

DECISION/DIRECTION NOTE

Title: Request for Parking Relief
Village Mall Shopping Center
430 Topsail Road - Commercial Regional

Date Prepared: May 12, 2020

Report To: His Worship the Mayor and Members of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required:

To seek parking relief for 135 parking spaces at 430 Topsail Road.

Discussion – Background and Current Status:

An application was submitted to occupy a vacant suite within the strip mall located in the Village Mall parking lot along Topsail Road for the purpose of a Place of Amusement – Mr. Billiards. The Mr. Billiards will have seating for 48 and require 16 parking spaces based on the parking requirement for Place of Amusement.

There are 1742 parking spaces provided on-site for the Village Mall building. There are various occupancies within the building that include retail, office space and a Goodlife Fitness (gym), which require a total of 1877 parking spaces. These businesses operate at different times of day and draw various volumes of traffic throughout the day. There is a major Metrobus transfer hub also located on the property. Based on the information provided by the applicant, there will not be an overlap in traffic and no parking issues.

Please note that future occupancies for the vacant suites 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.

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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 the parking relief for 135 parking spaces. Future occupancies of the vacant suites must be submitted for review and request of parking relief by Council.

Prepared by:

Ashley Murray, Development Officer II

Approved by:

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

Report Approval Details

Document Title:	Development Committe- Request for Parking Relief at 430 Topsail Road (Village Mall Shopping Center)- DEV2000039.docx
Attachments:	- 430 Topsail Road.pdf
Final Approval Date:	May 19, 2020

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

Lindsay Lyghtle Brushett - May 14, 2020 - 2:57 PM

Jason Sinyard - May 19, 2020 - 9:56 AM