

DECISION/DIRECTION NOTE

Title: Request for Parking Relief for Retail Wholesale Use with an Ancillary School
31 Peet Street

Date Prepared: June 16, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To seek parking relief for 2 parking spaces at 31 Peet Street.

Discussion – Background and Current Status:

An application was submitted to occupy a vacant suite within the building at 31 Peet Street for a Retail Use for wholesale of nail supply products and an ancillary school for training classes. The proposed business will have a floor area of 102.19 m² and will require a total of 3 parking spaces based on the parking requirement.

There are 93 parking spaces provided on-site for the building. There are existing uses within the building that includes Eating Establishments, Offices, Storage, Manufacturing and Wholesale Retail that require 92 parking spaces. These businesses operate at different times throughout the day and draw various volumes of traffic. Based on the information provided by the property owner there will not overlap in traffic that would cause parking concerns.

Future occupancies for the vacant suits within the building will also require future review and approval 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 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: Not applicable.

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4. Legal or Policy Implications: St. John's Development Regulations Section 9.
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 the 2 required parking spaces at 31 Peet Street. Future occupancies of vacant suites must be submitted for review and approval 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 Committee- Request for Parking Relief at 31 Peet Street- INT2000040.docx
Attachments:	- 31Peet.png
Final Approval Date:	Jun 16, 2020

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

Lindsay Lyghtle Brushett - Jun 16, 2020 - 3:03 PM

Jason Sinyard - Jun 16, 2020 - 3:31 PM