



June 29, 2021 Committee of the Whole Deputation

RE: Staff Report PDS.21.077 and Draft STA, CRU and B & B ZBLA

BMSTA previously commented on the Draft Zoning By-law (see our correspondence dated April 28, 2021).

- **Parking Requirements**

BMSTA had previously identified a concern with respect to the proposed parking schedule in that it was not supported by professional transportation analysis unlike the submissions which supported the currently approved parking schedule.

Further, BMSTA identified a concern in terms of multi-unit buildings where parking spaces are in a private driveway, garage or carport and the creation of numerous non-conforming instances (such as at the units at Historic Snowbridge and Monterra Ridge).

The Comment Matrix indicates that "Where private parking and shared parking exists, it could be demonstrated that the updated parking requirements could be met." BMSTA is unaware of how this could be demonstrated given the as-built condition and requests that Town staff elaborate on the comment.

- **Exterior Side Yard Setback**

BMSTA previously identified the extreme nature of the previously proposed 6.0 metre exterior side yard setback. The Comment Matrix recommends a 4.5 metre exterior side yard yet the Staff Report and Draft ZBLA propose a 5.0 metre setback. BMSTA previously submitted that a 3.0 metre side yard setback was adequate however in reflecting on the Comment Matrix rationale for a 4.5 metre side yard, would support this (a 4.5 metre side yard).