

Attachment 2
Analysis of Proposed Variances

POLICY APPROACH TO CONSIDERING REQUESTS FOR VARIANCES

Information Question

- 1. What is the intent of the bylaw which the applicant is seeking to have varied?*

Section 140.9 of Zoning Bylaw No. 6680, 2001 regulates provision of off-street visitor parking. The intent of the bylaw is to ensure that visitor parking demand is accommodated on-site.

Section 140.53 of Zoning Bylaw No. 6680, 2001 regulates access to a parking stall. The intent is that a parking stall must be accessed by either a driveway or a ramp. A parking space cannot be accessed through another stall.

Assessment Questions

- 2. Is there a community benefit to the granting of the variance; beyond that received by the owner or occupant of the property?*

Yes. More family-oriented townhouse units with required parking may be provided by reducing visitor parking requirements and by allowing tandem parking. If 100% of the development was required to provide side-by-side parking, either fewer units or units without required off-street resident parking would result.

The proposed visitor parking relaxation may also provide additional open space on the site, which would benefit site users who reside on- and off-site, given that central open spaces would be secured for public access, while also reducing overall impermeable area.

- 3. Is there a hardship involved in adhering to the pertinent bylaw? A hardship must relate to the location, size, geometry or natural attributes (e.g. slope, floodplain, rock formation, natural vegetation) of the site and not the personal or business circumstances of the applicant.*

Yes. The floodplain limits the ability to construct underground parking in Queensborough, and as a result, parking for townhouse projects is generally provided at surface level. Further to this point, the subject site is of an irregular geometry, which the applicant has indicated has impacted their ability to achieve the maximum permitted density on the site, and provide off-street parking in accordance with Zoning Bylaw requirements.

- 4. If the answer to question #2 is 'No,' but the answer to question #3 is 'Yes,' can it still be demonstrated that the proposal still meets the intent of the bylaw?*

N/A

5. Is this the most appropriate mechanism for achieving the end result of the proposed variance?

Yes. An alternative mechanism to reduce the required number of side-by-side resident parking spaces and visitor parking spaces would be to reduce the proposed number of family-friendly units, which is not in accordance with Council's 2023-2026 Strategic Priorities Plan.

6. Is the proposed variance relatively minor?

Yes. The proposed parking variance would reduce the required off-street visitor parking by 13 total spaces. The project would continue to propose visitor parking at a per unit ratio greater than that proposed by Zoning Amendment Bylaw No. 8396, 2023. This bylaw proposes updates to multi-unit residential parking rates based on demand analysis and was brought forward to Council on May 29, 2023. It is expected to be brought forward for consideration of three readings on June 12, 2023, following notification of Public Hearing not held.

Additionally, the proposed tandem parking variance is considered to be relatively minor given that it would affect less than 50% of the total proposed parking, which is the maximum considered reasonable in Queensborough. An off-street parking covenant would be registered on title that regulates the use of the tandem parking spaces for vehicles only. Therefore any area associated with vehicle parking could not lawfully be converted into household storage space.