



MEMORANDUM

TO: Community Resources Committee (CRC)
FROM: Planning Department
RE: Proposed Zoning Bylaw Amendments – Article 7 Parking
DATE: June 8, 2021

Bold/Italic text indicates proposed language.

~~Bold/Strikethrough~~ indicates proposed removal.

ARTICLE 7 PARKING & ACCESS REGULATIONS

SECTION 7.0 GENERAL REQUIREMENTS

7.00 In all districts except Educational Districts *and Municipal Parking (MP) Districts*, off-street parking spaces shall be provided and maintained in connection with the construction, conversion or increase in dwelling units or dimensions of buildings, structures or use. The provisions of this section shall apply to parking spaces for cars, vans, light trucks, and similar vehicles used predominantly for personal transportation. Parking for commercial vehicles or vehicles used for private or public transit shall be governed under the provisions of Sections 7.1, 7.3 and 7.5. Except as may be required otherwise by the Permit Granting Board or Special Permit Granting Authority, as applicable, parking spaces shall be provided in at least the following minimum amounts.

7.000 *For residential uses with one or more dwelling units: ~~For dwellings, including apartments:~~*

7.0000 Two (2) parking spaces for each dwelling unit *shall be provided for the following principal residential uses, as regulated in accordance with Article 3:*

- *one family detached dwelling;*
- *two family detached dwelling (duplex);*
- *town house;*
- *subdividable/converted dwellings;*

7.0001 *Adequate parking for each dwelling unit shall be provided for the following principal residential uses and accessory residential uses, as regulated in accordance with Article 3 and Article 5:*

- *apartments*
- *mixed-use building*
- *supplemental dwelling units*

The amount of parking spaces provided for each dwelling unit shall be based on factors, including but not limited to: bedroom count; analysis of traffic impact reports; proximity to downtown; proximity to public transit; proximity to public parking, including on-street and off-street parking; availability of alternative modes of transportation; tenant lease restrictions relative to parking; and shared or leased parking, as regulated in accordance with Section 7.2.

In addition, the amount of parking spaces provided for each dwelling unit shall meet the provisions required under Section 10.38 and 11.24, as applicable.

- 7.0002 Parking spaces for cars or similar vehicles shall be on a paved surface such as concrete, bituminous asphalt, masonry pavers, oil and stone, gravel, trap rock, or a similar material (see Section 7.101).
- 7.0003 In any residential district, there shall be a maximum of two (2) cars or similar vehicles allowed to be parked in the front setback of any property. Parking in the front setback shall be on paved surfaces only. Where five (5) or more cars are regularly parked on a given property in association with a residential use, parking in the front setback shall be designed so as to ensure free passage at all times for regular users and unrestricted access for emergency vehicles.