

DECISION/DIRECTION NOTE

Title: Request to Set Zone Standards and Parking Relief – 51-53 Harvey Road – SUB2300020

Date Prepared: October 23, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

Request to set the zone standards for a proposed building at 51-53 Harvey Road and relieve two (2) parking spaces.

Discussion – Background and Current Status:

An application was submitted by RJC Development Consulting Inc. to consolidate two lots and develop a building which contains four residential dwelling units and office use at 51-53 Harvey Road. The property is located in the Commercial Mixed Use (CM) Zone, where the **Development Regulations** note all other Zone Standards shall be in the discretion of Council, with the exception of Building Height.

The proposed Zone Standards for the new Building are:

- Lot Area – 296m²
- Lot Frontage – 23.58m
- Building Line – 0m
- Side Yards – 0m
- Rear Yard – 0m
- Landscaping – 0%

As per **Section 8.3** of the **Development Regulations**, seven (7) parking spaces are required for the building (five spaces for the four dwelling units and two spaces for the office use). Five (5) car ports (garages) with access off Long’s Hill are provided, with a total of nine (9) stacked spaces. Stacked parking does not qualify when calculating parking requirements, therefore, parking relief for two (2) parking spaces is requested. The rationale for relieving this parking is based on the fact that it is located in the downtown area, is walkable and is located on a bus route.

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 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. 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 Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: Not Applicable.
7. Legal or Policy Implications: **St. John's Development Regulations Section 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Commercial Mixed (CM) 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 proposed Zone Standards for a new building at 51-53 Harvey Road as follows:

- Lot Area – 296m²
- Lot Frontage – 23.58m
- Building Line – 0m
- Side Yards – 0m
- Rear Yard – 0m
- Landscaping – 0%

and approve parking relief of two (2) parking spaces.

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 and Set Zone Standards – 51-53 Harvey Road – SUB2300020.docx
Attachments:	- MAP.pdf - Plans.pdf
Final Approval Date:	Oct 23, 2024

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

Lindsay Lyghtle Brushett - Oct 23, 2024 - 12:14 PM

Jason Sinyard - Oct 23, 2024 - 3:46 PM