

DECISION/DIRECTION NOTE

Title: Text Amendment to Section 9 - Off-Street Parking Requirements for Buildings with five (5) or more occupancies

Date Prepared: June 30, 2020

Report To: Committee of the Whole

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: N/A

Decision/Direction Required: To consider a text amendment to the St. John's Development Regulations, Section 9 - Off-Street Parking Requirements for Buildings with five (5) or more occupancies.

Discussion – Background and Current Status:

The City is proposing a text amendment to Section 9 - Off-Street Parking Requirements to better deal with development applications that involve existing Buildings with five (5) or more occupancies. Many of the City's commercial zones allow mixed-use Buildings with a variety of occupants. When these Buildings were originally given development approval and built, the parking requirements would have been reviewed and calculated in accordance with the St. John's Development Regulations in effect at that time and sufficient amounts of off-street parking provided. Over the years, many of these buildings have had different occupants who may have required internal layout changes due to their own needs for space and function.

Each time a Use changes in a mixed-use Building, City staff must calculate the revised parking requirements. Each Use in the Building needs to be accounted for. In buildings where there are a large number of tenants, the calculations can be time-consuming for City staff, property owners and applicants. In many cases, there are no records available from previous calculations or original approvals.

Even when records no longer exist, we know (or can assume) that the original parking numbers set during development approval were determined to be adequate for the type of building and for the overall occupancy the building can accommodate. So long as the building size is not increased or the site area reduced, parking calculations would not be required for each change in occupancy when there are five (5) or more occupancies in an existing Building.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Property owners; nearby residents and property owners; applicants.

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3. Alignment with Strategic Directions/Adopted Plans: A Sustainable City – Plan for land use and preserve and enhance the natural and built environment where we live.
4. Legal or Policy Implications: A text amendment to the St. John's Development Regulations is required.
5. Privacy Implications: Not applicable.
6. Engagement and Communications Considerations: Public advertisement of the proposed text amendment.
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 consider the proposed text amendment to revise the parking requirement for existing Buildings with five (5) or more occupancies be considered under Section 9 Off-Street Parking Requirements.

Further, it is recommended that the application be advertised for public review and comment. The application would then be referred to a regular meeting of Council for consideration of adoption.

Prepared by: Lindsay Lyghtle Brushett, MCIP – Supervisor – Planning and Development

Approved by: Ken O'Brien, MCIP – Chief Municipal Planner

Report Approval Details

Document Title:	Text Amendment to Section 9 - Off-Street Parking Requirements for Buildings with five (5) or more occupancies .docx
Attachments:	- Amend 708, 2020 -Parking Requirements for Buildings with five (5) or more occupancies - TEXT- June 2020(IIb).pdf
Final Approval Date:	Jul 2, 2020

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

Ken O'Brien - Jun 30, 2020 - 3:37 PM

Jason Sinyard - Jul 2, 2020 - 3:01 PM