



## STAFF REPORT

**Title:** Bylaw No. 645-LU-19 - Amend LUB No. 382-LU-10 to Establish Parking Overlays in the Downtown Commercial and Lakeshore Commercial Districts

**Meeting Date:** May 14, 2019

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### **Executive Summary:**

Bylaw No. 645-LU-19 to amend Land Use Bylaw No. 382-LU-10 to establish Parking Overlays for the Downtown Business District and Lakeshore Business District.

### **Background:**

Over the past several years, Administration has received concerns that the City's current parking requirements are difficult for businesses within the downtown area to meet as downtown areas are not designed or intended to accommodate large volumes of vehicle traffic or parking. Administration recognizes the challenges that new or expanded businesses in the downtown area face in meeting the current parking requirements of the Land Use Bylaw.

An open house was held in February to gather feedback from the downtown business community regarding parking. A variety of options were presented for discussion and the majority of the attendees favored relaxing or eliminating parking requirements within the downtown area.

To address this issue, Administration has prepared overlays to modify the standard parking requirements within the Downtown and Lakeshore Business Districts. An overlay is a planning tool that is used to adjust the standard Land Use Bylaw requirements within a defined area, typically where the geographical area the modified requirements pertain to includes multiple zoning districts. In the case of the Downtown Business District, the overlay includes lands zoned C1 as well as RMX while the Lakeshore Business District includes lands zoned LC, PS and RMX as illustrated on the attached maps.

As presented, the overlay would eliminate the requirement for small-to-medium sized businesses to provide on-site parking but retain parking requirements for larger-scale businesses or specific uses that would be expected to generate a high parking demand. The intent is to ensure that larger businesses, and those which would have a significant impact on parking, continue to meet a minimum standard while small-to-medium-sized businesses that have a lesser impact do not require parking.



The bylaw includes some exceptions where on-site parking would be required, based on the type of use or scale of a proposed development:

- In the case of mixed commercial/residential developments parking is still required for the residential component of the development, as the residents would have no other alternative, other than to park on the street if on-site parking was not provided;
- Several specific uses have been identified for exclusion - those which would be expected to have a high demand for parking such as amusement establishments (i.e. Bingo, Casino), larger-scale restaurants (over 150 seats), hotels/motels, participant recreation (over 465m<sup>2</sup> or 5,000ft<sup>2</sup>), Religious Assembly, Shopping Centres;
  - Prior to Council giving 1<sup>st</sup> Reading to the Bylaw, Council mentioned the potential for exempting larger-scale restaurants of the initial 150 seats for restaurants that are over 150 seats. Subject to Council support, the bylaw would need to be amended to reflect this.
- Administration has observed other municipalities establish a cut off for retail businesses in the 930m<sup>2</sup>-1,850m<sup>2</sup> (10,000ft<sup>2</sup>-20,000ft<sup>2</sup>) range. As presented, the amendment would require retail businesses in excess of 1,390m<sup>2</sup> (approximately 15,000ft<sup>2</sup>) to continue to provide on-site parking.

The existing Section 10.9 of the Land Use Bylaw, which currently provides for parking exceptions such as shared parking or payment of cash-in-lieu will be deleted and replaced with the parking overlays.

No comments regarding the proposed amendment were received in response to the Notice of Public Hearing prior to the Council agenda deadline.

Bylaw 645-LU-19 received first reading at the April 23, 2019 meeting of Council. Administration is recommending that Council proceed to give Bylaw 645-LU-19 second as well as third and final reading subject to the outcome of the Public Hearing.

**Alternatives:**

Council may consider the following alternatives:

1. Proceed to give Bylaw 645-LU-19 second as well as third and final reading subject to the outcome of the Public Hearing.
2. Defeat second reading of Bylaw 645-LU-19.
3. Postpone second reading and direct administration to propose amendments to Bylaw 645-LU-19 based on feedback for Council's June 11, 2019 regular meeting. (e.g. exempting larger-scale restaurants of the initial 150 seats for restaurants that are over 150 seats).



**Recommended Action:**

Administration recommends that Council proceed to give Bylaw No. 645-LU-19 second as well as third and final reading subject to the outcome of the Public Hearing.

**Budget Implications (Yes or No):**

No

**Submitted by:**

Kevin Nagoya, Chief Administrative Officer