



City of Richmond

Report to Committee

To: Public Works and Transportation Committee **Date:** June 22, 2017
From: Victor Wei, P. Eng.
 Director, Transportation **File:** 01-0157-30-01/2017-
 Vol 01
Re: Joint TransLink-Metro Vancouver Regional Parking Study

Staff Recommendation

That the staff report titled "Joint TransLink-Metro Vancouver Regional Parking Study" dated June 21, 2017, from the Director, Transportation, regarding data collection to document vehicle parking supply and demand at residential and mixed use developments across the region, be received for information.

Victor Wei, P. Eng.
 Director, Transportation
 (604-276-4131)

REPORT CONCURRENCE		
ROUTED TO:	CONCURRENCE	CONCURRENCE OF GENERAL MANAGER
Policy Planning	<input checked="" type="checkbox"/>	
REVIEWED BY STAFF REPORT / AGENDA REVIEW SUBCOMMITTEE	INITIALS: CJ	APPROVED BY CAO <i>(General)</i>

Staff Report

Origin

TransLink and Metro Vancouver have jointly initiated a Regional Parking Study to gather updated evidence on automobile parking supply and demand that can be used as a resource by municipal staff and Councils to inform policies and decisions on appropriate parking requirements for new developments in transit-oriented locations and other sites across the region. This report provides an overview of the Study objectives, scope and activities.

This report supports Council's 2014-2018 Term Goal #3 A Well-Planned Community:

Adhere to effective planning and growth management practices to maintain and enhance the livability, sustainability and desirability of our City and its neighbourhoods, and to ensure the results match the intentions of our policies and bylaws.

This report supports Council's 2014-2018 Term Goal #5 Partnerships and Collaboration:

Continue development and utilization of collaborative approaches and partnerships with intergovernmental and other agencies to help meet the needs of the Richmond community.

Analysis

Policy Context

Metro Vancouver's *Regional Growth Strategy* and TransLink's *Regional Transportation Strategy – Strategic Framework* both include policies to encourage vehicle parking requirements for residential and commercial developments that are not excessive and reflect the availability of other travel modes (e.g., walking, cycling transit, car-share), local demographics and housing tenure, especially in Urban Centres and areas with Frequent Transit Network (FTN) service.

To help improve the understanding of parking supply and demand, particularly near transit infrastructure, Metro Vancouver and TransLink have undertaken studies and background research related to vehicle parking and demand over the past several years as summarized in Table 1 below.

Table 1: Metro Vancouver and TransLink Parking-Related Studies and Research

Agency	Study	Scope/Preliminary Findings
Metro Vancouver	Apartment Parking Study (2012)	<ul style="list-style-type: none"> Surveyed 80 apartment sites (11 sites in Richmond) and 1,500 residents in Fall 2011 Considered housing tenure (own versus rent) and proximity to transit Concluded there is an 18-35% oversupply of residential parking but did not consider availability of on-street parking
	Apartment Parking Study – Fall Data Collection (2012)	<ul style="list-style-type: none"> Surveyed 24 sites (7 sites in Richmond) in Fall 2012 Considered the availability of on-site and on-street parking As an analysis of the data could not be completed at the time due to other priorities, the findings will be incorporated into 2017 Regional Parking Study
	Car Share Study (2014)	<ul style="list-style-type: none"> Based on data from Apartment Parking Study (2012) On average, up to three private vehicles were shed per car share vehicle

Agency	Study	Scope/Preliminary Findings
TransLink	Parking Scoping Study (2015-2016)	<ul style="list-style-type: none"> Solicited feedback from municipalities to identify regional parking issues and priority items for 2017 Regional Parking Study

Based on these past studies, TransLink, Metro Vancouver and municipal staff have identified the need for an increased understanding of current parking information and usage when contemplating appropriate parking policies, regulations and consideration of variances, in particular for major developments in transit-oriented locations.

Regional Parking Study

The primary goal of the Study is to expand on the knowledge base about parking supply and demand for the benefit of municipal decision-makers. With municipal parking supply decisions based in part on the best available evidence that reflects local contexts, municipal practices can in turn support regional goals of reduced dependence on private vehicles; increase trips on transit, walking, cycling, and carpooling; improve housing and transportation affordability; expand housing choices; and create transit-oriented complete communities. All of these goals are aligned with those of the City’s *Official Community Plan*.

The Regional Parking Study will collect and analyze local parking supply/demand data in up to 100 selected apartment and mixed-use sites in transit-oriented locations across the region including Richmond. In addition to counting the total number of parking stalls in the parking facility and the number of vehicles parked, the survey will record site-specific characteristics and context such as adjacent land uses, bike storage and car share availability, electric vehicle charging infrastructure, and on-street parking regulations and metering. The parking facility survey is anticipated to take place during September to November 2017.

Staff are members of the Project Advisory Group, which is a forum for municipal planners and engineers to provide direct input into the development and conduct of the Study including:

- input into the preparation of the scope of work for the Regional Parking Study;
- sharing Richmond’s own experience regarding analyses and research on parking demand particularly near the Canada Line and frequent transit corridors;
- commenting on the analytical and key findings, including a communications strategy for conveying the key findings to decision-makers and stakeholders; and,
- commenting on the scope of future parking-related research and pilot initiatives.

As shown in Figure 1, which depicts the activities and overall timeline, the Study is anticipated to be substantially completed in Spring 2018 with communication of the results in Summer 2018.

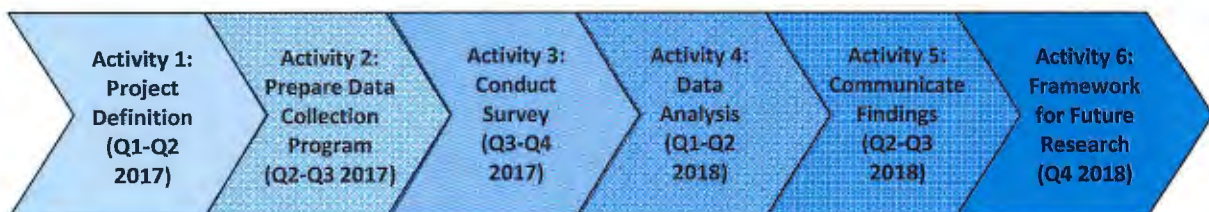


Figure 1: Activities and Timeline for Regional Parking Study

Zoning Bylaw 8500 – Review of Parking & Loading Requirements

Section 7 (Parking and Loading) of the City’s Zoning Bylaw 8500 identifies the requirements for off-street parking (motor vehicles and bicycles) and loading spaces for residential, commercial and other land uses. The last major amendments to this section were made in 2008. Since these last amendments, much experience has been gained regarding parking and loading requirements through the on-going processing of development applications, interactions with the development industry, dialogue with and research undertaken by other jurisdictions, and monitoring the supply and demand of other travel options (e.g., car-share, transit). Accordingly, staff have initiated a review of Section 7 of Zoning Bylaw 8500 with the intent of proposing further amendments in order to:

- incorporate the best practices and research of other municipalities and agencies in Metro Vancouver;
- respond to feedback from the development community;
- reflect changing housing market trends including the increasing stock in affordable housing;
- improve the clarity and consistency of language in the interpretation of bylaw parking and loading requirements;
- better align parking and loading requirements with the goals and objectives of the *Official Community Plan* and *Community Energy and Emissions Plan*; and
- address the increasing need to ensure the effective use of valuable urban space for living (as opposed to the storage of automobiles).

The results of the Regional Parking Study and staff’s review of Section 7 of Zoning Bylaw 8500 will be used to inform staff’s development of proposed Zoning Bylaw amendments regarding parking and loading requirements, which will be brought forth for Council consideration at a future date in 2018.

Financial Impact

None.

Conclusion

Metro Vancouver and TransLink have jointly initiated a Regional Parking Study to increase the understanding of local parking demand and supply in residential and mixed use developments across the region. The results are anticipated to yield valuable data that will be useful for staff in the formulation of proposed amendments to on-site parking and loading requirements specified in Zoning Bylaw 8500. Staff will also update Council on the Study results when available.



Joan Caravan
Transportation Planner
(604-276-4035)

JC:jc