

DECISION/DIRECTION NOTE

Title: Request for Parking Relief - 41 Gambier Street- INT2500056

Date Prepared: August 20, 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 41 Gambier Street.

Discussion – Background and Current Status:

An application was submitted for 41 Gambier Street to add a second Subsidiary Dwelling Unit to the existing dwelling. 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, 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 and there are six (6) bus routes within walking distance of the property. 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 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 41 Gambier Street to accommodate a second Subsidiary Dwelling Unit.

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- 41 Gambier Street - INT2500056- Request for parking relief.docx
Attachments:	- 41Gambier.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 - 10:40 AM

Jason Sinyard - Aug 20, 2025 - 3:36 PM