

DECISION/DIRECTION NOTE

Title: Section 9 - Off-Street Parking Requirements for Commercial and Mixed-Use Buildings with Five (5) or More Occupancies - Text Amendment

Date Prepared: August 12, 2020

Report To: Regular Meeting of Council

Councillor and Role: Councillor Maggie Burton, Planning & Development

Ward: N/A

Decision/Direction Required: That Council adopt the attached resolution for St. John's Development Regulations Amendment Number 708, 2020, regarding off-street parking requirements.

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 Commercial or Mixed-Use Buildings with five (5) or more occupancies. The City's various commercial zones allow Buildings to have a mixture of uses and occupants. Each time a Use changes in a Building, City staff must account for each occupancy in the Building and calculate the revised parking requirements. In buildings with many commercial tenants, the calculations can be time-consuming for City staff, property owners and applicants. In many cases, there are no records available to show previous calculations or original approvals.

For applications where the building size is not being increased and the site area is not being reduced, the amendment is to not require parking calculations for each change in occupancy, as the original parking requirements that were set during development approval are assumed to be adequate for the building and overall occupancy that could be accommodated onsite.

The proposed amendment was advertised on two occasions in The Telegram newspaper and was posted on the City's website. Written submissions were received. In response to questions about how this change may affect residential uses, staff propose a change to add the words "Commercial" and "Mixed-Use" Buildings to the amendment. This will clarify that the amendment applies only to existing buildings with 5 or more commercial occupancies; it would not apply to new developments, or to residential developments (such as apartment buildings) that wish to add additional dwelling units.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.

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2. Partners or Other Stakeholders: Property owners of buildings with 5 or more commercial tenants; nearby residents and property owners; applicants.
3. Alignment with Strategic Directions/Adopted Plans: St. John's Strategic Plan – *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 was completed in line with Section 5.5 of the St. John's Development Regulations.
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 adopt St. John's Development Regulations Amendment Number 708, 2020, which will amend the off-street parking requirement for existing Commercial and Mixed-Use Buildings with five (5) or more occupancies.

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

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

Report Approval Details

Document Title:	Section 9 Off Street Parking Requirements for Buildings with five (5) or more occupancies Text Amendment.docx
Attachments:	- Amend 708 2020 Parking Requirement Mixed Use Buildings(IIb).pdf
Final Approval Date:	Aug 13, 2020

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

Ken O'Brien - Aug 12, 2020 - 1:07 PM

Jason Sinyard - Aug 13, 2020 - 11:49 AM