

# DECISION/DIRECTION NOTE

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**Title:** Request for Parking Relief – 10 Whitty Place – DEV2500016

**Date Prepared:** February 12, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 5

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**Decision/Direction Required:**

Request to relieve two (2) parking spaces for a Four-Plex at 10 Whitty Place.

**Discussion – Background and Current Status:**

An application was submitted for 10 Whitty Place, to develop a Four-Plex under the Housing Accelerator Fund (HAF). 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, therefore parking relief for two (2) parking spaces is requested. There is no vehicle parking permitted on Whitty Place due to the turning radius of the cul-de-sac and required space for vehicles to turn.

Rationale from the applicant for parking relief is there are two additional stacked parking spaces and tenants can coordinate use, and there is also a bus route within walking distance on Blackhead Road. 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 change 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 large, bold, serif font. The letter "O" in "JOHN'S" is replaced by a stylized graphic of a signal tower or antenna with three curved lines radiating from its base.

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 2 (R2) 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 two (2) parking spaces at 10 Whitty Place to allow the proposed Four-Plex.

**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 - 10 Whitty Place - DEV2500016.docx
Attachments:	- 10WhittyPlace.png
Final Approval Date:	Feb 18, 2025

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

**Lindsay Lyghtle Brushett - Feb 18, 2025 - 10:12 AM**

**Jason Sinyard - Feb 18, 2025 - 10:17 AM**