

Decision Note

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| Title: | Request for Parking Relief – 11 Blackmarsh Road – INT2600006 |
| Date Prepared: | February 3, 2026 |
| Report To: | Regular Meeting of Council |
| Councillor and Role: | Councillor Nikita Ryall, Development |
| Ward: | Ward 2 |

Decision/Direction Required:

Request to relieve one (1) parking space for a subsidiary dwelling unit at 11 Blackmarsh Road.

Discussion – Background and Current Status:

An application was submitted at 11 Blackmarsh Road to add a subsidiary Dwelling Unit to the existing dwelling, which is a Permitted Use in the Residential 2 (R2) Zone. As per **Section 8.3** of the **Development Regulations**, one parking space is required for each residential Dwelling Unit. The property has one parking space and parking relief for one (1) additional parking space is requested for the subsidiary dwelling unit.

Parking relief rationale is that there is on-street parking available, property is within walking distance to local amenities, there are near by bus routes and by not having the extra parking on-site will allow affordable rents. 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 Interested Parties: Not applicable.
3. Is this a New Plan, Master Plan, Strategy, Report, or Framework: 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 2 (R2) 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 11 Blackmarsh Road to allow for a Subsidiary dwelling Unit.

Prepared by:

Ashley Murray, P. Tech, Senior Development Officer
Planning, Engineering & Regulatory Services

Approved by:

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

Report Approval Details

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|----------------------|---|
| Document Title: | Development Committee - Parking Relief Request - 11 Blackmarsh Road - INT2600006.docx |
| Attachments: | - 11 Blackmarsh.png |
| Final Approval Date: | Feb 4, 2026 |

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

No Signature - Task assigned to Lindsay Lyghtle Brushett was completed by workflow administrator Theresa Walsh

Lindsay Lyghtle Brushett - Feb 4, 2026 - 4:20 PM

Jason Sinyard - Feb 4, 2026 - 4:22 PM