

DECISION/DIRECTION NOTE

Title: Notices Published – 24 Lemarchant Road – DEV2300148

Date Prepared: November 21, 2023

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

A Discretionary Use application has been submitted at 24 Lemarchant Road.

Discussion – Background and Current Status:

The proposed application is to add a second Dwelling Unit on the 1st storey, that will have a floor area of approximately 42m². The proposed application site is zoned Commercial Mixed Use (CM) where a Dwelling Unit on the 1st storey is a Discretionary Use.

No submissions were received.

As per Section 8.3 of the Envision Development Regulations, one (1) parking space is required for each Dwelling Unit. The existing driveway currently provides the required parking space for the existing unit; therefore, parking relief for one (1) parking space is required. Limited on-street parking is available at the top of Lime Street, the Dwelling is located on a bus route and is in closed proximity to the downtown. Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report. Where in the opinion of Council that 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: Property owner and neighboring property owners.
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.

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4. Alignment with Adopted Plans: Envision St. John's Municipal Plan and Development Regulations.
5. Accessibility and Inclusion: Not applicable.
6. Legal or Policy Implications: Envision St. John's Development Regulations Section 8 "Parking Requirements", Section 10.5 "Discretionary Use", and Section 10 "Commercial Mixed Use (CM) Zone".
7. Privacy Implications: Not applicable.
8. Engagement and Communications Considerations: Public advertisement in accordance with Section 4.8 Public Consultation of the St. John's Envision Development Regulations. The City has sent written notices to property owners within a minimum 150-metre radius of the application site. The application has been advertised in The Telegram newspaper at least twice and is posted on the City's website. Written comments received by the Office of the City Clerk are included in the agenda for the regular meeting of Council.
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 the Discretionary Use application at 24 Lemarchant Road for a Dwelling Unit on the 1st storey. It is recommended that parking relief for one parking space also be approved to accommodate the new Dwelling Unit.

Prepared by:

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Planning, Engineering and Regulatory Services

Approved by:

Jason Sinyard, P.Eng, MBA Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	Notices Published - 24 Lemarchant Road.docx
Attachments:	- DEV2300148-24 LEMARCHANT ROAD.pdf
Final Approval Date:	Nov 22, 2023

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

Lindsay Lyghtle Brushett - Nov 21, 2023 - 2:53 PM

Jason Sinyard - Nov 22, 2023 - 4:10 PM