

DECISION/DIRECTION NOTE

Title:	Request for Parking Relief for Subsidiary Dwelling Unit – 57 Stamp’s Lane – INT2400082
Date Prepared:	October 22, 2024
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Carl Ridgeley, Development
Ward:	Ward 4

Decision/Direction Required:

Request to approve parking relief of one (1) parking space to accommodate an additional Subsidiary Dwelling Unit at 57 Stamp’s Lane.

Discussion – Background and Current Status:

An application was submitted to add a second Subsidiary Dwelling unit to the existing Single Detached Dwelling at 57 Stamp’s Lane, which would make three dwelling units in total. As per **Section 8.3 of the Envision Development Regulations**, 1 space per Dwelling Unit is required for the new unit. There is currently space on-site for the existing two units, therefore parking relief for 1 parking space is requested. The rationale for relieving this parking space is that it is located directly 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.

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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: **Envision St. John's Development Regulations Section 8.3 "Parking Standards" and Section 8.12 "Parking Report."**
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 additional Subsidiary Dwelling Unit at 57 Stamp's Lane.

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 for Additional Dwelling Unit – 57 Stamp's Lane – INT2400082.docx
Attachments:	- MAP.pdf
Final Approval Date:	Oct 22, 2024

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

Lindsay Lyghtle Brushett - Oct 22, 2024 - 12:04 PM

Jason Sinyard - Oct 22, 2024 - 1:10 PM