

Additional Information on Land Use Bylaw Amendments

Topic	Existing Rule	Proposed Amendment
New Building	A new building must provide the minimum number of required motor vehicle parking stalls as specified in the Bylaw.	Parking no longer required by the Bylaw for businesses uses.
Change of Use	A change of use must provide the minimum required motor vehicle parking required for that use in the Bylaw.	Parking surplus or deficit for the new businesses use is no longer calculated.
Uses excluded from amendments	Low Density and Multi-Residential Development must provide motor vehicle parking as specified in the Bylaw.	No changes.
Shared Parking	Section 116 states that shared parking is allowed where proposed as part of a comprehensive development identified on the same development permit.	The proposed amendment will allow shared parking for any use that does not have a minimum parking requirement as of right and continue to allow those uses with a minimum parking requirement to utilize shared parking where part of a comprehensive development identified on the same development permit.
Discretionary Review	Section 35 states that when making a decision on a Development Permit, the Development Authority must take into account a range of different requirements and impacts including access and transportation.	Section 35 amended to state that when making a decision on a Development Permit, the Development Authority must take into account access, parking and transportation requirements.
Barrier Free Parking	The National Building Code references the LUB parking requirements for determining the number of barrier free stalls required per development.	Table 1.2 has been inserted into Section 121.1 that identifies the required motor vehicle parking stalls for the purpose of calculating barrier free parking stalls. It is highlighted that this table is only be used as a tool to calculate the number of barrier free parking stalls as required by the National Building Code and does not create a requirement for the minimum number of motor vehicle parking stalls for a development.

		This table is to be used for calculating the required barrier free parking stalls per the National Building Code, regardless of the number of stalls provided for the development.
DC only uses	Many of the uses that require a DC stipulate that parking is to be determined by a parking study at the LOC or DP stage.	This provision is maintained.
Parking in Commercial Districts	Different parking requirements identified in each district.	Parking requirements identified in a table in the General Rules for Commercial Land Use Districts.
Pick-up and drop-off parking stall requirements	Minimum parking requirements and minimum pick-up and drop-off parking stalls for Child Care Service and School uses	The minimum parking requirements for all school uses as well as Child Care Service have been eliminated, however the minimum pick-up and drop-off requirements have been maintained.
Areas not included	Eau Claire, East Village, China Town and downtown parcels designated Commercial Residential District presently have parking provisions including cash-in-lieu programs, bonusing systems, short stay parking, and in some instances presently have rules where parking is not required.	These areas are not included in the proposed amendments as they will require more analysis than time permitted, and already have provisions in place to allow flexibility of parking. Amendments for these areas will form part of the future work.