

## Shared Parking Guidelines For New Developments

(Version 1 – August 2021)

### 1. Purpose for the Guidelines

Shared parking is only permitted within the Evergreen Line Core and Shoulder station areas (refer to Zoning Bylaw Schedule “O”). This document is intended to provide guidelines on how shared parking supply must be calculated. The methodology proposed accounts for only daily and hourly variations in parking demand. The Developer’s Transportation consultant must complete a shared parking report for Transportation staff to accept shared parking on-site.

### 2. City Documents Reference

The following Zoning Bylaw No. 3000, 1996, Section 716, will be required for the shared parking analysis.

### 3. Shared Parking Analysis Methodology

The minimum shared parking supply requirement will be determined using the following steps:

- *Step 1:* Calculate the parking requirement for each individual use being served by the shared parking pool for each parking period based on the Zoning Bylaw rates applicable to the site location, as if these uses were on single use sites.
- *Step 2:* Multiply the minimum Bylaw parking supply (Step 1) for each use (by the “Percent of Peak” Parking Occupancy rate for each of the four time periods, for the weekday and weekend day as listed in Table 1 and Table 2.
- *Step 3:* Calculate the total required parking supply in each of the four columns, for both weekday and weekend days (i.e. total of eight time periods).
- *Step 4:* Establish the site parking supply to meet or exceed the highest parking requirement value for all eight time periods (Step 3).
- *Step 5:* Confirm that all development submission meets or exceeds the requirements outlined in the Zoning Bylaw No. 3000, 1996 Section 716.

**Table 1: Weekday Parking Occupancy Rates**

USE		Type	Parking Occupancy Rates			
			Weekday			
			Morning 6 AM to 10 AM	Mid-Day 10 AM to 3 PM	Afternoon 3 PM to 7 PM	Evening 7 PM to 10 PM
RESIDENTIAL	Apartment Visitors	All Types	15%	15%	40%	70%
	COMMERCIAL	Office	All Types	90%	100%	95%
Retail, Business & Household Services, Personal Services		All Types	55%	90%	85%	75%
Restaurant		All Types other than noted below:	60%	100%	80%	100%
		<i>Fine &amp; Casual Dining</i>	15%	65%	80%	85%
		<i>Family Restaurant</i>	75%	100%	80%	80%
		<i>Fast Food Restaurant or Café/Coffee Shop</i>	30%	100%	85%	50%
Liquor Primary Establishment			5%	10%	50%	90%
Entertainment		All Types other than noted below:	5%	35%	45%	65%
		<i>Live Theatre</i>	5%	5%	10%	100%
Commercial Recreation		All Types other than noted below:	25%	85%	90%	80%
		<i>Family Oriented</i>	30%	70%	70%	30%
		<i>Adult Oriented</i>	0%	0%	70%	90%
		<i>Health &amp; Fitness Clubs</i>	60%	65%	85%	70%
Tourist Accommodation*		Hotel Rooms	90%	65%	75%	100%
	Restaurant/Lounge in Hotel	25%	90%	50%	60%	
	Meeting Space in Hotel < 100 sq.ft./room	60%	65%	100%	100%	
	Meeting Space in Hotel > 100 sq.ft./room	100%	100%	100%	30%	
INSTITUTIONAL	Schools	Private Schools	100%	100%	75%	5%
	Assembly	All Types other than noted below:	10%	25%	100%	100%
		<i>Child Minding Services</i>	80%	25%	100%	10%
		<i>Places of Worship</i>	10%	10%	10%	5%
		<i>Trade and Convention Centres</i>	100%	100%	100%	25%
	<i>Casino Gaming</i>	15%	60%	60%	80%	

Notes:

- Tourist Accommodation parking supply must consider parking demand generated by rooms, restaurant/lounges and meeting space as shared parking pool, in accordance with ULI *Shared Parking* recommended methodology

**Table 2: Weekend day Parking Occupancy Rates**

USE		Type	Parking Occupancy Rates				
			Weekend Day				
			Morning 6 AM to 10 AM	Mid-Day 10 AM to 3 PM	Afternoon 3 PM to 7 PM	Evening 7 PM to 10 PM	
<b>RESIDENTIAL</b>	Apartment Visitors	All Types	20%	20%	60%	100%	
<b>COMMERCIAL</b>	Office	All Types	10%	10%	5%	0%	
	Retail, Business & Household Services, Personal Services	All Types	70%	100%	95%	70%	
	Restaurant	All Types other than noted below:	60%	100%	75%	100%	
		<i>Fine &amp; Casual Dining</i>	0%	55%	95%	100%	
		<i>Family Restaurant</i>	70%	100%	70%	65%	
		<i>Fast Food Restaurant or Café/Coffee Shop</i>	30%	100%	85%	50%	
	Liquor Primary Establishment		5%	10%	60%	100%	
	Entertainment	All Types other than noted below:	5%	55%	70%	100%	
		<i>Live Theatre</i>	9%	10%	6%	0%	
	Commercial Recreation	All Types other than noted below:	15%	95%	100%	90%	
		<i>Family Oriented</i>	25%	95%	100%	90%	
		<i>Adult Oriented</i>	0%	0%	75%	100%	
		<i>Health &amp; Fitness Clubs</i>	80%	50%	100%	60%	
	Tourist Accommodation*	Hotel Rooms		95%	70%	85%	100%
		Restaurant/Lounge in Hotel		30%	100%	60%	70%
		Meeting Space in Hotel < 100 sq.ft./room		60%	62%	100%	100%
Meeting Space in Hotel > 100 sq.ft./room			100%	100%	100%	30%	
<b>INSTITUTIONAL</b>	Schools	Private Schools	5%	5%	5%	5%	
	Assembly	All Types other than noted below:	90%	90%	90%	100%	
		<i>Child Minding Services</i>	0%	0%	0%	0%	
		<i>Places of Worship</i>	90%	100%	100%	10%	
		<i>Trade and Convention Centres</i>	33%	100%	100%	25%	
		<i>Casino Gaming</i>	15%	80%	80%	100%	

Notes:

- Tourist Accommodation parking supply must consider parking demand generated by rooms, restaurant/lounges and meeting space as shared parking pool in accordance with ULI *Shared Parking* recommended methodology
- Place of Worship shared Weekend Day occupancy rates in Table 2 reflect peak of either Saturday or Sunday

**Example of Shared Parking**

***Note: The future submitted shared parking management study shall be provided in a formal Transportation Consultant report for staff to review. Study must demonstrate the shared parking arrangement methodology noted in item 3 of the document. The following example calculations only demonstrates the methodology for reference.***

**STEP 1:**

<b>Application Name</b>	ABC Development
<b>Project Address</b>	1234 Example Road
<b>Project Details</b>	300 Residential Units: 300 units 1,500 m <sup>2</sup> GFA General Commercial Services 1,000 m <sup>2</sup> GFA Commercial Restaurant (i.e. white spot) 2,000 m <sup>2</sup> GFA Office
<b>Parking Bylaw Requirement per Use</b>	45 Residential Visitor parking spaces 27 General Commercial Services parking spaces 18 Commercial Restaurant parking spaces 36 Office parking spaces
<b>Total No. Parking Spaces Eligible for Shared Parking (Ref: Zoning Bylaw 716(4) - exclude reserved parking spaces)</b>	126 parking spaces
<b>Proposed Parking Supply</b>	95 parking spaces

**STEP 2 & STEP 3**

Land use	Parking Bylaw Requirement	Weekday Parking Occupancy Peak Demand			
		Morning	Mid-Day	Afternoon	Evening
Residential Visitor	45 stalls	7 stalls (15%)	7 stalls (15%)	<b>18 stalls (40%)</b>	32 stalls (70%)
Commercial Service	27 stalls	15 stalls (55%)	24 stalls (90%)	<b>23 stalls (85%)</b>	20 stalls (75%)
Restaurant	18 stalls	14 stalls (75%)	18 stalls (100%)	<b>14 stalls (80%)</b>	14 stalls (80%)
Office	36 stalls	32 stalls (90%)	36 stalls (100%)	<b>34 stalls (95%)</b>	2 stalls (5%)
Total	126 stalls	68 stalls	85 stalls	<b>89 stalls</b>	68 stalls

Land use	Parking Bylaw Requirement	Weekend Parking Occupancy Peak Demand			
		Morning	Mid-Day	Afternoon	Evening
Residential Visitor	45 stalls	9 stalls (20%)	9 stalls (20%)	27 stalls (60%)	<b>45 stalls (100%)</b>
Commercial Service	27 stalls	19 stalls (70%)	27 stalls (100%)	26 stalls (95%)	<b>19 stalls (70%)</b>
Restaurant	18 stalls	13 stalls (70%)	18 stalls (100%)	13 stalls (70%)	<b>12 stalls (65%)</b>
Office	36 stalls	4 stalls (10%)	4 stalls (10%)	2 stalls (5%)	<b>0 stalls (0%)</b>
Total	126 stalls	45 stalls	58 stalls	68 stalls	<b>76 stalls</b>

**STEP 4**

The proposed 95 parking stalls exceeds the shared parking occupancy peak demands for the weekday and weekend periods.

**STEP 5**

The proposed 95 parking stalls meet the Zoning Bylaw No. 3000, 1996, Part 7 Section 716(6) and does not exceed the maximum 25% for shared parking.