



MUNICIPAL PLANNING COMMISSION

Discretionary Use Application – Parking Station – 301 Queen Street

Recommendation of the Commission

That, at the time of the Public Hearing, the Discretionary Use Application, submitted by Bastion Holdings Ltd., requesting approval to develop a Parking Station at 301 Queen Street, be approved, subject to the following conditions:

1. The applicant obtains a Development Permit and all other relevant permits and licences, including a Building Permit; and
2. The final plans submitted be substantially in accordance with the plans submitted in support of this Discretionary Use Application.

History

The Municipal Planning Commission, at its meeting held on October 31, 2023, considered a report of the Community Services Division regarding the above.

During discussion, it was clarified that the parking station will create 11 parking spaces. The Commission expressed concerns that the plan for a parking station would incentivize driving private vehicles and may affect quality of life for surrounding residents. The Applicant explained that the lot was too small for larger density uses at this time and that the parking station would alleviate some on-street parking demands.

The Administration indicated that an earlier version of the plans was considered by the Development Appeals Board, and final site plans are found in appendix 3. Any future changes to the use would need to go through the application process.

Attachment

October 31, 2023 report of the Community Services Division