

DECISION/DIRECTION NOTE

Title: Approval of Discretionary Use and request to set parking for proposed Fitness Facility
57 Old Pennywell Road
DEV2000081 & INT2000046

Date Prepared: July 6, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 3

Decision/Direction Required:

To approve the Discretionary Use application and set the parking requirement for a Fitness Facility with ancillary Massage Therapy occupancy at 57 Old Pennywell Road.

Discussion – Background and Current Status:

An application was submitted to add a Fitness Facility with ancillary Massage Therapy to the building at 57 Old Pennywell Road, which is a Discretionary Use in the Commercial Industrial (CI) Zone. The Use was advertised subject to Section 5.5 of the Development Regulations and no submissions were received.

As the parking requirement for a Fitness Facility is not specified in the Development Regulations, it is to be set by Council as per Section 9.1.1. The fitness area would have a Floor Area of 18.33m², while the administration space would have a Floor Area of 12.67m². As the Use is in line with a Commercial School, it is recommended to use the associated parking requirement of “one parking space per 5 square metres of classroom area plus one parking space per 30 square metres of net Floor Area used for school administrative purposes.” Therefore, the proposed use would require 4 parking spaces for the fitness area and administrative space. An additional 3 parking spaces would be required for the massage therapy use, based on the parking requirement for a Clinic Use. There are 73 parking spaces provided on site for the building and current occupancies require 37 parking spaces.

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 5.5, Section 9.1.1 and Section 10.27.2(a) and (b).
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Discretionary Use advertised Subject to Section 5.5.
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 Discretionary Use application for a Fitness Facility with ancillary Massage Therapy Use at 57 Old Pennywell Road subject to meeting all applicable regulatory requirements.

That Council set the parking requirement for the proposed Fitness Facility at 4 parking spaces, at 57 Old Pennywell Road, in addition to the 3 parking spaces required for the Massage Therapy Use.

Prepared by:

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Approved by:

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Planning, Engineering & Regulatory Services