

DECISION/DIRECTION NOTE

Title: Request for Parking Relief- 15 Lady Anderson Street- INT2500014

Date Prepared: March 4, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request to relieve one (1) parking space for a second subsidiary dwelling unit at 15 Lady Anderson Avenue.

Discussion – Background and Current Status:

An application was submitted for 15 Lady Anderson Avenue to develop a single detached dwelling with two subsidiary dwelling units. 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.

Rationale from the applicant for parking relief is an additional stacked parking space is provided on-site, and tenants can coordinate use if needed. There is a bus route within walking distance on both Great Eastern Avenue and Petite Forte Drive. 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 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: No applicable.
2. Partners or Other Stakeholders: No 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.



5. Alignment with Adopted Plans: **St. John's Municipal Plan and Development Regulations.**
6. Accessibility and Inclusion: No 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: No applicable.
9. Engagement and Communications Considerations: No applicable.
10. Human Resource Implications: No applicable.
11. Procurement Implications: No applicable.
12. Information Technology Implications:
13. Other Implications: No applicable.

Recommendation:

That Council approve parking relief for one (1) parking space at 15 Lady Anderson Street 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- 15 Lady Anderson Avenue - INT2500014.docx
Attachments:	- 15LadyAnderson.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 - 1:09 PM

Jason Sinyard - Mar 4, 2025 - 4:27 PM