

THE CORPORATION OF THE TOWNSHIP OF LANGLEY

**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TANDEM PARKING) BYLAW 2019 NO. 5442**

EXPLANATORY NOTE

Bylaw 2019 No. 5442 amends Township of Langley Zoning Bylaw 1987 No. 2500 to provide for a 50 percent (50%) maximum for tandem parking spaces in a townhouse development.

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**TOWNSHIP OF LANGLEY ZONING BYLAW 1987 NO. 2500
AMENDMENT (TANDEM PARKING) BYLAW 2019 NO. 5442**

A Bylaw to amend Township of Langley Zoning Bylaw 1987 No. 2500

The Municipal Council of the Corporation of the Township of Langley, in Open Meeting Assembled, ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as "Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No. 5442".
2. The "Township of Langley Zoning Bylaw 1987 No. 2500" as amended is further amended by:
 - (1) Removing and replacing Section 107.3 a) ii) *townhouses* with the following:

ii) <i>townhouses</i>	<p>2 spaces per <i>dwelling unit</i></p> <p>2.3 spaces per <i>dwelling unit</i> if parking is provided by <i>tandem parking</i>, but no more than 50% of all <i>dwelling units</i> in a <i>townhouse</i> development may have <i>tandem parking</i> spaces</p> <p>1 dedicated visitor parking space per 5 <i>dwelling units</i></p>
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READ A FIRST TIME the	21	day of	January	, 2019.
READ A SECOND TIME the	21	day of	January	, 2019.
PUBLIC HEARING HELD the	11	day of	February	, 2019.
READ A THIRD TIME the		day of		, 2019.
ADOPTED the		day of		, 2019.

_____ Mayor _____ Township Clerk



REPORT TO MAYOR AND COUNCIL

PRESENTED: JANUARY 21, 2019 - REGULAR EVENING MEETING
FROM: COMMUNITY DEVELOPMENT DIVISION
SUBJECT: TANDEM PARKING

REPORT: 19-08
FILE: BA 000022

RECOMMENDATION:

That Council give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No. 5442, for the purpose of establishing a 50% maximum for tandem parking spaces in a townhouse use; and authorize staff to schedule the required Public Hearing.

EXECUTIVE SUMMARY:

At its meeting on July 9, 2018, Council passed a motion directing staff to bring forward amendments to the Zoning Bylaw to provide for a maximum of 50 percent (50%) of single car tandem parking units per townhouse development application. This direction was pursuant to discussions following a staff presentation at the Council Priorities Committee meeting held on June 15, 2018, as directed by Council.

This report provides information pursuant to Council's direction with proposed bylaw amendments establishing a 50 percent (50%) maximum for tandem parking spaces in a townhouse use.

Staff have reviewed bylaws and practices of other local governments and engaged legal counsel to inform the proposed bylaw amendments. Specifically staff note the cities of Surrey, Coquitlam and Richmond have all elected to provide for a maximum percentage of tandem parking in townhouse developments.

PURPOSE:

The purpose of this report is to provide Council with information and recommendations in order to establish a 50 percent (50%) maximum for tandem parking spaces in townhouse developments.

BACKGROUND/HISTORY:

At the June 15, 2018 Council Priorities Committee Meeting staff provided a presentation regarding tandem parking. At its July 9, 2018 Regular Afternoon Meeting, Council passed the following resolution:

“That Council endorse introducing a zoning bylaw amendment providing for a maximum of 50% of single car tandem parking units permitted per townhouse development application.”

Most tandem parking arrangements are either a two-car tandem garage, whereby one vehicle is parked behind the other within a garage, or a single car garage or carport with the second vehicle parked outside on a parking pad.

The Township’s Zoning Bylaw defines tandem parking as ‘the placement of one parking space behind another parking space in a garage or carport such that only one parking space has unobstructed access to a drive aisle driveway or highway’. The Zoning Bylaw does not permit tandem parking in structured (e.g. underground) parking.

DISCUSSION/ANALYSIS:**Local Government Practices**

Staff have reviewed bylaws and practices of other local governments and engaged legal counsel to inform proposed Bylaw No. 5442. Specifically, staff note the cities of Surrey, Coquitlam and Richmond have all elected to provide for a maximum percentage of tandem parking in townhouse developments. A range of local government approaches to townhouse tandem parking in select municipal bylaws is included in the following table.

Municipality	Maximum Percent (Bylaw)
Surrey	50%
Coquitlam	33%
Maple Ridge	100%
Abbotsford	100%
Richmond	50%
Delta	100%
Burnaby	0%

Proposed Bylaw

Proposed Bylaw 5442 amends Township of Langley Zoning Bylaw 1987 No. 2500 to establish a 50 percent (50%) maximum for tandem parking spaces in a townhouse use.

The Zoning Bylaw defines tandem parking as ‘the placement of one parking space behind another parking space in a garage or carport such that only one parking space has unobstructed access to a drive aisle driveway or highway’. The proposed bylaw responds to Council’s direction and amends Section 107 (Parking and Loading Requirements) relating to townhouses by adding ‘no more than 50% of all dwelling units in a townhouse development may have tandem parking spaces’.

Should Council elect to adopt Bylaw No. 5442 the provisions will come into effect upon adoption. One application currently in process exceeds the proposed 50 percent (50%) maximum: Phoenix Homes (08-25-0075 / RZ 100271) third reading granted January 21, 2008. Should Council adopt the

proposed amendment, staff recommend that the application be considered by Council for a parking Development Variance Permit (DVP) advanced at the discretion of the applicant. The DVP could also be forwarded concurrent with Council's consideration of final adoption of the subject rezoning bylaw and Development Permit issuance.

Staff note Council has the ongoing ability to consider the appropriate percentage of townhouse tandem parking based on individual development application merit and may issue Development Variance Permits (DVP's) on sites that exceed the proposed 50 percent (50%) threshold.

Alternatives

1. That Council not give first and second reading to Township of Langley Zoning Bylaw 1987 No. 2500 Amendment (Tandem Parking) Bylaw 2019 No. 5442, and elect not to proceed with the proposed Zoning Bylaw amendment.
2. That Council direct staff to advance a zoning bylaw amendment with an alternate maximum percentage of single car tandem parking units permitted per townhouse development application.
3. That Council direct staff to report back to Council with options for an alternate course of action.

POLICY CONSIDERATIONS:

Parking supply and management of parking is an important tool the Township has in supporting transit, particularly in the development of Urban Centres and Frequent Transit Development Areas (FTDAs). The amount of tandem parking in townhouses is also an important determinant of the density of development and affordability in these areas

Proposed Township of Langley Tandem Parking Bylaw 2019 No. 5442 responds to Council's direction and establishes a 50 percent (50%) maximum for tandem parking spaces in a townhouse use.

Respectfully submitted,

Stephen Richardson
DIRECTOR, DEVELOPMENT SERVICES
for
COMMUNITY DEVELOPMENT DIVISION