

REPORT

PLANNING AND DEVELOPMENT COUNCIL MEETING

MEETING DATE: SEPTEMBER 9, 2019

FROM: Planning Services, Engineering & Construction & Municipal Enforcement Departments

DATE: August 19, 2019

SUBJECT: Parking Management

LOCATION: Town Wide

WARD: Town Wide

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RECOMMENDATION:

That staff prepare RFPs to initiate a residential and main street parking study as part of an overall Parking Management Study, as outlined in the report from the Planning Services, Engineering & Construction & Municipal Enforcement Departments dated August 19, 2019.

KEY FACTS:

The following are key points for consideration with respect to this report:

- At the August 6th, 2019 Planning & Development Council Meeting, Council endorsed a framework for a parking management study.
- This staff report provides the terms of reference for a residential and main street parking study as part of an overall parking management study which is based on the framework endorsed by Council.
- The terms of reference have been divided into two study components: consisting of residential areas and main street commercial.
- Staff expect the residential areas component of the Study will be completed in Q2 2020 and the main street commercial component will be completed in Q4 2021.
- These studies will be undertaken in the context of an on-going urban mobility study which will inform the Town's Livable Oakville review and the Town's Transportation Master Plan.
- When the findings of the respective study components are reported to Council, staff will seek direction, at that time, on implementation of findings which may include amendments to regulations, by-laws and procedures.

From: Planning Services, Engineering & Construction & Municipal Enforcement Departments
 Date: August 19, 2019
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- Staff will continue to work on implementing the immediate parking improvements to North Oakville while the parking management study is being undertaken which Council authorized staff to complete at the August 6th, 2019 Planning & Development Council Meeting.

BACKGROUND:

At the August 6th, 2019 Planning & Development Council Meeting Council considered a framework for a parking management study and adopted the following resolution:

1. *That Council endorse the direction contained in the report from the Planning Services, Engineering & Construction & Municipal Enforcement Departments dated July 15th, 2019 entitled Parking Management Update and direct staff to report back to Council with a terms of reference for a parking management response; and,*
2. *That staff be authorized to make immediate parking improvements to North Oakville as identified in Appendix A of the report from the Planning Services Engineering & Construction & Municipal Enforcement Departments dated July 15th, 2019 entitled Parking Management Update.*

The report considered by Council on August 6th, 2019 was a first step to address parking supply concerns raised by Council, and was prepared in accordance with the following resolutions which were adopted at the January 28th, 2019 and April 29th, 2019 Council meetings:

“That staff review the street parking permit program established in the North Oakville Secondary Plan for communities North of Dundas including a review on the supply, operations, and the results of the program to date and potential alternatives or adjustments that could alleviate issues that are being experienced by residents now that many of the proposed communities are occupied and report back to Council before the fourth quarter, 2019.”

“In view of concerns raised about shortages of parking (residential, visitor, commercial), particularly in newly developed areas, we request a report by July 2019 outlining the scope of work to be undertaken to ensure we have a viable strategy, policies and regulations to ensure parking issues are addressed. Research into best practices and implementation from other municipalities and any immediate steps to be undertaken while the final studies being completed, as well as an analysis of the success or the experiences with respect to the street permit parking system should be

considered in the scope of work. Issues that have been raised by the community include such items as lack of parking for:

- community uses such as new schools*
- visitors and residents in higher density projects and in particular senior-oriented developments*
- visitors to our Main Street commercial areas”*

This staff report provides the terms of reference to Council, for consideration, which is based on the framework endorsed by Council, and the feedback received from Council, at the August 6th, 2019 Planning & Development Council meeting.

These studies will be undertaken in the context of, amongst other matters, an on-going urban mobility strategy. This strategy is intended to be a forward-looking exercise to explore and provide a comprehensive understanding of ways in which to marry transportation choices with the functionality of the town's urban structure – the intensification corridors and centres in particular – and the manner in which to connect these. A primary objective is to identify the many facets involved in transportation planning, how these are integrated, and establish principles and implementation tools that will allow the municipality to adapt to societal changes yet continue to move people to destination areas within the municipality and to the broader transportation network.

COMMENT/OPTIONS:

The terms of reference have been divided into two study components:

1. residential areas (newly developed residential areas, community uses in North Oakville, medium and high density residential and seniors-oriented housing, including visitor parking); and,
2. main street areas (existing and planned main street commercial areas).

Residential Areas

This study component broadly consists of three tasks: background research; data collection; and development of a parking management plan. A 'parking strategy working group' will oversee this study and will be comprised of representatives from Planning Services, Engineering & Construction (transportation), and Municipal Enforcement. Over the course of the study, key stakeholders will be consulted and resident surveys may be undertaken to better understand private parking usage, parking demand, regular travel destinations, and modes of travel.

The terms of reference provide for a parking management plan to be developed within the context of approved plans such as the Transportation Master Plan, the *Livable Oakville* Plan and the Provincial Growth Plan (2019). It includes a full review of parking in the North Oakville area and a “Best Practices” review of successful parking strategies, standards and regulations being implemented in comparable municipalities.

A key component of the terms of reference are the parking utilization surveys for on and off-street parking which are enhanced to observe other modes of transportation such as biking, walking and public transit. This data will provide evidence to support a Parking Management Plan that works in the Oakville context, and is adaptable over time. It is anticipated that recommendations will be made to update, if warranted, the following:

- a) parking in the North Oakville area;
- b) the residential permit parking program;
- c) Zoning By-law parking standards for medium and high density residential, community uses such as schools and seniors-oriented housing, including visitor parking;
- d) other parking management strategies; and,
- e) improvements to by-laws, procedure, policy or new partnerships to further encourage transportation demand management.

The parking management plan will consider how parking can be provided on a full cost-recovery basis and how parking can be managed in a way to free up existing public on-street parking by encouraging residents which have the ability to park off-street (e.g. in a private garage) to use those facilities first or reconsider the need for multiple car ownership where transit, or other alternative forms of transportation are viable.

The parking strategy will not result in a ‘one size fits all’ solution, but is expected to be adaptable and include different phases which can be implemented over time to support planned public investments in new transit service and long term community plans. To that end, a monitoring plan will be developed to allow for annual reports to be provided to Council which measure the effectiveness of the parking management plan, and allow for continuous improvement.

This component of the study is expected to take approximately 10 months to complete. The report and findings will be provided to Council for consideration and staff will seek direction at that time on implementation of the findings of the study. This may include amendments to regulations, by-laws and procedures.

Main Street Commercial

Similar to the residential area study the main street commercial study consists of three tasks: background research; data collection; and development of a parking management plan. The 'parking strategy working group' will also oversee this study.

The purpose of the main street commercial parking study is to develop an effective parking management plan for the:

1. established main street commercial districts including downtown Oakville, Kerr Village and Bronte Village;
2. existing store front commercial developments in North Oakville and Uptown Core; and,
3. planned main street commercial districts in North Oakville.

For the established and emerging commercial areas, the study will inventory existing parking, undertake field surveys to determine utilization and duration of parking and will survey businesses and customers to understand user characteristics and parking demand.

For the planned main street commercial districts in North Oakville, the study will create a detailed parking strategy that will assess parking standards, supply, demand and provide a business plan with detailed financial models for implementing municipal (public) commercial parking programs.

The outcome of the study will provide a comprehensive parking management plan, which evaluates and, if warranted, makes recommendations to:

1. update existing commercial parking programs, including permit programs, locations for parking, hours of operations, parking durations, rates, fees and penalties;
2. address future parking supply requirements, including assessment of the feasibility, and timing;
3. implement new commercial parking programs in existing and developing areas;
4. update Zoning By-law parking standards for main street commercial developments;
5. introduce new parking management strategies; and,
6. improve by-laws, policies, procedures to manage municipal (public) commercial parking.

It is expected that the study will be phased to take into account the reconstruction of Lakeshore Road East in downtown Oakville in 2019 and 2020, and the completion

of the pilot commercial parking program in the Bronte Village in 2021. The final study report is expected to be presented to Council in Q4 2021.

Comments from Council

The terms of reference take into account the feedback received from Council at the August 6th, 2019 Planning & Development Council meeting as follows:

- i. medium density development such as the Upper Middle Road and Grosvenor Street development will be part of the study;
- ii. the parking program (town wide) will be reviewed as part of the study;
- iii. the terms of reference have been divided into two components which will allow for timing of parking surveys for the main street commercial areas to be undertaken at an appropriate time after reconstruction of Lakeshore Road West is complete in Downtown and after implementation of the pilot paid parking program in Bronte Village;
- iv. an urban mobility strategy will be prepared to inform the parking management study which will provide greater detail on ways to coordinate urban structure and future growth with modes of travel.

In addition, as part of the immediate parking improvements approved by Council on August 6th, 2019, Council authorized staff to provide communications to existing and prospective home owners in North Oakville to outline and explain the North Oakville Vision.

CONSIDERATIONS:

(A) PUBLIC

Stakeholders will be consulted as part of the parking management study and there will be opportunity to comment throughout the study process and when the findings of the study are presented to Council.

The Developer Liaison Committee will be notified of this report.

(B) FINANCIAL

Funding for parking studies have been approved through previous capital budgets.

(C) IMPACT ON OTHER DEPARTMENTS & USERS

This report has been prepared in collaboration with staff from Municipal Enforcement Services, Planning Services, Engineering and Construction, Development Engineering, and Building Services. A parking strategy

working group consisting of representatives from each of these departments will be established to guide the parking management study process.

(D) CORPORATE AND/OR DEPARTMENT STRATEGIC GOALS

This report addresses the corporate strategic goal to:

- enhance our economic environment
- continuously improve our programs and services
- provide outstanding service to our residents and businesses
- be innovative in everything we do
- be the most livable town in Canada

(E) COMMUNITY SUSTAINABILITY

The parking strategy is expected to be adaptable and include different phases which can be implemented over time to support planned public investments in new transit service, active transportation and long term community Plans.

APPENDICES:

Appendix A - Parking Management Terms of Reference (Residential)

Appendix B – Parking Management Terms of Reference (Main Street Commercial)

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