

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 130 University Avenue – DEV2400146

Date Prepared: November 6, 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 Backyard Suite at 130 University Avenue.

Discussion – Background and Current Status:

An application was submitted for 130 University Avenue to add a Backyard Suite. As per **Section 8.3** of the **Development Regulations**, one parking space is required for each residential Dwelling Unit. There is currently one parking space available for the existing dwelling, therefore parking relief for one parking space is requested for the new unit.

Rationale for requesting parking relief is based on the location of the property and tenants typically being university students and the applicant would prefer not to add additional parking to the site. There are 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.

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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 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 parking relief for one (1) parking space to accommodate the proposed Backyard Suite at 130 University Avenue.

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 - 130 University Avenue - DEV2400146.docx
Attachments:	- University130.png
Final Approval Date:	Nov 6, 2024

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

Lindsay Lyghtle Brushett - Nov 6, 2024 - 9:15 AM

Jason Sinyard - Nov 6, 2024 - 10:05 AM