

# DECISION/DIRECTION NOTE

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**Title:** Request for Parking Relief – 35 Gilbert Street – SUB2400064

**Date Prepared:** January 8, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 2

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**Decision/Direction Required:**

Request to relieve five (5) parking spaces for the proposed development of seven (7) Townhouse lots at 35 Gilbert Street.

**Discussion – Background and Current Status:**

An application was submitted for 35 Gilbert Street to subdivide and create seven (7) Townhouse lots. As per **Section 8.3** of the **Development Regulations**, one parking space is required for each residential Dwelling Unit. The applicant is proposing two parking spaces, one off Dunford Place and a second off Springdale Place, therefore parking relief for five (5) parking spaces is requested.

Rationale for relieving parking is based on the historical use for the site and its use of on-street parking permit availability. The proposed Townhouses will have a zero (0) meter building line which is permitted in the Residential Downtown (RD) Zone and parking permits are available along Gilbert Street. The property's street frontage is also potential long enough to accommodate 5 cars. There are also several bus routes within walking distance, located on Lemarchant Road, New Gower Street and Barter's Hill. 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

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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.

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 Sections 8.3 "Parking Standards," Section 8.12 "Parking Report" and Section 10 "Residential Downtown (RD) 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 five (5) parking spaces at 35 Gilbert Street to accommodate the proposed seven (7) Townhouse Lots.

**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 Gilbert Street- SUB2400064.docx
Attachments:	- 35 Gilbert Street.png
Final Approval Date:	Jan 8, 2025

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

**Lindsay Lyghtle Brushett - Jan 8, 2025 - 3:18 PM**

**Jason Sinyard - Jan 8, 2025 - 4:01 PM**