

1105-2013-096-RZ
TANDEM PARKING:

DRAFT ZONING & OFF-STREET PARKING
BYLAW AMENDMENTS

Tandem Parking: Proposed Zoning and Parking Bylaw amendments



- 1. Tandem Parking Discussion Paper received by Council in May 2013**
- 2. For the RM-1 zone, the Discussion Paper recommended:**
 - **limiting the tandem units in the RM-1 zone to 70%**
 - **a driveway apron for tandem units**
 - **Increased usable open space for tandem units; and**
 - **limiting the building block size to six attached units.**

Tandem Parking: Proposed Zoning and Parking Bylaw amendments

BACKGROUND:

Discussion Paper focused on the RM-1 (Townhouse Residential District) zone and included the following:

- **Review of the existing tandem regulations;**
- **Identification of concerns with tandem parking;**
- **Review of tandem parking regulations in other jurisdictions;**
- **Review of 18 scenarios in the RM-1 zone, on a hypothetical piece of land;**
- **Review of the recommended option for tandem parking in the RM-1 (Townhouse Residential District) zone.**

Tandem Parking: Proposed Zoning and Parking Bylaw amendments

At the regular meeting of May 28, 2013, Council resolved that:

Staff be directed to prepare the relevant bylaw revisions to the RM-1 (Townhouse Residential District) zone and the Off-Street Parking and Loading bylaw, as described in Section E of the “Tandem and Off-Street Parking Discussion Paper” dated May 27, 2013.

At the same meeting, Council requested some clarification around:

- **Impact of proposed regulations on density and unit count;**
- **Analysis on sloping sites;**
- **Enforcement on strata lots;**
- **Consideration for seniors;**
- **Common variances and its impact on outdoor living space;**
- **Tandem parking in the Town Centre Area;**
- **Economic implications; and**
- **Public Consultation with stakeholders**

Current RM-1 Bylaw (No setback variances)



Scenario 1A - Site Plan
Scale: 1:500



SCENARIO 1A

Current RM-1 Bylaw: (no setback variances)

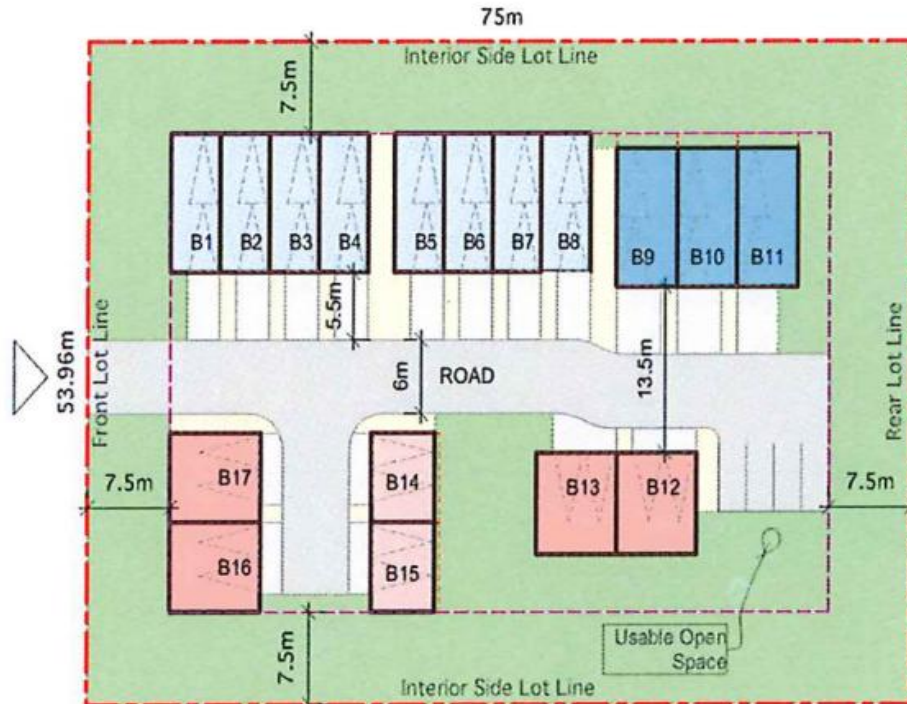
- 100% tandem on 1 acre flat site
- FSR: 0.6
- Total no. of units: 21
- 2BR=10 units and 3BR=11 units
- Open space: 45m² per 3BR or bigger unit and 30m² per 2BR or smaller unit.
- Setbacks: 7.5 m from all sides



MAPLE RIDGE

British Columbia

Recommended RM-1 Bylaw : Max. 70% tandem (no setback variances)



Scenario 2E - Site Plan
Scale: 1:500

SCENARIO 2E

Recommended RM-1 Bylaw: max. 70% tandem
(no setback variances)

- 65% tandem on 1 acre flat site
- FSR: 0.47
- 2BR=10 units and 3BR=7 units
- Total no. of units: 17
- Open space: 65m² per 3BR or bigger unit and 50m² per 2BR or smaller unit.
- Setbacks: 7.5 m from all sides

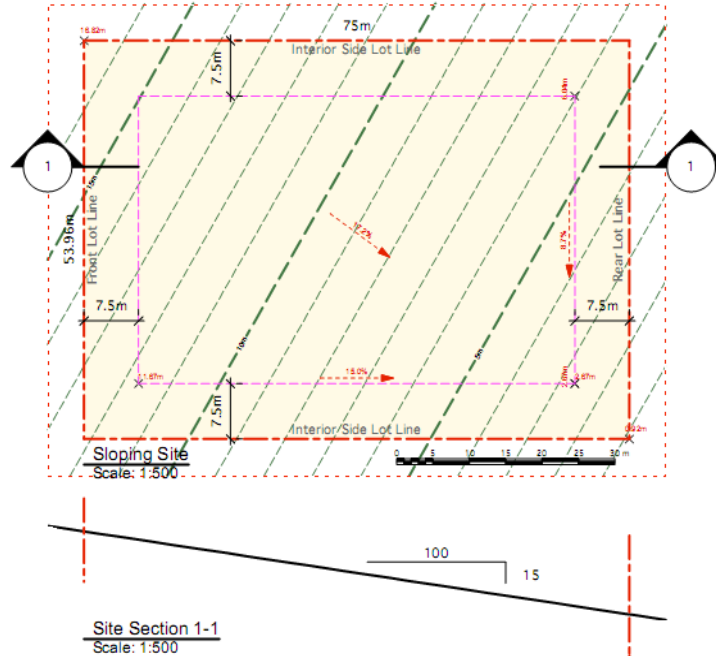


MAPLE RIDGE

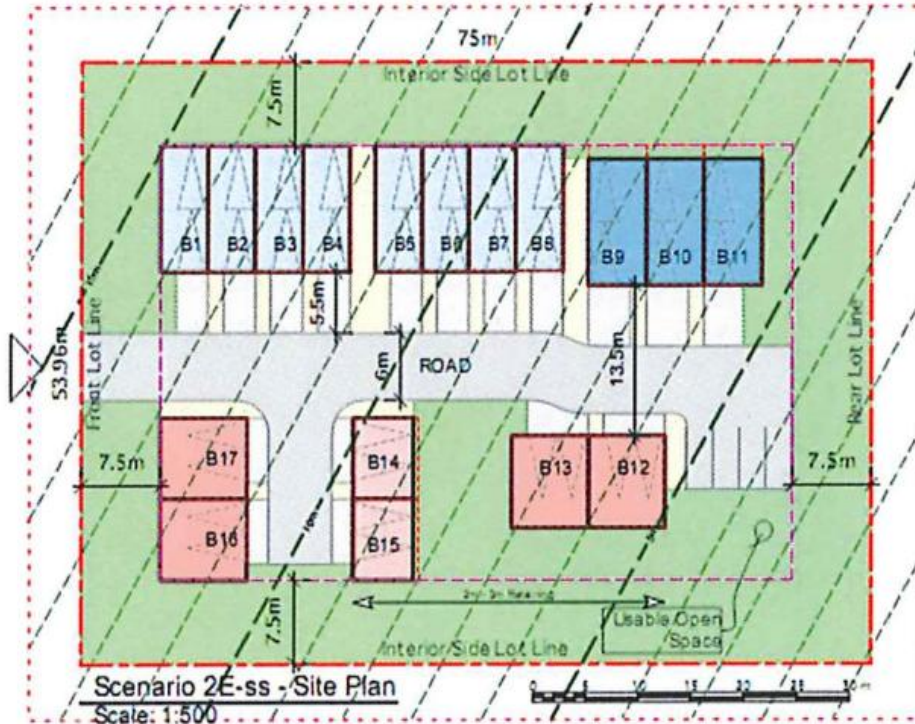
British Columbia

Tandem Parking: Proposed Zoning and Parking Bylaw amendments

Hypothetical 1 acre parcel of land is assumed to have a 15-17% slope as shown in the sketch below.



Recommended RM-1 Bylaw : MAX. 70% tandem on sloping site (no setback variances)

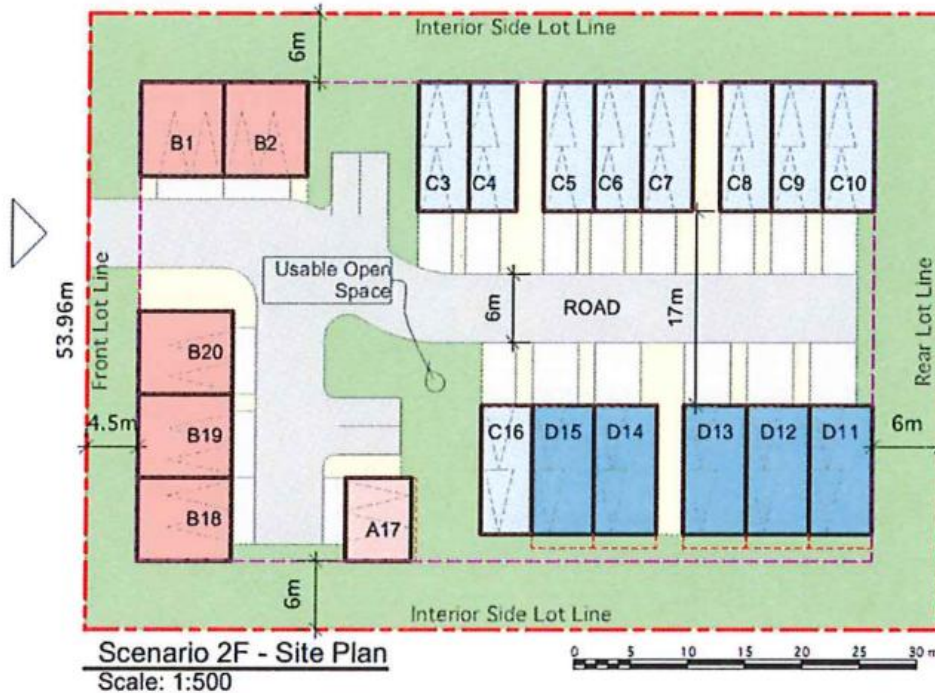


SCENARIO 2E-SS

Recommended RM-1 Bylaw: max. 70% tandem on sloping site (no setback variances)

- 65% tandem on 1 acre sloping site
- FSR: 0.47
- 2BR=10 units and 3BR=7 units
- Total no. of units: 17
- Open space: 65m² per 3BR or bigger unit and 50m² per 2BR or smaller unit.
- Setbacks: 7.5 m from all sides

Recommended RM-1 Bylaw : Max. 70% tandem (with setback variances)

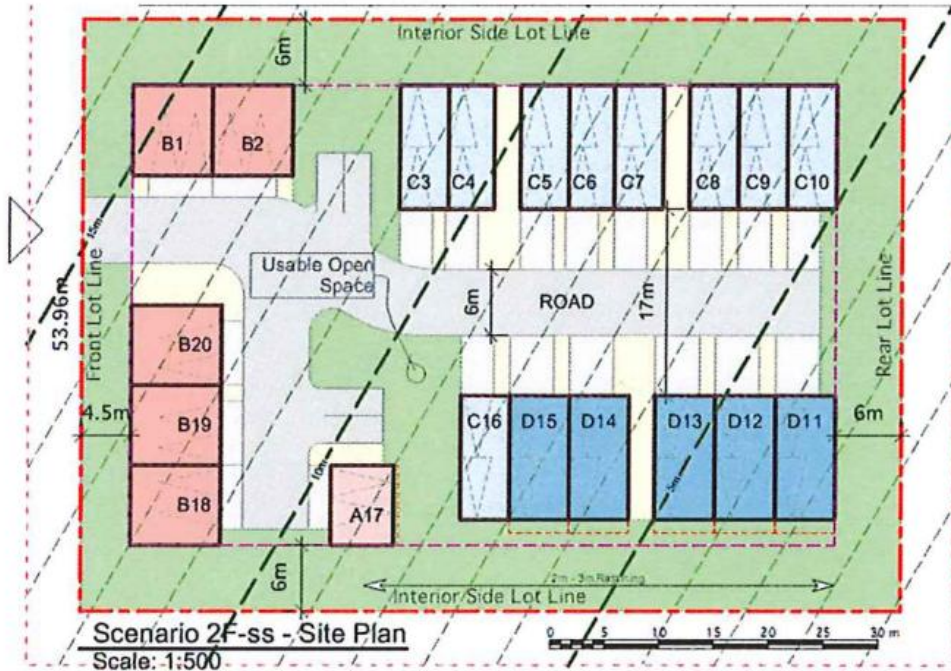


SCENARIO 2F

Recommended RM-1 Bylaw: max. 70% tandem
(with setback variances)

- 65% tandem on 1 acre flat site
- FSR: 0.57
- 2BR=10 units and 3BR=10 units
- Total no. of units: 20
- Open space: 65m² per 3BR or bigger unit and 50m² per 2BR or smaller unit.
- Setbacks: front= 4.5 m and all other sides= 6.0 m

Recommended RM-1 Bylaw : MAX. 70% tandem on sloping site (with setback variances)



SCENARIO 2F-ss

Recommended RM-1 Bylaw: max. 70% tandem on sloping site (with setback variances)

- 65% tandem on 1 acre flat site
- FSR: 0.57
- 2BR=10 units and 3BR=10 units
- Total no. of units: 20
- Open space: 65m² per 3BR or bigger unit and 50m² per 2BR or smaller unit.
- Setbacks: front= 4.5 m and all other sides= 6.0 m

Tandem Parking: Findings

- **The density and unit count is reduced marginally, yet a more architecturally attractive development may be achieved.**
- **Some units will need to be stepped and staggered to take advantage of the grades on site.**

- **With the tandem garage and a driveway apron, there will be three parking spaces per unit available.**
- **On sloping sites, some retaining walls will be required to achieve flat backyards, which is consistent with what is done currently.**
- **With setback variances the unit yield is quite similar to those achieved under the current bylaw (e.g. 21 units versus 20 units in Scenario 2F-ss).**

Tandem Parking: Proposed Off-Street Parking Bylaw amendments

- In the RM-1 zone, tandem parking shall not exceed 70% of the total townhouse units on site, except in the Town Centre Area.
- All the units with tandem parking must provide a driveway apron per unit that is minimum 5.5 metres long and 3.0 metres wide, except in the Town Centre Area.



Tandem Parking: Proposed Off-Street Parking Bylaw amendments



The following regulation is new:

- **The minimum internal clear dimensions for attached or detached single, tandem and double garages for townhouse units in the RM-1 zone must be as stated below:**

| | |
|-----------------------------|---------------------------------------------|
| Single car garage: | 3.1 metres wide and 6.1 metres long |
| Tandem 2-car garage: | 3.1 metres wide and 12.2 metres long |
| Double wide garage: | 5.6 metres wide and 6.1 metres long |

Tandem Parking: Proposed Zoning Bylaw amendments

- **Addition of a definition for tandem parking.**
- **Townhouses in the RM-1 zone shall be limited to six (6) attached units in one building block.**
- **All the units with tandem parking arrangement must provide a usable open space of 65.0 square metres per unit with 3 or more bedrooms; and 50.0 square metres per unit with less than 3 bedrooms.**

Tandem Parking: Proposed Zoning and Parking Bylaw amendments

Next steps:

- **Following first reading to both the bylaws, an open house would be organized for late October or early November 2013.**
- **Representatives from the development industry will be invited by letter to comment on the proposed amendments.**
- **Advertisement will also be placed in the local newspaper.**
- **Council will be updated on the outcomes of this open house in the second reading report.**

Tandem Parking: Proposed Zoning and Parking Bylaw amendments

Conclusion:

The proposed bylaw amendments (Appendix B and C) are believed to strike a reasonable balance between tandem and double parking arrangement. The intention is to encourage architecturally desirable development proposals that are economically feasible as well.

Tandem Parking: Proposed Zoning and Parking Bylaw amendments

Recommendation

that Maple Ridge Zone Amending Bylaw No. 7024-2013 and Maple Ridge Off-Street Parking and Loading Amending Bylaw No. 7025-2013 be given first reading and an open house be held to solicit input.