

# DECISION/DIRECTION NOTE

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**Title:** Set Parking for proposed Auto Glass Repair Facility  
60 O’Leary Avenue  
INT2000082

**Date Prepared:** September 9, 2020

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 4

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## **Decision/Direction Required:**

To set the parking requirement for an Auto Glass Repair Facility at 60 O’Leary Avenue.

## **Discussion – Background and Current Status:**

An application was submitted to add an Auto Glass Repair Facility to the building at 60 O’Leary Avenue. This is considered a Light Industrial Use in the Commercial Industrial (CI) Zone, but the parking requirement is not specified in the Development Regulations and therefore needs to be set by Council as per Section 9.1.1. It is recommended that Manufacturing Use be used to set the parking standard under the current Development Regulations. This would require 8 parking spaces based on the Floor Area of 471.18 m<sup>2</sup>.

The proposed number of parking spaces is in line for the requirements for a Light Industrial Use for the draft Envision Development Regulations. There are 224 parking spaces provided on site for the building and current occupancies including the Auto Glass Repair Use require 90 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.
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.

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8. Procurement Implications: Not applicable.
9. Information Technology Implications: Not applicable.
10. Other Implications: Not applicable.

**Recommendation:**

That Council set the parking requirement at 8 parking spaces for the proposed Auto Glass Repair Facility at 60 O'Leary Avenue

**Prepared by:**

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Planning, Engineering & Regulatory Services

**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- INT2000082.docx
Attachments:	- 60O'learyGlass.pdf
Final Approval Date:	Sep 9, 2020

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

**Lindsay Lyghtle Brushett - Sep 9, 2020 - 11:01 AM**

**Jason Sinyard - Sep 9, 2020 - 11:18 AM**