



# Land Use Bylaw Amendments – Mobility Storage Lockers and Bike Parking

C2025-0707

2025 September 9

# Previous Council Direction



On 2025 June 24, Council adopted Notice of Motion EC2025-0650, which directed Administration to bring forward Land Use Bylaw amendments to:

- 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
- Lower the Class 1 Bicycle Parking requirement 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 concerns.



# Recommendation

That Council give three readings to **Proposed Bylaw 61P2025**, amendments to Land Use Bylaw 1P2007 (Attachment 2).

# Highlights

- Removing the requirement for mobility storage lockers can:
  - Improve site layouts
  - Reduce construction challenges
  - Deliver housing faster
- Reducing required bicycle parking stalls for multi-residential buildings can:
  - Respond to current demand
  - Allow flexibility to provide higher quality bicycle parking
  - Improve bicycle parking accessibility for residents



# Mobility Storage Lockers

- Developments in R-CG & H-GO districts with three or more units or suites must provide mobility storage lockers when bicycle parking is not provided in a private garage
- We have received feedback that the storage lockers have unintended consequences to housing developments, including:
  - Site constraints and limited design options
  - Reduced quality of private amenity space
  - Disproportionate costs due to building code requirements
- The proposed amendments remove the requirement for mobility storage lockers



# Bicycle Parking

- Since 2022, all multi-residential developments are required to provide Bicycle Parking Stalls – Class 1 at a rate of 1.0 stalls per unit or suite, an increase from 0.5 stalls
- We have received feedback that the increased requirement has compromised design in bicycle parking areas
- The proposed amendments revert the rate back to the previous requirement of 0.5 stalls per unit or suite
- The new Zoning Bylaw is reviewing bicycle parking. The required rate and the quality of bicycle parking spaces is being evaluated





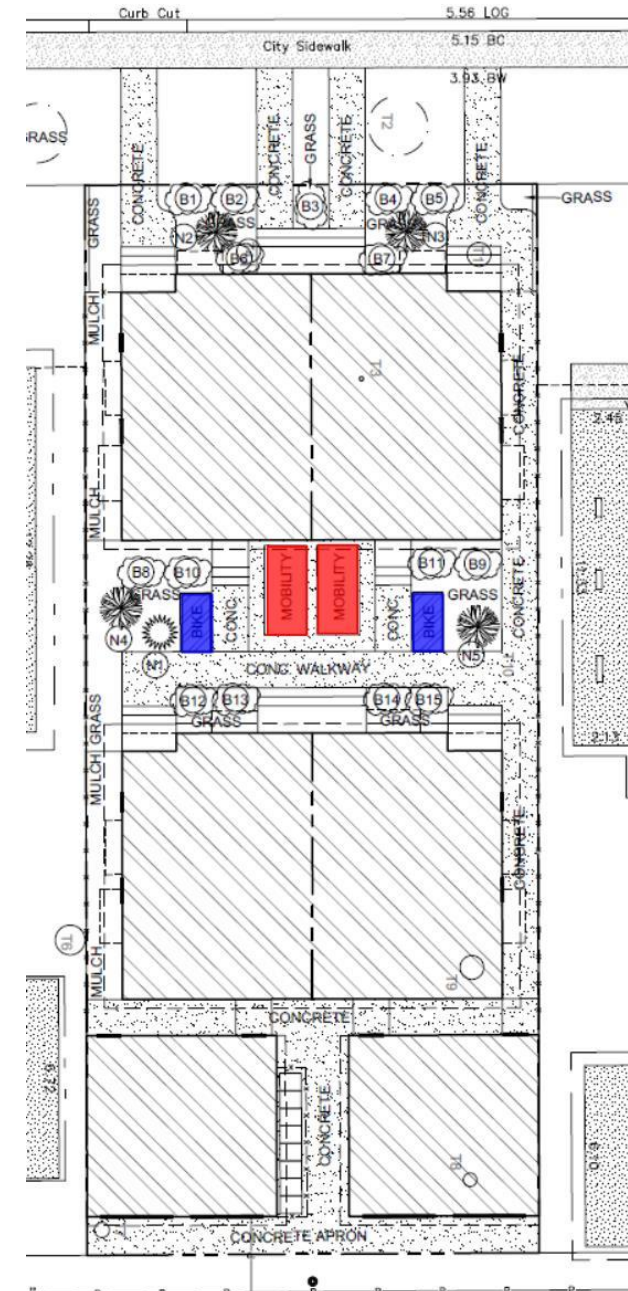
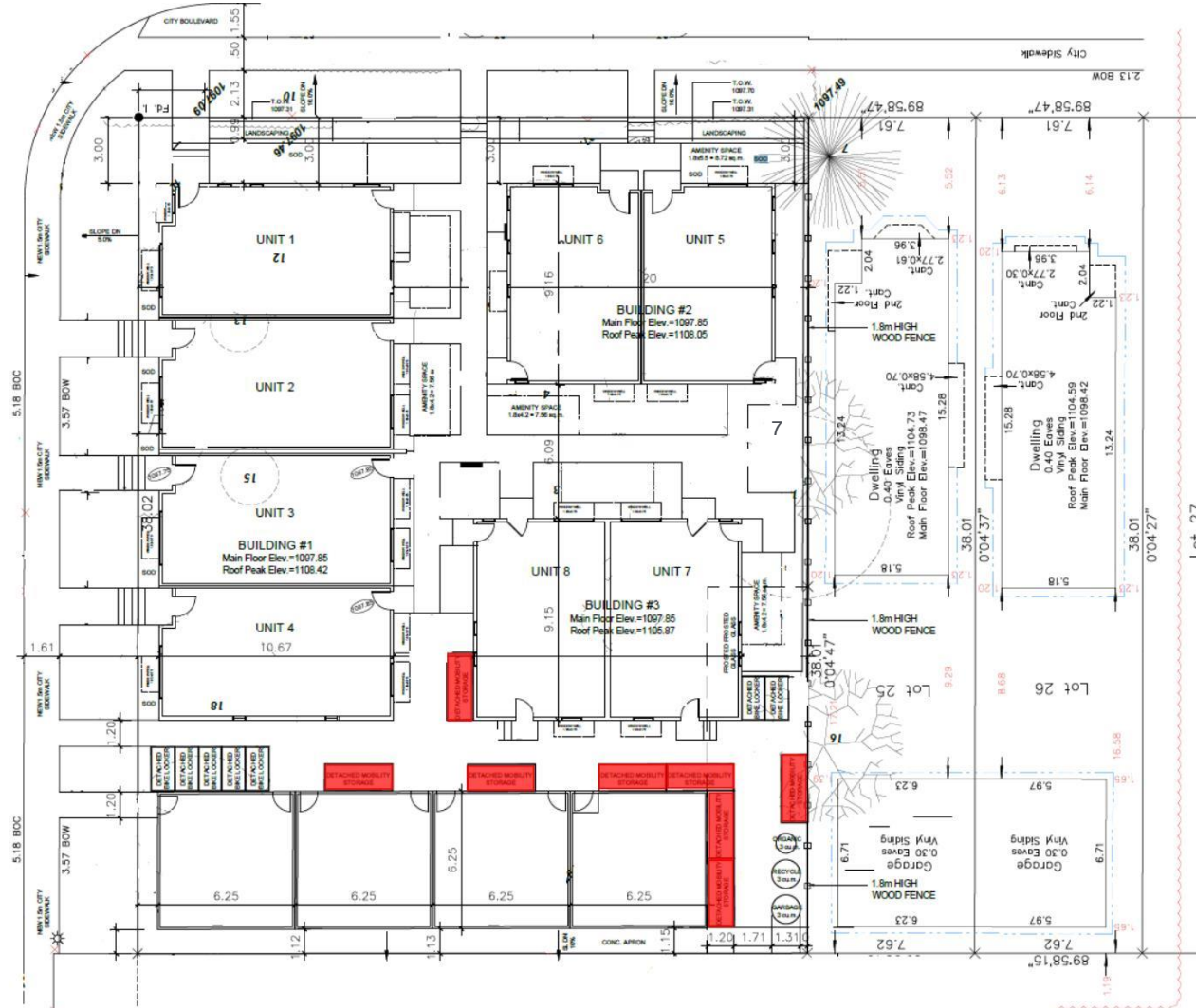
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# Supplementary Slides

# Mobility Storage Lockers



# Mobility Storage Lockers

