

# PARKING STANDARDS REVIEW



Presentation to the Development Industry Liaison Group (DILG)

January 22, 2024

# 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 as well as some adjustments to non-residential standards
- 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
- Current Standards Example:

**100 UNIT  
APARTMENT  
BUILDING**



All above 50 sq m in size

Hamilton 05-200	Hamilton 6593	Ancaster	Dundas	Flamborough	Glanbrook	Stoney Creek
100 Spaces	100 Spaces	200 Spaces	100 Spaces	150 Spaces	200 Spaces	100-175 Spaces
0 Visitor	25 Visitor	33 Visitor	25 Visitor	25 Visitor	50 Visitor	25-35 Visitor

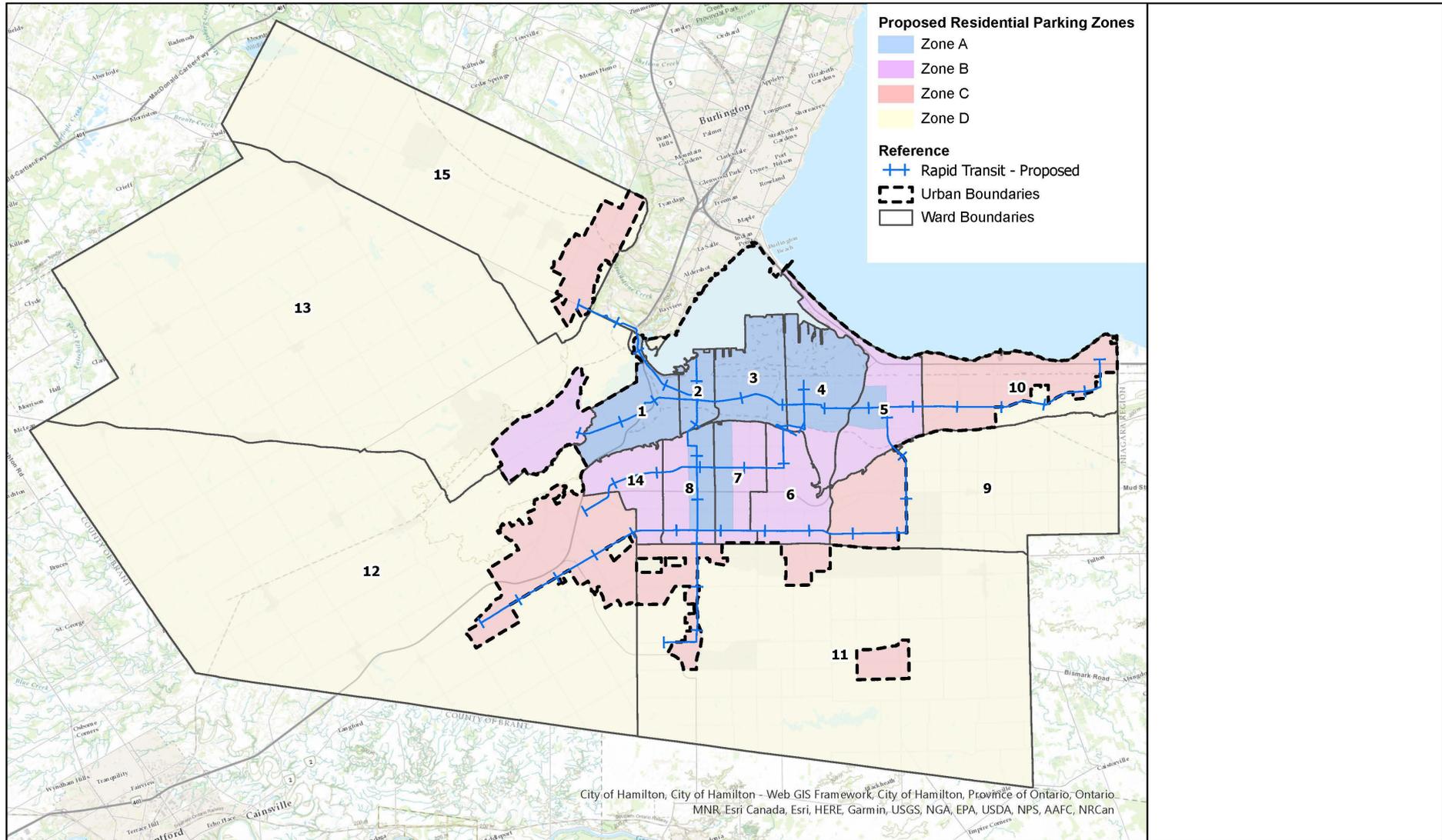
# Key Considerations for Updating Standards

- 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

# 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 Geographies



# Example of Changes – Multi-residential Building

## Existing Standards

Downtown/TOC – 0.7 spaces per unit/1.25 spaces max

Rest of City – 1 to 2 spaces per unit plus 0-0.5 spaces/unit visitor

## Proposed Standards

**Zone A** – 0 spaces per unit plus visitor parking (2 spaces plus 0.05 spaces per unit); Max 1 space per unit combined

**Zone B** – 0.5 spaces per unit plus visitor parking (2 spaces plus 0.15 spaces per unit); Max 1.25 space per unit combined

**Zone C** – 0.85 spaces per unit plus visitor parking (2 spaces plus 0.25 spaces per unit); Max 2 space per unit combined

**Zone D** – 1 space per unit plus visitor parking (2 spaces plus 0.3 spaces per unit); Max 2 space per unit combined



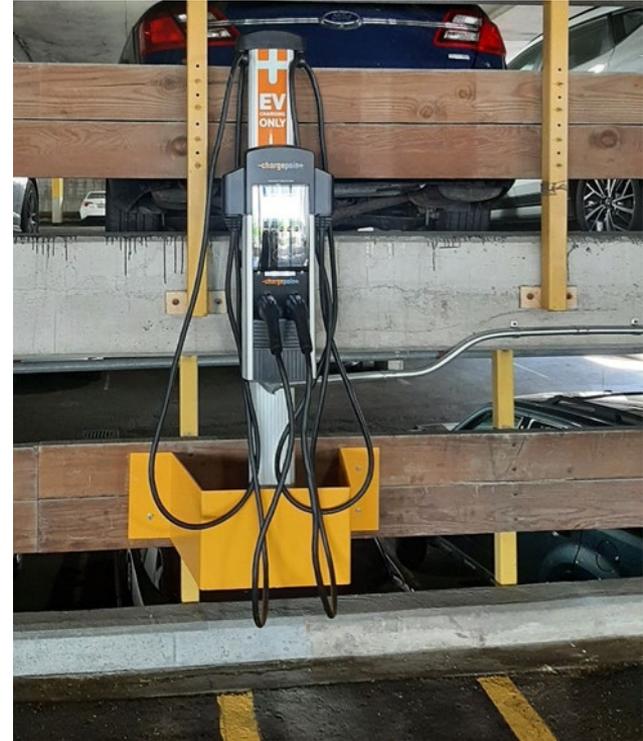
100 units,  
units >50  
sq. m

# Non-residential Standards – Summary of Proposed Changes

- Adopt same zone system approach as for residential standards
  - Except is Downtown where minimum standards will be eliminated (same as current)
- Not proposing to add maximum standards for non-residential
- General approach is to based standards on lower range of other municipalities
- Standards to be expressed in terms of per 100 m<sup>2</sup> floor space vs. 1 space per X m<sup>2</sup> (more consistent with industry practice)
- Example for Office Building
  - Current = 1 space per 30 m<sup>2</sup> (3.3 spaces per 100 m<sup>2</sup>)
  - Proposed Zone A – 1.25 spaces per 100 m<sup>2</sup>
  - Proposed Zone B – 2.5 spaces per 100 m<sup>2</sup>
  - Proposed Zone C/D – 3.0 spaces per 100 m<sup>2</sup>

# Supporting Policies

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



# Next Steps – Parking Standards Review

- Project Website
  - See [www.hamilton.ca/ParkingStandardsReview](http://www.hamilton.ca/ParkingStandardsReview)
- Parking Survey
  - <https://engage.hamilton.ca/parking-standards-review>
- Prepare New Parking Section for Zoning By-law
- Present Updated Standards for adoption by Council (Q1 2024)