

# DECISION/DIRECTION NOTE

---

**Title:** Request for Parking Relief and to Set the Parking for Proposed Fitness Centre  
2 Danny Drive  
INT2000008

**Date Prepared:** February 11, 2020

**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 set the parking requirement for a new Fitness Centre occupancy in the building at 2 Danny Drive.

**Discussion – Background and Current Status:**

An application was submitted to add a fitness centre to the existing building on this commercial property. As the parking requirement for a Fitness Centre is unspecified in the Development Regulations, it is to be set by Council as per Section 9.1.1.

There are 57 parking spaces provided on site for the building. The Scotiabank Requires 31 Spaces based on the total floor area as per the Development Regulations, leaving 26 spaces for the fitness centre and vacant suite.

The fitness centre will have a maximum of 3 employees on site at any time, and a maximum of 24 students. While this would theoretically require 27 spaces, the application has provided the following justification for a lower parking requirement:

- The hours of operation are 7 days a week, 5am-9pm Monday – Friday, and 7am-3pm on the weekends. The busiest classes are between 5-7am and 5:45-7pm, outside of the regular banking business hours, so the parking will be minimally impacted.
- Many members travel together, husband & wives, siblings, etc, so it is unlikely that each of the 24 clients will arrive in individual vehicles.
- There is a break in between classes so there is no crossover of people parking and waiting for the next class.

While the maximum required parking for this business is 27 spaces, given the justification above, 26 spaces is more than adequate for this site at this time.

Please note that future occupancies for the vacant suite will also have to be submitted for review for parking relief.

**ST. JOHN'S**

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 1 required spaces and set the parking requirement for the fitness centre at 26 spaces. Future occupancies of the vacant suite must be submitted for review for the request of parking relief by Council.

**Prepared by/Signature:**

Andrea Roberts, Development Officer

Signature: \_\_\_\_\_



**Approved by/Signature:**

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

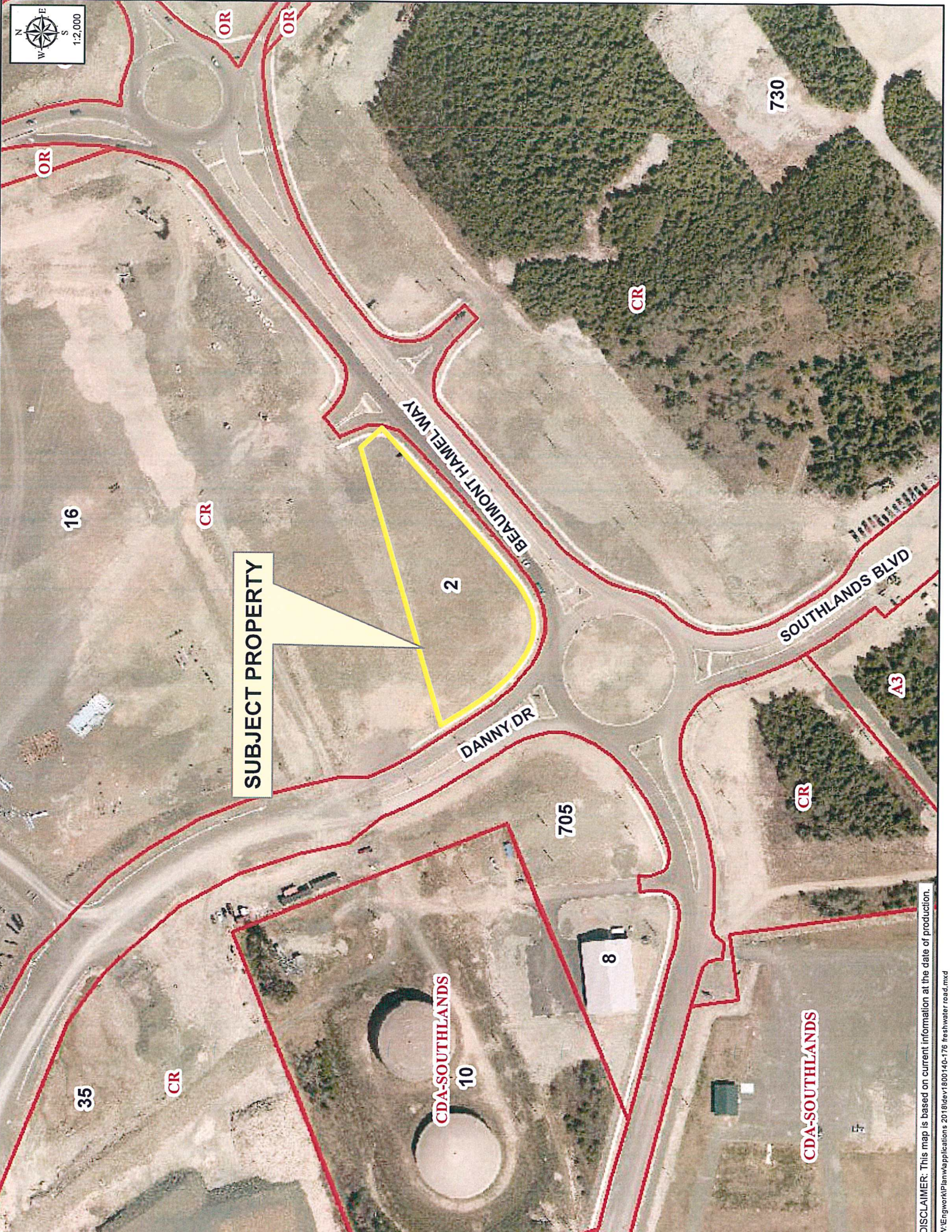
Signature: \_\_\_\_\_



AAR/dlm

**Attachments:** Location Map





**SUBJECT PROPERTY**

2

BEAUMONT HAMEL WAY

DANNY DR

SOUTHLANDS BLVD

A3

705

8

CDA-SOUTHLANDS  
10

CDA-SOUTHLANDS

16

730

35

DISCLAIMER: This map is based on current information at the date of production.  
W:\Engineering\Plan\wApplications\2018\dev\800140-176 freshwater road.mxd