

DECISION/DIRECTION NOTE

Title: Request for Parking Relief- 2-12 Army Street – SUB2500004

Date Prepared: June 25, 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 the construction of a Four-Plex at 2-12 Army Street.

Discussion – Background and Current Status:

An application was submitted by Newfoundland and Labrador Housing Corporation for 2-12 Army Street to construct a Four-Plex. As per **Section 8.3** of the **Development Regulations**, one parking space is required for each residential Dwelling Unit. The applicant proposed three parking spaces, therefore parking relief for one (1) parking space is requested.

Rationale from the applicant for parking relief is that the units will be used for transitional housing in which the tenants will not own vehicles. They also noted that public transportation is the main use of the clientele and that there are bus routes on both St. Clare Avenue and Lemarchant Road which are nearby. 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. Whereas 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.

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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 2 (R2) 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: No applicable.
13. Other Implications: No applicable.

Recommendation:

That Council approve parking relief for one (1) parking space at 2-12 Army Street to accommodate the construction of a Four-Plex.

Prepared by:

Ashley Murray, P.Tech – Senior Development Officer
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 - 2-12 Army Street- SUB250004.docx
Attachments:	- 2-12Army Street.pdf
Final Approval Date:	Jun 25, 2025

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

Lindsay Lyghtle Brushett - Jun 25, 2025 - 11:06 AM

Jason Sinyard - Jun 25, 2025 - 11:51 AM