

BUDGET COMMITTEE REQUEST:

Staff report on a parking study for North Oakville.

RECOMMENDATIONS:

That the information be received.

KEY FACTS:

- North Oakville has been planned and designed as a transit-first, pedestrian-oriented community. This Vision continues to be upheld by Council, and various planning implementation tools help advance the build-out of the community.
- One of the primary goals of a Parking Management Strategy is to support good community design and contribute to creating a walkable and transit supportive urban environment by minimizing surface parking, promoting active transportation and encouraging higher density development.
- The Town's Uniform Traffic By-law regulates on-street parking and specifically prohibits vehicles from parking between 2 and 6 a.m. For streets south of Dundas Street, this restriction is in place between November 15 and April 15, whereas for streets north of Dundas Street, the restriction is in place all year to manage the residential on-street parking permit program.
- Parking permits can be used by residents and visitors who wish to park their cars on-street. Exemption permits are referenced as temporary, courtesy or consideration permits as they provide temporary consideration from parking rules contrary to timed and/or overnight parking restrictions.
- Private residential parking in North Oakville is regulated by North Oakville Zoning By-law 2009-189. Parking standards are set out in this by-law for residential developments in North Oakville. On-street parking provides supplemental and temporary parking beyond what is provided on private residential property.
- Residential driveway dimensions are related to the type and size of property and built form.
- Parking for public spaces such as parks is accommodated through on-street parking and shared parking with schools as many of these facilities do not have any requirements for on-site parking under the Zoning regulations for North Oakville.
- A May 24, 2022 staff report to council relating to North Oakville Driveway Extensions Report for Information was referred back for review under the Parking Management Plan.

- A Residential Parking Study was undertaken in 2022 through R.J. Burnside and Associates for the North Oakville parking area.
- Recommendations received by R.J. Burnside and Associates (“Burnside Report”) in 2023 suggest that the Zoning Regulations for parking standards for mid to high density residential developments as well as driveway and garage standards for low density residential developments remain in effect as set out in Zoning By-law 2009-189.
- Zoning by-law requirements for North Oakville reflects the emphasis on compact urban form and support transportation objectives.
- Staff will continue to enhance parking management for North Oakville through communication, education, and permit management.

COMMENTS/OPTIONS:

North Oakville was developed with the following vision:

North Oakville is characterized by smaller, denser lots. This was an intentional shift to implement the vision for a compact, pedestrian oriented, urban community containing a broad range of housing opportunities. There is an intent to promote an active, safe pedestrian realm within the streetscape.

The Town’s North Oakville Zoning By-law 2009-189 regulates driveway width by limiting them to the width of a garage door. Additionally, a garage must be set back at least 5.5 metres from the front lot line unless accessed via a rear lane. For single car garages, this typically results in two parking spaces (one within a private garage and one on the driveway) unless a garage is accessed from a rear lane and therefore a driveway to the street is not required. This configuration allows for an increase in on-street parking since driveways do not interrupt the curb space.

2022 Residential Parking Review Findings

In 2022 R.J. Burnside and Associates was retained to review North Oakville parking utilization, and provided recommendations on overall parking management.

Driveway Widening

The Burnside Report identifies issues and problems that arise from illegal driveway widening. These widenings or parking pads, as a practice promotes auto-oriented communities. This can also lead to the loss of on-street parking, street trees, and snow storage, and reduces water penetration into the ground negatively impacting the environment by placing added pressure on the town’s stormwater management ponds and creeks.

Parking and Permits

The Burnside Report identified significant on-street parking requirements in North Oakville. On-street parking is available for residents in North Oakville to supplement their private parking and provide temporary overflow parking for adjacent commercial or institutional properties.

The Town's Traffic By-law sets out parking time restrictions for parking in North Oakville which include:

- No parking longer than three hours.
- No parking between 2 a.m. and 6 a.m. all year in North Oakville.

Through the Town's North Oakville Resident Parking Program, residents can obtain on-street parking permits to accommodate temporary needs, such as visitor parking, or for more frequent use with daily or monthly permits. To manage and control the on-street parking supply, permits are limited in each zone. No more than two-thirds of the parking supply is allocated for permits, with the remainder reserved for temporary and transient parking. Ideally, the number of on-street parking spaces should be regularly assessed to ensure the appropriate number of permits are issued under the paid parking program.

To ensure fair distribution of permits as the demand for on-street parking grows, the following alternatives will be reviewed such as tiered pricing structure, permits issued based on the number of parking spaces in the residence or setting a maximum limit of 1 or 2 permits per household.

On-Street Parking within 1 metre of Driveways

Parking within 1 metre of a driveway poses challenges on some streets due to compact street design, limiting available on-street parking. This can be mitigated through alternative planning options such as:

- Promoting more rear-lane developments to increase on-street parking in new developments.
- Reviewing development pavement marking and signage plans to maximize on-street parking potential.
- Communicating parking regulations (including the 1-metre restriction) and enforcement protocols.
- Informing residents and visitors about parking opportunities and guidelines for where and how to park.

Parking for Parks and Schools

On-street parking in North Oakville is shared between the residents, local commercial uses such as live-work units, parks and schools. The Town's North Oakville East Secondary Plan generally locates neighbourhood parks immediately adjacent to elementary school sites which provides opportunities for the sharing of school parking with park visitors.

On-street parking accommodation has been provided for schools to assist with various staffing levels due to specialized professionals that go beyond homeroom teachers and office administration. Although this varies by school, in general, schools offer additional, individualized support recognizing the diverse needs of students.

The Halton District School Board and the Halton Catholic District School Board both support the minimum parking requirement of 1 parking space per classroom. This need is reviewed annually as enrollment stabilizes or shifts with the construction of new schools in the community. By limiting the number of permits issued on each street, the school permits are limited to designated areas adjacent to the school to ensure adequate parking for parents and residents.

Parking Planning

The North Oakville East Secondary Plan aims to minimize the number of surface parking lots for neighbourhood parks and schools, relying instead on on-street parking or shared parking with nearby schools. This community design objective helps reduce the need for large surface parking lots on park sites, ensures a more compact community and promotes active transportation.

Further, parking solutions may be incorporated into North Oakville such as the gradual increase in the adoption of sustainable transportation modes as the Town expands its on-demand transit service, along with other operational strategies like on-street permits, which remain the preferred approach for addressing residential parking needs.

Summary

The North Oakville vision emphasizes the creation of a compact development form and use of a modified grid street system to define development blocks and create active, walkable streetscapes. As North Oakville continues to grow, the town has not fully achieved its transit and mobility goals, leaving new residents primarily reliant on automobiles as they navigate alternate modes of transportation. Residents should understand that their primary parking is typically limited to what they purchased on-site, and that on-street parking is intended to provide only temporary or supplemental options.

Communication, maintenance, monitoring and management of the limited parking supply have become central to the town's **parking management plan for North Oakville**. Recommendations to maximize on-street parking opportunities include:

- promote more rear lane developments with increased on-street parking in new developments.
- providing on-street parking in neighbourhood centres and urban core areas, primarily for short-term visitors.
- review of pavement marking and signage plans to maximize on-street parking potential.

- manage existing on-street parking opportunities, and optimise new opportunities
- monitor and account for on-street parking spaces to provide maps and parking locations.
- Communicate parking opportunities (where and how to park) for their vehicles and visitors

The parking management plan also recommends prohibiting illegal parking pads, and developers have been advised that illegal expansions of driveways and parking pads may impact the town's ability to assume their subdivisions, and that communications to property owners should be enhanced.

The **North Oakville driveway design review** is on-going, including the current driveway design, expansion of driveway permissions/processes, and related enforcement.

Projects/Actions

Underway (budget approved)

- North Oakville Residential Parking Program transition to digital permits (enhancement to self-serve options)
- Regular Traffic By-law updates to include all new developments
- Continue to maximize on-street parking opportunities
- Continue to promote rear lane developments
- North Oakville Driveway Design Review

2025 Projects (pending budget approval)

- Regular review of Rates and Fees for parking permit programs and parking penalties
 - 2025 proposed increase for parking rates and fees
 - On-street parking permits
 - Increase to various parking penalties

Future Projects/Reviews

- On-street parking management:
- Identify parking space to better support North Oakville Residential On-Street Parking Permit Program
- North Oakville Parking Management Communication Plan
 - Parking rules and regulations (e.g. boulevard, 1m of driveway, driveway extensions, etc.)
 - Parks parking and visitor courtesy on-street parking
 - School parking options
 - School drop off/pick up time
 - Teacher/staff parking

- Parking responsibility, considerations and options (e.g. private parking requirements, better use of garage, permit programs etc.)