



OPEN HOUSE QUESTIONNAIRE FOR DEVELOPERS/BUILDERS:

Tandem Parking in the RM-1 (Townhouse Residential District) Zone:

Proposed Definition: TANDEM PARKING means the placement of one parking space behind another parking space, such that only one parking space has unobstructed access to a drive aisle, driveway or highway.

Intent of the proposed bylaw amendments applicable to the RM-1 zone:

The proposed bylaw amendments are intended to improve the overall site design, livability and emergency access within townhouse developments. The proposed bylaw amendments would: a) limit tandem units to 70% of the total units on site; b) limit the block size to six attached units; c) require driveway aprons for tandem units only and d) increase usable open space ratio per tandem unit. The current bylaw lacks minimum clear internal dimensions of a garage, so the proposed bylaw amendments also specify the minimum clear internal width and length of single, tandem and double garages, for clarity.

1) Does your company develop/build townhouse residential units in Maple Ridge? Y / N

2) Do you have any concerns about restricting tandem to a maximum of 70% of the total units in the RM-1 (Townhouse Residential District) zone? Please explain. Y / N

3) Do you agree that a driveway apron in front of a tandem garage helps reduce parking in “no parking” zone and improves emergency access in a townhouse complex? Y / N

4) Do you agree that increased amenity/open space per tandem unit helps improve the overall quality of the development? Please explain. Y / N

5) The current bylaw does not specify minimum garage dimensions. Do you have any concerns with the proposed minimum clear garage dimensions for townhouses as stated below? Y / N

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 2-car garage:	5.6 metres wide and 6.1 metres long

If yes, please explain:

6) The objectives of limiting the block size to six attached townhouse units is to offer improved livability through functional site design, promotion of natural light, opportunities for view corridors and a well-articulated streetscape. Do you have any concerns with the proposed block size? If so, how may these be addressed while achieving livability? Y / N

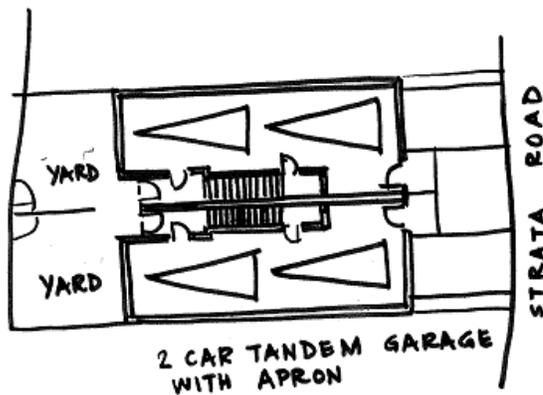
7) From your experience how important are each of the following in creating an attractive and desirable townhouse development that will sell successfully? Choose one for each: 5 being the most important and 1 being the least important.

	Least ----->	Most Imp.
• units with double wide 2-car garage	1	2 3 4 5
• units with tandem garage and a driveway apron (space for one car)	1	2 3 4 5
• units in a smaller building block	1	2 3 4 5
• units in a townhouse complex with more amenity/open space	1	2 3 4 5
• units in a townhouse complex with a well-articulated streetscape	1	2 3 4 5

Comments:

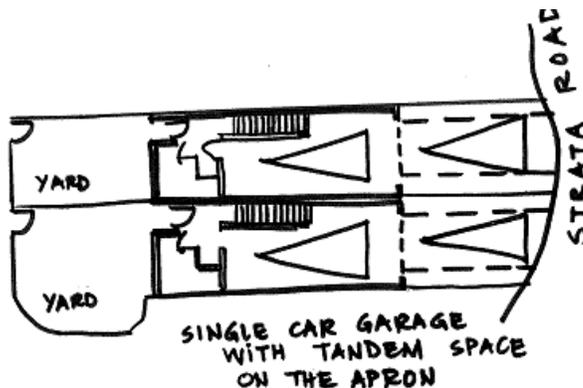
8) Please indicate which option you would choose for a tandem parking arrangement. Explain why.

a) A two car tandem garage with a driveway apron: Y/ N



Comments:

b) A tandem arrangement with single car garage and a driveway apron: Y/N



Comments:

Thank you for completing this questionnaire; your feedback is important to us. Completed questionnaires may be left at the Open House registration table; emailed to planning@mapleridge.ca or faxed to 604-466-4327 by December 2, 2013.