

DECISION/DIRECTION NOTE

Title: Request for Parking Relief - 244 Ladysmith Drive - DEV2500100

Date Prepared: June 24, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 4

Decision/Direction Required:

Request to relieve one (1) parking space for a second subsidiary dwelling unit at 244 Ladysmith Drive.

Discussion – Background and Current Status:

An application was submitted by 79322 Newfoundland and Labrador Limited for 244 Ladysmith Drive to develop a single detached dwelling with two subsidiary dwelling units. As per **Section 8.3** of the **Development Regulations**, one parking space is required for each residential Dwelling Unit. The applicant proposes two parking spaces, therefore parking relief for one (1) parking space is requested.

Rationale from the applicant for parking relief is there is a bus route within walking distance on Ladysmith Drive. In the event additional parking is needed the applicant can apply for another driveway once Curlew Place has been completed. 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 1 (R1) 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 244 Ladysmith Drive to accommodate a second 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

Document Title:	Development Committee- Request for Parking Relief - 244 Ladysmith Drive - DEV2500100 .docx
Attachments:	- 244Ladysmith.png
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 - 9:57 AM

Jason Sinyard - Jun 25, 2025 - 11:50 AM