

DECISION/DIRECTION NOTE

Title: Request for Parking Relief for Seniors Apartment Building – 45 East White Hills Road – DEV18000217

Date Prepared: September 24, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required: Request to approve parking relief for nine (9) parking spaces to accommodate the development of a 101-unit Seniors Apartment Building at 45 East White Hills Road.

Discussion – Background and Current Status: An application was submitted by P.A.I Holdings Limited for an eight (8) storey, 101-unit Seniors Apartment Building at 45 East White Hills Road. The property is zoned Institutional and in December 2019, Council gave Approval-in-Principal for the proposed development subject to a Land Use Assessment Report. The applicant has been working through the design process since that approval and the proposed development is being reviewed under the 1994 Development Regulations.

As per Section 9.1.1 of the 1994 Development Regulations, 101 parking spaces are required for the proposed. There are 92 parking spaces proposed on site, therefore parking relief for nine (9) spaces is requested. For a Seniors Apartment Building Under Section 9.1.1, “Council may consider waiving up to 50% of the required parking provided that the applicant is able to show that, because of a particular characteristic, the actual parking requirements within the foreseeable future are expected to be lower”. The applicant has designed the site to include a Metro Bus shelter directly in front of the building, bike racks have been added to the design, carpooling is encouraged to reduce the occupants need for a vehicle and due to its central location ride sharing will be a viable option to the occupants.

Key Considerations/Implications:

1. Budget/Financial Implications: Not applicable.
2. Partners or Other Stakeholders: Not applicable.
3. Is this a New Plan or Strategy: No



4. 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.

5. Alignment with Adopted Plans: St. John's Development Regulations 1994.

6. Accessibility and Inclusion: Not applicable.

7. Legal or Policy Implications: St. John's Development Regulations 1994 Section 9.1.1 "General Parking Requirements", Section 9.1.2.1 "Parking Relief" and Section 10.32 "Institutional (INST) Zone".

8. Privacy Implications: Not applicable.

9. Engagement and Communications Considerations: Not applicable.

10. Human Resource Implications: Not applicable.

11. Procurement Implications: Not applicable.

12. Information Technology Implications: Not applicable.

13. Other Implications: Not applicable.

Recommendation:

That Council approve parking relief for nine (9) parking spaces to accommodate the proposed Seniors Apartment Building Use at 45 East White Hills Road.

Prepared by:

Ashley Murray P. Tech – Senior Development Officer
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:	Development Committe- Request for Parking Relief at 45 East White Hills Road - DEV1800217.docx
Attachments:	- 45EastWhiteHillsRd.png
Final Approval Date:	Sep 25, 2024

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

Lindsay Lyghtle Brushett - Sep 25, 2024 - 11:21 AM

Jason Sinyard - Sep 25, 2024 - 3:22 PM