relief for 14 parking spaces to accommodate the proposed Health and Wellness Use at 22 O'Leary Avenue.

Prepared by:

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Planning, Engineering and Regulatory Services

Approved by:

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

Report Approval Details

Document Title:	Development Committee - Request for Parking Relief for Health and Wellness Centre – 22 O'Leary Avenue – INT2400051.docx
Attachments:	- Location Map.pdf
Final Approval Date:	Jul 4, 2024

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

Lindsay Lyghtle Brushett - Jul 3, 2024 - 3:49 PM

Jason Sinyard - Jul 4, 2024 - 10:09 AM