

DECISION/DIRECTION NOTE

Title: Request for Parking Relief
Dental Clinic
394 Kenmount Road
INT2000007

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: 4

Decision/Direction Required:

To seek parking relief for 2 parking spaces at 394 Kenmount Road.

Discussion – Background and Current Status:

An application was submitted to occupy a vacant suite within the building for a Dental Clinic. The proposed clinic will have 6 dental chairs and require 18 parking spaces based on the parking requirement for Clinic.

There are 76 parking spaces provided on-site for the building. There are various occupancies within the building that includes pet grooming, hair salon, eating establishments, retail, etc. that will require 78 parking spaces. These businesses operate different times of day and draw various volumes of traffic throughout the day. Based on the information provided by the applicant there will not overlap in traffic and cause parking issues.

Please note that future occupancies for the vacant suits 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.

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

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 2 required. Future occupancies of the vacant suite must be submitted for review for the request of parking relief by Council.

Prepared by/Signature:

Ashley Murray, Development Officer II

Signature: Ashley Murray

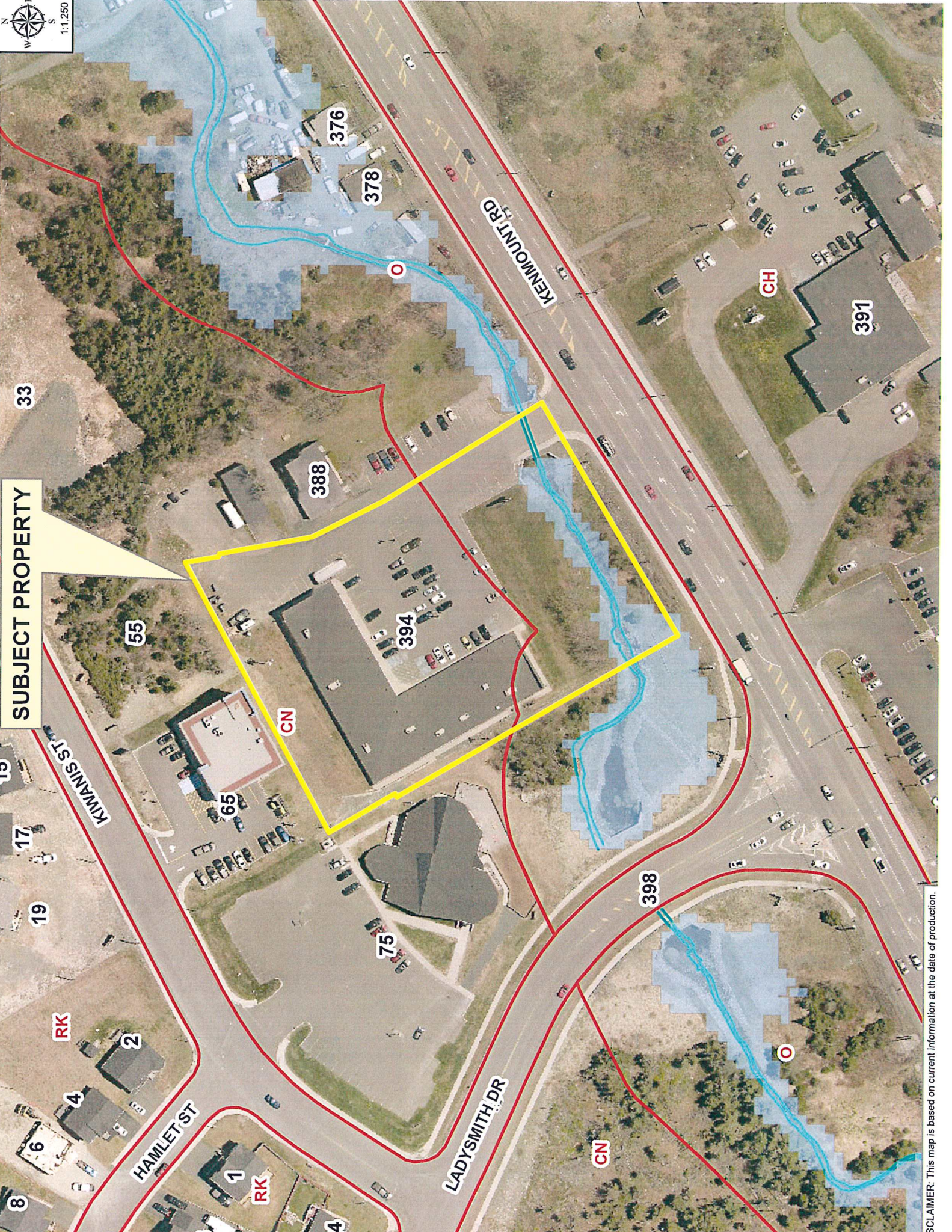
Approved by/Signature:

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

Signature: [Signature]

AAM/dlm

Attachments: Location Map



SUBJECT PROPERTY

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