

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 50 Torbay Road – INT2500012

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

Request to relieve one (1) parking space for a second subsidiary dwelling unit at 50 Torbay Road.

Discussion – Background and Current Status:

An application was submitted to add a second subsidiary dwelling unit in the existing dwelling. 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 one (1) parking space is requested.

Parking relief rationale from the applicant notes that an additional stacked parking space exists on-site. They feel the walkability of the property to nearby grocery stores, drug stores, convenience stores etc. will attract a tenant with no vehicle. The property is also located on a major bus route on Torbay Road. As per Section 8.12 of the Development Regulations, where an applicant wishes to provide a different number of parking spaces than those required, Council shall require a Parking Report. Where in the opinion of Council when the 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 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 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 at 50 Torbay Road to accommodate a second 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- 50 Torbay Road - INT2500012.docx
Attachments:	- 50TorbayRd.png
Final Approval Date:	Mar 4, 2025

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

Lindsay Lyghtle Brushett - Mar 4, 2025 - 12:59 PM

Jason Sinyard - Mar 4, 2025 - 4:28 PM