

# **Comprehensive Zoning Bylaw Review:**

# **Council Parking Workshop**

April 14, 2021

Webex



# Opening Remarks



## Workshop Overview

<b>6:00 pm</b>	Opening Remarks and Workshop Overview
<b>6:15 pm</b>	Parking in Context, 'KnoWonder' Exercise
<b>6:40 pm</b>	Understanding Council's Parking Aspirations
<b>7:00 pm</b>	The Path Forward and Council Feedback, 'AIMM' Exercise
<b>8:20 pm</b>	Next Steps
<b>8:25 pm</b>	Closing Remarks

# Parking in Context



# Guelph's Policy Documents

Strategic Plan

Official Plan

Urban Design  
Manual

Cycling Master  
Plan

Affordable  
Housing Strategy

Built Form  
Standards

Guelph-Wellington  
Transportation  
Study

Commercial Policy  
Review

Urban Design  
Concept Plans

Development  
Engineering  
Manual

Facility  
Accessibility  
Design Manual

Site Plan  
Guidelines

1995 Zoning  
Bylaw

Transportation  
Master Plan

# Strategic Plan Alignment

Powering  
our future



Sustaining  
our future



Navigat-  
ing our  
future



Building  
our future



# Role of Parking: Guelph's Official Plan

Policy Document	Role of Parking
Existing Official Plan	<p>Promote efficient land use, particularly in the Downtown, Community Mixed-Use Nodes and Intensification Corridors, through reduced parking rates</p> <p>Support an accessible transportation network through requirements for barrier-free parking spaces</p> <p>Support active transportation through requirements for bicycle storage and parking facilities</p> <p>Reduce vehicle dependency through Transportation Demand Management (TDM) measures, including car share</p>

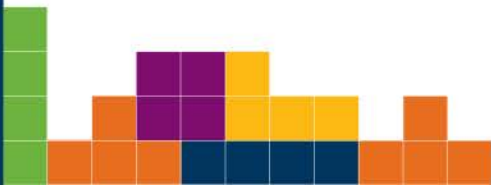
# Role of Parking: Guelph's Policy Documents

Policy Document	Role of Parking
Urban Design Manual	Limit the visual impact of surface and structured parking through appropriate parking requirements, including rates, dimensions, and locational criteria
Affordable Housing Strategy	Promote affordable housing through reducing parking requirements for multiple residential and mixed-use developments
Downtown Parking Master Plan	Reduce vehicle dependency and parking demand through consideration of parking maximums, shared parking, provision of bicycle parking, implementation of TDM measures
Site Plan Procedures and Guidelines	Identifies planning design criteria for Site Plan applications, including bicycle parking requirements and vehicle parking design



# Trends in Other Jurisdictions

- Reduction of parking minimums;
- Removal of parking minimums;
- Establishment of parking maximums;
- Bicycle parking and change facilities;
- Transportation Demand Management measures (i.e., carshare programs, shared parking, and unbundled parking);
- Researching connections between housing affordability and minimum parking requirements



# Review of Zoning: Guelph Parking Standards Discussion Paper, 2019

## Included:

- Review of existing off-street parking regulations and policy documents;
- Off-street parking demand review and survey;
- Inter-jurisdictional best practices review; and
- Recommendations for parking and parking-related regulations for the new Zoning By-law.

## Not included:

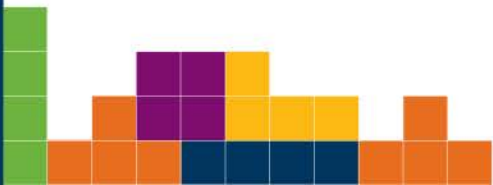
- Review of on-street parking



# Community Perspective

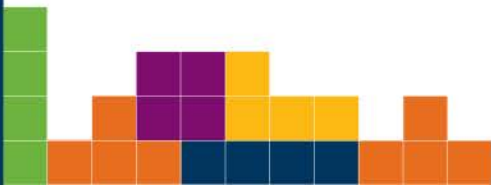
- Proposed parking rates;
- Proposed bicycle parking;
- Driveway widths;
- Proposed mixed-use parking rates; and
- Impact on affordable housing.

Complete summary of community feedback provided in 'What We Heard' summary of phase two public consultation (February 21, 2020).



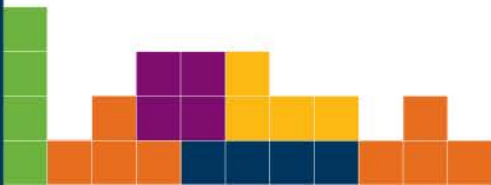
# 'KnowWonder' Exercise with Council

- Beyond what's been shared, what else do we **know** about parking in the context of Guelph that needs to inform our discussion?
- About what are we still **wondering** right now?



# Understanding Council Aspirations for Parking

- What do we want the new parking-related zoning changes to **do** for the City?
- What are the restrictions – what must the changes **not** do?
- What anticipated outcomes are **most essential**?



# The Path Forward

Key parking recommendations for discussion:

1. Geographic-based approach
2. Parking rate minimums and maximums
3. Residential driveway widths
4. Bicycle parking



# 1. Geographic-based parking

- Reduced minimum parking rates within priority growth areas outside of the downtown (Community Mixed-Use Nodes and Intensification Corridors)
- Potential maximum parking rates within priority growth areas outside of the downtown

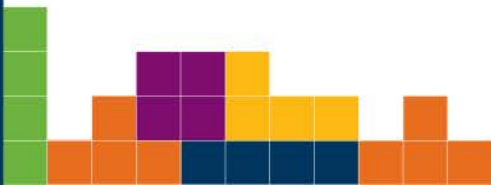


**Figure 1:** Varying Land Uses within the City of Guelph



## 2. Parking rates

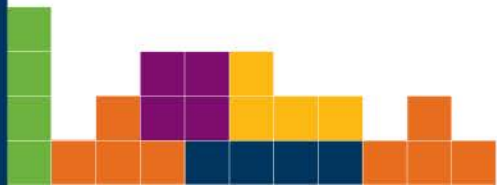
- Update minimum parking rates within Mixed-Use Areas and all other areas of the city;
- Implementing maximum parking rates for land uses within Mixed-Use Areas





# Parking Rates: Cluster, Stacked, and Back-to-Back Townhouse Use

Source	Rate
Existing Min. Rate	1 space per unit; inclusive of visitor parking (Min 20%)
Observed Parking Rates (Median)	0.8 spaces to 1.0 space per unit
ITE Rate	1.21 to 1.66 spaces per unit
<b>Recommended Max. Rate for Mixed-Use Areas</b>	<b>2 spaces per unit</b>
<b>Recommended Min. Rate for Mixed-Use Areas</b>	<b>1 space per unit, plus 0.2 visitor spaces per unit</b>
<b>Recommended Min. Rate for Other Areas</b>	<b>1 space per unit, plus 0.2 visitor spaces per unit</b>



# Parking Rates: Apartment Buildings

Source	Rate
Existing Min. Rate	1.5 spaces per unit (first 20 units); 1.25 spaces per unit (remainder of units); inclusive of visitor parking (Min 20%)
Observed Parking Rates (Median)	0.8 spaces to 1.0 space per unit
ITE Rate	1.21 to 1.66 spaces per unit
<b>Recommended Max. Rate for Mixed-Use Areas</b>	<b>2 spaces per unit</b>
<b>Recommended Min. Rate for Mixed-Use Areas</b>	<b>1 space per unit, plus 0.1 visitor spaces per unit</b>
<b>Recommended Min. Rate for Other Areas</b>	<b>If &lt;20 units proposed: 1 space per unit, plus 0.25 visitor spaces per unit If &gt;20 units proposed: 1 space per unit, plus 0.15 visitor spaces per unit</b>

# Parking Rates: Retail Use

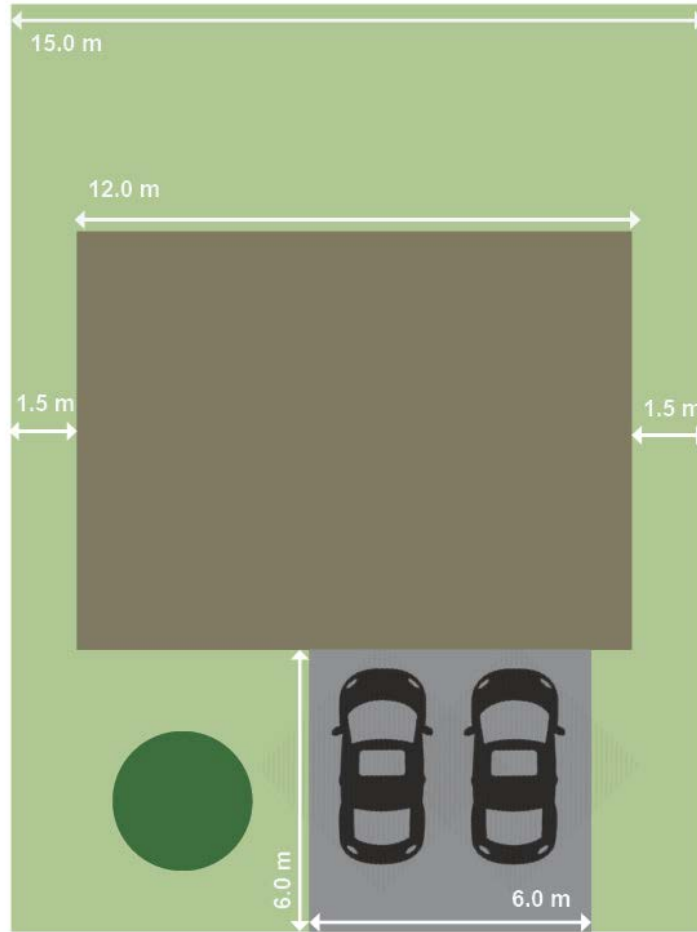
Source	Rate
Existing Min. Rate	6 spaces per 100 sq. m
Observed Parking Rates	0.1 to 2.1 spaces per 100 s.m. (on average)
ITE Rate	2.03 to 3.13 spaces per 100 sq. m
<b>Recommended Max. Rate for Mixed-Use Areas</b>	<b>3 spaces per 100 sq. m</b>
<b>Recommended Min. Rate for Mixed-Use Areas</b>	<b>2 spaces per 100 sq. m</b>
<b>Recommended Min. Rate for Other Areas</b>	<b>3 spaces per 100 sq. m</b>

# 3. Residential Driveway Widths

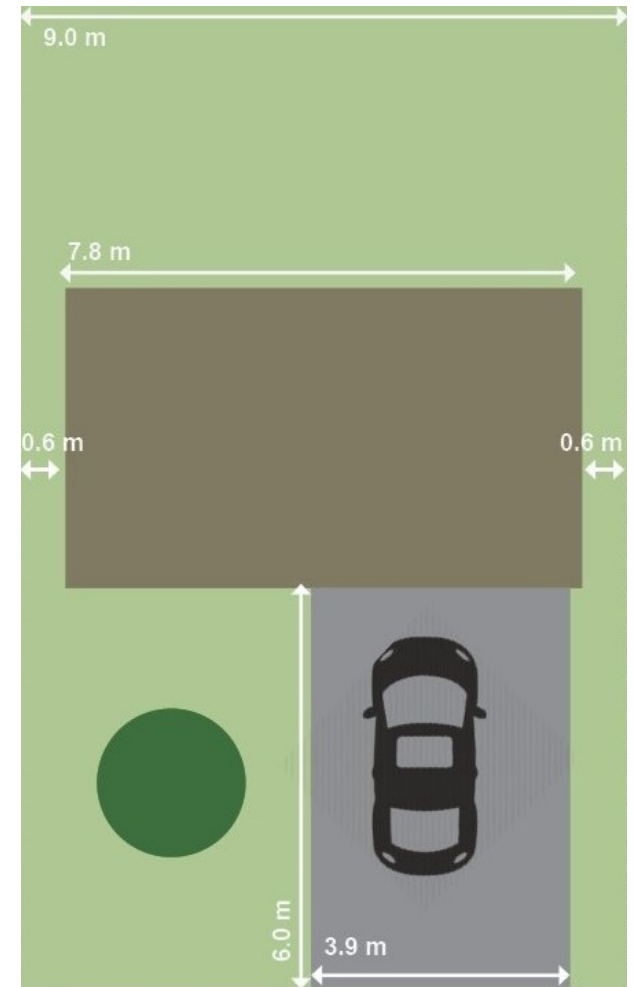
- Driveway width regulations should be updated to be based on the residential zone and dwelling width

Zone	Existing Max. Width	Proposed Max. Width
R.1B	6.5 metres	<b>50% of width of dwelling or 6.5 metres, whichever is lesser</b>
R.1D	5 metres	<b>50% of width of dwelling or 5 metres, whichever is lesser</b>
R.2	3.5 metres	<b>50% of width of dwelling or 3 metres, whichever is lesser</b>
R.3B	Width of the garage or 50% of the front yard, whichever is lesser	<b>No change proposed</b>

# Residential Driveway Width: Illustrations - Single Detached

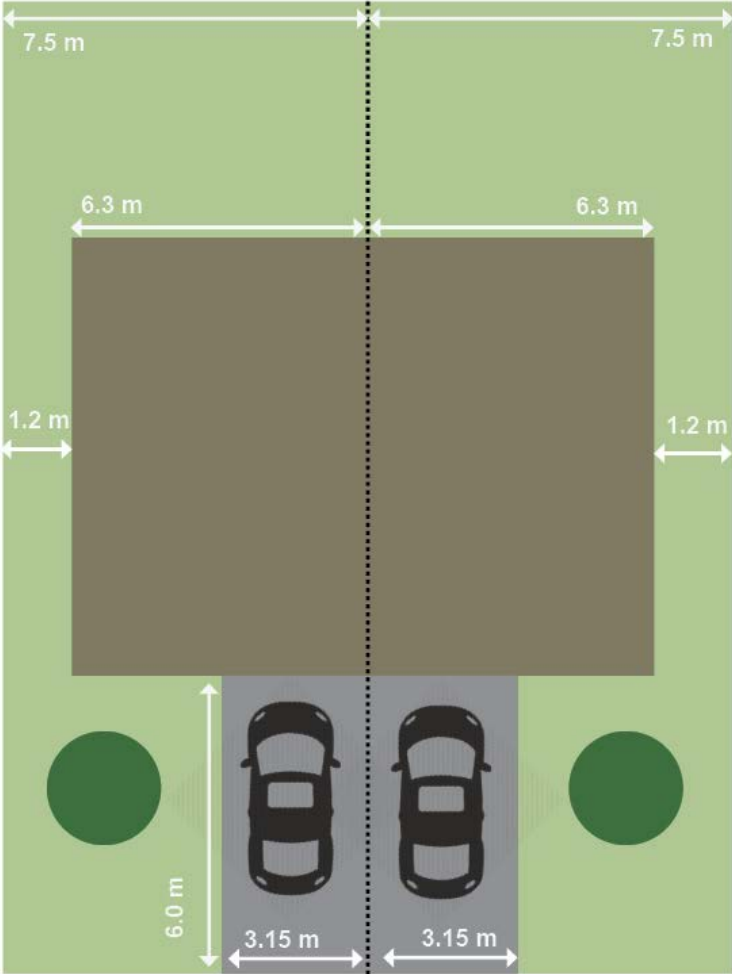


**Figure 2:** Driveway Width Within the R.1B Zone – 50% of Dwelling Width



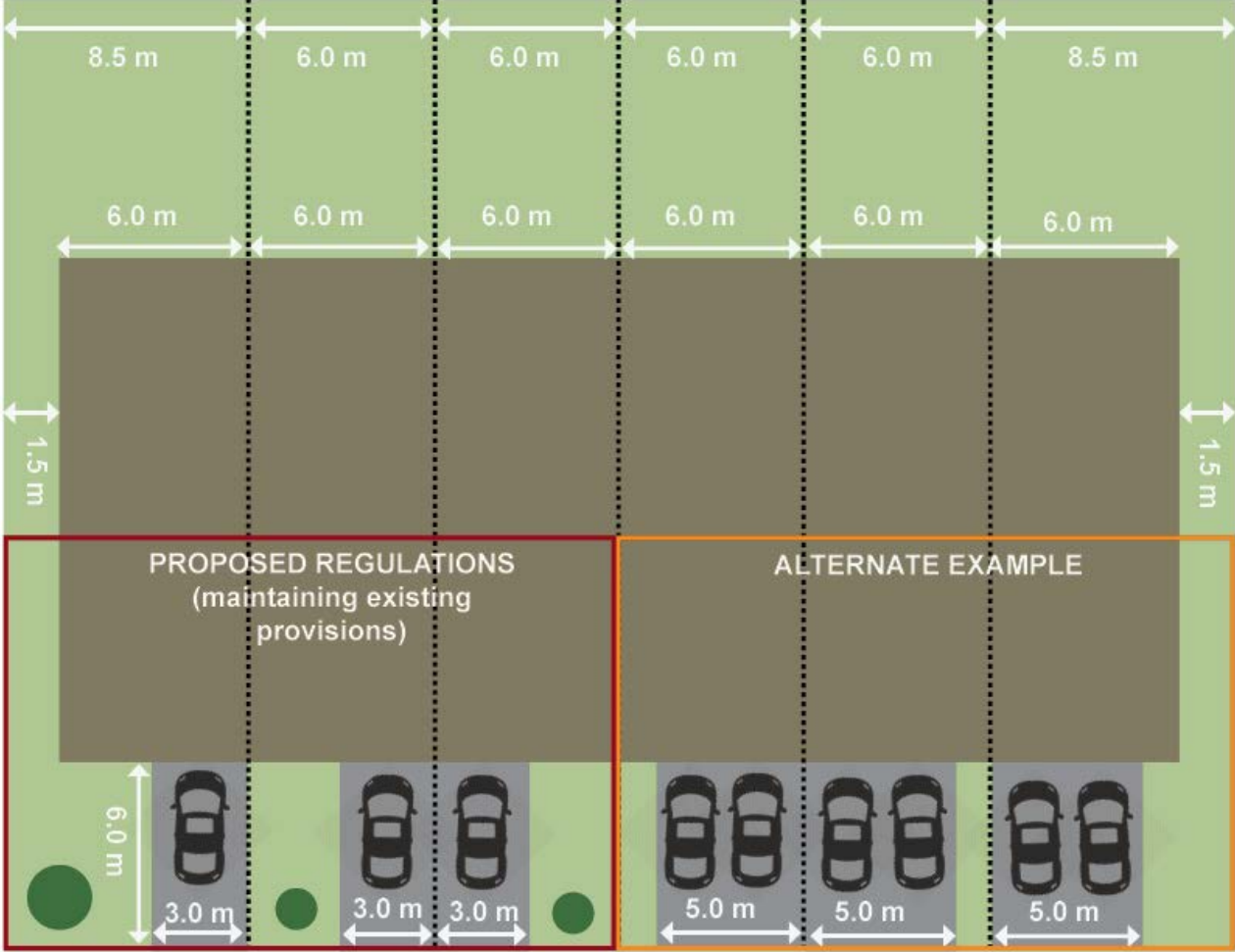
**Figure 3:** Driveway Width Within the R.1D Zone – 50% of Dwelling Width

# Residential Driveway Width Illustrations – Semi Detached



**Figure 4:** Driveway Width Within the R.2 Zone – 50% of Dwelling Width

# Residential Driveway Width Illustrations – Street Towns



**Figure 5:** Driveway Widths Within the R.3B Zone

# 4. Bicycle Parking

- The Zoning By-law should include long-term and short-term bicycle parking rates
- Increased bicycle parking requirements for Mixed-Use areas
- Requirements for bike parking dimensions and spacing should be added



Figure 6: Example of Short-term Bicycle Parking



Figure 7: Example of Long-term Bicycle Parking

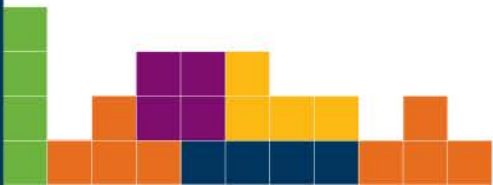


# 'AIMM' Exercise: Council Feedback on the Recommendations

- **Advantages:** What do you like about the recommendations – what are their strengths, advantages, what is good about them, what benefits might they produce, etc.?
- **Impediments:** What are the weaknesses/disadvantages of the recommendations, things that do not make sense to you or that are potentially problematic, potential barriers to implementation, potential flaws, etc.?
- **Mitigation:** How can impediments, concerns or objections be addressed? How can perceived weaknesses/disadvantages or flaws be mitigated, reduced or eliminated?
- **Maybes:** What, if any, are the uncertainties related to the recommendations? What remaining key questions do you have about them? What are the major unknowns?

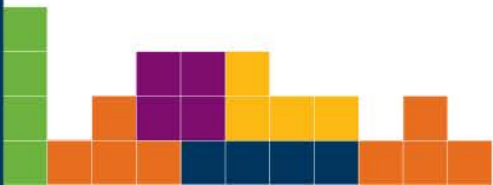
# 'AIMM' Exercise- Advantages

**Advantages:** What do you like about the recommendations – what are their strengths, advantages, what is good about them, what benefits might they produce, etc.?



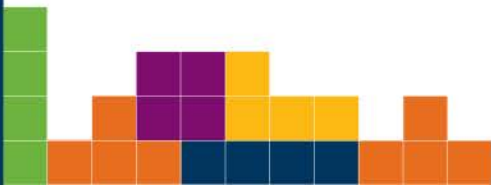
# 'AIMM' Exercise- Impediments

Impediments: What are the weaknesses/disadvantages of the recommendations, things that do not make sense to you or that are potentially problematic, potential barriers to implementation, potential flaws, etc.?



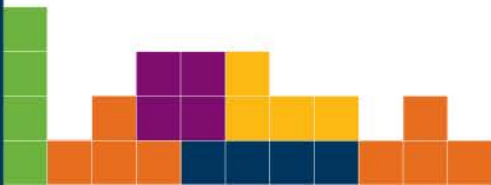
# 'AIMM' Exercise- Mitigation

- **Mitigation:** How can impediments, concerns or objections be addressed?  
How can perceived weaknesses/disadvantages or flaws be mitigated, reduced or eliminated?



# 'AIMM' Exercise- Maybes

**Maybes:** What, if any, are the uncertainties related to the recommendations? What remaining key questions do you have about them? What are the major unknowns?



# Next Steps



# Closing Remarks

