



City of Port Moody

Report/Recommendation to Council

Date: December 23, 2019
Submitted by: Planning and Development Department – Development Planning Division
Subject: Development Variance Permits for 2709 and 2711 St. George Street

Purpose

To present for Council's consideration, two Development Variance Permit (DVP) applications to vary the Zoning Bylaw by reducing the minimum required width for a tandem parking space from 3.4 metres to 2.76 metres to facilitate the development of a principal dwelling with a secondary suite and Detached Accessory Dwelling Unit (DADU).

Recommended Resolution(s)

THAT Development Variance Permit 2019-137, to reduce the minimum required parking space dimension tandem stall width from 3.4m to 2.76m, be issued as recommended in the report dated December 19, 2019 from the Planning and Development Department – Development Planning Division regarding Development Variance Permits for 2709 and 2711 St. George Street;

AND THAT Development Variance Permit 2019-138, to reduce the minimum required parking space dimension tandem stall width from 3.4m to 2.76m, be issued as recommended in the report dated December 19, 2019 from the Planning and Development Department – Development Planning Division regarding Development Variance Permits for 2709 and 2711 St. George Street;

AND THAT the Mayor and Corporate Officer be authorized to execute the necessary legal documents required in support of this application.

Background

On June 12, 2018, Council adopted Bylaw No. 3143, rezoning the properties at 2709 and 2711 St. George Street from Single Detached Residential (RS1) to Single Detached Residential – Small Lot Zone (RS1-S). Subsequently on January 25, 2019, the Plan of Subdivision was approved creating the two lots.

The subdivision plan was approved on the premise that each of the two lots will be developed with one principal dwelling, a secondary suite, and a DADU. To meet the Zoning Bylaw requirements, a total of four parking spaces are required; two spaces for the principal dwelling, one space for the secondary suite, and one space for the DADU.

Through the review process, the applicant was required to demonstrate how to accommodate the required parking on-site. Based on a lot width of 10.06 metres, it is not possible to have a traditional side by side parking configuration; therefore, tandem parking spaces were required. It should also be noted that tandem parking spaces cannot be in separate tenancies. As a result, the two tandem spaces proposed must be for the principal dwelling. Subdivision approval was granted with the understanding that a DVP would be required prior to the issuance of DADU building permits, otherwise either the secondary suite or DADU would not be permitted.

On November 15, 2019, Minor Development Permits (MDP) were issued for the two principal dwellings at 2709 and 2711 St. George Street.

Prior to reviewing the applicant's MDPs for the proposed DADUs, staff advised the applicant that approval of a DVP would be required to reduce the minimum width of a tandem parking stall from 3.4 metres to 2.76 metres. Subsequently, the applicant submitted the DVP application.

Discussion

Site Description

The subject properties are located on the south side of St. George Street between Grant Street and Moody Street as shown on the Location Map included as **Attachment 1**. The subject properties are both vacant and have a lot frontage of 10.06m and a lot depth of 40.25m.

The lots generally slope from south to north with a grade difference of approximately 2.75m. The grade from east to west is generally maintained between the two lots.

Reduction in Tandem Parking Stall Width

Driveways are required to be located off of the lower classified road and all four parking spaces accommodated within the DADU and rear yard.

In order to provide the required number of parking spaces, tandem parking spaces are required; however, when factoring in a side yard setback and two-car garage with a DADU, there is not enough width to provide a 3.4m-wide parking stall. In discussions with the Engineering Department, it is staff's understanding that the rationale for the increased width of tandem spaces is intended for spaces within a garage in order to provide storage space and additional width when adjacent to walls. Per the Zoning Bylaw, a standard parking stall width is 2.6m plus an additional 0.3m when adjacent to a wall. Given that the tandem space is located outside of a garage, a more appropriate standard may be 2.6m plus 0.3m for a total parking stall width of 2.9m.

The applicant would be able to achieve a tandem parking space width of 2.76m, 0.64m (2ft) less than what is required, or 0.14m (6in) less than what may be a more appropriate requirement. A Landscape Plan showing the proposed parking layout is included as **Attachment 2**.

Based on this, staff recommend approval under the condition that when the two properties are developed, the tandem spaces are developed in a side-by-side configuration and a no-build covenant will be required to ensure no fence is constructed between the tandem parking stalls. Therefore, 2709 St. George Street shall have its tandem parking spaces located along the east

property line and 2711 St. George Street shall have its tandem parking spaces located along its west property line and a no-build covenant will be registered on title for both properties.

Drafts of Development Variance Permit 2019-137 and Development Variance Permit 2019-138 are included as **Attachment 3** and **Attachment 4**.

Other Option(s)

1. THAT Development Variance Permits 2019-137 and 2019-138 be approved with a width of 2.9m subject to approval of an additional variance for a reduced side yard setback of 1.06m for the DADU.
2. THAT Development Variance Permits 2019-137 and 2019-138 be denied.

Financial Implications

There are no financial implications to the City of Port Moody

Communications and Civic Engagement Initiatives

In accordance with the notification requirements in the City's Development Approval Procedures Bylaw and the *Local Government Act*, notices for the proposed Development Variance Permit application were mailed to property owners and tenants within 140m of the subject site two weeks in advance of the Council meeting date.

Council Strategic Plan Objectives

The proposal is consistent with the goals of Council's 2019-2022 Strategic Plan related to a Healthy City by planning for a variety of housing types to meet community needs.

Attachment(s)

1. Location Map.
2. Landscape Plan.
3. Draft Development Variance Permit 2019-137.
4. Draft Development Variance Permit 2019-138.

Report Author

Dejan Teodorovic, BURPI
Planning Technician

Report Approval Details

Document Title:	2709 and 2711 St. George Street - Development Variance Permit.docx
Attachments:	<ul style="list-style-type: none">- Attachment 1 - Location Map.pdf- Attachment 2 - Landscape Plan.pdf- Attachment 3 - Draft Development Variance Permit 137.docx- Attachment 4 - Draft Development Variance Permit 138.docx
Final Approval Date:	Jan 2, 2020

This report and all of its attachments were approved and signed as outlined below:

Tracey Takahashi for Dorothy Shermer, Corporate Officer - Dec 23, 2019 - 12:38 PM

Natasha Vander Wal for Rosemary Lodge, Manager of Communications and Engagement –
Dec 23, 2019 - 1:11 PM

Jennifer Velthuisen for Paul Rockwood, General Manager of Finance and Technology –
Dec 23, 2019 - 2:36 PM

Chris Jarvie for André Boel, General Manager of Planning and Development - Dec 24, 2019 -
11:42 AM

Paul Rockwood for Tim Savoie, City Manager - Jan 2, 2020 - 3:13 PM