

# DECISION/DIRECTION NOTE

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**Title:** Request for Parking Relief for Additional Occupancy  
17 Elizabeth Avenue  
INT2000014

**Date Prepared:** March 18, 2020

**Report To:** His Worship the Mayor and Members of Council

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

**Ward:** 4

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**Decision/Direction Required:** To request parking relief for a new occupancy in an existing building located at 17 Elizabeth Avenue.

**Discussion – Background and Current Status:** An application was submitted to add a massage therapy clinic to the existing building on this commercial property. There are currently 2 other occupancies in this building.

There are 45 parking spaces provided on site for the building, however there is an existing informal agreement for shared parking in this area. There are 2 other occupancies in this building, a hair salon and an Eating Establishment. The total parking required for this building is 82 spaces, based on the requirements of Section 9 of the Development Regulations. The applicant has indicated that this requirement is excessive, based on the following justification:

Wedgewood Café: Based on the seating area of the Eating Establishment, 22 spaces would be required. However, it has been advised that based on actual usage, there are an average of only 11 people per hour in the restaurant between the hours of 11am-3pm. Many of these people arrive together, so a maximum of 11 parking spaces would be required for this occupancy.

Urban Salon: Based on 12 chairs in the salon, the business would require 36 parking spaces. Based on actual usage, there are only 9 chairs typically in use at any time, with 1 person waiting. As the maximum number of clients can be 12, with 1 person waiting, a maximum of 24 spaces would be required for this business.

Massage Therapy: Based on 8 treatment rooms, this business would require 24 parking spaces. Based on actual usage, there are typically a maximum of 5 rooms being used at one time, the other used for turnover for the next client. Based on business patterns of this franchise, they typically treat 3 clients per hour, 5 during peak times, a maximum of 5 spaces would be required for this business.

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While the maximum required parking for this business is 82 spaces, given the justification above for the 40 space requirement, 45 spaces is adequate for this site at this time.

Please note that future change of occupancies for the lot may 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 Directions/Adopted Plans:  
Legal or Policy Implications: Section 9 of the St. John's Development Regulations.
4. Privacy Implications: Not applicable.
5. Engagement and Communications Considerations: Not applicable.
6. Human Resource Implications: Not applicable.
7. Procurement Implications: Not applicable.
8. Information Technology Implications: Not applicable.
9. Other Implications: Not applicable.

**Recommendation:**

**That Council approve the request for parking relief at 17 Elizabeth Avenue for the 37 required spaces, as the existing 45 spaces are adequate for this site as opposed to the 82 required by the regulations.**

**Report Approval Details**

Document Title:	Request for Parking Relief for 17 Elizabeth Avenue.docx
Attachments:	- ElizabethAve17.pdf
Final Approval Date:	Mar 19, 2020

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

**Gerard Doran - Mar 18, 2020 - 2:39 PM**

**Dave Wadden - Mar 18, 2020 - 2:41 PM**

**Jason Sinyard - Mar 19, 2020 - 3:06 PM**