

**To:** Chief Administrative Officer **Date:** March 20, 2023  
**From:** Alyssa Bouchard, Planning Technician  
**Subject:** **Amendments to Zoning Bylaw 5949-2020 to Change Townhouse Parking Requirements**

**Recommendation(s)**

1. That Zoning Bylaw Amending Bylaw 6171-2023-5949(108) be granted first and second readings; and
2. That a Public Hearing be scheduled for a date to be determined.

**Purpose**

This report introduces amendments to the Zoning Bylaw 5949-2020 to alleviate some of the identified parking issues in the City of Mission, specifically in the context of townhouse developments.

**Background**

Parking within townhouse developments has been identified as an ongoing issue for Mission residents. This has been further exacerbated in townhouse developments that have tandem parking as their primary form of parking.

*Parking (Tandem) means the placement of one Motor Vehicle parking space behind another Motor Vehicle parking space, such that only one Motor Vehicle has unobstructed access to a Drive Aisle or Street, but does not include maneuvering aisles and other areas providing access to the space.*

Currently, the Off Street Motor Vehicle Parking Regulations outlined in Section 109 of Zoning Bylaw 5949-2020 require a minimum of 2.0 parking spaces per dwelling unit, in addition to 0.2 visitor parking spaces per dwelling unit for townhouse developments (1 space per 5 townhouse units). There are varying minimum required dimensions for parking spaces dependent on their form, be it a single garage, double garage, tandem parking, or unenclosed parking.

Off Street Motor Vehicle Parking Space Sizes:

Parking Space Type	Width	Length
Single Garage	3.0 m (9.8 ft)	6.1 m (20.0 ft)
Double Garage	2.8 m (9.0 ft)	6.1 m (20.0 ft)
Parking (Tandem) Space in a Garage	3.2 m (9.2 ft)	6.1 m (20.0 ft)
90-degree Parking Angle (Unenclosed)	2.6 m (8.5 ft)	5.5 m (18.0 ft)

Zoning Bylaw 5949-2020 permits a townhouse development to have 100% tandem parking. Visitor parking cannot be tandem.

The previous Zoning Bylaw (5050-2009) permitted tandem parking in three of the four townhouse zones (MT40, MT52 and MT79) and restricted the amount of tandem parking to 50% of the units in zones MT40 and MT52. When tandem parking was provided, it was limited to internal units only.

The recently adopted Silverdale Central Neighbourhood Plan has included a policy to limit tandem parking:

- Policy 4.5.8: Permit a maximum of 50% tandem garage units within a townhouse development, while limiting the maximum of tandem garage units within a townhouse building to 50%.

In addition, Zoning Bylaw 5949-2020 Section 103 states:

3. When calculating a numerical value, the number shall be rounded to the nearest whole number.

### Discussion and Analysis

Comparative research was conducted on nearby municipalities to better understand how others are addressing parking. Mission is on par with our neighbouring municipalities in terms of minimum required number of parking spaces per dwelling unit, as well as visitor parking spaces. However, there are varying regulations regarding tandem parking throughout the Lower Mainland. Please see the table below detailing the most notable differences; those that have formed our options for consideration:

Municipality	Parking spaces required (per DU)	Visitor parking spaces required (per DU)	Dimensions	Provisions
City of Maple Ridge	2.0	0.2	Tandem garage: 3.7 m by 6.7 m	All tandem garage configurations must provide a 6.0 m by 3.0 m driveway apron
City of Chilliwack	2.0	0.2	Strata garage: 2.6 m by 6.0 m	1 parking space must be unenclosed, not located within a garage  A double garage does not count as 2 parking spaces, regardless of size
Township of Langley	2.0 * 2.3 (if tandem)	0.2	Tandem garage (for both spaces): 2.6 m by 11.2 m	Maximum of 40% of dwelling units can be provided tandem parking

As shown above, the City of Maple Ridge permits 100% tandem parking, however, the minimum dimension for a tandem garage parking space is larger than Mission, creating a slightly more accessible garage area. In addition, all provided tandem garage configurations must provide a driveway apron that is the size of a parking space. This ultimately results in one extra parking

space for each dwelling unit, allowing for easier maneuvering of vehicles, or an extra parking space.

The City of Chilliwack requires 2.0 parking spaces per dwelling unit, 1.0 of which must be unenclosed. This restriction also results in a driveway apron for each dwelling unit, or for a resident only parking space to be provided on site.

The Township of Langley requires a greater number of parking spaces to be provided if those provided are tandem. This results in one additional parking space on site provided for every three tandem garages. This can be in the form of a driveway apron, or a resident only parking space elsewhere on site. In addition, the Township of Langley restricts tandem parking to a maximum of 40% of the total dwelling units.

Staff have explored a variety of potential options to help alleviate some of the identified parking issues, while considering the impact varying regulations will have on the development community. Staff feel the proposed amendment below will begin to address parking concerns for Mission residents, while having a low impact on the development community.

### **Proposed Amendment**

The proposed amendment will align with Policy 4.5.8 of the Silverdale Central Neighbourhood Plan and offer additional flexibility for the developer to offer more tandem parking if they provide driveway aprons for all additional tandem garage units above the relevant limit. The proposed regulations would:

- Introduce maximum percentages for tandem garage units in a townhouse development allowing up to 25% tandem garage units within a townhouse development and limiting the maximum ratio of tandem garage units within a townhouse building to 50%.
- Provide flexibility to the development community where more tandem parking is desired by allowing any additional tandem garage units to be offset by requiring one unenclosed parking space extra. Parking spaces intended to offset tandem garage units could be provided in the form of driveway aprons or other onsite parking spaces for resident only parking.
- The required driveway apron or resident only parking space would need to meet the minimum dimensions of an unenclosed parking space as appropriate within the bylaw, typically 2.6 m wide by 5.5 m deep.

Furthermore, staff recommend amending Section 103 B.3. of Zoning Bylaw 5949-2020 to read:

- When calculating a numerical value, the number shall be rounded up to the nearest whole number.

This will provide clarity and ensure that all units are rounded up to the nearest whole number including parking calculations.

### **Financial Implications**

There are no specific financial implications associated with this report.

### **Communication**

At the time of writing this report, the Development Liaison Committee (DLC) has not been referred to for comment. Staff seek Council's direction on this matter. Staff can refer the proposed Zoning Bylaw 5949-2020 amendments to the DLC before proceeding to 3<sup>rd</sup> Reading and Public Hearing. Alternatively, staff can move forward without a referral to the DLC.

**Report Prepared by:** Alyssa Bouchard, Planning Technician  
**Reviewed by:** Robert Publow, Manager of Planning  
**Approved for Inclusion:** Mike Younie, Chief Administrative Officer