

TOWNSHIP OF ESQUIMALT

721 Aldebury Development Variance Permit

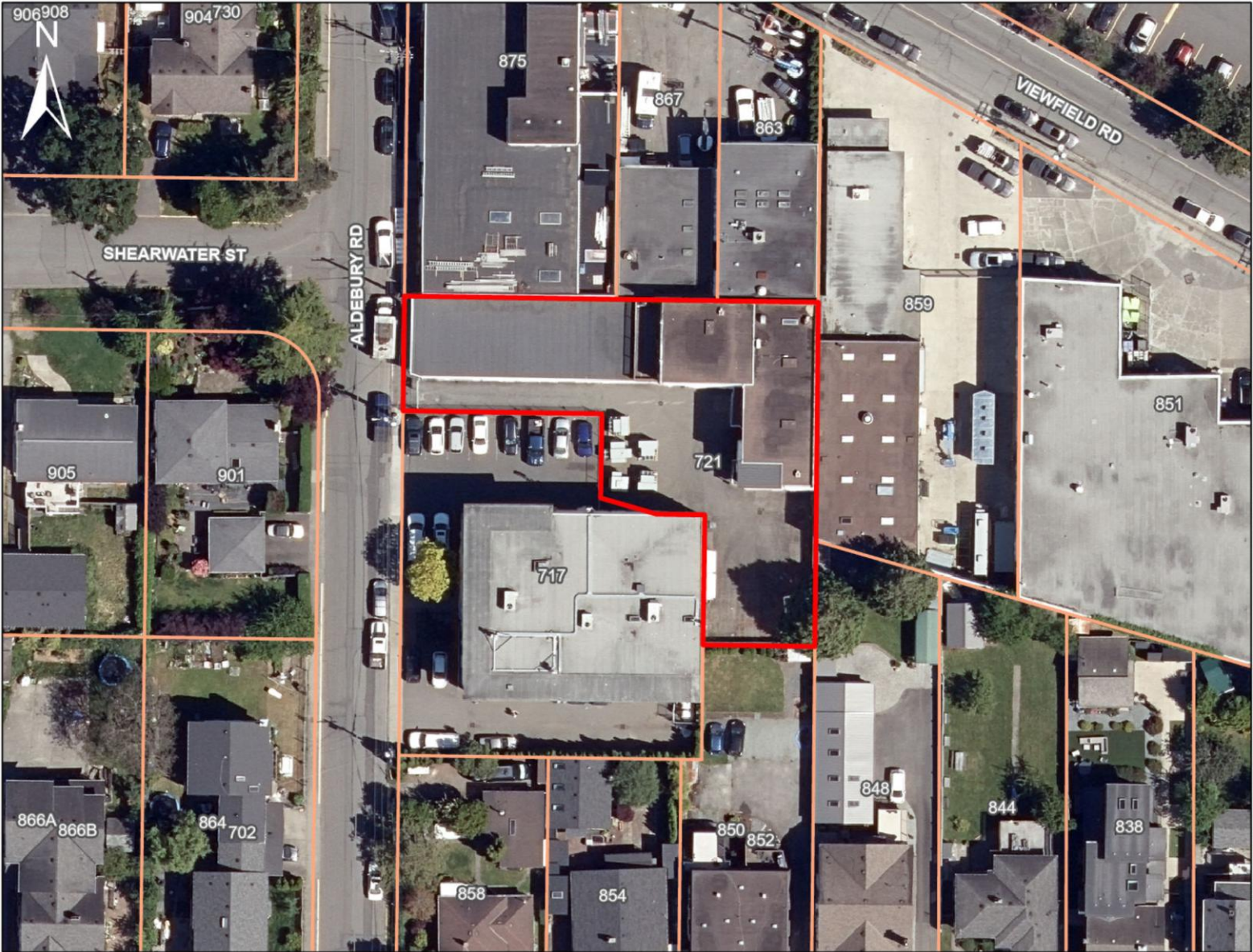
Purpose

Variances to reduce vehicle parking supply and loading space supply for laboratory use

19 to 11 vehicle spaces

1 to 0 loading spaces

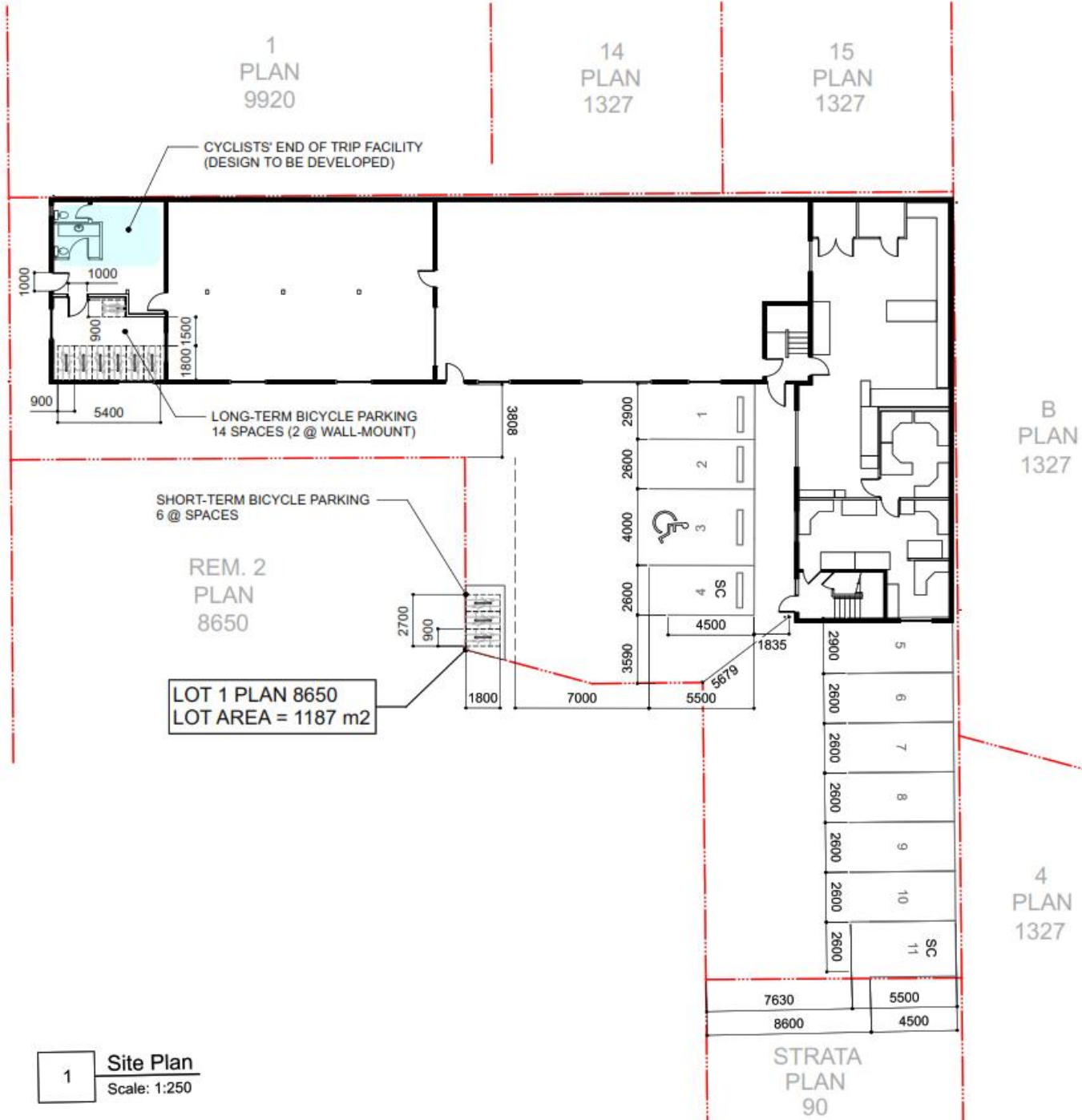
Location



Proposal

Site Plan

—z Aldebury Road



1 Site Plan
Scale: 1:250

Proposal

TDM Recommendations in Parking Study

Parking Study

The supplied Parking Study (Appendix E) concludes that the provision of eleven parking spaces is acceptable if the applicant implements the Traffic Demand Management measures of:

1. \$2000 per 100m of gross floor area with a total contribution of \$16,980 and monitoring for five years, that a 20% space reduction can be supported
2. The provision of 13 long-term bicycle parking spaces (116% of the bylaw requirement) as well as end-of-trip facilities will reduce total parking demand by 15%.

Together the recommended TDM measures for the site mean that the total vehicle parking demand for the site would be reduced to 11, which is the proposed vehicle parking number.

Proposal

Applicant Commitment

Applicant commitment to Traffic Demand Management

The applicant has committed to (within their statement in Appendix C):

1. Hybrid and remote work arrangements to reduce transportation and parking demand.
2. Flexible scheduling to reduce peak parking demand.
3. Provision of long-term bike parking spaces (14 compared to the recommended 13 within the Watt parking report)
4. Construction of end-of-trip facilities, including a shower, heated and secure storage for cycling gear and rainwear, and covered short-term parking spaces (three).
5. Exceeding the recommended BC Transit ProPASS (\$3,396 per year) to provide \$4,335 per year for employees.
6. Provide carpooling incentives.

Recommendation

That Council approve DVP00188