

Shanna Fitzgerald

From: Ken O'Brien
Sent: Monday, August 10, 2020 4:11 PM
To: [REDACTED]
Cc: Mayor; Sheilagh O'Leary; Ian Froude; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; Maureen Harvey; Shanna Fitzgerald; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Lindsay Lyghtle Brushett; Planning; CityClerk; Garrett Donaher
Subject: Re: Off-Street Parking Requirements / 6 Lambe's Lane application

Thanks for your email, [REDACTED]. I was copied it by the City Clerk's Office.

There are two things under consideration here and they are not related.

The amendment for off-street parking regulations is want to deal with applications in older buildings that have 5 or more occupancies. With older buildings, we often do not have records on how the original parking calculations were made and thus have to assume that the parking on the property is sufficient. Therefore, so long as the building is not being enlarged or the property made smaller, we can proceed with the application without having to make new parking calculations.

In the case of the 6 Lambe's Lane application, the applicants want to develop the property without any off-street parking. It is early days for the application, so this will be evaluated by staff as well as considering public input, including from the University, when the time comes. It is not related to the off-street parking amendment above.

Please note that, for decades, applicants have been able to ask for parking relief under the St. John's Development Regulations. This is done where an applicant feels that the City's parking requirements are too high. The applicant must justify to Council why a lower parking standard is acceptable. In recent years, some of the newly built personal care homes have asked for parking relief based on their experience building similar care homes in other municipalities. In many cases, Council has granted them parking relief.

If the 6 Lambe's Lane application proceeds, this will be the first time that an applicant has asked to be relieved of all off-street parking for such an application. Council will consider their request, public input, and any staff recommendations in making a decision on parking relief.

Regards,

Ken O'Brien

Ken O'Brien, MCIP
Chief Municipal Planner
City of St. John's, NL, Canada
Email kobrien@stjohns.ca

From: CityClerk <cityclerk@stjohns.ca>
Sent: Monday, August 10, 2020 2:28 PM
To: [REDACTED]; Planning; CityClerk
Cc: Mayor; Sheilagh O'Leary; Ian Froude; Maggie Burton; Dave Lane; Sandy Hickman; Debbie Hanlon; Maureen Harvey; Shanna Fitzgerald; Andrea Roberts; Ann-Marie Cashin; Ashley Murray; Dave Wadden; Jason Sinyard; Karen Chafe; Ken

O'Brien; Lindsay Lyghtle Brushett

Subject: RE: (EXT) Off-Street Parking Requirements

Good Afternoon [REDACTED]

We thank you for your feedback and advise that all submissions will be presented to Council for consideration prior to reaching a final decision on this application.

Elaine Henley

Elaine Henley
City Clerk
t. 576-8202
c. 691-0451

From: [REDACTED]

Sent: Monday, August 10, 2020 1:08 PM

To: Planning <planning@stjohns.ca>; CityClerk <cityclerk@stjohns.ca>

Cc: Mayor <mayor@stjohns.ca>; Sheilagh O'Leary <soleary@stjohns.ca>; Ian Froude <ifroude@stjohns.ca>; Maggie Burton <mburton@stjohns.ca>; Dave Lane <dlane@stjohns.ca>; Sandy Hickman <shickman@stjohns.ca>; Debbie Hanlon <dhanlon@stjohns.ca>

Subject: (EXT) Off-Street Parking Requirements

I just noticed the request for amendment to off street parking requirements and the August 11th deadline for submission for reaction.

While I have no information on these changes or the proposals for 3 St. Michaels Avenue, and 60 O'Leary Avenue, I have serious concerns regarding the timing of this request, what the amendment may entail, and whether it would impact the construction proposal for Lamb's Lane.

I wish to strongly disagree with any change to current off-street parking requirements that would allow a private contractor to construct 200 apartment units without any parking provided in the University area, which suffered from severe parking problems pre-Covid shutdown.


With the current Macpherson complex vacant until 2021, the former Battery complex also vacant, and university courses being held on line, I would also question the need for such a massive complex, as well as liability and responsibility for such a dense concentration of students without oversight.

I have difficulty understanding how this can be even considered under current City regulations, and changing the regulations for this purpose is unacceptable in so many ways. A formal response on this will be forthcoming.

If this current application only applies to older, mixed-use buildings, as stated below, I would assume it would **not** impact the Lambs Lane development. If this is not the case, I would respectfully request that these applications be considered exemptions rather than regulation changes.

Description

The City of St. John's is considering a text amendment to the St. John's Development Regulations to update Section 9 – Off-Street Parking Requirements for buildings with five (5) or more occupancies, to assist with parking calculations of older, mixed-use buildings



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