

DRAFT PARKING BYLAW

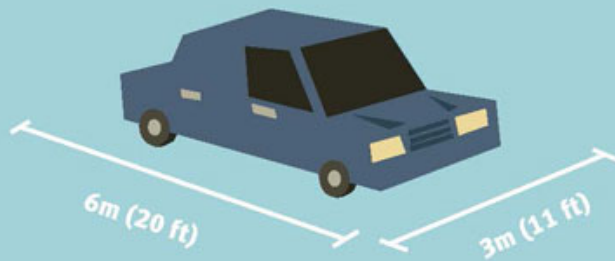
Community Planning and
Development Committee

December 19, 2017

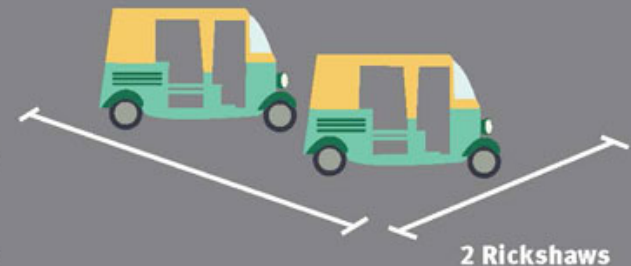
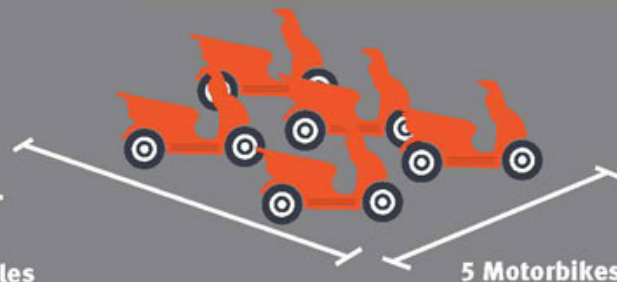
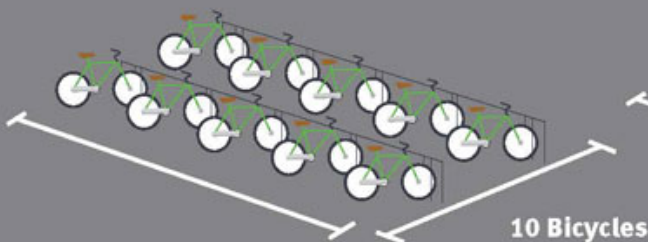
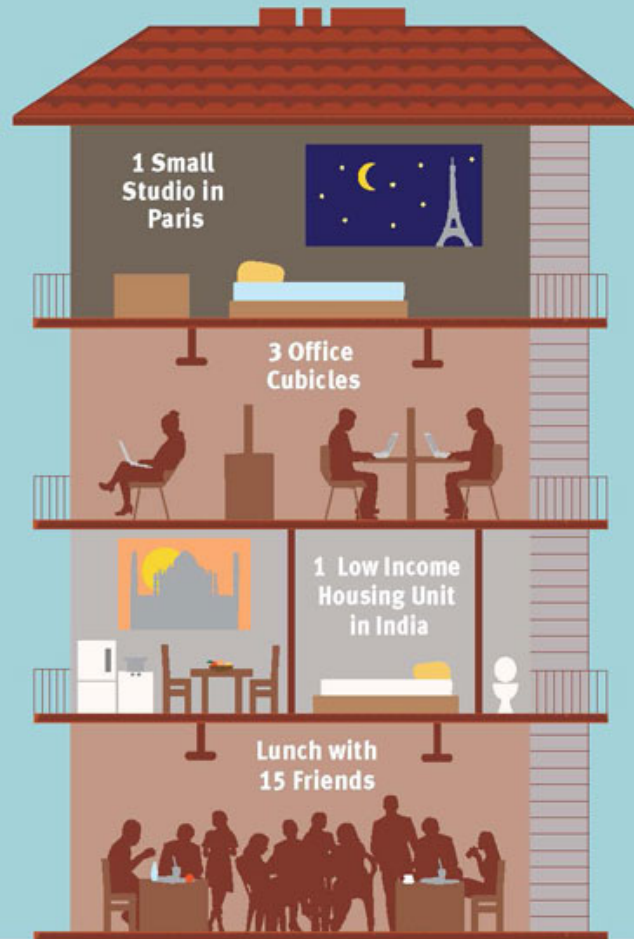


Sizing Up Parking Space

One Parking space is 18m² (220 ft²).



That's equivalent to...



Process

1. Background
2. Draft Components/ Identify Options
3. Review Draft/ Consultation
4. Preparation- Finalize Draft
5. Approval

Process and Research

- ▣ Stakeholder Meetings/
Developer Feedback
- ▣ Best Practices Research (Other
Municipalities)
- ▣ Development Permit Review
- ▣ Site Observations

Goals and Objectives

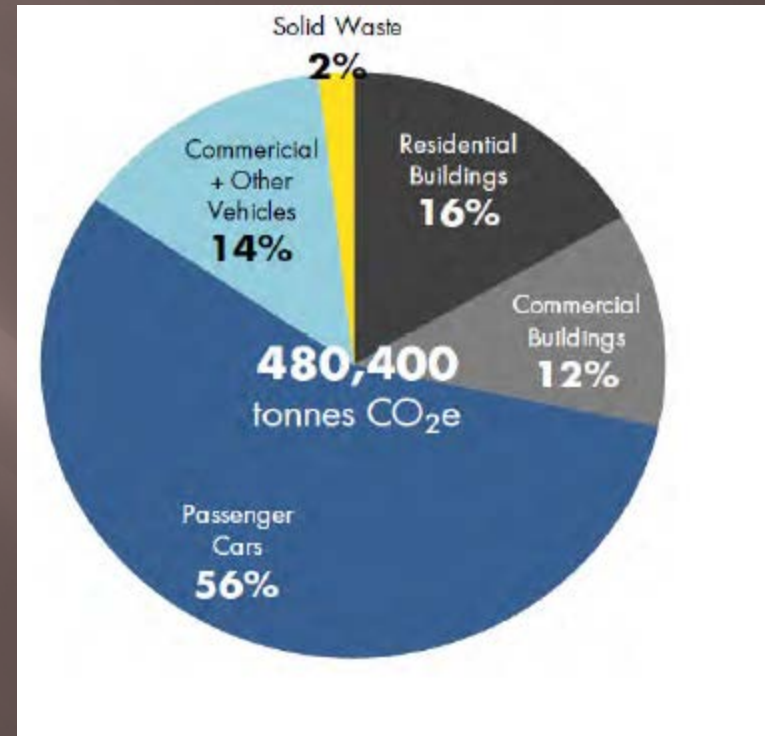
Transportation Master Plan

- ▣ Limit parking supply within future developments
- ▣ Encourage developments within mobility hubs to provide shared and preferential parking resources
- ▣ Designate cash-in-lieu parking areas in mobility hubs
- ▣ Consider expanding on-street parking supply
- ▣ Incorporate bicycle parking requirements



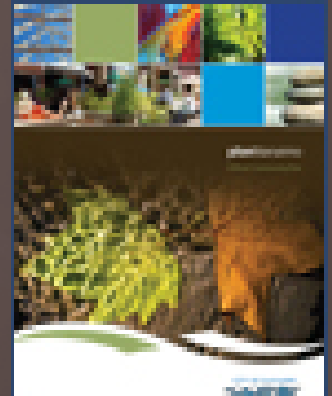
Goals and Objectives- OCP

- ▣ Goal 2- Build a more sustainable community
 - Creating urban nodes and corridors that support higher density
- ▣ Goal 5- Reduced GHG's
- ▣ Goal 6- More efficient servicing
 - Increased opportunities for pedestrian, bicycle, or transit travel
 - Reduce automobile reliance



Goals and Objectives- OCP

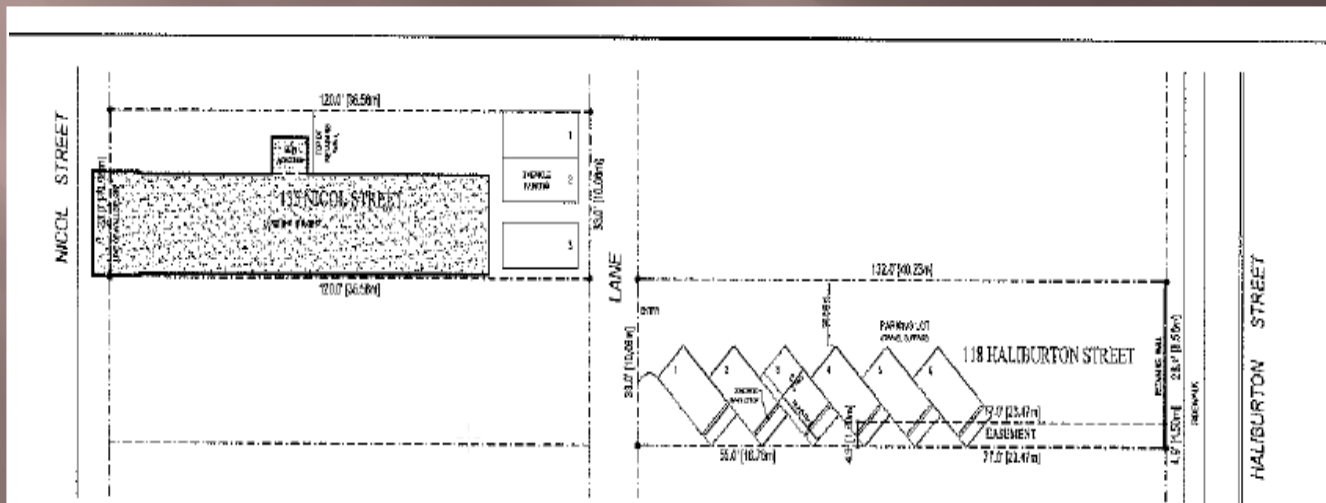
- ▣ Consolidated parking areas in urban nodes
- ▣ Off street parking requirements, as determined by a parking assessment, may be reduced by up to 25% in Urban Nodes
- ▣ Bike parking will be required by bylaw
- ▣ Secure bicycle parking and other facilities (e.g., showers, change rooms) in exchange for minor reductions in parking requirements or other bonusing provisions



BYLAW HIGHLIGHTS

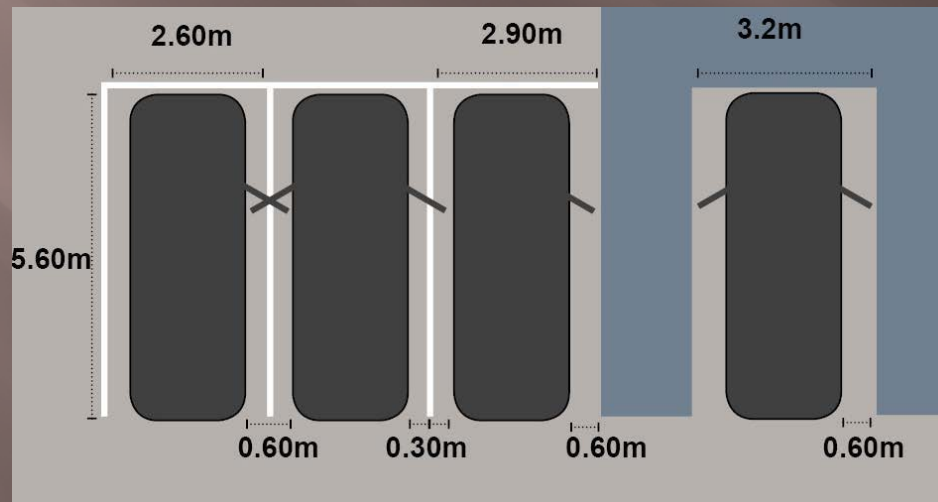
Bylaw Highlights Offsite Parking

- Allow off-site parking within 50m of the subject property to be counted for up to 75% of parking requirement.



Parking Dimensions/ Loading

- ❑ Traffic consultant hired to review parking dimensions
- ❑ Loading bay space size reduced to reflect more typical trucking size
- ❑ Increased allowable small car %
- ❑ Decrease required large car stall width
- ❑ Increase stall size adjacent to structures
- ❑ Increase aisle width



Bylaw Highlights Excess Parking Permeable Paving

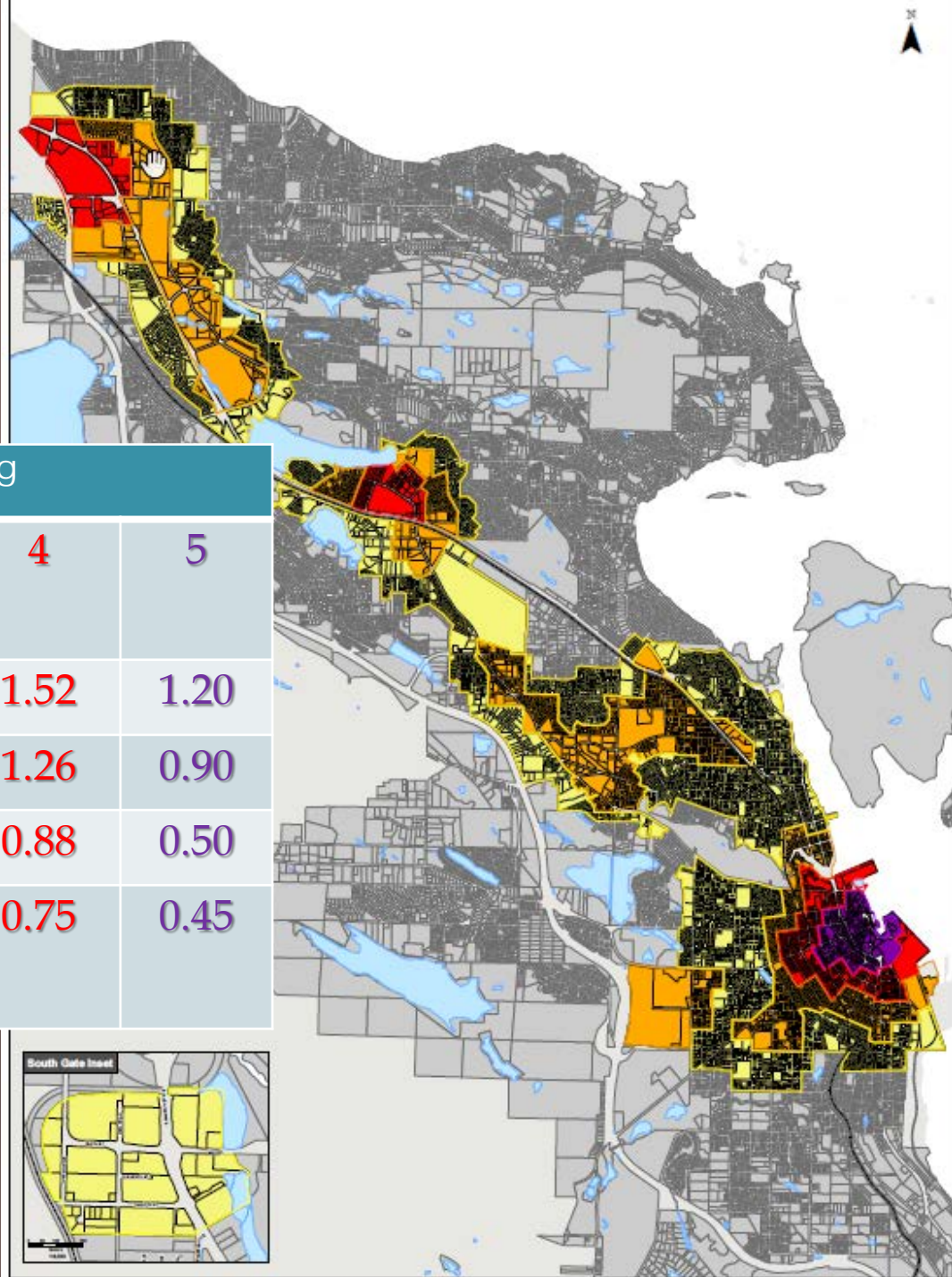
- ▣ Any at-grade parking spaces provided beyond the minimum bylaw requirement must be surfaced with permeable materials



Multiple Family Rates

# of Bdrms	Required Parking				
	Area 1	2	3	4	5
3+	<u>2.00</u>	<u>1.84</u>	<u>1.68</u>	1.52	1.20
2	<u>1.80</u>	1.62	1.44	1.26	0.90
1	1.45	1.26	1.07	0.88	0.50
Studio	1.20	1.05	0.90	0.75	0.45

Current 1.66 outside of downtown



Bylaw Highlights

Multiple Family Parking

- ▣ No more 'one size fits all' parking rate-outside downtown
- ▣ Parking requirement based on # of bedrooms and location
- ▣ Location rate based on:
 - OCP designation
 - TMP designation
 - Walk score
 - Employment density
 - Access to Transit

Bylaw Highlights

Multiple Family Rental

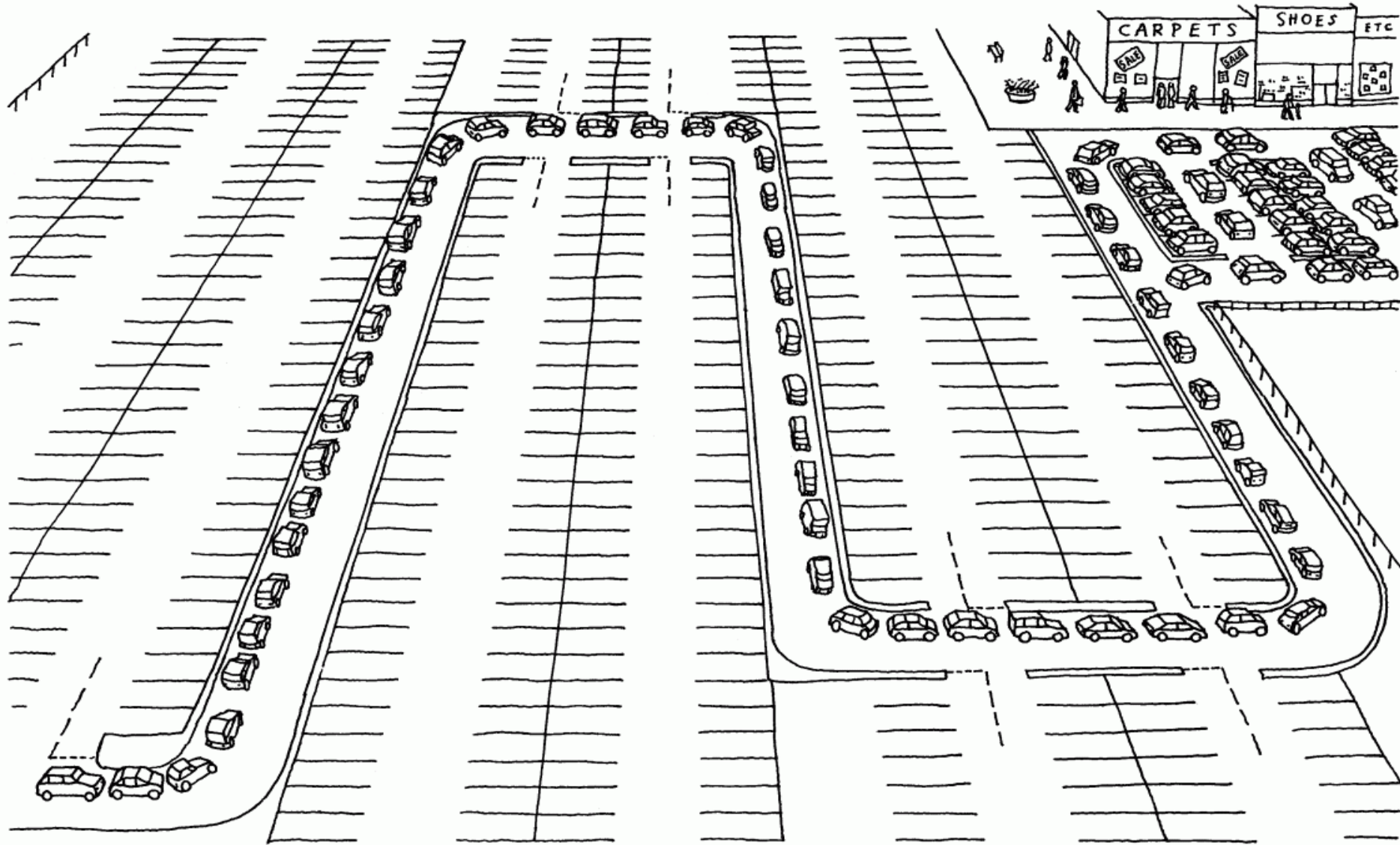
- ▣ 10% reduction for rental housing
- ▣ Housing agreement required



New Rates for Existing Uses

Use	Current Rate (spaces)	Proposed Rate (spaces)
Shopping Centres and Retail Trade and Service Centres	<p>4.3 per 100m² of net floor area, where the centre has a net floor area of less than 35,000m² but more than 500m²</p> <p>5.4 per 100m² of net floor area where the centre has a net floor area of 35,000m² or more</p>	1 per 30m ² of gross floor area.
Retail store, personal service establishment and liquor store	1 per 20m ² of gross floor area	1 per 25m ² of gross floor area
Retail Warehouse	1 per 18m ² of net floor area	1 per 20m ² of net floor area
Mobile Home/ Park Model Trailer	2 per unit	1 per unit
Assembly Hall, Gymnasium, Health Clubs	1 per 12m ² of gross floor area Plus 1 space for each 3 seats for bars, lounges, or restaurants (gymnasiums, health clubs only)	1 per 15m ² of gross floor area
Boarding Kennels	1 per 8.5 dog enclosures	1 per 9 dog enclosures or one per 80m ² of GFA where no runs, pens or cages are provided.
Lumber and Building Supply Yards	1 per 20m ² of GFA or 8 spaces whichever is greater	1 per 30m ² of net floor area- merged with Home Centre

PARKING



IT CAN BE DIFFICULT TO FIND A SPACE

Vehicle Parking for Shopping Malls



Shopping Centre	Size	Required Parking-Nanaimo	Kamloops 4 spaces per 100 sq. m. of GLA*	Maple Ridge/ Province of NS (Model Bylaw)/ Chilliwack 1 space per 30 sq. m. of gross floor area (GFA)	Kelowna/ Vernon 4.4 spaces per 100 sq. m. of gross leasable area (GLA)*	Prince George 5 per 100 sq. m. of gross floor area	September Parking Count # of spaces used (total spaces)
Woodgrove	66,326m2	3,044	2,255	2,211	2,481	3,316	1,363 (3,289)
NNTC	55,740m2	2,558	1,895	1,858	2,085	2,787	814 (2,571)
Country Club	27,870m2	1,019	948	929	1,042	1,396	N/A
University Village	10,431m2	381	355	348	390	522	145 (446)
Metal/ Enterprise (Marks Work Warehouse)	3,271m2	120	111	109	122	164	N/A
601 Bruce (Proposed QF)	2,118m2	77	72	71	79	106	N/A

*GLA equals 85% of gross floor area for purposes of this comparison

Higher than Nanaimo



Lower than Nanaimo



Bylaw Highlights

Retail Trade and Services Centre

- ▣ Amend definition of shopping centre to remove 500m² minimum floor area requirement
- ▣ Any property with 2 or more businesses becomes a retail trade and services centre
- ▣ Permits a blended rate of 1 space per 30m²
 - Same as a shopping centre



Bylaw Highlights

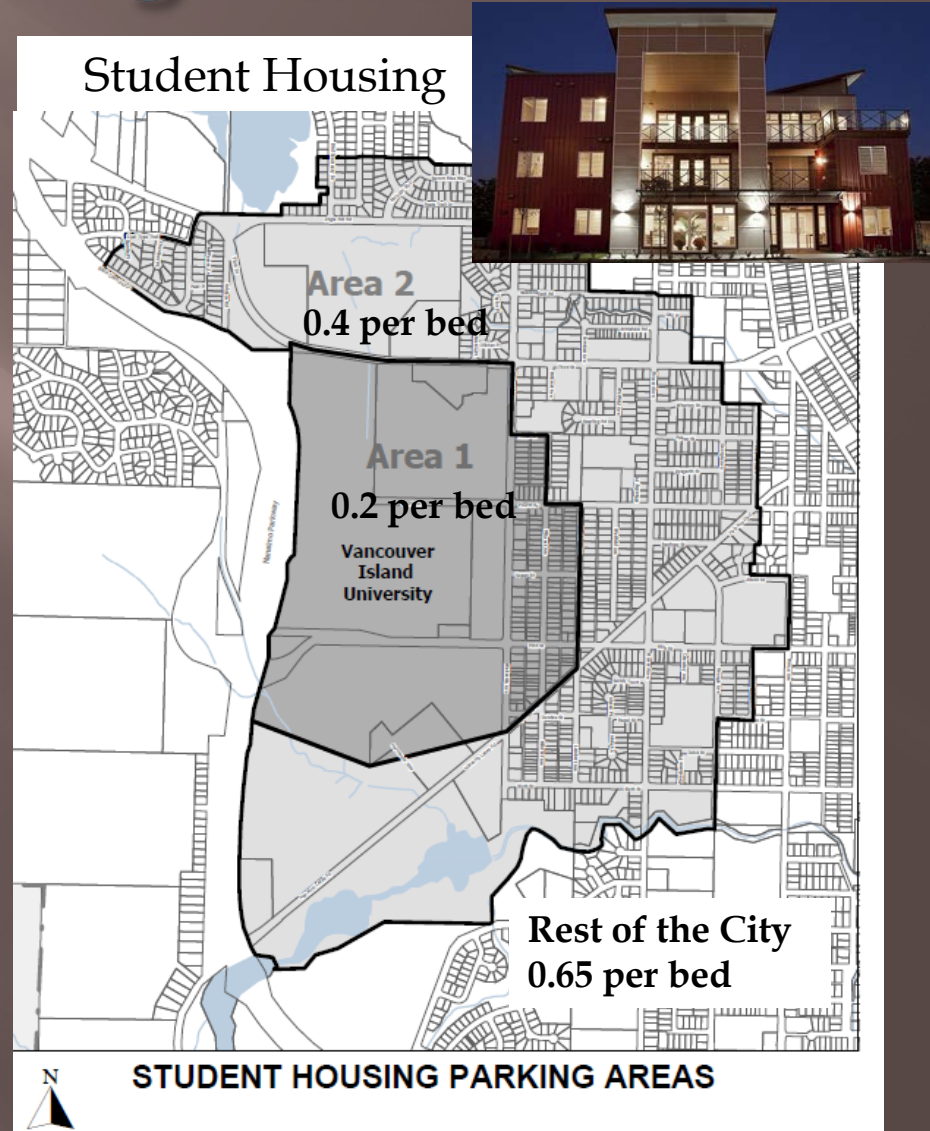
New Parking Rates



Float Homes
1 per float home

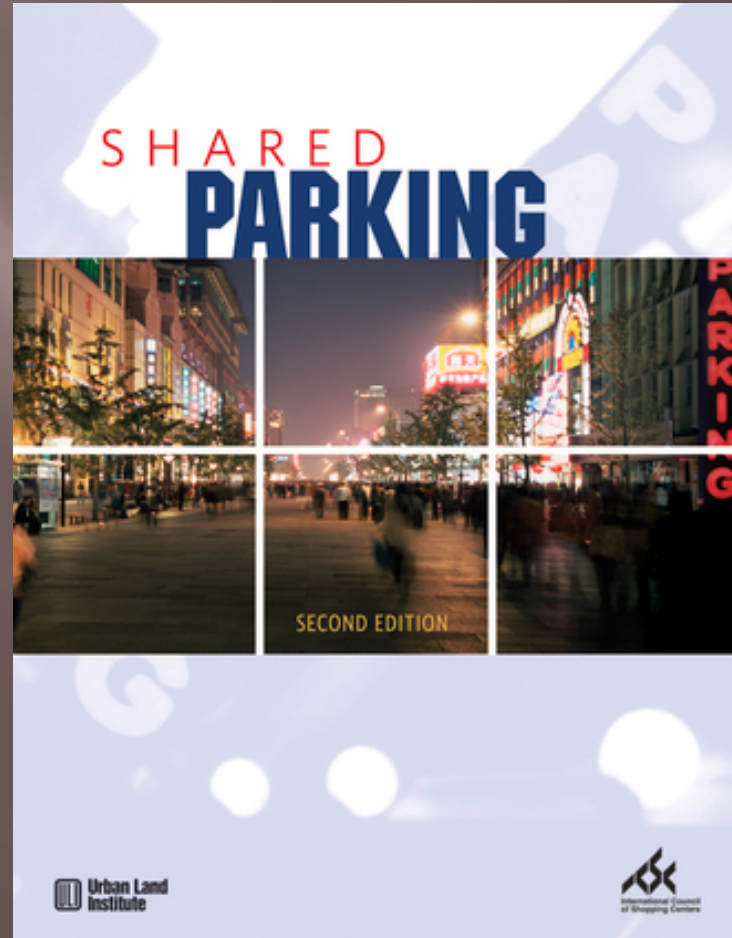


Supportive
Housing
0.2 per bed



Bylaw Highlights Shared Parking

- ▣ Reduced parking for separate uses within the same property with different peak times.



Bylaw Highlights Bike Parking

- ▣ Add requirements for short and long term bicycle parking.
- ▣ Short term= outdoors, visitor parking
- ▣ Long term= covered resident or employee bike storage
- ▣ Includes size and accessibility requirements



Parking Variance Policy

- ▣ Policy document to guide Staff and Council evaluation of parking variance applications
- ▣ Includes criteria for
 - car share variance
 - location
 - requiring a parking study



Next Steps

- ▣ Stakeholders/ Public consultation
- ▣ Changes based on feedback
- ▣ Legal review
- ▣ Council
- ▣ Adoption and Education

Questions

