



RESIDENTIAL PARKING STANDARDS REVIEW AND UPDATE

August 15, 2023

Scope of Review and Update

- Parking standards, or parking requirements, are a tool within the City's Zoning By-laws that regulate the provision of parking for new development or redevelopment
- Focus of current update is on parking standards for residential development
- Scope includes matters related to amount, location, size and design of parking spaces, as well as supporting policies

Background and Context

- Current parking standards are specified across multiple Zoning By-laws, enacted, updated and revised at various times between 1950 and the present day
- Historically, parking requirements in Hamilton have generally been established to ensure that developments provide sufficient parking to satisfy peak demands for parking

Key Considerations

- Housing affordability and cost of living
- Need to facilitate more compact and efficient forms of development
- Links to environmental impacts, including embodied carbon impacts in new development and vehicle-based emissions
- Goals for sustainable transportation including active transportation, transit, and shared mobility
- Considering needs of existing residents and neighbourhoods

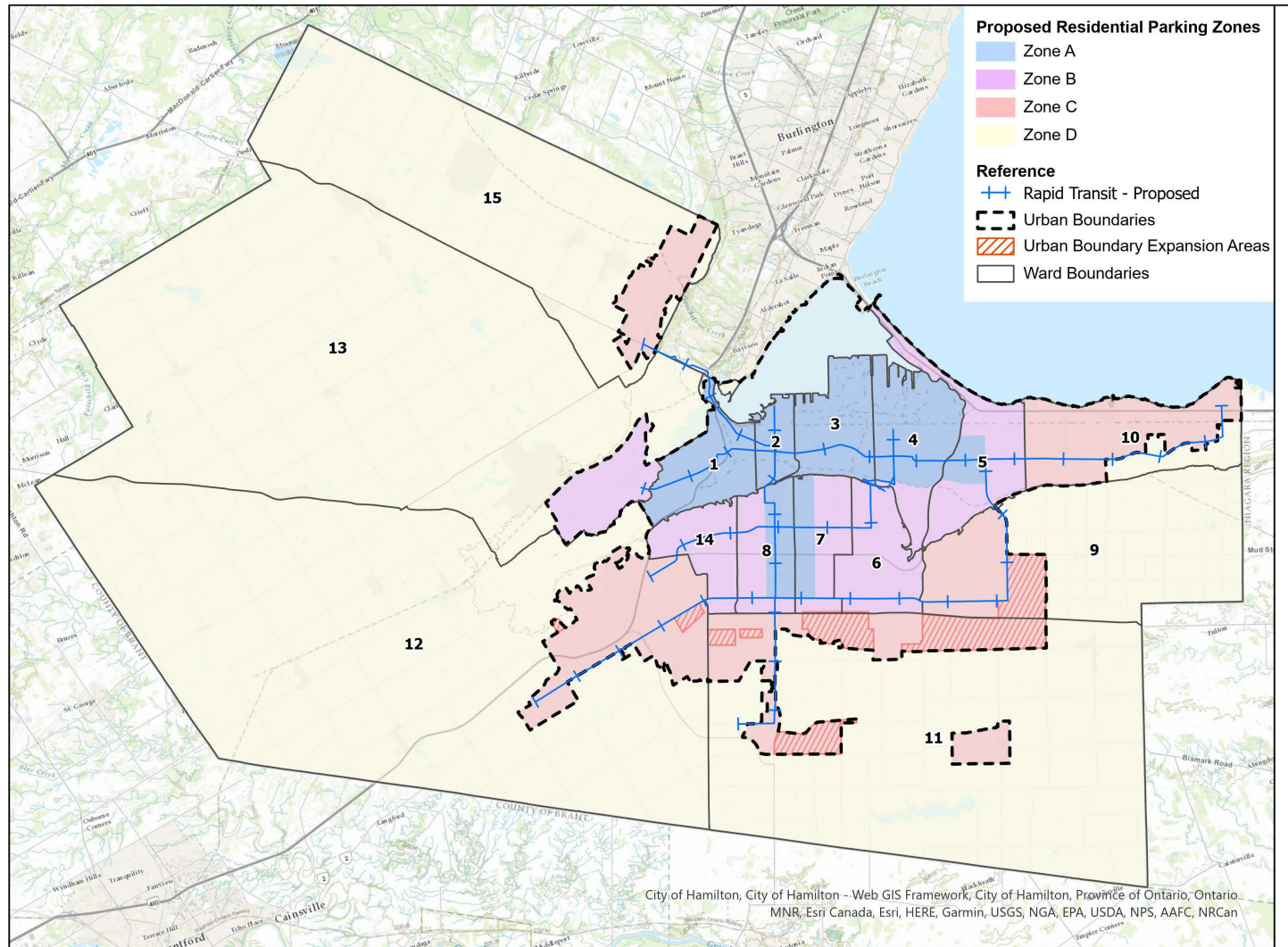
Approach for Developing New Parking Standards

- Review of practices in other jurisdictions
- Analyze key trends such as vehicle ownership
- Survey existing developments
- Review historical trends in applications for reduced parking requirements
- Compare and contrast different approaches
 - Accommodating existing demand/behaviour
 - Policy based approach with focus on sustainable transportation

Proposed Key Directions

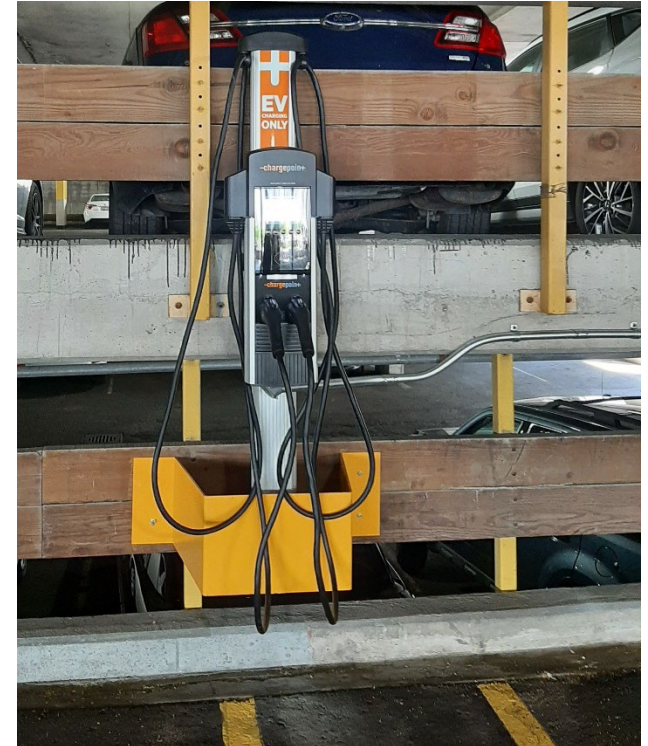
- Adopt a geographical-based approach for establishing parking standards
- Eliminate minimum parking requirements for developments within areas that are highly transit supportive and are planned to accommodate higher density mixed use development
- Introduce specific minimum requirements for visitor parking
- Maintain minimum parking standards in other areas, but at lower rates to provide greater flexibility and more affordable housing options
- Expansion of the use of parking maximums

Proposed Parking Zones



Supporting Policies and Changes

- Accessible parking
- Parking design
- Electric vehicle parking Requirements
- Bicycle parking requirements
- Cash-in-lieu of parking



Residential Boulevard Parking

- Current policy allows residents to establish parking spaces in their front or side yards, subject to certain criteria
- Over time, this has resulted in a reduction of on-street spaces, loss of greenspace, increased run-off, and less attractive streetscapes
- Proposed direction is to eliminate this policy



On-Street Parking Permit Requirements

- Current policy allows only residents of one, two and three-family dwellings to apply for on-street permits
- Residents living in dwellings with four or more units are not eligible for permit parking
- A challenge with this policy is that it is exclusionary and designed to favour residents living in single family homes or townhouses, often freehold ownership housing
- Proposed direction is to modify policy to increase availability for more residents, while recognizing that on-street parking is a limited resource

Report Recommendations

- (a) That Report PED23156 be received;
- (b) That staff be authorized to proceed with public engagement on the Draft Parking Standards outlined in Report PED23156, in parallel with the Residential Zones project, and that staff report back to the Planning Committee summarizing public input, and recommending proposed parking standards and corresponding Zoning By-law Amendments;

Report Recommendations

- (c) That Transportation Planning and Parking staff be directed to review the current policy that limits access to on-street residential parking permits to households living in dwellings of three units or less and report back to Planning Committee with options that take-into-account proposed changes to parking standards as well as equity considerations;
- (d) That Transportation Planning and Parking staff be directed to prepare an implementation plan and any required policy or by-law changes to eliminate or modify the residential Boulevard Parking Program and bring back a report to Planning Committee for consideration;
- (e) That staff report back on any recommended changes to the City's Cash-In-Lieu of Parking Policy to support and complement the new parking standards.



Hamilton

THANK YOU