

Welcome!

- Please take a few minutes to review the displays. Staff will be available to answer questions throughout the open house.
- There is a feedback survey that can be completed to share your comments before you leave.

Why Are We Here Today?

- Meeting the off-street parking requirements of the City's Land Use Bylaw can be challenging for downtown businesses seeking to expand or for new businesses that want to locate downtown.
- City Council has asked staff to engage with the downtown business community to gather feedback on what, if any, changes to the Land Use Bylaw may be beneficial to the downtown.
- The defined downtown area for the purposes of discussion is illustrated on Map 1.

Downtown Parking Study - 2016

- City Staff conducted a basic survey of on-street parking during the summer and fall of 2016.
- Observations were made mid-week on a weekly basis over several months.
- Observations were made three times a day – mid-morning, noon, and mid-afternoon to capture parking demand throughout the day.
- On most streets the average observed parking demand was less than 60%.
- Although the 2016 survey was done at a very high-level, results were similar to a more in-depth survey conducted previously.

Options to Move Forward

- Given the challenges related to providing parking within the downtown area, several options have been developed as examples of adjustments the City could make to the Land Use Bylaw to address the requirements for on-site parking.
- The City is seeking feedback from the downtown business community on what, if any, changes should be made to the Land Use Bylaw to reduce the parking burden for businesses.

Things to Consider

- The options presented here today are intended to provide an overview of possible approaches that the City could take, based on how other communities have addressed parking in their downtown areas.
- Each of the options we've identified present potential advantages as well as disadvantages.

Option 1: Maintain the Status Quo

- Under this option, new or expanded businesses in the downtown would continue to be required to provide the same amount of on-site parking as businesses in other parts of the City.

- Example:

Under the current requirements, a Retail Store with a gross floor area of 250m² must provide 2.5 parking spaces for every 100m² of gross floor area. This works out to 6.25 parking spaces, which is rounded up to 7 parking spaces required.

- Advantages

- Keeps parking requirements uniform throughout the City, regardless of location.

- Disadvantages

- Businesses in the downtown typically do not have land available to provide additional parking.
- May make the downtown area less attractive for new businesses or business expansion.

Option 2: Blanket Parking Reduction for Downtown Businesses

- Under this option, new or expanded businesses in the downtown would be required to provide a reduced amount of on-site parking as compared to businesses in other parts of the City.
- In other communities, such a reduction in parking requirements range between 30%-60%.

- Example:

The Land Use Bylaw provides a reduction in parking requirements of 40% for downtown businesses. A Retail Store with a gross floor area of 250m² must provide 2.5 parking spaces for every 100m² of gross floor area. This works out to 7 parking spaces, after applying the 40% reduction this is reduced to a total of 4 parking spaces required.

- Advantages

- Reduces the requirement to provide on-site parking which may make the downtown more attractive to new businesses
- Reduces a potential barrier for existing businesses wishing to expand

- Disadvantages

- May put increased pressure on on-street parking.
- Potential impact to other businesses that have on-site parking.
- May be perceived as an unfair advantage by businesses outside the downtown.

Option 3: Vary Parking Requirements Based on Business Scale

- Under this option, reduction of on-site parking requirements would be based on the size of the business so smaller businesses that have less impact on parking have a lower requirement, while larger businesses, that potentially have a bigger impact, would be required to provide more parking.
- Example:
 - *Businesses under 300m² would not be required to provide on-site parking.*
 - *Businesses between 301m² and 600m² would have their parking requirements reduced by 50%.*
 - *Businesses over 600m² would be subject to the full parking requirements prescribed by the Land Use Bylaw.*
- Advantages
 - Reduces the requirement to provide on-site parking which may make the downtown more attractive to new businesses.
 - Reduces a potential barrier for existing businesses wishing to expand.
- Disadvantages
 - May put increased pressure on on-street parking.
 - Potential impact to other businesses that have on-site parking.
 - May be perceived as an unfair advantage by businesses outside the downtown.

Option 4: Eliminate On-Site Parking Requirements for Downtown Businesses

- Under this option, new or expanded businesses in the downtown would not be required to provide any on-site parking.
- Advantages
 - Removes a barrier to locating new or expanded businesses in the downtown area.
 - May make some developments viable in the downtown that would not be otherwise.
 - Easy to administer.
- Disadvantages
 - On-street parking would need to accommodate all demand.
 - Potential impact to other businesses that have on-site parking.
 - May be perceived as an unfair advantage by businesses outside the downtown.
 - Shifts the responsibility to provide parking from the business owner to the City.

Other Options to Consider

- Other options to address parking availability could include the following:
 - Enhanced enforcement of the 2-Hour time limit for on-street parking to discourage long-term parking on the street and encourage turnover of parking stalls.
 - Encourage businesses to ensure their staff park at the rear of the building, if space is available.
 - Further development of public off-street parking as opportunities become available.

Please Provide Your Feedback!

- Please complete a feedback survey to share your thoughts and leave these at the sign-in desk.
- Comments will be summarized for consideration by City Council.
- Responses are anonymous unless you wish to leave your name and contact information.
- Thank you for attending the open house!

Map 1: Downtown Commercial Area



Map 2: Street Parking Survey - 2016

