

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 35 Aldershot Street – INT2400090

Date Prepared: November 5, 2024

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

Request to relieve one (1) parking space for a Subsidiary Dwelling Unit at 35 Aldershot Street.

Discussion – Background and Current Status:

An application was submitted for 35 Aldershot Street to add a Subsidiary Dwelling Unit to the existing Single Detached Dwelling. As per **Section 8.3** of the **Envision 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 dwelling unit.

Parking relief has been requested and the rationale for relieving the parking space is based on the size of the Lot and Landscaping required and that a second space would not be possible. There are also 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.

The logo for St. John's features the words "ST. JOHN'S" in a bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized icon of a signal tower or antenna.

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 3 (R3) 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 at 35 Aldershot 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 - 35 Aldershot Street- INT2400090.docx
Attachments:	- Aldershot35.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 5, 2024 - 3:42 PM

Jason Sinyard - Nov 6, 2024 - 10:09 AM