

# DECISION/DIRECTION NOTE

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**Title:** Request for Parking Relief  
147-149 Thorburn Road  
DEV2000031

**Date Prepared:** March 24, 2020

**Report To:** His Worship the Mayor and Members of Council

**Councillor and Role:** Councillor Maggie Burton, Planning & Development

**Ward:** Ward 4

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**Decision/Direction Required:**

To request parking relief for the construction of a new 17 unit apartment building.

**Discussion – Background and Current Status:** An application has been submitted to construct a 17 unit apartment building in the Apartment Medium-Density (A2) Zone.

The proposed development will require 22 parking spaces based on the requirements of Section 9 of the Development Regulations. The proposed site will provide 20 parking spaces and therefore will require relief for 2 parking spaces.

The applicant has advised that they anticipate that 4 - 6 of the potential occupants will not operate a vehicle and will not require a designated parking space. This property is also situated within walking distance of the Kenmount Road / O'Leary Park business and industrial area. Potential tenants will be drawn from people employed nearby. The Memorial University is also within a few kilometers and the public transit system has stops nearby on Goldstone Street.

Council may relieve an applicant of all or part of the parking required under Section 9.1.1, provided that the applicant is able to show that because of the characteristics of the development that the actual parking requirements within the foreseeable future are expected to be lower than those required by the City standard.

**Key Considerations/Implications:**

1. Budget/Financial Implications: Not Applicable
2. Partners or Other Stakeholders: Not Applicable
3. Alignment with Strategic Directions/Adopted Plans: Not Applicable

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# ST. JOHN'S

4. Legal or Policy Implications: Section 9 of the St. John's Development Regulations.
5. Privacy Implications: Not Applicable
6. Engagement and Communications Considerations: Not Applicable
7. Human Resource Implications: Not Applicable
8. Procurement Implications: Not Applicable
9. Information Technology Implications: Not Applicable
10. Other Implications: Not Applicable

**Recommendation:**

That Council approve the parking relief for the 2 required spaces to allow the development of the 17 unit apartment building at 147-149 Thorburn Road.

Prepared by:

Ashley Murray, Assistant Development Officer

Approved by:

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

### Report Approval Details

Document Title:	Parking Relief Request for 147-149 Thorburn Road.docx
Attachments:	- 147-149 THORBURN ROAD.pdf
Final Approval Date:	Mar 26, 2020

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

**Gerard Doran - Mar 24, 2020 - 4:06 PM**

**Dave Wadden - Mar 24, 2020 - 4:07 PM**

**Jason Sinyard - Mar 26, 2020 - 9:26 AM**