

Welcome to the Open House!



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.

Tandem Parking in the RM-1 Zone - Open House

Proposed Zoning and Off-Street Parking Bylaw amendments

- **Council directed staff to review tandem parking regulations due to concerns over recent townhouse development applications proposing 100% of the units with tandem parking arrangement.**
- **Currently 100% tandem parking is permitted in the RM-1 (Townhouse Residential District) zone. RM-1 zone provides for low density, ground-oriented townhouses.**
- **Consultant completed a “Draft Technical Analysis Report” on Tandem Parking in the RM-1 (Townhouse Residential District) zone.**
- **May 28, 2013, Council resolved that, staff be directed to prepare the relevant bylaw revisions to the RM-1 (Townhouse Residential District) zone and the Off-Street Parking and Loading Bylaw.**
- **October 08, 2013, Council granted First Reading to the proposed bylaw amendments (Bylaw Nos. 7024-2013 and 7025-2013) and directed taking these to a Public Open House to solicit input.**

Background: Tandem Parking in the RM-1 Zone

Proposed Zoning and Off-Street Parking Bylaw amendments

- **While tandem parking is quite common in townhouse zones across the region, several jurisdictions are expressing concerns over 100% tandem developments and the approaches vary:**
 - **some do not permit tandem parking and others permit it on a project-by-project basis;**
 - **some require a higher parking ratio for tandem units;**
 - **some restrict the tandem unit proportion; and**
 - **some require additional amenity area and/or driveway aprons.**
- **Minimum clear internal width and length for a single, tandem and double car garages for townhouse zones are common in other jurisdictions but lacking in Maple Ridge.**
- **Tandem parking arrangements result in a tall, narrow (12 to 15 feet wide) townhouse form.**

Tandem Parking Facts

Proposed Zoning and Off-Street Parking Bylaw amendments

- **Concern with safe emergency access due to vehicles being parked in “no parking” zones.**



- **Lack of a driveway apron results in encroachment onto the strata road used as the emergency/fire access.**



Concerns: Tandem Parking in the RM-1 Zone

Proposed Zoning and Off-Street Parking Bylaw amendments