

Background and Previous Council Direction

Background

On 2022 October 04, the Land Use Bylaw was amended to include the requirement for developments in the R-CG and H-GO districts with three or more dwelling units to provide mobility storage lockers when bicycle parking is not provided in a private garage. Additionally, the Bylaw was amended to require multi-residential developments provide bicycle parking stalls – class 1 at a rate of 1.0 stalls per unit or suite, an increase from the previous rate of 0.5.

Since the approval of these amendments, Administration has learned that these requirements have had unintended consequences, leading to poor outcomes in terms of space efficiency and construction challenges.

Previous Council Direction

These items were originally included in Land Use Bylaw Housekeeping Amendments (IP2025-0251) which were not adopted. At the 2025 June 24 Regular Meeting of Council, Notice of Motion EC2025-0650 was adopted:

NOW THEREFORE BE IT RESOLVED that Council direct administration to amend the Land Use Bylaw by:

1. Remove the requirement for mobility storage lockers in R-CG and H-GO districts as this requirement is resulting in undue costs for the construction of more housing while maintaining the requirements for Class 1 Storage; and
2. Amend the Class 1 Bicycle Parking requirements for Multi-Residential Development from 1.0 to 0.5 stalls per unit and suite, to allow for more flexibility in the number, configuration, and type of bicycle parking facilities, and to better respond to demand and accessibility.

AND NOW THEREFORE BE IT RESOLVED that Administration advertise and bring the bylaw updates direct to the September 9th, Public Hearing of Council

DATE	REPORT NUMBER	DIRECTION/DESCRIPTION
2025 May 6	IP2025-0251	Land Use Bylaw Housekeeping Amendments (defeated)
2022 September 9	IP2022-0989	Land Use Bylaw Amendments to Address Missing Middle Housing