

# DECISION/DIRECTION NOTE

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**Title:** Request for Parking Relief  
154 Merrymeeting Road  
DEV2000058

**Date Prepared:** June 16, 2020

**Report To:** Regular Meeting of Council

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

**Ward:** Ward 2

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**Decision/Direction Required:**

To seek parking relief for 1 parking space at 154 Merrymeeting Road for the addition of a Residential Dwelling unit.

**Discussion – Background and Current Status:**

An application was submitted for Change of Non-Conforming Use at 154 Merrymeeting Road to remove the existing laundromat use and replace with a residential unit, which is currently undergoing public notification and will be referred to Council on June 23, 2020 under Notices Published.

The building currently has 4 residential units, while the proposed addition will make 5 residential units in total. The site currently has 1 parking space for the existing 4 units. As the 1 parking space is an existing condition, parking relief for 1 parking space for the new unit is requested.

The applicant has indicated that most of the occupants live in the building due to public transit access (bus stop outside the building) and that it is within walking distance to many surrounding amenities and MUN. It was also indicated that the existing parking space is rarely used, and potential tenants rarely request parking.

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 particular 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.

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3. Alignment with Strategic Directions/Adopted Plans: Not applicable.
4. Legal or Policy Implications: St. John's Development Regulations Section 9.
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 1 parking space for the proposed residential unit at 154 Merrymeeting Road, subject to Council's approve of the Change of Non-Conforming Use application on June 23, 2020.

**Prepared by:**

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**Approved by:**

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

**Report Approval Details**

Document Title:	Development Committee - Request for Parking Relief - 154 Merrymeeting Road - DEV2000058.docx
Attachments:	
Final Approval Date:	Jun 16, 2020

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

**Lindsay Lyghtle Brushett - Jun 16, 2020 - 3:21 PM**

**Jason Sinyard - Jun 16, 2020 - 3:29 PM**