

DECISION/DIRECTION NOTE

Title: Request for Parking Relief and to Set the Parking for Proposed Service Shop
10-12 Pippy Place
INT1900122

Date Prepared: January 7, 2020

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 set the parking requirement for a new Service Shop occupancy in the existing building at 10-12 Pippy Place, as well as request parking relief.

Discussion – Background and Current Status:

An application was submitted to add a shoe repair business to the existing building on this commercial property. As the parking requirement for a Service Shop is unspecified in the Development Regulations, it is to be set by Council as per Section 9.1.1.

There are 36 parking spaces provided on site for the building.

Required parking and actual proposed utilization:

Level	Use	Required Parking	Proposed Utilization
1 st Floor	Manufacturing	22 based on floor area	14 based on employees
1 st Floor, Suite 101	Proposed Shoe Repair	unspecified requirement in the Regulations (5 recommended)	5 proposed based on 2 employees + public. Previous occupancy was retail (Paperie & Advanced Office Equipment)
1 st Floor Suite 102	Office – The Kidney Foundation	3 based on floor area	2 based on 2 employees
2 nd Floor Suites 201 & 201	Vacant, previous use was Office	9 required based on floor area, if occupied by office use in the future	0 - vacant
3 rd Floor Suite 301	Office – EC Boone	9 required based on floor area	9 based on floor area

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- Total spaces required for current occupancies:
34 (22 manufacturing + 3 Office + 9 EC Boone) + 5 spaces for new occupancy = 39 spaces
- Total spaces required for current occupancies + office spaces filled for 2nd floor:
39 + 9 = 48 spaces
- Proposed actual space utilization: 14 (manufacturing) + 5 (shoe repair) + 2 (Kidney Foundation) + 9 (EC Boone Office) = 30 spaces

Based on the floor area of the current occupancies, a total of 39 spaces are required. As there are only 36 spaces on site, parking relief for 3 spaces is also required.

The applicant has advised that the proposed shoe repair business will employ 2 people, with clients dropping off and picking up, max 10 minutes inside. Based on the actual parking requirements for the current building occupancies and given that the proposed shoe repair use is less intense than the previous retail use in suite 101, parking is adequate on the site at this time. Please note that future occupancies for the vacant suites on the 2nd floor will also have to be submitted for review for parking relief.

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.
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.
6. Engagement and Communications Considerations: Not applicable.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

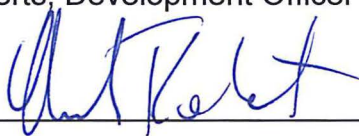
Recommendation:

It is recommended that Council approve the parking relief for the 3 required spaces and set the parking requirement for the shoe repair business at 5 spaces. Future occupancies of the vacant suites must also submit for review and request of parking relief.

Prepared by/Signature:

Andrea Roberts, Development Officer

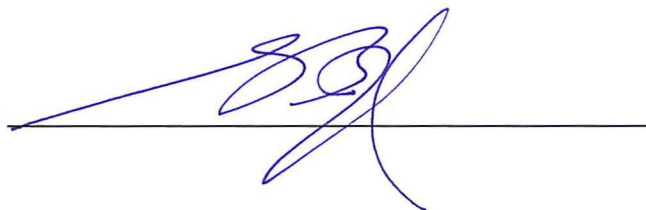
Signature: _____



Approved by/Signature:

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

Signature: _____



AAR/dlm

Attachments: Location Map

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5596.118824

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4089.45625

19746.342765

19746.342765

7998.609269

5974.853652

5300.965207

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