

Appendix 13 - Parking Variance

PARKING VARIANCE

Letter of Purpose

This 12 unit row housing development proposes a total of 17 parking stalls.

As this is an R-14 zone, our project is required by “Zoning Bylaw 2303, 1995 | Appendix 1 - Off Street Parking and Loading”, to provide 1.5 stalls per dwelling unit with 2 additional guest stalls, totalling 20 parking stalls with 1 being accessible.

- 1

Within the off-street parking and loading bylaw that dates from 1995 there is no distinction on number of bedrooms in relation to the parking stalls for this zone. Other Authorities Having Jurisdiction allow for lower parking stall requirements for studio and 1 bedroom units with the understanding that these units would most-likely only need 1 stall or less.
- 2

Due to the steep slope of this site, we cannot provide more parking stalls while aiming to meet storm management requirements.
- 3

With the close proximity to downtown, we believe this is a rational variance request. This development is a 20 min walk or 7 min bike ride to downtown. Schools, shops and parks are located close enough that a family could share one vehicle or use other modes of transportation.
- 4

As a community-focused, family development complete with a shared garden, playground and community courtyard, the project supports reducing car reliance.

Reference:

Zoning Bylaw 2303, 1995

Appendix 1 - OFF STREET PARKING AND LOADING

Residential Requirements:

Guest Parking- multi-family (applicable to all developments with over 6 units)

Compact/Stata Multi- Family R-14 1.5 per dwelling unit



Kimberly Fuller M.Arch BEDS BFA
Associate Principal, AIBC
kfuller@bluegreenarch.com
www.bluegreenarchitecture.com
p.236.420.3550 ext. 203 c.250.768.5960