



RPT 21-62

TITLE: Off-Site Parking – 10 38th Street East

DATE: February 10, 2021

TO: City Council

PUBLIC: X

INCAMERA:

RECOMMENDATION:

1. That the use of twelve (12) off-site parking spaces required for the Vehicle Service business located at 10 38th Street East, legally described as Lot 1, Block C, Plan 70PA08084, be approved, subject to:
 - a) Review and approval of the final plans and related documents by City Administration, in accordance with Section 5.1.13 of *The City of Prince Albert Zoning Bylaw No. 1 of 2019*.

TOPIC & PURPOSE:

The purpose of this report is to approve the use of twelve (12) off-site parking spaces for the Vehicle Service business located at 10 38th Street East.

BACKGROUND:

The Department of Planning and Development Services is in receipt of a Discretionary Use (Development Officer) Permit Application for an addition to Rally Motorsports, located at 10 38th Street East, which is to be used for the servicing and repair of boats and other vehicles. With the proposed addition, the site does not have the space for the required parking, therefore, the applicant is requesting the use of their property at 5 38th Street East to provide 12 off-site spaces.

Because the Development Permit application for the addition is considered Discretionary – Development Officer, it does not require City Council approval. However, in accordance with Section 5.1.13 of the Zoning Bylaw, the use of off-site parking is at the discretion of City Council, and requires City Council approval. Should this request be denied, the Development Permit application will also be denied.

PROPOSED APPROACH AND RATIONALE:

In accordance with Section 5.1.22 of the Zoning Bylaw, and based on the site plan submitted by the applicant for the addition, 34 parking spaces (total) are required for this development. Due to the limited amount of space, only 22 of the required spaces can be accommodated on site (see attached Site Plan). Therefore, the applicant has requested to use 12 off-site parking spaces at 5 38th Street East, which is located across the road, to the south (see attached Off-Site Parking Plan). These 12 spaces are to be used by staff and the spaces located on the principle site are for customer use.

Upon review of the proposed location and configuration of the off-site parking spaces, Administration has no concerns with the approval of their use.

CONSULTATIONS:

The Department of Planning and Development Services has been in contact with the applicant throughout the Development Permit review process in order to ensure that they are aware of all municipal requirements, as well as to manage expectations and timelines.

COMMUNICATION AND/OR ANNOUNCEMENT PLAN:

The applicant will be notified in writing of City Council's decision.

OTHER CONSIDERATIONS/IMPLICATIONS:

There are no other options to the recommendation or any policy, financial or privacy implications to consider with this report.

STRATEGIC PLAN:

In order to ensure matters like these are handled appropriately and reviewed fairly, the City has provided clear and timely communication and criteria to the applicant, which aligns with the City's core value, to be Accountable and Transparent.

OFFICIAL COMMUNITY PLAN:

Under Section 7.7 of the City of Prince Albert's Official Community Plan one of the policies concerning parking in the City is:

"In general, developments shall provide adequate off-street parking. The Zoning Bylaw shall contain appropriate parking standards for all forms of development including suitable bonusing and transportation demand management alternatives".

Through the use of off-site parking, the applicant will be able to provide the minimum number of parking spaces required in order to conform with the Zoning Bylaw.

PUBLIC NOTICE:

Public Notice pursuant to the Public Notice Bylaw No. 24 of 2015 is not required.

ATTACHMENTS:

1. 5 & 10 38th Street East - Location Plan
2. 5 & 10 38th Street East - Location Plan with Aerial
3. Site Plan - 10 38th Street East
4. Off-Site Parking Plan – 5 38th Street East

Written by: Jorden Olmstead, Planner

Approved by: Director of Planning and Development Services & City Manager