

# DECISION/DIRECTION NOTE

**Title:** Request for Parking Relief - 26 Ross Road - DEV2500078 – Housing Accelerator Fund (HAF)

**Date Prepared:** August 20, 2025

**Report To:** Regular Meeting of Council

**Councillor and Role:** Councillor Carl Ridgeley, Development

**Ward:** Ward 2

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**Decision/Direction Required:**

Request to relieve one (1) parking space for a Backyard Suite at 26 Ross Road.

**Discussion – Background and Current Status:**

An application was submitted for 26 Ross Road to develop a Backyard Suite under the Housing Accelerator Fund (HAF) program. As per **Section 8.3** of the **Development Regulations**, one parking space is required for each residential Dwelling Unit. The property has an existing double driveway and a single driveway for the existing three units, therefore parking relief for one (1) parking space is requested.

Parking relief rationale is that there is a bus route along with many amenities such as grocery store, all within walking distance. 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 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 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 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. Other Implications: Not applicable.

**Recommendation:**

That Council approve parking relief for one (1) parking space at 26 Ross Road to accommodate the construction of the Backyard Suite.

**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- 26 Ross Road - DEV2500078 (HAF).docx
Attachments:	- 26RossRoad.jpg
Final Approval Date:	Aug 20, 2025

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

**Lindsay Lyghtle Brushett - Aug 20, 2025 - 11:49 AM**

**Jason Sinyard - Aug 20, 2025 - 3:35 PM**