

Decision Note

Title:	Request for Parking Relief - 71 O'Leary Avenue – INT2500072
Date Prepared:	April 14, 2026
Report To:	Regular Meeting of Council
Councillor and Role:	Councillor Nikita Ryall, Development
Ward:	Ward 4

Decision/Direction Required: To consider parking relief for a Car Sales Lot at 71 O'Leary Avenue.

Discussion – Background and Current Status:

An application was submitted at 71 O'Leary Avenue to add Car Sales Lot to the existing Commercial Garage operation, which is a Permitted Use in the Industrial Commercial (IC) Zone. As per **Section 8.3** of the **Development Regulations**, one parking space for every 30m² of Gross Floor Area for the building and one parking space for every automobile stored, kept, or displayed for sale is required. The Car Sales Lot would require (3) parking spaces, and the applicant requested these spaced be waived.

There are currently 49 spaces on-site and Council previously waived six (6) parking spaces for another occupant in the building. City staff monitored the site to determine overall parking availability; daytime usage was higher with only 8 vacant spaces available, while nighttime and weekends had less than half of the spaces occupied. Rational for parking relief by the applicant is that the Car Sales Lot office will be located within the Commercial Garage space, majority of customers will be existing clients of the garage and only 3 vehicles will be stored 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 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 “Industrial Commercial (IC).”**

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 three (3) parking spaces at 71 O’Leary Avenue to allow for the Car Sales Lot.

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- Parking Relief Request - 71 O'Leary Avenue - INT2500072.docx
Attachments:	
Final Approval Date:	Apr 14, 2026

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

Lindsay Lyghtle Brushett - Apr 14, 2026 - 2:21 PM

Jason Sinyard - Apr 14, 2026 - 4:38 PM