

# **REPORT**

## ***Climate Action, Planning and Development***

**To:** Mayor Cote and Members of Council      **Date:** May 9, 2022

**From:** Emilie K. Adin, Director, Climate Action,  
Planning and Development      **File:** OCP00031  
REZ00198

**Item #:** [Report Number]

**Subject:** **Official Community Plan Amendment, Rezoning, Development  
Variance Permit, and Development Permit: 1135 Salter Street –  
Preliminary Report**

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### **RECOMMENDATION**

**THAT** Council instruct staff to process the proposed Official Community Plan Amendment, Zoning Bylaw Amendment, Development Variance Permit, and Development Permit applications for 1135 Salter Street as outlined in the “Consultation and Application Review Process” section of this report.

**THAT** Council, with regard to the proposed OCP amendment for 1135 Salter Street:

- 1) Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
- 2) Direct staff to advise and consult with the following:
  - a. the Board of Education of School District 40; and
  - b. the following First Nations:
    - i) Cowichan Tribes;
    - ii) Halalt First Nation;
    - iii) Katzie First Nation;
    - iv) Kwantlen First Nation;
    - v) Kwikwetlem First Nation;
    - vi) Lyackson First Nation;
    - vii) Lake Cowichan First Nation;
    - viii) Musqueam Indian Band;
    - ix) Penelakut Tribe;
    - x) Qayqayt First Nation;
    - xi) Semiahmoo First Nation;

- xii) Sto:lo Nation;
  - xiii) Stz'uminus First Nation;
  - xiv) Tsawwassen First Nation; and
  - xv) Tseil-Waututh Nation.
- c. Ministry of Transportation and Infrastructure.
- 3) Direct staff to seek input from interested parties in the following manner:
- a. send a request for written comments to the parties listed above;
  - b. as part of the notification requirements for public hearing, place a notice on the City Page to advise the public of this application; and
  - c. as part of the notification requirements for public hearing, require the applicant to include notice of the proposed OCP amendment on the site signage required for the subject application.
- 4) Not require consultation with:
- a. Board of the regional district in which the area covered by a plan is located (Metro Vancouver)
  - b. Any greater boards or improvement districts;
  - c. Greater Vancouver Sewerage and Drainage District Board;
  - d. Councils of immediately adjacent municipalities.
- as none are considered to be affected by this application.

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## **PURPOSE**

To seek Council support for proceeding with processing a proposal for a townhouse development in Queensborough.

## **EXECUTIVE SUMMARY**

An application has been received for the development of 45 ground-oriented townhouse units at 1135 Salter Street in Queensborough. The proposal is for an Official Community Plan Amendment, Rezoning, Development Variance Permit, and Development Permit, which would:

- Redesignate the site from (RL) Residential – Low Density to (RM) Residential – Multiple Unit Buildings;
- Integrate the site into the Ewen Avenue Multi-Family Development Permit Area #1 map;
- Rezone the site from Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) to Queensborough Townhouse Districts (RT-3 or RT-3A);
- Facilitate the development of 32 tandem parking spaces (35% of total).

The application includes the provision of approximately 956.25 sq. m. (10,290.29 sq. ft.) (10.2% of gross site area) of public park dedication and 2,585.64 sq. m. (27,831.59 sq. ft.) (2.8% of gross site area) of road dedication. The overall project proposes an overall density of 0.75 floor space ratio (FSR).

**BACKGROUND**

**Preliminary Application Review**

This application proceeded through a two-stage pre-application review (PAR). Staff presented the PAR for a 44 unit townhouse development to the Land Use and Planning Committee (LUPC) in June 2019. The current formal application is being referred directly to Council as it is generally consistent with the feedback provided by the LUPC during the PAR process.

The June 12, 2019 LUPC report and meeting minutes can be accessed on the City’s website via the following links:

- [Report](#) (starting on p. 57)
- [Meeting Minutes](#)

**Policy and Regulations**

The site is designated (RL) Residential – Low Density in the Queensborough Community Plan (QCP). This land use designation envisions low density residential uses that do not allow for townhouses, and as such, the site would need to be redesignated to (RM) Residential – Multiple Unit Buildings.

As the subject property is not currently located in a development permit area, an amendment to the QCP map would be required to include the site as part of the Ewen Avenue Multi-Family Development Permit Area #1 to regulate the form and character of the proposed townhouse development. The proposed development would also have to comply with the Natural Hazards Development Permit Area #1 guidelines.

The subject site is currently zoned Queensborough Residential Dwelling Districts (RQ-1), which does not permit the development of townhouse units. The applicant is proposing to rezone the site from RQ-1 to a Queensborough Townhouse District.

A summary of relevant City policies and regulations is included as Attachment 1.

**Site Characteristics and Context**

The subject site is located within the Queensborough neighbourhood approximately 400 m. (1,312 ft.) south-west of the Ewen Avenue and Howes Street intersection. The site is located midway within a neighbourhood block of 14 properties (including 1135 Salter

Street) ranging in size and land use. This block of properties is also captured within the Advance Street Plan Area #2 of the QCP (Attachment 1).

The site is subject to flood plain constraints on the amount of floor space at grade and the use of that floor space. No storage or habitable floor space is allowed at grade within the Flood Plain. The underside of the floor system for the habitable space must be clear of 3.53 m. (11.53 ft.) Geodetic Survey of Canada (GSC). A site context map is provided below (Figure 1).

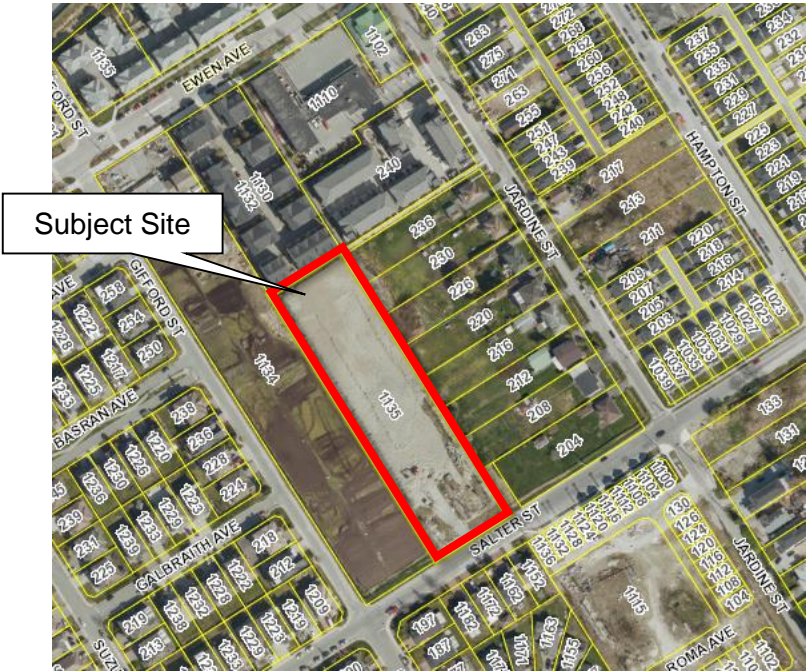


Figure 1. Site context map

**PROJECT DESCRIPTION**

The proposal consists of a 45 unit ground-oriented townhouse development organized into eight separate buildings along a central drive aisle, with an overall floor space ratio of 0.75 (net after land dedications). Seven of the proposed buildings would orient toward future roadways identified in the Advance Street Plan, while Building 8 would face a proposed public park.

The applicant is proposing a dedication of approximately 956.25 sq.m. (10,290.29 sq.ft.) for parkland, which equates to approximately 10% of the gross site area. This parkspace would be located at the south end of the site along Salter Street. A privately owned common strata amenity area with seating and children’s play structures is proposed between Buildings 3 and 4.

The development proposes a total of 92 parking spaces, consisting of 51 standard spaces allowing vehicles to park side by side in garages, 32 tandem garage spaces

(35% of total spaces), and nine surface visitor spaces. A total of 90 long term bicycle storage spaces and six short term bicycle spaces for visitors would also be provided.

Vehicular access would be from two access points – one from a new proposed north-south road dedication along the east property line off of Salter Street and the other, from the future Basran Avenue road dedication at the north end of the site.

A site plan is shown in Figure 2 below, and a summary of the project statistics and select drawings are provided in Attachments 2 and 3.



Figure 2. General site plan

**DISCUSSION**

**Official Community Plan Amendment**

The project is not consistent with the (RL) Residential – Low Density in the Queensborough Community Plan (QCP) as detailed in Attachment 1.

However, this proposal meets a number of Council priorities. The project comprises 100% two and three bedroom units, thus delivering a supply of family friendly ground-oriented housing. Townhouses continue to provide further housing choice in the Queensborough neighbourhood and can be more financially accessible when compared to single detached dwellings. The development would also provide a transition from the mid-rise mixed-use development along Ewen Avenue to the surrounding low density uses.

**Official Community Plan Amendment Local Government Act Consultation Requirements**

Section 475 and 476 of the Local Government Act provides specific requirements for consultation that must occur prior to the consideration of an Official Community Plan (OCP) amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers may be affected by the proposed OCP amendment. The process also requires consultation with the School District Board of Education.

In an effort to facilitate early and ongoing consultation, staff recommends initiating this process following this preliminary report as outlined in the “Consultation and Application Review Process” section below. A full list of organizations for Council’s consideration of consultation, with staff recommendations are outlined in Attachment 4.

**Development Permit Area Guidelines**

The Ewen Avenue Multi-Family Development Permit Area #1 envisions the development of medium-density multi-family housing that defines the streets leading to the neighborhood centre. This proposal generally meets the intent of the Development Permit Area guidelines. However, the proposed project design will be further reviewed by staff through the application review process, with input from the New Westminster Design Panel.

In accordance with guideline EMF.1, staff will continue to work with the applicant to refine the design so that buildings present better to the street, particularly the corner units that face onto the future Basran Avenue. Addressing this would likely require a reduction in the number of units, particularly for Building 4, in order to increase the widths of some of the narrower units. Staff will also work with the applicant to increase useable open space by improving the layout and orientation of residential entries to align with guideline EMF.17.

A mid-block connection is proposed between Buildings 5 and 6, connecting the eastern townhouse blocks to the centralized amenity area between Buildings 3 and 4. The design of this mid-block connection will be further detailed and explored as the review process continues to provide for pedestrian circulation and connection within the site and to the surrounding neighborhood block as outlined in EMF.19.

The application satisfies the Natural Hazard Development Permit Area #1 Flood Hazard designation by placing all habitable space above the 3.53 m. (11.53 ft.) flood plain elevation identified for this site and by limiting the attached garages to a maximum area of 42 sq. m. (452.05 sq. ft.) in floor area per unit.

**Building Bylaw Requirements**

In accordance with Part 9 of the Building Bylaw (as outlined in Attachment 1), staff will continue to work with the applicant to meet the requirement for all buildings and structures, including crawl space and basement floors, are not lower than 1.52 m (5 ft.) above the geodetic datum or 150 mm (6 in.) above the centre of the road abutting the property, whichever elevation is greater.

**Proposed Variances**

Tandem Parking

Zoning Bylaw Section 140.53 indicates that direct access must be provided to all parking spaces associated within a residential development; however, tandem parking spaces are only able to be accessed from a driving aisle through another parking space. As such, the applicant has applied for a Development Variance Permit for 16 spaces in order to facilitate 32 tandem parking spaces, which would account for 35% of the proposed parking.

Staff considers this variance reasonable. The evaluation of the proposed variance can be found in Attachment 5.

Building Separation

The applicant is proposing external stairs to access electrical rooms on the sides of Buildings 3, 5, and 8. These currently project into a couple of the required building separation distances and the side yard setback. As such, these will be explored as part of a Development Variance Permit during the review process.

**CONSULTATION AND APPLICATION REVIEW PROCESS**

The anticipated next steps in the application review process, consistent with the Interim Development Review Process endorsed by Council in response to the pandemic, include:

1. Internal circulation, review, and applicant revisions (ongoing);
2. Preliminary Report to Council **(WE ARE HERE)**;
3. Consultation with outside agencies and organizations impacted by the Official Community Plan Amendment as required by Sections 475 and 476 of the *Local Government Act*;
4. Applicant-led consultation;
5. Review by the New Westminster Design Panel;
6. Review by the Advisory Planning Commission;
7. Land Use and Planning Committee referral of proposed Official Community Plan Amendment and Zoning Amendment Bylaws to Council for consideration of First and Second Readings and to request that Council issue notice that it will consider issuance of a Development Variance Permit;
8. Council consideration of First and Second Readings of proposed Amendment Bylaws;
9. Public Hearing and Council consideration of Third Reading of proposed Amendment Bylaws and issuance of a Development Variance Permit;
10. Applicant addresses adoption requirements;
11. Council consideration of adoption of proposed Amendment Bylaws;
12. Issuance of Development Permit by Director of Climate Action, Planning and Development.

**INTERDEPARTMENTAL LIAISON**

The City has a team-based approach for reviewing development applications. The project is being reviewed by staff from various departments, including Climate Action, Planning and Development; Engineering Services; Parks and Recreation; and Electrical Operations.

**OPTIONS**

The following options are offered for consideration of Council:

- 1. That Council instruct staff to process the proposed Official Community Plan Amendment, Official Community Plan Text Amendment, Development Variance Permit, and Development Permit applications for 1135 Salter Street as outlined in the “Consultation and Application Review Process” section of this report.
- 2. That Council, with regard to the proposed OCP amendment for 1135 Salter Street:
  - 1) Give consideration to the requirements of Section 475 and 476 as well as other relevant sections of the Local Government Act;
  - 2) Direct staff to advise and consult with the following:
    - a. the Board of Education of School District 40; and
    - b. the following First Nations:
      - i) Cowichan Tribes;
      - ii) Halalt First Nation;
      - iii) Katzie First Nation;
      - iv) Kwantlen First Nation;
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      - xiv) Tsawwassen First Nation; and
      - xv) Tseil-Waututh Nation.
    - c. Ministry of Transportation and Infrastructure.
  - 3) Direct staff to seek input from interested parties in the following manner:
    - a. send a request for written comments to the parties listed above;
    - b. as part of the notification requirements for public hearing, place a notice on the City Page to advise the public of this application; and



- c. as part of the notification requirements for public hearing, require the applicant to include notice of the proposed OCP amendment on the site signage required for the subject application.
- 4) Not require consultation with:
  - a. Board of the regional district in which the area covered by a plan is located (Metro Vancouver)
  - b. any greater boards or improvement districts;
  - c. Greater Vancouver Sewerage and Drainage District Board;
  - d. Councils of immediately adjacent municipalities.
 as none are considered to be affected by this application.
- 3. That Council provide staff with alternative direction.

Staff recommends Options 1 and 2.

**ATTACHMENTS**

- Attachment 1: Summary of Related City Policies and Regulations
- Attachment 2: Project Statistics
- Attachment 3: Project Drawings (Select)
- Attachment 4: Official Community Plan Amendment Consideration of Public Consultation
- Attachment 5: Evaluation of Proposed Development Variance Permit

**APPROVALS**

This report was prepared by:  
 Amanda Mackaay, Development Planner  
 Dilys Huang, Development Planner

This report was reviewed by:  
 Mike Watson, Acting Supervisor of Development Planning

This report was approved by:  
 Emilie K. Adin, Director, Climate Action, Planning and Development  
 Lisa Spitale, Chief Administrative Officer

**ATTACHMENT 1: SUMMARY OF RELATED CITY POLICIES AND REGULATIONS**

**Queensborough Community Plan**

The subject site is currently designated (RL) Residential – Low Density, which is described, in part, as follows:

*Purpose: To allow low density residential uses.*

*Principal Forms and Uses: Single detached dwellings and duplexes. Single detached dwellings may also include a secondary suite.*

*Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), small scale institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.*

*Maximum Density: Low density residential.*

The (RM) Residential – Medium Density land use designation is described, in part, as follows:

*Purpose: To provide a mix of small to moderate sized multiple unit residential buildings.*

*Principal Forms and Uses: Townhouses, rowhouses, stacked townhouses and low rises. Only in circumstances where the Development Permit Area guidelines can be met, a compelling case can be made, and appropriate amenities are provided will a five or six storey low rise building be considered. In Queensborough, this area will also include single detached dwellings on a compact lot.*

*Complementary Uses: Home based businesses, small scale local commercial uses (e.g. corner stores), institutional uses (e.g. child care, care facilities, places of worship), utilities, transportation corridors, parks, open space, and community facilities.*

**Development Permit Area**

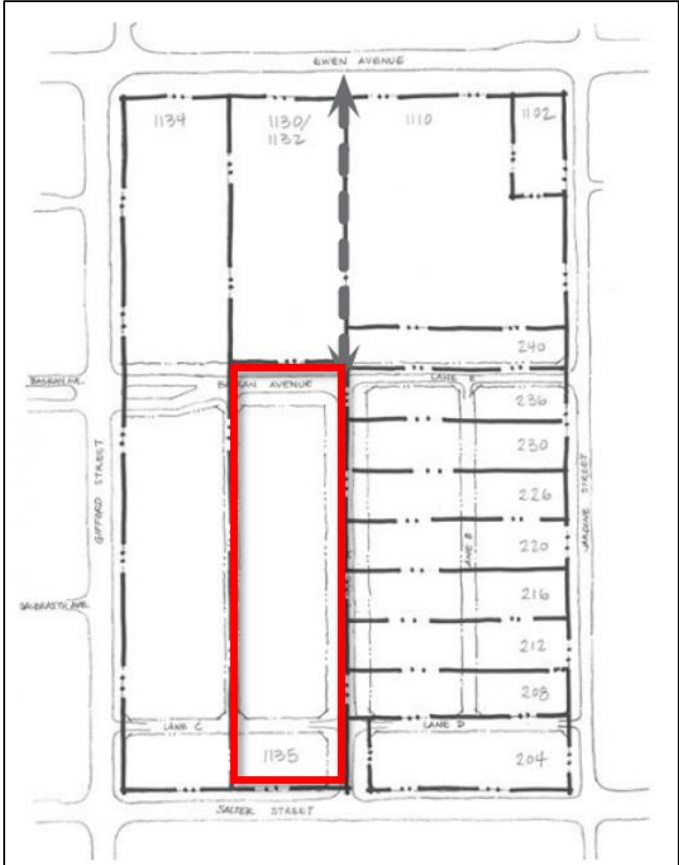
The subject property is not located within a development permit area. Given the proposed multi-unit residential housing form, the QCP map would have to be amended to include the subject site as part of the Ewen Avenue Multi-Family Development Permit Area #1, which would regulate the form and character of the proposed townhouse development.

The site is designated as part of Natural Hazard Development Permit Area #1 – Flood Hazard. Guidelines for this development permit area are intended to minimize the potential for loss of life and property damage in the event of flooding of the Fraser River, while allowing for the continued use of industrial lands to provide employment and the continued renewal and development of an historic New Westminster neighbourhood.

### **Advance Street Plan**

The subject property is identified as being within the Area #2: Salter Street (between Gifford and Jardine Streets) Advance Street Plan (ASP) for Queensborough. The purpose of the ASP is to guide future development where there are large parcels that could potentially be subdivided and/or where there are whole blocks made up of larger parcels where development decisions remain to be made such as in the case of this proposal. The ASP also provides a degree of certainty for landowners and developers regarding the future development of the community, including a general understanding of future road dedication and off-site servicing requirements.

The Area #2 ASP was created with the understanding that the properties located within this neighbourhood block would be redeveloped in accordance with current QCP land use designation. Through the ASP review, it was anticipated that the properties to the east and the property to the west would be redeveloped to low density residential uses including, but not limited to single detached dwellings and duplexes. For these forms of development, development principles and a dimensioned map were created as part of the ASP.



Advance Street Plan Area #2

**Zoning Bylaw**

The subject site is currently zoned Queensborough Neighbourhood Residential Dwelling Districts (RQ-1) and the intent of this district is to allow single detached dwellings in the Queensborough neighbourhood. The RQ-1 district does not allow for townhouses; therefore, the applicant is proposing to rezone the site to a Queensborough Townhouse District (RT-3 or RT-3A) to facilitate the proposed development.

**Family-Friendly Housing Policy**

As per the City’s Family-Friendly Housing Policy, the development would be required to provide a minimum of 30% two and three bedroom units, of which at least 10% of the overall number of units would need to contain three bedrooms or more. Based on the information provided by the applicant, all of the proposed units would contain two or three bedrooms.

**Building Bylaw No. 8125, 2019**

The Building Bylaw includes the following provisions regarding construction in Queensborough:

9.1 All buildings or structures located in Queensborough Area shall:

9.1.1 comply with the City's Queensborough Construction Guidelines; and

9.1.2 have their minimum finished floor elevation, including crawl space and basement floors, not lower than 1.52 m (5 feet) above the geodetic datum or 150 mm (6 inches) above the center of the road abutting the property, whichever elevation is greater, provided, however, that where the center of the road elevation proves to be impractical in the opinion of the Building Official, the minimum elevation shall be 150 mm (6 inches) above natural grade which will be established by the Director of Engineering. The elevation of the finished grade of the yard must be at least 50 mm (2 inches) lower than the elevation of the crawl space floor, basement floor or ground floor.

**ATTACHMENT 2: PROJECT STATISTICS**

	<b>Permitted/Required under RT-3 / RT-3A</b>	<b>Proposed</b>
<b>Site Details</b>		
Site Area (Gross)	No Requirement	9,345 sq. m. (100,586 sq. ft.)
Site Area (Net)	No Requirement	5,803.11 sq. m. (62,464.15 sq. ft.)
Floor Space Ratio	0.8 / 0.9	0.75
Units*	No requirement	45
2-Bed (33%)	79 sq. m. (850 sq. ft.)	85.76 sq. m to 87.68 sq. m. (923.11 sq. ft. to 943.78 sq. ft.)
3-Bed (67%)	79 sq. m. (850 sq. ft.)	90.36 sq. m. to 99.79 sq. m. (972.63 sq. ft. to 1,074.13 sq. ft.)
Site Coverage	40%	37.87% (2,198.04 sq. m.)
Building Height*	10.7 m. (35 ft.)	10.36 m. (34 ft.)
<b>Setbacks:</b>		
Front (North)	3.05 m. (10 ft.)	3.05 m. (10 ft.)
Rear (South)	4.57 m. (15 ft.)	4.57 m. (15 ft.)
Side <i>(Potential variance for electrical room access stair projection)</i>	4.57 m. (15 ft.)	4.57 m. (15 ft.)
<b>Distance Between Buildings</b>		
Between 2 Side Walls* <i>(Potential variance for electrical room access stair projections)</i>	4.27 m. (14 ft.)	4.27 m. (14 ft.)
Between Front and Rear	9.75 m. (32 ft.)	11.07 m. (36 ft.)
<b>Parking (Vehicle)</b>		
Standard	40	51
Tandem	None	32
Visitor (Includes accessible)	9	9
<b>Parking (Bicycle)</b>		
Long Term	57	90
Short Term	6	6

NOTE: grey rows indicate proposed variances, white rows meet City regulations.  
 \*Staff will continue to work with applicant to verify the conformance with zoning provisions.

## **ATTACHMENT 4: OFFICIAL COMMUNITY PLAN AMENDMENT CONSIDERATION OF PUBLIC CONSULTATION**

### **Consultation Requirements**

Section 475 and 476 of the *Local Government Act* provides specific requirements for consultation that must occur prior to the consideration of an Official Community Plan (OCP) amendment. The Act requires local government to provide one or more opportunities it considers appropriate for consultation with the organizations and authorities it considers may be affected by the proposed OCP amendment. The local government must:

- a) consider whether the opportunities for consideration with one or more organizations and authorities should be early and ongoing;
- b) specifically consider whether consultation is required with:
  - i) the board of the regional district in which the area covered by a plan is located;
  - ii) the board of any regional district that is adjacent to the area covered by the plan;
  - iii) the council of any municipality that is adjacent to the area covered by the plan;
  - iv) First Nations;
  - v) greater boards and improvement boards;
  - vi) the Provincial and Federal governments and their agencies; and
- c) Consult with the Board of Education and seek input on the following:
  - i) the actual and anticipated needs for school facilities and support services in the school districts;
  - ii) the size, number and location of the sites anticipated to be required for the school facilities referred to in paragraph (i);
  - iii) the type of school anticipated to be required on the sites referred to in paragraph (ii);
  - iv) when the school facilities and support services referred to in paragraph (i) are anticipated to be required;
  - v) how the existing and proposed school facilities relate to existing or proposed community facilities in the area.

### **Consideration of Consultation**

Council is required to consider who could be affected by the proposed Official Community Plan Amendment. The Local Government Act requires that Council specifically consider whether consultation is required with the groups listed below. Staff has provided a recommendation for Council's consideration for each of the identified groups:

## a) Board of Education and School District No. 40

*Consultation is required with the Board of Education of School District No. 40. The OCP Amendment could impact school enrollment through the introduction of new residential dwelling units.*

## b) First Nations

*The City of New Westminster is currently in the process of developing a work plan to establish strategies to guide the City in the operationalization of Truth and Reconciliation efforts. These strategies will address how the City undertakes consultations with First Nations in regards to Official Community Plan amendments as well as other planning notifications. As this process is not yet in place, staff recommends utilizing the contact list maintained by Port Metro Vancouver for First Nations consultation on this application. This approach has been reviewed by the City's Museums & Heritage Services staff.*

The First Nations on Port Metro Vancouver's consultation list include:

- Cowichan Tribes;
- Halalt First Nation;
- Katzie First Nation;
- Kwantlen First Nation;
- Kwikwetlem First Nation;
- Lyackson First Nation;
- Lake Cowichan First Nation;
- Musqueam Indian Band;
- Penelakut Tribe;
- Qayqayt First Nation;
- Semiahmoo First Nation;
- Sto:lo Nation;
- Stz'uminus First Nation;
- Tsawwassen First Nation; and
- Tsleil-Waututh Nation.

## c) The Board of the Regional District in which the area covered by the OCP is located.

*Consultation with Metro Vancouver is not recommended as the proposed development is small in nature and will not have any regional implications.*

## d) Greater Boards or Improvement Districts.

*Consultation with other Regional Districts is not recommended as the proposed OCP amendment is not considered to affect adjacent Regional Districts.*



- e) The Council of any municipality that is adjacent to the area covered by the plan.

*Consultation with the City of Richmond, the City of Burnaby, and the City of Coquitlam is not recommended given the scale of the proposed development and location of the site. The proposal is not considered to have any negative impact on these municipalities.*

- f) Greater Boards and Improvement Boards.

*The Greater Vancouver Sewer and Drainage District Board oversee the operation of regional utilities in New Westminster. Consultation with the Greater Vancouver Sewer and Drainage District Board is not recommended since the proposed development is small in nature and not deemed to have any significant impacts to any regional utilities.*

- g) The Provincial and Federal governments and their agencies.

*Consultation with the Provincial Ministry of Transportation and Infrastructure is recommended as the subject site falls within 800 metres of a controlled access highway (Queensborough Connector, Highway 91A).*

*Consultation with other Provincial and Federal government agencies is not recommended as the proposed OCP amendment is not considered to affect other agencies.*

Staff will seek input from the parties selected in the following manner:

- a) send a request for written comments to the parties listed above;
- b) as part of the notification requirements for public hearing, place a notice on the City Page to advise the public of this application; and
- c) as part of the notification requirements for public hearing, require the applicant to include notice of the proposed OCP amendment on the site signage required for the subject application.

The consultation requirements under this section of the Local Government Act are in addition to the Public Hearing requirements.

**ATTACHMENT 5: EVALUATION OF PROPOSED DEVELOPMENT VARIANCE PERMIT**

**Evaluation of Variance**

The variance was evaluated based on the Policy Approach to Considering Requests for Variances adopted on January 28, 2008. Generally, the variance is considered reasonable as:

- The unique land attributes of Queensborough, due to its location within the floodplain, limit the ability to provide underground parking for townhouse projects;
- The proportion of tandem spaces proposal is fewer than 50%, which is the maximum staff considers reasonable.

**Considerations if Variance is not Supported**

Should Council not support the variance, staff would work with the applicant to explore alternative parking arrangements that meet the requirements of the Zoning Bylaw. This may result in a reduction in the number of units, unit sizes, and/or unit type and would be reviewed through a Development Permit application.

**Future Transportation Review of Tandem Parking Spaces**

As variance applications to allow for tandem parking are being made more frequently, staff are aiming to undertake a future review of tandem parking within residential developments. This work may result in amendments to the Zoning Bylaw to reduce the number of variances currently being brought forward to Council for consideration. This work is expected to be brought forward to Council by the Transportation Division at a future date as work planning allows.