

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 31 Wicklow Street – INT2400085

Date Prepared: October 21, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request to relieve one (1) parking space for a Subsidiary Dwelling Unit at 31 Wicklow Street.

Discussion – Background and Current Status:

An application was submitted for 31 Wicklow Street to add a Subsidiary Dwelling Unit to the existing Single Detached Dwelling under the Housing Accelerator Fund (HAF) Grant. As per **Section 8.3** of the **Envision Development Regulations**, one (1) parking space is required for each residential Dwelling Unit. There is currently one (1) parking space available for the existing dwelling, therefore parking relief for one (1) parking space is requested for the new unit.

Parking relief has been requested and the rationale for relieving the parking space is based on the grade of the property and that a second space would not be possible to add. There is a major bus routes, walking trails and bicycle routes in the immediate vicinity. As per **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, which is presented as this Decision Note.

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: **Envision St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not applicable
7. Legal or Policy Implications: **St. John's Development Regulations Sections 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Residential 1 (R1) 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 the parking relief at 31 Wicklow Street for one (1) parking space to accommodate the proposed Subsidiary 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:	Development Committee - Request for Parking Relief - 31 Wicklow Street- INT2400085.docx
Attachments:	- 31 Wicklow Street.png
Final Approval Date:	Oct 21, 2024

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

Lindsay Lyghtle Brushett - Oct 21, 2024 - 1:35 PM

Jason Sinyard - Oct 21, 2024 - 1:37 PM