

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 38 Spencer Street – INT2200062

Date Prepared: November 2, 2022

Report To: Regular Meeting of Council

Councillor and Role: Councillor Jamie Korab, Development

Ward: Ward 2

Decision/Direction Required:

Request parking relief for a Subsidiary Dwelling Unit at 38 Spencer Street.

Discussion – Background and Current Status:

An application was submitted to add a Subsidiary Dwelling Unit to a Townhouse at 38 Spencer Street. The Townhouse was given Development Approval last year. As per Section 8.3 of the Development Regulations, 1 parking space is required for each Residential Dwelling Unit. As this is a narrow lot, only 1 parking space can be provided, and parking relief would be required for 1 additional parking space.

The applicant provided the following justification for parking relief:

- Spencer Street is not a high traffic area and has room for on-street parking; and
- The house attached to 38 Spencer Street is also a 2-apartment home and has no off-street parking provided.

The Traffic Division has no issues as on-street parking is available. The Parking Enforcement Division advised that the street is congested, however there are more streets within the larger permit parking area, therefore providing options for additional parking locations.

As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council the change requested does not merit a Parking Report, Council may accept a staff report in lieu, which is presented as this Decision Note.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Alignment with Strategic Directions:



A Sustainable City: Plan for land use and preserve and enhance the natural and built environment where we live.

Choose an item.

4. Alignment with Adopted Plans: St. John's Envision Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: St. John's Envision Development Regulations Sections 8.3 "Parking Standards" and 8.12 "Parking Report".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Not applicable.
9. Human Resource Implications: Not applicable.
10. Procurement Implications: Not applicable.
11. Information Technology Implications: Not applicable.
12. Other Implications: Not applicable.

Recommendation:

That Council approve parking relief for 1 parking space at 38 Spencer Street to allow for a Subsidiary Dwelling Unit.

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 - Request to Relieve Parking for 1 Additional Dwelling Unit – 38 Spencer Street – INT2200062.docx
Attachments:	- Aerial Map.pdf
Final Approval Date:	Nov 2, 2022

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

Lindsay Lyghtle Brushett - Nov 2, 2022 - 11:30 AM

Jason Sinyard - Nov 2, 2022 - 12:05 PM