

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 25 Barnes Road - INT2500026

Date Prepared: May 13, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

Request to relieve one (1) parking space for a Subsidiary Dwelling Unit at 25 Barnes Road.

Discussion – Background and Current Status:

An application was submitted to add a Subsidiary Dwelling Unit to 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 parking relief for one (1) parking space.

Parking relief rationale from the applicant notes that the property is located downtown and is very walkable. Parking permits are offered to each unit within the area. Most properties located on this street have zero-meter building lines and no on-site parking is available. There is also no parking on either side of Barnes Road, therefore parking would need to be located on adjacent streets. 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.

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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 one (1) parking space at 25 Barnes Road to accommodate a 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

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| Document Title: | Development Committee- Request for Parking Relief- 25 Barnes Road -INT2500026.docx |
| Attachments: | - 25BarnesRd.png |
| Final Approval Date: | May 13, 2025 |

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

Lindsay Lyghtle Brushett - May 13, 2025 - 2:28 PM

Jason Sinyard - May 13, 2025 - 2:30 PM