

Attachment 5

Evaluation of Proposed Development Variance Permit

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.