

## Decision Note

<b>Title:</b>	Request for Parking Relief – 465 East White Hills Road – INT2500060
<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 2

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

Request to relieve seven (7) parking spaces for the existing Warehouse Use at 465 East White Hills Road.

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

An application was submitted to add an outdoor fenced storage area to the existing Warehouse Use at 465 East White Hills Road. The existing building has an area of 9,848 m<sup>2</sup>, and as per **Section 8.3** of the **Development Regulations**, would require 98 parking spaces. The applicant is requesting parking relief for seven (7) parking spaces. Available parking will meet business needs; the floor area of the building in relation to required parking spaces, is not reflective of the number of users 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 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 "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: Not applicable.

13. Information Management Implications: Not applicable.

14. Other Implications: Not applicable.

**Recommendation:**

That Council approve parking relief for seven (7) parking spaces for the existing Warehouse Use at 465 East White Hills Road to accommodate an outdoor storage area.

**Prepared by:**

Lindsay Lyghtle Brushett, MCIP, Supervisor – Planning & Development  
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 - Parking Relief for Warehouse - 465 East White Hills Road - INT2500060.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 - 11:44 AM**