



Staff Report to Council

DATE: Monday, May 2, 2022

DEPARTMENT: Planning

APPLICATION NO.: Zoning Bylaw Amendment No. 2077 (Omnibus No. 56)

SUBJECT: Parking Bylaw Update

BACKGROUND:

The City's off-street parking regulations, contained within Part 4 of Zoning Bylaw No. 300, specify the number of spaces in relation to various land uses.

As the City continues to grow and densify, and as transportation choices increase, there is a corresponding need to review the supply of off-street parking and adjust parking ratios in accordance with shifting travel behaviour. In light of this, at their regular Meeting held April 4, 2022, Council passed the following resolution:

Direct staff to prepare a bylaw to amend Table 1 of Section 4.01.01 to add Apartments in the Sooke Road Revitalization DP Area to the Apartment in the City Centre and Mixed-Use Employment Centre parking ratio at 1.5 parking spaces per dwelling unit with 2 bedrooms and 2.5 parking spaces per dwelling unit with 3 bedrooms.

COMMENTARY:

Upon further review, staff would suggest a slight change to Council's resolution. As many projects within the Mixed-Use Employment Centre areas are already at or beyond the planning stages of their multi-family projects, Council may wish to maintain the current parking ratio (which is the same as the City Centre), rather than changing it as outlined above. In addition, since the Sooke Road Revitalization DP Area is still a developing mixed-use area, Council may wish to create a sliding scale of parking requirements based on the number of bedrooms, rather than a flat rate for all bedroom types. The proposed parking ratios are outlined in Table 1 below for Council's consideration.

Furthermore, in a separate staff report on this agenda, several proposed amendments to the Attainable Home Ownership Program have been outlined for Council's consideration. These changes include small adjustments to the unit specifications, introducing a requirement for all new multi-family developments to participate in the Program as a condition of rezoning, formalizing the amenity contribution reductions

previously endorsed by Council, and amending the Zoning Bylaw to apply a set parking ratio of 1 space per Attainable housing unit. This parking ratio is consistent with that applied to units within the Affordable Home Ownership Program and is considered a standard housekeeping item. The program was adopted in 2022 and has yet to be accounted for in the bylaw.

A summary of the proposed amendments is provided in Table 1 below.

| Table 1 – Off-Street Parking Requirements (GFA = Gross Floor Area) | |
|--|---|
| Land Use Category | Minimum Number of Parking Spaces Required |
| Apartment within the Sooke Road Revitalization Development Permit Area designation as shown on Map 20 in Bylaw No. 1200, unless otherwise specified in this Bylaw | 1.25 spaces per dwelling unit with 1 bedroom or less, of which 0.25 shall be designated for visitor parking. 1.5 spaces per dwelling unit with more than one bedroom but less than 3 bedrooms, of which 0.25 shall be designated for visitor parking. 2.25 spaces per dwelling unit with more than 2 bedrooms, of which 0.25 shall be designated for visitor parking. |
| Dwelling units developed in accordance with the City of Langford Affordable Housing Policy or Attainable Home Ownership Program Policy | 1 per dwelling unit |

Bylaw No. 2077 also includes a slight rewording of the Apartment ratio applicable to areas outside of the City Centre, Mixed-Use Employment Centres, Sooke Road Revitalization DP Area and Comprehensive Development Zones, to clarify and simplify this row of the Off-Street Parking Requirements Table. The parking ratio itself remains the same at 2.75 spaces per unit with two bedrooms or less and 3.75 spaces per unit with more than two bedrooms.

Should Council support the above changes, they may wish to provide First Reading to Bylaw No. 2077 as drafted.

FINANCIAL IMPLICATIONS:

There are not financial implications for the proposed amendments.

LEGAL IMPLICATIONS:

There are no legal implications for the proposed amendments.

OPTIONS:

Option 1

THAT Council

1. Consider giving First Reading of Bylaw No. 2077.

OR Option 2

THAT Council

2. Do nothing at this time with respect to Bylaw No. 2077.

SUBMITTED BY: David Sametz, MCIP, RPP, Long Range Planner II

Concurrence: Leah Stohmann, MCIP, RPP, Deputy Director of Planning and Subdivision

Concurrence: Donna Petrie, Manager of Business Development and Events

Concurrence: Will Ying-udomrat, Manager of Legislative Services

Concurrence: Matthew Baldwin, MCIP, RPP, Director of Planning and Subdivision

Concurrence: Michelle Mahovlich, P.Eng, P.Geo, Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Acting Director of Corporate Services

Concurrence: Darren Kiedyk, Chief Administrative Officer