

DECISION/DIRECTION NOTE

Title: Request for Parking Relief
389 Elizabeth Avenue
Commercial Neighbourhood (CN) Zone

Date Prepared: July 14, 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 389 Elizabeth Avenue.

Discussion – Background and Current Status:

An application was submitted by the Guv'nor Pub and Eatery to construct an Outdoor Eating Area with an area of 55.74m² in front of the building at 389 Elizabeth Avenue.

The existing Hotel and Restaurant require 62 parking spaces based on the requirements of the current St. John's Development Regulations. However, there are only 44 existing parking spaces on-site, which would have been compliant with the Development Regulations of the day when the development was created. The proposed deck would eliminate an additional 2 parking spaces. There are some parking concerns in the local area, but the property owner has advised that removal of the additional 2 spaces will not produce any issues based on occupancy within the building.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owner, nearby property owners and residents.
3. Alignment with Strategic Directions/Adopted Plans: Sustainable City - plan for land use preserve and enhance natural and built environment where we live.
4. Legal or Policy Implications: St. John's Development Regulations Section 9.1.1
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Not applicable.

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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 of 2 parking spaces to accommodate the Outdoor Eating Area at 389 Elizabeth Avenue.

Prepared by: Ashley Murray, Development Officer II

Approved by: Jason Sinyard, P. Eng., MBA, Deputy City Manager

Report Approval Details

Document Title:	Request for Parking Relief 389 Elizabeth Avenue DEV2000073.docx
Attachments:	
Final Approval Date:	Jul 16, 2020

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

Jason Sinyard - Jul 16, 2020 - 3:54 PM