



## HDC Resolution to Support the Variance(s) Requested for 830 Cretin Ave

WHEREAS the applicant at 830 Cretin Ave, Commonbond Communities, is requesting variances from the Ford site Master Plan requirements in order to construct a five-story, 60-unit senior housing building, with the following variances:

- 1.) A minimum of 25% of lot coverage for open space is required; 16% is proposed, for a variance of 9%.
- 2.) Off-street parking spaces are required to be setback 4' from any property line; 2' is proposed from the north property line, for a variance of 2'.
- 3.) A minimum of 1 parking space or 2% of the total parking spaces, whichever is greater, shall be prepared for electric vehicles(EV); A total of 29 parking spaces are provided, which requires 1 parking space designated for EV, none are proposed, for a variance of 1 EV parking space.

WHEREAS the Community Development Committee (CDC) of the Highland District Council met via Zoom with the applicant and neighbors on June 16, 2020 to review and discuss the application; and

WHEREAS the Committee expressed deep appreciation for the work that Commonbond does, and understands that when building a project, underground parking can raise the cost substantially, so the committee supports the lot coverage variance for the placement of 18 open air parking stalls; and

WHEREAS the need for a wider drive lane for seniors will give extra room for navigating, and better site-lines, along with allowing seniors to be comfortable while driving at their home; and

WHEREAS the applicant agreed to put the conduit in for future use and have one or two spots EV ready should the need arise; therefore

BE IT RESOLVED that the Community Development Committee of the Highland District Council recommends approval of the variance(s) with the request that Commonbond make it a priority to allow for electric vehicle parking in the future.

Approved June 16, 2020

By the Community Development Committee of the Highland District Council