

MEMORANDUM

January 20, 2014

TO: Mayor Robertson and Councillors

CC: Penny Ballem, City Manager
Sadhu Johnston, Deputy City Manager
Mukhtar Latif, Chief Housing Officer
Brian Jackson, General Manager of Planning and Development Services
Francie Connell, Director of Legal Services
Peter Judd, General Manager of Engineering Services
Brenda Proskan, General Manager, Community Services

FROM: Kent Munro, Assistant Director of Planning

SUBJECT: Riverside East - Consequential Amendment to Parking By-law

This memorandum brings forward a consequential amendment to the Parking By-law that is needed in conjunction with the proposed amendment to the CD-1 (247) By-law for Riverside East. The memorandum also clarifies the parking standard that would apply to this CD-1.

RECOMMENDATION

THAT, subject to enactment of the by-law to amend CD-1 (247), the Parking By-law be amended to include this CD-1 District in the area regulated by subsection 4.2.1.13, as follows:

- (i) in subsection 4.2.1.13, delete “Argyle Street” and replace it with “Kerr Street”;
- (ii) amend Map 4.2.1.13 by extending the boundary of the area outlined in black and toned grey to include the lands bounded by Kerr Street, the Fraser River, Argyle Street and Marine Drive; and
- (iii) amend Map 4.2.1.13 by deleting the note “Effective area for all C, RM, FM”;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Parking By-law for enactment at the time of enactment of the by-law which amends CD-1 (247) By-law No. 6533.

DISCUSSION

One of the proposed amendments to CD-1 (247) in the staff report entails removing the minimum parking requirement from the CD-1 By-law, so that the general regulations of the Parking By-law apply. After referral of this item to Public Hearing, it became apparent that a consequential amendment to the Parking By-law would also be needed to allow the parking provisions for multiple dwelling use to apply to the CD-1 site.

Parking for multiple dwelling use is regulated in the Parking By-law by subsection 4.2.1.13. This subsection applies to most of the city as represented by a map labelled as “Map 4.2.1.13” on page 4-12. The map does not include East Fraserlands and the lands west of there to Argyle Street, where CD-1 (247) - Riverside East is located. In these areas, parking for multiple dwelling use is currently regulated within the respective CD-1 by-laws.

To have parking in CD-1 (247) regulated by the Parking By-law, Map 4.2.1.13 must be amended to include Riverside East. This would be achieved through amendment of the Parking By-law as proposed in the above recommendation. The parking standard that would apply to CD-1 (247) would be as follows:

- 0.5 space for dwelling units less than 50 m² (538 sq. ft.);
- 0.6 space for units greater than 50 m² (538 sq. ft.) plus one space for each 200 m² (2,153 sq. ft.) of gross floor area, except that for each unit 180 m² (1,938 sq. ft.) or greater, there need be no more than 1.5 spaces for every unit.



Kent Munro
Assistant Director, Planning and Development Services