

**BACKGROUND**  
**MAYOR CUMMING – NOTICE OF MOTION**  
**VISITOR PARKING**

**Rationale:**

Multi-family developments, which are not catering to seniors usually generate required parking that far exceeds the onsite zoning requirements. Examples in our City are: Deleenheer Rd., Okangan Ave. west of 43A Street, Cummins Rd., and 20<sup>th</sup> Street between 43<sup>rd</sup> and 46<sup>th</sup> Avenues plus many other places. The extra visitor and resident parking spills onto the side streets. At this time, the overflow systems generally work. In places where there is no on street parking within ½ to 1 block then problems immediately emerge. In some situations, like the recently approved 6 townhouses on 25<sup>th</sup> Ave. which by our bylaw does not require any visitor parking (7 units trigger the need for a single visitor space and second one at 14 units) the issue is going to emerge quickly.

To avoid the expected problem where land owners are not required to provide visitor parking or where the number is very small, e.g. up to 13 units required just 1 visitor space, the bylaw needs to be changed quickly as there are a number of properties in this situation experiencing development pressure. A text amendment to the zoning bylaw could adjust the visitor parking requirement trigger at 3 units (and multiples, e.g. 6 units would require 2 spots, etc.) where there is no on street parking within ½ block. The text amendment could also pre-designate streets and avenues where this applies.