

ITEM 6  
MANAGER'S REPORT NO. 15  
COUNCIL MEETING 90/02/26

RE: MULTIPLE FAMILY DEVELOPMENTS PARKING STANDARDS  
ACTING MUNICIPAL MANAGER'S RECOMMENDATION:

1. THAT the recommendation of the Director Planning & Building Inspection be adopted.

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TO: MUNICIPAL MANAGER 1990 FEBRUARY 21  
FROM: DIRECTOR PLANNING & BUILDING INSPECTION OUR FILE: 02.240

SUBJECT: MULTIPLE FAMILY DEVELOPMENTS - PARKING STANDARDS

PURPOSE: To inform Council about the status of the review of parking standards for multiple family residential dwellings.

RECOMMENDATION:

1. THAT this report be received for the information of Council.

REPORT

1.0 BACKGROUND

At its meeting on 1990 January 24, Council reviewed a report on parking standards for multiple family dwellings. It identified parking issues, examined the standards across nine Greater Vancouver municipalities, and outlined the work that was underway to obtain different perspectives on the Municipality's parking regulations. At that time, it was anticipated that our full report on this subject would be submitted to the Council meeting on 1990 February 26.

This is an update on the status of the parking study.

2.0 PARKING SURVEY

As outlined in our previous report to Council, staff initiated a parking survey to obtain the views of residents living in townhouse, low-rise and high-rise developments. A questionnaire was mailed on 1990 January 19 to 2,637 dwellings in seven areas of Burnaby: Maywood, Loughheed, Edmonds, Halifax-Phillips, Canada Way-Smith Avenue, Brentwood, and Burnaby 200.

Specific developments within these areas were selected using Canada Post's letter carrier walk maps. This methodology proved to be the most efficient way of distributing the questionnaires. The survey will provide useful information in identifying the extent and nature of the parking problem in the multiple family developments surveyed.

ITEM 6  
MANAGER'S REPORT NO. 15  
COUNCIL MEETING 90/02/26

Most of the questionnaires were returned by mid-February. The response rate was good (28.7 percent or 758 returns) given that this was a mail survey with no follow-up reminders. The data has been coded and detailed analysis is proceeding. Attachment A outlines some preliminary findings.

Given the lateness of the returns, there has not been sufficient opportunity to complete the analysis of the survey results and prepare recommendations in time for a final report to be included in the 1990 February 26 Council agenda.

160

3.0 DEVELOPMENT INDUSTRY


Various people involved in the development of multiple family dwellings have been contacted to obtain their views on the Municipality's parking standards. They include the Urban Development Institute, B.C. Housing Management Commission, the City of Vancouver, Columbia Housing, Inner City Housing, and Access Building Association.

As well, rezoning applications in 1989 for multiple family developments have been examined to determine the parking requirements and the actual parking provisions.

4.0 CONCLUSION

Interviews with people in the development industry, a review of rezoning applications for multiple family developments, and the survey of parking standards in nine Greater Vancouver municipalities have been completed. Following a detailed analysis of the residents' parking survey and an assessment of the results against the other research findings, recommendations for parking standards will be formulated.

This parking study continues to be pursued on a first priority basis and a report will be submitted to Council in March.

  
A.L. Parr  
DIRECTOR PLANNING &  
BUILDING INSPECTION

SL/jp

Attachment: 1

Attachment A

ITEM 6  
MANAGER'S REPORT NO. 15  
COUNCIL MEETING 90/02/26

PRELIMINARY FINDINGS OF PARKING SURVEY

Background Data:

- . 45% live in high-rises, 29% in low-rises, 26% in townhouses
- . 32% live in one-bedroom units, 47% in two-bedroom units
- . 82% live in one- or two-person households
- . 25% of the dwellings have at least one person over 65 years

Vehicle Ownership:

- . average of 1.4 cars per dwelling unit
- . 92% of households own one or more cars
- . of those living in townhouses, 38% owned one car and 49 percent owned two cars
- . of those living in low-rise apartment buildings (4 stories or less), 59% owned one car and 36% owned two cars
- . of those living in high-rise apartment buildings (5 stories or more), 68% owned one car and 29% owned two cars

Parking Situation:

- . 82% park their first vehicle within the development over 90% of the time
- . 63% park their second vehicle within the development over 90% of the time
- . 84% are assigned one parking space, 13% are assigned two spaces
- . 69% do not pay for on-site parking on a monthly basis
- . of those who pay for parking, 80% pay \$15 or less per month

Adequacy of Parking for Residents:

- . 81% felt that parking was adequate for their own dwelling unit
- . 56% felt that parking was adequate for their development
- . of those living in townhouses:
  - . 78% felt that parking was adequate for their own dwelling unit
  - . 37% felt that parking was adequate for their development while 36% felt that it was inadequate
- . of those living in low-rise apartment buildings:
  - . 79% felt that parking was adequate for their own dwelling unit
  - . 47% felt that parking was adequate for their development while 26% felt that it was inadequate
- . of those living in high-rise apartment buildings:
  - . 95% felt that parking was adequate for their own dwelling unit
  - . 72% felt that parking was adequate for their development while 9% felt that it was inadequate

Visitors Parking:

- . 38% of visitors usually parked on the property
- . 49% of visitors usually parked on the street
- . 52% indicated occasional problems with visitors parking while 30% indicated frequent problems
- . of those who said that there were frequent problems, 56% said that they occurred in the evening, 28% in the afternoon and evening, and 13% all the time
- . 54% felt that visitors parking was inadequate

- . of those living in townhouses:
  - . 42% of their visitors usually parked on the street
  - . 50% indicated occasional problems with visitors parking and 31% indicated frequent problems
  - . 56% felt that visitors parking was inadequate
- . of those living in low-rise apartment buildings:
  - . 73% of their visitors usually parked on the street
  - . 52% indicated occasional problems with visitors parking and 36% indicated frequent problems
  - . 63% felt that visitors parking was inadequate
- . of those living in high-rise apartment buildings:
  - . 38% of their visitors usually parked on the street
  - . 52% indicated occasional problems with visitors parking and 27% indicated frequent problems
  - . 47% felt that visitors parking was inadequate

162

Use of Public Transit Over Seven Days:

- . for a first resident in a household, 62% did not take public transit over seven days while 22% made one to five trips
- . for a second resident in a household, 78% did not take public transit while 8% made one to five trips
- . for a third resident in a household, 82% did not take take public transit while 2% made one to five trips

SL/jp