

DECISION/DIRECTION NOTE

Title: Request for Parking Relief – 4 Holdsworth Street – INT2500031

Date Prepared: June 3, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 2

Decision/Direction Required:

To approve parking relief for a seasonal outdoor Lounge area (parklet) for 4 Holdsworth Street.

Discussion – Background and Current Status:

Shamrock City/Jungle Jim's applied to construct a seasonal outdoor Lounge area (parklet), which is an extension of their existing patio at 4 Holdsworth Street, identified also as 346 Water Street. The property is identified in the Business Improvement Area (Map 6) and properties that abut George Street allow a Lounge as a Permitted Use. The outdoor parklet will be approximately 175m² and will require nine parking spaces. The property owner is leasing five parking spaces for their staff within the downtown and is seeking parking relief for the remaining four spaces.

Under **Section 8.12** of the **St. John's Development Regulations**, where an applicant wishes to provide a different number of parking spaces than required under **Section 8.3** and where the change does not merit a parking report, a staff report may be accepted in lieu. The applicant has indicated that the outdoor Lounge area is seasonal - occupied during summer months and is located where other parking locations/options are available nearby.

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 Section 6.26 "Lounge," Section 8.3 "Parking Standards," and 8.12 "Parking Report."**
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 relieve four (4) parking spaces for a seasonal outdoor Lounge area (parklet) at 4 Holdsworth Street/346 Water Street.

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 - 4 Holdsworth Street - INT2500031.docx
Attachments:	- 4 HOLDSWORTH STREET.pdf
Final Approval Date:	Jun 9, 2025

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

Jason Sinyard - Jun 9, 2025 - 1:44 PM