

MEMORANDUM



DATE January 25, 2024 FROM Dan Casey, RPP MCIP
TO Bill Brown, MCIP FILE 1688.0007.01
CC Joel Clary, P. Eng., PMP SUBJECT Multi-Family Residential Parking Data Comparison

1.0 OVERVIEW

As part of the Township of Esquimalt's *Parking Bylaw* update, vehicle parking supply rates for Dwelling - Multiple Family land uses are being updated and reorganized to reflect current parking demand and align with local policy directions. When the draft Bylaw was brought to the Committee of the Whole on August 21, 2023, and in subsequent correspondence received from the Urban Development Institute (UDI), it was requested that further research be conducted on the vehicle parking supply rates for Dwelling - Multiple Family uses, with a particular interest in the differentiation of parking supply rates for market rental and condominium developments. This letter summarizes the updated approach, data sources, key findings, and recommended vehicle supply parking rates for Dwelling - Multiple Family residential uses in Esquimalt.

1.1 DATA SOURCES

This process was initiated through discussions with the UDI to capture the most recent vehicle ownership data for Dwelling - Multiple Family residential developments in the Township. Vehicle ownership data for twenty-two (22) sites in Esquimalt were acquired from ICBC in January 2024. This data captures the number of motor vehicles registered to these addresses as of December 31, 2022, providing a measure of resident parking demand when compared to the number of residential units and tenure.

Vehicle ownership data from 2022 would then be compared to data compiled from in-field observations as summarized in *Working Paper no.1* to identify data trends that influence vehicle parking supply rates.

2.0 FINDINGS

Vehicle ownership data for December 2022 showed an overall vehicle ownership rate of 0.74 per dwelling unit in the Dwelling - Multiple Family sites. In the 12 condominium sites, the ownership rate was 0.82 per dwelling unit and in market rental sites it was 0.65 per dwelling unit. A summary of vehicle ownership data is provided in **Table 1** below. Data for individual sites is provided in **Appendix A**. Data compiled from in-field observations, completed as part of the *Parking Bylaw* update and previous parking studies are also summarized below.

Table 1. Comparison of ICBC Vehicle Ownership and In-Field Observation Data for Sites in Esquimalt

| Development Type | ICBC Vehicle Ownership Data | | In-Field Observations | |
|------------------|-----------------------------|---------------------------|-------------------------|------------------------|
| | Number of Sites (Units) | Average Vehicle Ownership | Number of Sites (Units) | Average Parking Demand |
| Market Rental | 9 (397) | 0.65 | 26 (903) | 0.80 |
| Condominium | 12 (398) | 0.82 | 7 (176) | 0.81 |
| Total | 22 (795) | 0.74 | 33 (1,079) | 0.80 |

In-field observation data collected for this project and previous parking studies, these rates were 0.80 vehicles per dwelling unit in both market rental and condominium sites. Therefore, the vehicle ownership data suggests that parking demand in market rental properties is lower than observed demand, and is lower than parking demand in condominium sites by approximately 23%.

3.0 RECOMMENDATIONS

The ICBC vehicle registration suggested a larger differentiation in vehicle ownership between market rental and condominium sites than previously established through in-field observation and data collected through previous parking studies. Based on these findings, we recommend two possible options for Dwelling-Multiple Family residential vehicle parking supply rates in the draft *Parking Bylaw*, the second option is currently reflected in the draft bylaw.

- **Retain existing Dwelling-Multiple Family residential vehicle parking supply rates**

The Dwelling – Multiple Family vehicle parking supply rates were developed based on the findings of the in-field observations, and have been further refined and reduced to align with existing Township policy and direction from Esquimalt staff and Council.

| Use | Parking Requirement | |
|----------------------------|--|------------------------------------|
| | Frequent Transit Area | All Other Areas |
| Dwelling - Multiple Family | 0.6 per studio dwelling unit | 0.8 per studio dwelling unit |
| | 0.7 per one-bedroom dwelling unit | 1.0 per one-bedroom dwelling unit |
| | 0.9 per dwelling unit greater than one bedroom | 1.15 per two-bedroom dwelling unit |

| | | |
|--------------------|---|--|
| | | 1.35 per dwelling unit greater than two bedrooms |
| Affordable Housing | 0.4 per studio dwelling unit | |
| | 0.6 per one-bedroom dwelling unit | |
| | 0.85 per dwelling unit greater than one bedroom | |

- Differentiate Dwelling-Multiple Family residential vehicle parking supply rates based on residential tenure**

If it is desired that Dwelling – Multiple Family vehicle parking supply rates more closely reflect the findings of parking demand differences for market rental and condominium developments, differentiated vehicle parking supply rates have been introduced to the *Parking Bylaw*. Since condominium parking demand is relatively consistent with previous data, existing vehicle parking supply rates for Dwelling – Multiple Family uses are retained for condominium uses in both the defined Frequent Transit Area and Other Areas. Market rental developments vehicle parking supply rates are reduced to reflect the vehicle ownership data. Further, to ensure that affordable housing development is sufficiently incentivized through differentiated parking supply rates, minimum vehicle parking supply requirements for Affordable Housing have also been reduced. These updated vehicle parking supply rates is shown in **Table 3**.

Two additional definitions, for Dwelling - Multiple Family (Condominium) and Dwelling – Multiple Family (Apartment) would also be required. Suggested definitions are provided below and are included in the updated draft *Parking Bylaw*.

| Use | Parking Requirement | |
|--|--|--|
| | Frequent Transit Area | All Other Areas |
| Dwelling - Multiple Family (Condominium) | 0.6 per studio dwelling unit | 0.8 per studio dwelling unit |
| | 0.7 per one-bedroom dwelling unit | 1.0 per one-bedroom dwelling unit |
| | 0.9 per dwelling unit greater than one bedroom | 1.15 per two-bedroom dwelling unit |
| | | 1.35 per dwelling unit greater than two bedrooms |

| | | |
|--|--|---|
| Dwelling - Multiple Family (Apartment) | 0.5 per studio dwelling unit | 0.6 per studio dwelling unit |
| | 0.6 per one-bedroom dwelling unit | 0.8 per one-bedroom dwelling unit |
| | 0.8 per dwelling unit greater than one bedroom | 0.9 per two-bedroom dwelling unit |
| | | 1.0 per dwelling unit greater than two bedrooms |
| Affordable Housing | 0.4 per studio dwelling unit | |
| | 0.5 per one-bedroom dwelling unit | |
| | 0.7 per dwelling unit greater than one bedroom | |

Definitions

“Dwelling - Multiple Family (Condominium)” means a Dwelling - Multiple Family use in a building regulated by the *Strata Property Act*.

“Dwelling - Multiple Family (Apartment)” means a Dwelling - Multiple Family use secured as rental in perpetuity through a legal agreement.

We trust the preceding provides the necessary understanding of ICBC vehicle ownership rates relative to the in-field observations completed earlier on in the Parking Bylaw review process. Please contact the undersigned with any questions relating to the material contained in this memorandum.

Sincerely,

URBAN SYSTEMS LTD.



Dan Casey, RPP MCIP
 Transportation Consultant

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APPENDIX A. ICBC VEHICLE REGISTRATION FOR SITES IN ESQUIMALT

| Address | Residential Units | Registered Vehicles ¹ | Residential Tenure |
|-------------------|-------------------|----------------------------------|--------------------|
| 611 Admirals Rd | 25 | 16 | Rental |
| 687 Admirals Rd | 50 | 9 | Rental |
| 840 Admirals Rd | 28 | 20 | Rental |
| 1216 Carlisle Ave | 36 | 35 | Condominium |
| 1156 Colville Rd | 36 | 38 | Condominium |
| 625 Constance Ave | 29 | 19 | Rental |
| 638 Constance Ave | 71 | 52 | Rental |
| 835 Dunsmuir Rd | 32 | 30 | Condominium |
| 885 Dunsmuir Rd | 77 | 58 | Rental |
| 885 Ellery St | 20 | 20 | Condominium |
| 826 Esquimalt Rd | 30 | 29 | Condominium |
| 830 Esquimalt Rd | 21 | 19 | Condominium |
| 924 Esquimalt Rd | 58 | 51 | Condominium |
| 1357 Esquimalt Rd | 50 | 42 | Rental |
| 614 Fernhill Pl | 21 | 21 | Condominium |
| 618 Lampson St | 12 | 19 | Condominium |
| 916 Lyall St | 64 | 4 | Condominium |
| 501 Park Pl | 32 | 32 | Condominium |
| 505 Park Pl | 36 | 30 | Condominium |
| 1337 Saunders Rd | 28 | 18 | Rental |
| 1340 Sussex Rd | 39 | 23 | Rental |

¹ Count of registered vehicles current as of December 31 2022, as provided by ICBC