

<b>Tandem Parking Garage Units Within Townhouse Developments</b>		<b>Policy No.: 6.35</b>
<b>Authority:</b> Legislative <input type="checkbox"/> Operational <input checked="" type="checkbox"/>		<b>Effective Date:</b> May 25, 2021
<b>Approval:</b> Council <input checked="" type="checkbox"/> CMT <input type="checkbox"/> General Manager <input checked="" type="checkbox"/>		<b>Supersedes:</b> N/A
<p><b>Policy Statement:</b></p> <p>That with respect to the percentage of tandem parking garage units permitted within a townhouse development with at-grade parking, mainly the RM-1 (Low Density Townhouse Residential) zone, be it resolved that the policy take effect when approved by Council.</p> <ol style="list-style-type: none"> <li>1. This policy shall apply to all RM-1 (Low Density Townhouse Residential) zoned developments.</li> <li>2. Council desires no more than 30% tandem parking garage units within the development.</li> <li>3. Should site-specific conditions, such as geotechnical, watercourse or natural features significantly impact the developable area of the site, up to a maximum of 50% tandem parking garage units may be permitted, as provided in <i>Zoning Bylaw 7600-2019</i>, at the discretion of the Director of Planning.</li> <li>4. Such an increase in tandem parking garage units shall only be permitted if on-street parking is available adjacent to the development.</li> </ol>		
<p><b>Purpose:</b></p> <p>To restrict the amount of tandem parking garage units provided within a townhouse development and to reduce the need for a Development Variance Permit should a variance be warranted based on site-specific conditions.</p>		
<p><b>Definitions:</b></p> <p><b>Tandem Parking:</b> 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.</p>		
<b>Key Areas of Responsibility</b>		
<b>Action to Take</b>	<b>Responsibility</b>	
Advise developers of the Tandem Parking Garage Unit restriction and enforce it through plan review.	Planning	