

Transportation Report to
SPC on Transportation and Transit
2019 December 18

ISC: UNRESTRICTED
TT2019-1554

Parking Requirements Review – Scoping Report

EXECUTIVE SUMMARY

In response to the Motion Arising related to parking requirements adopted by Council on 2019 March 18, Administration has determined the scope of work required to undertake a holistic review of parking requirements. This was based on direction from the Motion Arising, evolving best practices in other jurisdictions and Administration's research as outlined in 2017 The Future of Transportation in Calgary report. This will include analysis of visitor parking and the impact of Transportation Network Companies and Rideshare services. Once complete, the review findings could be implemented through several complementary projects that are currently underway, such as the proposed Renewed Land Use Bylaw and New Districts project.

ADMINISTRATION RECOMMENDATION:

That the Standing Policy Committee on Transportation and Transit recommend that Council:

1. Approve the scope of the parking requirements review as outlined in this report and direct Administration to commence work in alignment with the proposed Renewed Land Use Bylaw and New Districts Project, and Residential Parking Permit (RPP) project.

PREVIOUS COUNCIL DIRECTION / POLICY

On 2019 March 18, Council adopted a Motion Arising with respect to Report CPC2019-0070. The Motion Arising directed Administration to undertake a scoping report of parking ratios, particularly on visitor parking ratios and the effects of Transportation Network Companies and Ridesharing companies, and report back to the SPC on Transportation and Transit no later than Q4 2019.

BACKGROUND

The last comprehensive review of parking requirements occurred as part of the development of the 2007 Calgary Land Use Bylaw 1P2007. Since 2007, Administration has reviewed and updated key parking requirements and policies (such as the 'zero parking' multi-family policies, and the 2016 update to the Downtown Parking Strategy), and has applied industry best practices to development approval and parking relaxation decisions as outlined in the Calgary Parking Policies.

Direction from the 2019 March Motion Arising offers an opportunity for Administration to conduct a holistic review of current parking requirements in light of recent advances in transportation choices and technologies.

INVESTIGATION: ALTERNATIVES AND ANALYSIS

Administration will initiate a project to review parking requirements that are currently used by The City of Calgary, updating the parking requirements identified in the previous review conducted prior to 2007. The scope of the review will include additional considerations beyond the scope of the previous parking requirement review that contributed to the development of the Calgary Land Use Bylaw 1P2007, based on direction from the Motion Arising, evolving best practices in other jurisdictions and Administration's research as outlined in 2017 The Future of Transportation in Calgary report (TT2017-0382).

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The review will examine comparable cities and environments, reference trends and realities in Calgary, and comment on the impacts of Transportation Network Companies and Ridesharing companies such as Uber, Lime and Bird, and review of visitor and short-term parking requirements. The use of parking maximums, and elimination of minimum parking rates will also be explored. The impact of emerging transportation options, such as autonomous vehicles and newer business delivery models, on future parking requirements will be considered.

Components of this work, such as residential parking requirements, will be prioritized to align with timelines for Land Use Bylaw initiatives in early 2020, with the comprehensive review being completed by Q2 2020. Upon completion, the findings of the review will be implemented through several active and proposed projects. These include:

Proposed Renewed Land Use Bylaw and New Districts

Parking reform is one of five key elements identified as part of the Framework for a Renewed Land Use Bylaw & Outline for New Districts. Updates to current parking requirements can inform the parking reform process and will support the initial step of developing options for the proposed new Neighbourhood-Housing Limited Scale district (as proposed in report PUD2019-1200).

The parking requirements review will also support policy and bylaw adjustments to enable public parking within the existing commercial or community parking supply, which would further reduce the need for the construction of new parking supply, as identified in report TT2017-0042.

Residential Parking Program (RPP) Review

Administration is currently developing policy recommendations to modernize Calgary's residential parking practices. The parking requirement review will incorporate the recommended residential parking strategic direction that will be presented to Committee in Q1 2020. The findings of the review would in turn be considered in subsequent development of detailed residential parking policies.

Electric Vehicle Home & Workplace Readiness

The City of Calgary is currently partnering with the City of Edmonton to evaluate policy and bylaw approaches to increase access to home and workplace charging in new and existing buildings. The final report, due in early Q1 2020, can provide input to the parking requirement review, and sharing of information between the project teams will help ensure alignment between both studies.

Curbside Management Strategy

A holistic approach to curbside management has been identified by the Next 20 project as an area that requires further work to ensure that existing and emerging curbside needs are being properly addressed. The parking requirement review will support a broader analysis of the parking impacts of Transportation Network Companies and Rideshare services, along with other competing curbside demands such as traditional on-street parking, taxi stands, pop-up patios, electric vehicle charging and potential future impacts of autonomous vehicles.

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Stakeholder Engagement, Research and Communication

The review of Calgary's parking requirements will include engagement with key stakeholders, including the development industry, and internal City staff involved in development application approvals.

Strategic Alignment

Reviewing and updating The City's parking requirements, as needed, to reflect changes in transportation technologies and choices aligns with the Calgary Transportation Plan's direction to monitor the needs of emerging modes and plan for them as necessary.

Social, Environmental, Economic (External)

Updating The City's parking requirements to reflect changing transportation options may provide economic and social benefits. Situations where parking requirements are reduced will avoid unnecessary costs to construct excess parking, reducing costs to businesses and increasing housing affordability for citizens.

Financial Capacity

Current and Future Operating Budget:

There are no impacts to The City's current or future operating budgets. The required analysis can be completed within existing resources.

Current and Future Capital Budget:

There are no impacts to The City's current or future capital budgets.

Risk Assessment

No risks have been identified for undertaking this work.

REASON(S) FOR RECOMMENDATION(S):

The planned review of The City's parking requirements addresses direction from the Motion Arising, and will be implemented through a range of updates to City policies and bylaws over the next several years. This will ensure that Calgary's parking requirements are consistent with evolving trends in travel options and behaviours, and account for emerging technologies.