

Attachment 3

Applicant's Rationale Letter and Site Plan

Ms. Wendee Lang, Development Planner
City of New Westminster
511 Royal Avenue
New Westminster, BC
V3L 1H9

RE: DEVELOPMENT VARIANCE PERMIT, 300 DUNCAN STREET, NEW WESTMINSTER, BC

Dear Ms. Lang,

Please find below our rationale for the requested variances surrounding a reduction in visitor parking and the permission of tandem parking for homes in the development. The proposed development includes a two-car private garage for each of the homes; 54 homes have a side-by-side configuration, and 92 are a tandem arrangement.

REDUCED VISITOR PARKING RATIONALE

The Parking requirements for the proposed development are 0.2 stalls per home (although we understand that this requirement is under review by Staff and Council and may be reduced in the near future). The 146 homes on the site would therefore require 29.2 residential visitor spaces. The small-scale commercial uses will require eight visitor spaces (including one accessible space) and one loading space.

The site provides a total of 17 residential visitor spaces, eight commercial visitor spaces, plus one accessible space and one loading space. The peak demand of the visitor parking for the residential and commercial uses is anticipated to take place at different times, and the proposal includes sharing of seven of the visitor spaces.

Bunt & Associates has completed an analysis of visitor parking dated May 30, 2023 for this proposed project, which is attached. The analysis concluded an anticipated peak visitor parking demand at between 0.10-0.15 stalls per home, and that the ratio proposed at 0.12 visitor stalls per home is an appropriate rate. Moreover, due to peak demand occurring at different times of day, the residential visitors could make use of the eight commercial visitor parking stalls in the evenings, for example.

As noted in the Bunt report, the long-term residential parking exceeds the requirements of the Zoning Bylaw by 73 stalls. In addition, many of the homes have driveway aprons with the capacity to function as additional parking for guests.

TANDEM PARKING RATIONALE

S. 140.53 of the Zoning Bylaw regulates access to a parking stall, requiring that parking be accessed through either a driveway or a ramp (i.e., not through another parking stall). As noted above, 92 of the proposed homes are configured with a tandem parking arrangement.



Several key points are worthwhile to note in consideration of a variance to permit tandem parking in the proposed development as currently configured:

- (a) The approved Master Plan would appear to have 100% of the development configured as 15' x 40' townhouses, which would suggest that tandem parking was contemplated for 100% of the development. The Development Permit proposal is a significant improvement in this regard over what was presented in the Master Plan.
- (b) Tandem garage parking enables the most efficient configuration of family-oriented three-bedroom townhomes in a project such as this. This enhances attainability of family housing to a material extent by enabling homes at lower price points than double-garage homes.
- (c) The proposed development provides a surplus of 73 resident parking stalls relative to the bylaw. This surplus could be considered to offset much of the tandem parking; in this light only 19 of the required number of stalls would be tandem stalls.

We hope that this rationale, along with supporting materials provided will suffice in securing Council approval of the requested parking variances. Should you require anything further, please do not hesitate to contact the writer.

Kind regards,

DOMUS PROJECTS LTD.



Richard Wittstock
Principal



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REVISION:		
NO.:	DATE:	DESCRIPTION:

ISSUE:	
DATE:	DESCRIPTION:
10/19/2021	Issued for Development Permit
11/23/2021	Re-issued for Development Permit
12/16/2022	Re-issued for Development Permit

SEAL:

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plat:form
Platform Properties Ltd

DOMUS

PROJECT:

**THE VILLAGE
PORT ROYAL**

Mercer Avenue &
Duncan Street

DRAWN BY:
ML / TH

CHECKED BY:
AD

SCALE:
1" = 40'-0"

PROJECT NO.:
713

SHEET TITLE:
MASTER SITE PLAN

REV. NO.:

SHEET NO.:

A1.01.00



LEGEND

FH	ONSITE FIRE HYDRANT	ECL	ELECTRICAL CLOSET
H	OFFSITE FIRE HYDRANT	TLC	TELECOM CLOSET
MFE =	MAIN FLOOR ELEVATION		WATER CHAMBER
GFE =	GROUND FLOOR ELEVATION		SUBSTATION
PMT	PAD MOUNTED TRANSFORMER		INTERNAL PATHWAY
			PUBLIC SIDEWALKS

UNIT TYPE

A	AE	A1E	B	C	Fa/ Fb	FE	FE.B	G	CRU
A1	AE.B	A1E1	BE	CE	F1a/ F1b	F1E	F1E.B	G1	
A2	A2E.B	A1E2		CE1	F2a/ F2b	F2E	F2E.B		
A3	A2E E/R	A1E3		DE	F3a/ F3b	F3E	FE.E/R		
	A3E								

PARKING STALL SIZES

