

DECISION/DIRECTION NOTE

Title: Request for Parking Relief
Commercial School - Tutoring Center
65 White Rose Drive - Commercial Regional (CR) Zone
INT2000029

Date Prepared: May 5, 2020

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 1

Decision/Direction Required:

To seek parking relief for 9 parking spaces at 65 White Rose Drive.

Discussion – Background and Current Status:

An application was submitted to occupy a vacant suite within the building at 65 White Rose Drive for a Commercial School, used as a tutoring center. The proposed center will have a floor area of 46.45 m² with an office space of 4.12 m² and will require a total of 11 parking spaces based on the Commercial School parking requirement.

There are 44 parking spaces provided on-site for the building. Existing uses within the building include a Dental Clinic and an Office that require 42 parking spaces. These businesses operate at different times of day and draw various volumes of traffic. Based on the information provided by the applicant and property owner there will not be overlap in traffic that would cause parking issues.

Please note that future occupancies for vacant suites within the building will need to be submitted for review and consideration of 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.

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.

3. Alignment with Strategic Directions/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:

That Council approve parking relief for 9 parking spaces. Future occupancies of the vacant suites must be submitted for review and the request of parking relief by Council.

Prepared by:

Ashley Murray, Development Officer II

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager

Report Approval Details

Document Title:	Development Committee- 65 White Rose Drive- Parking Relief Request - INT2000029.docx
Attachments:	- 65WhiteRoseDr.pdf
Final Approval Date:	May 5, 2020

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

Lindsay Lyghtle Brushett - May 5, 2020 - 2:34 PM

Ken O'Brien - May 5, 2020 - 3:39 PM

Jason Sinyard - May 5, 2020 - 4:07 PM