

DECISION/DIRECTION NOTE

Title: Request for Parking Relief - 40 Hall's Road – INT2500054 - Housing Accelerator Fund (HAF)

Date Prepared: August 20, 2025

Report To: Regular Meeting of Council

Councillor and Role: Councillor Carl Ridgeley, Development

Ward: Ward 1

Decision/Direction Required:

Request to relieve one (1) parking space for a Backyard Suite at 40 Hall's Road.

Discussion – Background and Current Status:

An application was submitted at 40 Hall's 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 a double driveway for the existing two units, therefore parking relief for one (1) parking space is requested for the backyard suite.

Parking relief rationale is that there is a bus route within walking distance at the intersection with Airport Heights 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 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:

Recommendation:

That Council approve parking relief for one (1) parking space at 40 Hall's Road to allow the Backyard Suite.

Prepared by:

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Planning, Engineering & Regulatory Services

Approved by:

Jason Sinyard, P. Eng., MBA, Deputy City Manager
Planning, Engineering and Regulatory Services

Report Approval Details

Document Title:	DEVELOPMENT COMMITTEE- 40 Hall's Road - INT2500054 (HAF) - Request for Parking Relief.docx
Attachments:	- 40HallsRd.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 - 10:42 AM

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