

DECISION/DIRECTION NOTE

Title: Establish Parking Requirement for proposed Fitness Facility
60 O’Leary Avenue
DEV20000103

Date Prepared: August 11, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: Ward 4

Decision/Direction Required:

To establish the parking requirement for a 24-hour card access Fitness Facility at 60 O’Leary Avenue.

Discussion – Background and Current Status:

An application was submitted to add a Fitness Facility to the building at 60 O’Leary Avenue, which is located in the Commercial Industrial (CI) Zone. Parking requirements for a Fitness Facility are not specified in the Development Regulations, and is therefore to be set by Council as per Section 9.1.1 of the St. John’s Development Regulations. The fitness facility would have a Floor Area of 254m² and permit a maximum occupancy of 30 people. There are 131 parking spaces provided on site for the building, and current occupancies require 53 parking spaces. It is recommended that 30 parking stalls be provided for this Use.

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.
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.
7. Human Resource Implications: Not applicable.
8. Procurement Implications: Not applicable.

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9. Information Technology Implications: Not applicable.

10. Other Implications: Not applicable.

Recommendation:

That Council set the parking requirement for the proposed Fitness Facility at 30 parking spaces at 60 O'Leary Avenue.

Prepared by:

Ashley Murray, PTech - Development Officer II

Approved by:

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

Report Approval Details

Document Title:	Development Committee- Set Parking Requirement at 60 OLeary Avenue- DEV2000103.docx
Attachments:	- DEV2000103.pdf
Final Approval Date:	Aug 13, 2020

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

Lindsay Lyghtle Brushett - Aug 12, 2020 - 12:02 PM

Jason Sinyard - Aug 13, 2020 - 11:52 AM