



SUBJECT: Zoning by-law amendments for city-wide parking rates

TO: Planning and Development Committee - Public

FROM: Department of City Building

Report Number: PB-65-19

Wards Affected: All

File Numbers: 520-07/19

Date to Committee: September 17, 2019

Date to Council: September 23, 2019

Recommendation:

Approve Zoning By-law 2020.414 attached as Appendix A to department of city building report PB-65-19 to amend City-wide residential parking rates; and

Approve Zoning By-law 2020.415 attached as Appendix B to department of city building report PB-65-19 to amend City-wide non-residential parking rates; and

Deem that Zoning By-law 2020.414 and Zoning By-law 2020.415 conform to the City of Burlington Official Plan.

Purpose:

A City that Grows

- *Promoting Economic Growth*

The City supports the development of employment land through timely planning, infrastructure investments and other incentives. The revised parking rates will reduce the need for zoning variances by updating outdated standards.

- *Intensification*

As the City grows it is essential to ensure that the amount of required parking is calibrated to avoid the inefficient use of serviced land and support the transition to a multi-modal transportation system and reduced reliance on the automobile.

A Healthy and Greener City

- *Healthy Lifestyles*

The City is moving toward design for complete streets, improved walkability and implementing active modes of transportation. The Parking Standards Review has provided the necessary data to ensure that the correct amount of parking is provided for various land uses.

Background and Discussion:

Burlington's off-street parking requirements are set out in Zoning By-Law 2020 and are used to govern the supply of parking for all types of land use. A review of the current zoning regulations was undertaken to develop a context-sensitive framework for updated parking requirements based on existing and desired land use and transportation characteristics.

As the City grows within its urban boundary, it must adopt an approach to parking standards that considers land use, built form, and design standards, as well as proximity to transit and other active modes of travel. The City should move towards managing parking in a responsible manner that promotes sustainable forms of development and provides an emphasis on travel demand management.

Terms of Reference for a City-wide Parking Review were presented to Council in September 2015. The Request for Proposals was issued in October and IBI Group was retained as the successful candidate in December 2015.

The final report was submitted by IBI Group in July 2017. The City-wide Parking Review was presented by the consulting team to Committee of the Whole and the following recommendation was adopted by Council on October 10, 2017:

“Receive and File the “City of Burlington City-Wide Parking Standards Review Consolidated Report” prepared by IBI Group, dated July 2017;

Direct the Director of Planning & Building and the Director of Transportation Services to solicit input from the general public and the development community on the proposed parking standards in the 2017 IBI Report; and

Direct the Director of Planning & Building to report back to Council in Q2 of 2018 with recommended parking rates and a Zoning By-law amendment to implement these recommended rates.” (Report PB-65-17)

The following steps were taken to obtain public feedback on the City-Wide Parking Standards Review in 2017 and 2018:

- The Final Report was posted on the project web page: www.burlington.ca/parkingreview along with a summary table of the proposed parking rates. Feedback was solicited to a dedicated email address.
- A newspaper ad was placed in the Burlington Post on September 28, 2017 asking people to share their feedback on the City's proposed new parking standards.
- Media releases and Burlington Social Media posts were prepared. Articles ran in the Burlington Post and Hamilton Spectator in October 2017 directing the public to the web page.
- An article was placed in the on-line City Talk issue in October 2017.

- An item was placed in the Burlington Economic Development Newsletter in December 2018 asking people to have their say.
- Presentations about the proposed parking rates were made to the following groups:
 - Burlington Housing Development Liaison Committee in October 2017
 - Burlington Downtown Business Association in November 2017
 - Burlington Accessibility Advisory Committee in January 2018
 - Burlington Seniors Advisory Committee in May 2018 and May 2019

A total of 13 submissions were received. The project was then put on hold during the election period so that the outcome could be presented to the newly elected Council in 2019.

An update report was presented to Committee of the Whole (COW) on May 13, 2019 and the staff recommendation was considered at the COW meeting of June 10, to allow for further public delegations. Staff recommended the following next steps to implement the Parking Review:

- That the revised parking rates for Intensification Areas be reviewed during preparation of site specific zoning for the Mobility Hubs.
- That staff continue to meet with the Accessibility Advisory Committee to discuss appropriate ratios for accessible parking in Burlington.
- That staff works with the Burlington Urban Design Advisory Panel as well as staff from the Urban Design Section to review and implement revised parking design standards.
- That the revised parking rates for various land uses recommended by the IBI Study be incorporated into Zoning By-law 2020.

On June 17, 2019 Council approved the following resolution:

“Receive and File the “City of Burlington City-Wide Parking Standards Review Consolidated Report” prepared by IBI Group, dated July 2017; and

Direct the Director of City Building to report back to Council in Q3 of 2019 with Zoning By-law amendments to implement the recommended parking rates set out in Report PB-43-19” (Report PB-43-19)

The Zoning By-law amendments to implement the new City-wide parking rates are attached as Appendix A and B to department of city building report PB-65-19. A statutory public meeting is being held to meet the requirements of the Planning Act before the amendments can be enacted by Council.

Recommended Zoning:

The parking rates recommended by IBI Group have been based on a comprehensive and systematic evaluation of our existing parking standards, coupled with verified

current use of parking stalls through over 400 surveys of parking usage across Burlington, and a comparison of parking rates in peer municipalities. Staff is confident that these rates reflect the transportation and land use realities facing us today and will assist in right sizing our parking requirements for the coming modal shift.

The recommended rates for Residential and Non-residential land use are listed in Tables One and Two below.

(O = Occupant, V= Visitor, BR = Bedroom, GFA = Gross Floor Area)

Table One: Recommended Residential Parking Rates

Land Use	Existing Parking Rate	Recommended Rate
Detached Dwelling	2 spaces/unit	No change
Semi-Detached, Duplex Dwelling	2 spaces/unit	No change
Triplex Dwelling	2 spaces/unit	1.33 spaces/unit
Street Triplex, Street Fourplex, Street Townhouse	2 spaces/unit	No change
Townhouse, Fourplex, Cluster Homes	O: 2 spaces/unit, V: 0.5 spaces/unit	O: No change V: 0.25 spaces/unit
Stacked Townhouse	O: 1.25 to 2 spaces/unit V: 0.35 spaces/unit	O: 1 space/unit V: 0.25 spaces/unit
Back-to-Back Townhouse	O: 1.25 to 2 spaces/unit V: 0.35 spaces/unit	O: 2.0 space/unit V: 0.25 spaces/unit
Accessory Dwelling Unit	1 or 2 spaces/unit	1 space/unit
Apartment Building	O: 1BR: 1.25 spaces/unit 2BR: 1.5 spaces/unit 3BR: 1.75 spaces/unit V: 0.35 spaces/unit	O:1BR: 1 space/unit 2BR: 1.25 spaces/unit 3BR: 1.5 spaces/unit V: 0.25 spaces/unit
Retirement Home	0.85 spaces/ employee Occupant: 0.5 spaces/unit V: 0.25 spaces/unit	O: 0.6 spaces/unit V: 0.25 spaces/unit

Land Use	Existing Parking Rate	Recommended Rate
Long-Term Care Facility	0.85 spaces/emp + 0.25 spaces/bed	0.35 spaces/bed

The recommended parking rates for residential uses have been incorporated into Zoning By-law 2020.414 attached as Appendix A to this report.

Table Two: Recommended Non-Residential Parking Rates:

Land Use	Existing Parking Rate	Recommended Rate
Bank, Trust Company, Credit Union	6 spaces/100 m ² GFA	5 spaces/100 m ² GFA
Bowling Alley	4 spaces/alley	Remove category
Recreational Establishment	1 space/6 persons capacity	5.5 spaces/100 m ² GFA
Convention or Conference Centre/Banquet Hall	10 spaces per 100m ² GFA	No change
Entertainment Establishment	1 space/6 persons	10 spaces/100 m ² GFA
Movie Theatre	0.25 spaces/seat	Remove category
Night Club/Dance Hall	0.275 spaces/person capacity	No change
Home-Based Business/ Home Day Care	None required	No change
Hotel	1 space/room	No change
Industrial Uses	1 space/100 m ² GFA	No change
Warehouse and Logistics	1 space/100 m ² GFA	1.5 spaces/100 m ² GFA
Storage Locker Facility	1.0 spaces/100 m ² GFA	0.5 spaces/100 m ² GFA
Office: Medical	6 spaces/100 m ² GFA	No change
Office: Other	3.5 spaces/100 m ² GFA	3 spaces/100 m ² GFA

Land Use	Existing Parking Rate	Recommended Rate
Multi-use Business Park	3.5 spaces/100m ² office component 1 space/100m ² Other uses	More than 30% space for office: 3.0 spaces/100 m ² GFA. Less than 30% space for office: 2.0 spaces/100 m ² GFA
Retail Store (Stand Alone)	4 spaces/100 m ² GFA	3.5 spaces/100 m ² GFA
Retail Centre (Shopping Centre)	5.25 spaces/100 m ² GFA	5 spaces/100 m ² GFA
Service Commercial Use	4 spaces/100 m ² GFA	No change
Supermarket	10 spaces/100 m ² GFA	6 spaces/100 m ² GFA
Restaurant Fast Food	25 spaces/100 m ² GFA or 1 space/4 persons capacity, whichever is greater	10 spaces/100 m ² GFA
Standard Restaurant	25 spaces/100 m ² GFA	18.5 spaces/100 m ² GFA
Outdoor Patio	1 space per 4 person occupancy	0 spaces
Place of Worship	6 spaces/100 m ² GFA	0.2 spaces per seat or prayer space OR 6.0 spaces/100 m ² GFA Whichever is higher
Elementary School	1.5 spaces/classroom	No change
Secondary School	4 spaces/classroom	3 spaces/classroom
Post-Secondary School	1 space/3 students, faculty and staff	5 spaces/classroom plus 1 space per 6 person capacity in auditoriums
Business, Commercial, Trade Schools	1 space/3 students, faculty and staff	5.0 spaces/100 m ² GFA

The recommended parking rates for non-residential uses have been incorporated into Zoning By-law 2020.415 attached as Appendix B to this report.

Financial Matters:

Not applicable

Public Engagement Matters:

This statutory public meeting was advertised in the Burlington Post on Thursday August 15, 2019 to provide the requisite 30 day notice. In addition, copies of the proposed Zoning By-laws were posted on the project web page www.burlington.ca/parkingreview

All individuals who previously submitted comments or who delegated on the City-wide Parking Review at the three previous Committee of the Whole meetings were notified of this meeting and the opportunity to further delegate before Council on this matter.

Conclusion:

Staff is recommending that Council approve Zoning By-law 2020.414 for residential parking rates attached as Appendix A and Zoning By-law 2020.415 for non-residential parking rates attached as Appendix B.

The City-wide Parking Review is the first step toward the completion of the comprehensive zoning review for the City of Burlington. The recommendations of this study will be used as the basis for updated parking regulations and design standards for development in Burlington which will result in a modern, 'right-sized' parking requirement.

Respectfully submitted,

Rosalind Minaji MCIP, RPP
Coordinator of Development Review
X7809

Silvina Kade MCIP, RPP
Coordinator of Zoning
x7871

Appendices:

- A. Zoning By-law 2020.414
- B. Zoning By-law 2020.415

Report Approval:

All reports are reviewed and/or approved by Department Director, Director of Finance and Director of Legal. Final approval is by the City Manager.

APPENDIX A
THE CORPORATION OF THE CITY OF BURLINGTON
BY-LAW NUMBER 2020.414

A By-law to amend By-law 2020, as amended for Residential Parking Rates

File No.: 520-02-67

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved the Recommendation in report PB-65-19 on _____2019 , to amend the City's existing Zoning By-law 2020, as amended, to update city-wide residential parking rates;

THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY ENACTS AS FOLLOWS:

1. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Remove references to "Triplex Dwelling" from the second row of Table 1.2.6, and the reference to "Street Triplex Dwelling" from the third row of Table 1.2.6.

Add the following parking regulations for "Triplex" and "Street Triplex Dwelling"

"Triplex Dwelling	1 occupant space per unit
	0.33 visitor spaces per unit

Street Triplex Dwelling	2 spaces per unit
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A Triplex Dwelling on a parcel of tied land fronting onto a common element condominium road: 1.5 spaces per unit where 1 space shall be located on the

parcel of tied land and 0.5 space per unit for visitor parking shall be located within the common element condominium block which contains the condominium roadway.”

2. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the visitor parking rate for “Townhouse, Fourplex and Cluster Homes” to 0.25 spaces per unit.

3. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Separate the categories for “Stacked Townhouse Dwellings” and “Back to Back Townhouse Dwellings” and change the parking rates as follows:

“Stacked Townhouse Dwellings	1 occupant space per unit 0.25 visitor spaces per unit
Back to Back Townhouse Dwellings	2 occupant spaces per unit 0.25 visitor spaces per unit”

4. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Apartment Building” as follows:

“Apartment Building	1 occupant space per one-bedroom unit 1.25 occupant spaces per two-bedroom unit 1.5 occupant spaces per three or more bedroom unit 0.25 visitor spaces per unit 1 additional space per 75 units for the use of maintenance vehicles servicing the site
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5. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Long Term Care Facility” to 0.35 spaces per bed

6. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Retirement Home” to:

Occupant/Employee: 0.6 spaces per unit

Visitor: 0.25 spaces per unit

1 additional space per 50 units for the use of maintenance vehicles servicing the site

7. *PART 2 of By-law 2020, as amended, Residential Zones, Section 3, Table 2.3.1 Footnote (a) is amended as follows:*

Delete the section of the footnote entitled “Parking” including Table 2.3.1.1 and replace with the following:

“Parking: one space per accessory unit.

Parking for the principle dwelling and the accessory dwelling unit shall not be permitted in that portion of the rear yard defined as the area between the extension of the two lines projected backward from the two side walls of the dwelling.”

- 8 a) When no notice of appeal is filed pursuant to the provisions of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed

- 8 b) If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED thisday of 2019.

_____MAYOR

_____CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.414

By-law 2020.414 updates the parking rates for residential land uses.

For further information regarding By-law 2020.414, please contact Rosalind Minaji of the Burlington City Building Department at (905) 335-7600, extension 7809.

APPENDIX B
THE CORPORATION OF THE CITY OF BURLINGTON
BY-LAW NUMBER 2020.415

A By-law to amend By-law 2020, as amended for Non-Residential Parking Rates

File No.: 520-02-67

WHEREAS Section 34(1) of the Planning Act, R.S.O. 1990, c. P. 13, as amended, states that Zoning By-laws may be passed by the councils of local municipalities; and

WHEREAS the Council of the Corporation of the City of Burlington approved the Recommendation in report PB-65-19 on _____ 2019, to amend the City's existing Zoning By-law 2020, as amended, to update city-wide non-residential parking rates;

**THE COUNCIL OF THE CORPORATION OF THE CITY OF BURLINGTON HEREBY
ENACTS AS FOLLOWS:**

1. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Bank, Trust Company, Credit Union” to 5 spaces per 100m² of gross floor area

2. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Delete the categories and parking rates for “Bowling Alley” and “Movie Theatre”

3. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Entertainment Establishment” to 10 spaces per 100m² of gross floor area.

4. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Recreational Establishment” to 5.5 spaces per 100m² of gross floor area.

5. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Add the category of “Warehouse and Logistics” with a parking rate of 1.5 spaces per 100m² of gross floor area.

6. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Add the category of “Storage Locker Facility” with a parking rate of 0.5 spaces per 100m² of gross floor area.

7. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Office” to 3 spaces per 100m² of gross floor area.

8. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Add the category of “Multi-Use Business Park” with a parking rate as follows:

“Multi-Use Business Park	3 spaces per 100m ² of gross floor area where more than 30% of the building is used for office space, or 2.0 spaces per 100m ² of gross floor area where less than 30% of the building is used for office space”
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9. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Retail Store” to 3.5 spaces per 100m² of gross floor area.

10. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Retail Centre” to 5 spaces per 100m² of gross floor area.

11. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Supermarket” to 6 spaces per 100m² of gross floor area.

12. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Restaurant: Fast Food Restaurant” to 10 spaces per 100m² of gross floor area.

13. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Restaurant: Standard Restaurant” to 18.5 spaces per 100m² of gross floor area.

14. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “Outdoor Patio” to “None Required”

15. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Separate the categories for “Place of Assembly” and “Place of Worship” and retain the parking rate for “Place of Assembly” at 6 spaces per 100m² of gross floor area.

Amend the parking rate for “Place of Worship” as follows:

“Place of Worship	0.2 spaces per seat or prayer space
	OR
	6 spaces per 100m ² of gross floor area
	whichever is higher”

16. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “School: Secondary” to 3 spaces per classroom

17. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “School: Post-Secondary” to 5 spaces per classroom plus 1 space per 6 person capacity of auditoriums.

18. PART 1 of By-law 2020, as amended, General Conditions and Provisions, Section 2.25, Table 1.2.6 Off-Street Parking Standards is amended as follows:

Change the parking rate for “School: Business, Commercial, Trade” to 5 spaces per 100m² of gross floor area

19. PART 3 of By-law 2020, as amended, Employment Zones, Section 2 Permitted Uses, Table 3.2.1 is amended as follows:

Replace the use “Storage and Warehousing” with the use “Warehouse and Logistics”

Add the use “Storage Locker Facility” and permit this use in BC1, BC2, GE1 and GE2 zones

20. PART 16 of By-law 2020, as amended, Definitions, is amended as follows:

Add the following definition for “Warehouse and Logistics”

“Warehouse and Logistics: premises used for keeping or storing goods or commodities, to which the general public does not have access, and which may also be used for the distribution of the goods or commodities.”

21. PART 16 of By-law 2020, as amended, Definitions, is amended as follows:

Add the following definition for “Storage Locker Facility”

“Storage Locker Facility: premises where individual enclosed areas are made available to the public for keeping or storing goods or commodities.”

22. PART 16 of By-law 2020, as amended, Definitions, is amended as follows:

Add the following definition for “Multi-Use Business Park”

“Multi-Use Business Park: A combination of four or more industrial or office uses with individual exterior entrances, in one or more buildings, on more or more parcels of land, designed as an integrated, planned development having common off-street parking and driveways.”

23. When no notice of appeal is filed pursuant to the provisions of the Planning Act, R.S.O. 1990, c.P.13, as amended, this By-law shall be deemed to have come into force on the day it was passed

24. If one or more appeals are filed pursuant to the provisions of the Planning Act, as amended, this By-law does not come into force until all appeals have been finally disposed of, and except for such parts as are repealed or amended in accordance with an order of the Ontario Municipal Board this By-law shall be deemed to have come into force on the day it was passed.

ENACTED AND PASSED thisday of 2019.

_____ MAYOR

_____ CITY CLERK

EXPLANATION OF PURPOSE AND EFFECT OF BY-LAW 2020.415

By-law 2020.415 updates the parking rates for residential land uses.

For further information regarding By-law 2020.415, please contact Rosalind Minaji of the Burlington City Building Department at (905) 335-7600, extension 7809.