

## Decision Note

<b>Title:</b>	Request for Parking Relief – 78 & 80 Tigress Street - INT2500058 & INT2500059
<b>Date Prepared:</b>	August 19, 2025
<b>Report To:</b>	Regular Meeting of Council
<b>Councillor and Role:</b>	Councillor Carl Ridgeley, Development
<b>Ward:</b>	Ward 4

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### **Decision/Direction Required:**

Request to relieve one (1) parking space for a second subsidiary dwelling unit at both 78 and 80 Tigress Street.

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

Applications were submitted for both 78 and 80 Tigress Street 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 is proposing two driveways per Lot, therefore parking relief for one (1) parking space is requested.

Rationale for parking relief is that an additional stacked parking space will be provided on-site, and tenants can coordinate the use. There is a bus route within walking distance at the intersection with Petite Forte Drive. As per **Section 8.12 of the Development Regulations**, where an applicant wishes to provide a different number of parking spaces other than those required, Council shall require a Parking Report. Where 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: Not applicable.
2. Partners or Interested Parties: 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.

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 "Residential 1 (R1) 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. Information Management Implications: Not applicable.

14. Other Implications: Not applicable.

**Recommendation:**

That Council approve parking relief for one (1) parking space at both 78 and 80 Tigress Street to accommodate a second subsidiary dwelling unit on each Lot.

**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 - Parking Relief for 3 Units - 78 and 80 Tigress - INT2500058 INT2500059.docx
Attachments:	- location.pdf
Final Approval Date:	Aug 19, 2025

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

**Jason Sinyard - Aug 19, 2025 - 11:43 AM**