

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 10 Eastland Drive - DEV2500070

Date Prepared: May 28, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

Request to relieve nine (9) parking spaces for an extension to a Warehouse and Office Building at 10 Eastland Drive.

Discussion – Background and Current Status:

An application was submitted to add an extension to the Warehouse and Office Building at 10 Eastland Drive. As per **Section 8.3** of the **Development Regulations**, the Warehouse and Office Uses require 38 parking spaces, while the site currently provides 29 parking spaces. The applicant is requesting parking relief for nine (9) parking spaces.

Parking relief rationale from the applicant notes that only 3 new staff will added on-site with the extension and with their existing operations there are seven (7) vacant parking spaces, therefore parking will not be a concern. 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 "Industrial Commercial (IC) 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 nine (9) parking spaces at 10 Eastland Drive to accommodate the building extension to the existing Warehouse and Office.

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 Committe- Request for Parking Relief - 10 Eastland Drive- DEV2500070.docx
Attachments:	- 10Eastland.png
Final Approval Date:	May 28, 2025

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

Lindsay Lyghtle Brushett - May 28, 2025 - 11:59 AM

Jason Sinyard - May 28, 2025 - 1:39 PM