

# DECISION/DIRECTION NOTE

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**Title:** Request for Parking Relief – 790 Kenmount Road – DEV2400091

**Date Prepared:** May 28, 2025

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 4

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## **Decision/Direction Required:**

Request to relieve one hundred and five (105) parking spaces for new Warehouse Use at 790 Kenmount Road.

## **Discussion – Background and Current Status:**

An application was submitted to add a four storey, 11,820m<sup>2</sup> building to the property at 790 Kenmount Road for a Warehouse Use (self-storage units). As per **Section 8.3** of the **Development Regulations**, the Warehouse Uses will require 118 parking spaces, while 13 parking spaces are provided. The applicant is proposing parking relief for one hundred and five (105) parking spaces.

Parking relief rationale from the applicant notes that no additional staff will be added to the site, and due to the nature of the Use and the various unit sizes the proposed parking will meet their business needs. The floor area for the building in relation to required parking spaces is not reflective of the number of users on-site at one time, and the overall requirement is high for a storage business. The ratio of parking is also in line with the existing buildings approved on-site. 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

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# ST. JOHN'S

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: 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:

13. Other Implications:

**Recommendation:**

That Council approve parking relief for one hundred and five (105) parking spaces to accommodate the construction of a new Warehouse Use at 790 Kenmount Road.

**Prepared by:**

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**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 - 790 Kenmount Road - DEV2400091.docx
Attachments:	- 790Kenmount.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 - 12:22 PM**

**Jason Sinyard - May 28, 2025 - 12:44 PM**