

801 8th Avenue Land-Use Parking Concerns

LOC2020-0054

Item 8.1.20 CPC2020-12101

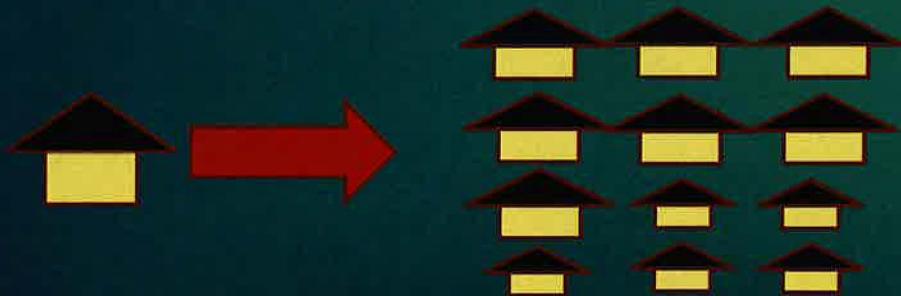


Introduction

- ▶ Ian Lockerbie
- ▶ Active community member in Renfrew since 1999
- ▶ Commute to work by bike via 8th Avenue for 5+ years (incl. winter)
- ▶ Love the mobility options in Renfrew
 - ▶ I leave my car **parked** at home and ride my bike most places
 - ▶ I still need a car for trips to the mountains!
- ▶ Excited that plans to improve mobility on 8th Avenue are in the works (Unite the Heights)
- ▶ **Concerned lack of parking in proposal will negatively impact neighbourhood**
 - ▶ **Great communities are open and pedestrian friendly**
 - ▶ **Will lead to unattractive, congested streets (impacting school zone safety)**
 - ▶ **Streets densely packed with parked cars makes cycling more difficult**
 - ▶ **Could set a precedent that's unsustainable in Renfrew and throughout the city**
 - ▶ **No issue with increased density, but it needs to be in harmony with existing neighbourhood**

Overview

- ▶ Single residential lot (one house currently on site)
- ▶ Replaced with an 11 unit development that has minimal parking on property
- ▶ **Commissioned** analysis claims that this is okay (some key points neglected)
- ▶ Common sense says otherwise



Picture from Bunt & Associates Memo: Project# 02-20-0078

Questionable Logic: Overview

- ▶ The proposal intends to have 11 units on the single lot
- ▶ **5 units have no on-site parking**
- ▶ No bylaws support this type of parking arrangement
- ▶ The justification for this is a logical Frankenstein
 - ▶ Claim that since this development is bespoke the existing laws don't apply
 - ▶ Cherry-picking inapplicable bylaws and claiming they are so close they should apply but.... they're not close at all and miss several key points

Questionable Logic: Base Arguments

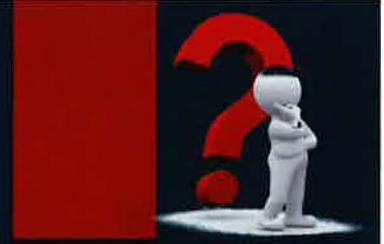
- ▶ Commissioned study (Bunt & Associates)
 - ▶ Micro/Secondary Suite Parking Project# 02-20-0078
- ▶ Has the following main arguments **justifying 0 parking** for some units
 - ▶ **Units will be Rentals**
 - ▶ Renters have less money so they can't afford cars
 - ▶ **Cycling and transit in proximity**
 - ▶ There are other options so, the implicit assumption seems to be that renters won't need a car
 - ▶ **Sufficient on street parking**
 - ▶ Authors argue that there is sufficient room around this corner lot for the vehicles owned by renters
 - ▶ **Unit Size ('micro-units')**
 - ▶ Small units often have fewer cars per unit.
 - ▶ These are about the same size as secondary suites so.... Let's pretend that's what they are!

Questionable Logic: Rentals



- ▶ **Units will be Rental. Renters have less money so they can't afford cars**
 - ▶ VERDICT: **PARTIALLY TRUE**
 - ▶ They may have less cars
 - ▶ The studies still indicate that **there is car ownership, just lower**
 - ▶ New low income employment opportunities that require cars are flourishing (Skip the Dishes, Uber, Door Dash, etc)
 - ▶ Unclear how it is ensured that these units will be rentals forever
 - ▶ **Conclusion: 0 parking for small units is not justified**

Questionable Logic: Cycling



▶ **Cycling and transit in proximity.**

▶ Seems to imply that cycling lowers parking requirements

▶ VERDICT: **FALSE**

▶ Being a bike commuter in Renfrew is very feasible

▶ In my case this leads to **increased** local parking

▶ I cycle to work year round regardless of the weather

▶ My car is **PARKED** at home **all the time**

▶ **Conclusion: Cycling does not necessitate a lack of car ownership. In my case, it increases local parking load due to my car being parked all the time.**



Questionable Logic: Street Parking



▶ Sufficient on street parking (for additional cars)

▶ There's lots of room around this corner unit for parking cars from the development

▶ VERDICT: **FALSE**

▶ Neglects that the **frontage of the parcel is a snow route. Will require vehicles to be moved**

▶ Doesn't mention the **parcel is in a school zone with high parking density** on school days

▶ Doesn't mention that **across the street is designated for school bus parking**

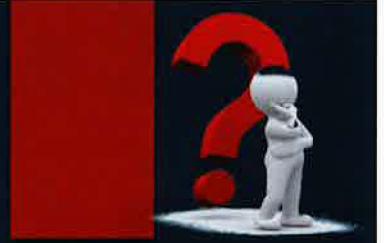
▶ Will increase the congestion in the area and make the neighbourhood less attractive

▶ **Conclusion: Study neglects important features of this location.**

▶ The City created minimum parking allocation regulations for a reason. There's nothing magical about this development that negates this fundamental necessity.



Questionable Logic: Unit Size



- ▶ **Unit Size justifies 0 parking (5 micro-units)**

- ▶ Small units often have fewer cars per unit.
- ▶ These are about the same size as secondary suites so....

Let's pretend that's what they are!



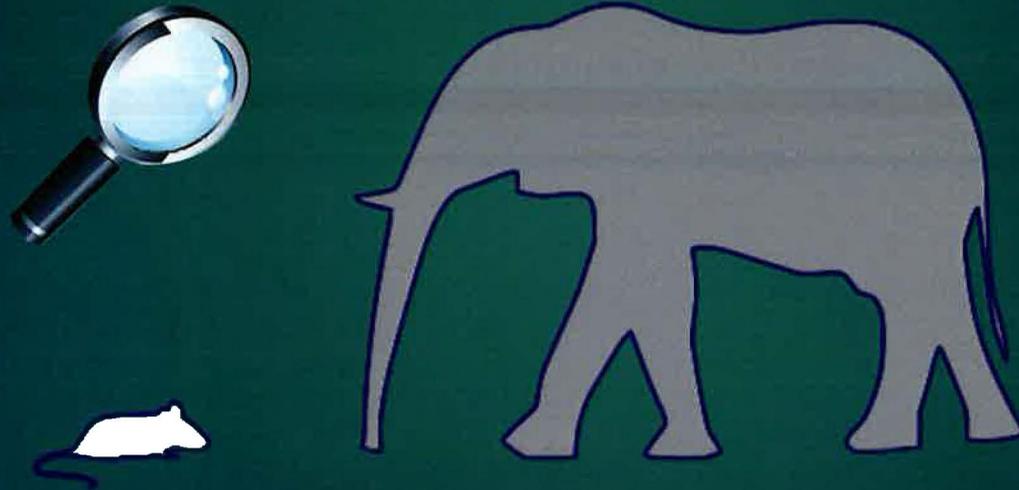
- ▶ **VERDICT: FALSE**

- ▶ **This is not the case of a house with a single secondary suite** needing relaxation for their mother-in-law suite
- ▶ **LARGE SCALE development with MANY OF THESE UNITS ON ONE LOT**
- ▶ This comparison to secondary suites conveniently neglects the **SCALE of the parking relaxation**
- ▶ **Conclusion: The arguments are not valid due to the SCALE of the proposal.**

Questionable Logic: Scale



- ▶ The **SCALE** of the parking relaxation must be considered
- ▶ If scale isn't considered, it turns out that a mouse and an elephant are very similar



Questionable Logic: Scale



Characteristic	Mouse	Elephant
Grey	✓	✓
Mammal	✓	✓
Tail	✓	✓
Eyes	✓	✓

- ▶ From the above it's clear that mice and elephants are basically the same!!!!
- ▶ The difference is scale, but my analysis forgot to consider that.
- ▶ **Relaxing for one secondary suite might be okay. Five suites is ridiculous!**
- ▶ An elephant can try to squeeze into a mouse's house... **but it won't end well**

Summary



- ▶ **Common sense dictates that these parking relaxations aren't a good idea**
- ▶ **The SCALE of the development does NOT lend itself to leveraging a comparison of secondary suites as an argument**
- ▶ **Site specific details related to the school zone and snow route are significant and have not been considered**
- ▶ **Has a negative impact on the character of the neighbourhood**
- ▶ **Fails to recognize that minimum parking requirements exist for a reason**