

**Development Services Department**

**Date:** November 15, 2022

File: 12-03-1458

**To:** Mayor Carter and Members of Council

**From:** Warren Munro, HBA, RPP, Commissioner,  
Development Services Department

Ron Diskey, Commissioner,  
Community Services Department

**Ward:** All Wards

**Re: City of Oshawa Parking Study**

**1.0 Purpose**

The purpose of this Memorandum is to recommend that Council endorse the final report, appendices and prioritized recommendations of the City of Oshawa Parking Study (the "Parking Study") dated January 22, 2021, prepared by IBI Group ("I.B.I."), subject to the comments and recommendations of City staff as outlined in Report CNCL-21-110.

Attachment 1 to this Memorandum is a copy of CNCL-21-110, including the final report, appendices and prioritized recommendations for the City of Oshawa Parking Study dated January 22, 2021, prepared by IBI Group, as contained in Attachments 1, 2 and 3 to said Report including comments and recommendations of City staff as outlined in said Report. Attachment 1 is not attached to this Memorandum owing to its size, but can be found at the following link: [CNCL-21-110 City of Oshawa Parking Study \(escribemeetings.com\)](https://www.escribemeetings.com/CNCL-21-110-City-of-Oshawa-Parking-Study).

The Parking Study was undertaken to develop a forward-looking plan for managing parking in the City. The Parking Study analyzed Oshawa's City-wide parking opportunities and needs, with a focus on Intensification Areas along Regional and Local Corridors (referred to as "Intensification Corridors" in this Report), the Downtown Oshawa Urban Growth Centre ("D.O.U.G.C.") and Transportation Hubs.

The Parking Study assessed and provided recommendations on the following key items:

- Assessing existing and future (to the 2031 time horizon) municipal parking operations in the D.O.U.G.C.;
- Creating a City-wide parking policy framework;
- Reviewing Oshawa's City-wide residential parking requirements; and,
- Reviewing financial operations and investigating the potential for a cash-in-lieu (C.I.L.) of parking program.

## **2.0 Background**

At its meeting of December 1, 2021, Council in Committee of the Whole considered Report CNCL-21-110, regarding the final report, appendices and prioritized recommendations for the Parking Study. CNCL-21-110 also included comments and recommendations of City staff.

On December 1, 2021, City Council passed the following resolution:

“That Report CNCL-21-110 be referred back to staff to review the comments of members of Council made at the December 1, 2021 Council meeting and further consult with Council members individually to record their parking concerns for feedback to come back to Council with proposed revisions to the Report.”

### **2.1 Consultation with Members of Council**

In accordance with the Council direction, the Commissioners of Community Services and Development Services scheduled meetings with all Council members, although ultimately only ten (10) meetings were held.

The following summarizes the feedback received from the ten (10) members of Council. Each bullet represents a summarized comment expressed by one or more Councillors.

- Concern about parking infiltration into neighbourhoods.
- Concern about single detached dwellings being converted to two-unit houses with insufficient parking.
- Parking in the boulevard can be supported if there is no sidewalk on that side of the road and/or on a case-by-case basis, provided adequate site lines are maintained.
- Parking in boulevards is not supported.
- Concern about parking for stacked townhouses being less than 1 parking space per unit.
- Recommended parking rates for Intensification Areas are not supported.
- Recommendations for wider and longer parking spaces are supported.
- Parking rates for residential buildings for seniors should be increased not decreased.
- Concern about insufficient parking in the Downtown.
- Staff should investigate 2-car garages for townhouses.
- Support selling the City's municipal parking system.
- Selling the City's municipal parking system is not supported.
- Support selling air rights and/or underground rights above and/or below City-owned parking lots downtown.
- Concern with allowing parking for new residential buildings up to 400 metres away.
- Support for public-private partnerships for supplying parking.

- No concerns with Parking Study.
- Public transit infrastructure needs to be built first to support reductions in parking rates in Intensification Areas.
- Support for on-street parking permits.
- Concerned with streets where parking is allowed on both sides.
- Too much parking in front yards of residential uses can make the City unattractive.
- The Zoning By-law requirement that at least 50% of front yards of residential properties be maintained as landscaped open space must be upheld.
- Parking in side yards and rear yards should be encouraged rather than front yards.
- Support for intensification and parking in front yards is an acceptable consequence.
- Support for education about parking rules rather than enforcement/ticketing.

Staff appreciate the opportunity to speak with and understand the concerns of Council members in more depth.

## **2.2 June 20, 2022 Council Direction**

On June 20, 2022, City Council considered the Development Services Committee Outstanding Items List as Item DS-22-123 and questioned the Commissioner of Development Services on the status of the Council member interviews. City Council then reconsidered the December 1, 2021 direction of Council and passed the following motion:

“That staff be directed to proceed with the report directed in Item 33 concerning the City of Oshawa Parking Study based on the input already received.”

## **2.3 Staff Comments**

The importance of updating the Zoning By-law, Oshawa Official Plan and other documents cannot be overstressed. The majority of the parking standards in the Zoning By-law are from 1994, making them almost 30 years old, and many of them are out of date. It is now appropriate to consider changes to the City’s parking standards to address current housing and transportation trends.

For example, I.B.I. and staff recommend calculating parking for apartments based on the bedroom count rather than based on whether it is a rental unit or a condominium unit. Also, I.B.I. and staff recommend wider parking spaces inside garages for single detached dwellings, semi-detached dwellings and townhouses. Further, I.B.I. and staff recommend incorporating minimum bicycle parking requirements in the Zoning By-law to support active transportation in the City.

Staff opinion is that a balance has been struck between the recommendations made by I.B.I. and the staff comments and recommendations. Not all the changes recommended by I.B.I. are recommended by staff to be implemented.

In the event the recommendation is adopted by Council, staff note that through Council's adoption of the recommendation, staff would be authorized to initiate the statutory public process under the Planning Act for Council to consider the following:

- The proposed amendments to Zoning By-law 60-94 pursuant to Attachment 4 of Report CNCL-21-110; and,
- The addition of a parking section to the Oshawa Official Plan to better strengthen the parking policies the City may choose to adopt.

Further refinements to the parking standards can take place through this process and before any by-law amendments are passed.

In addition, any of the changes made, or not made, can be monitored by staff and adjustments can be made if there are any unintended negative consequences.

Future reports to the appropriate standing committees and Council will be prepared to implement certain Prioritized Recommendations of the final report for the City of Oshawa Parking Study as outlined in Attachment 3 to Report CNCL-21-110.

Therefore, staff recommend that Council endorse the Parking Study as contained in Attachments 1, 2 and 3 of Report CNCL-21-110.

### **3.0 Recommended Action**

It is recommended to City Council:

1. That, pursuant to Memorandum CNCL-22-76 dated November 15, 2022, City Council endorse the final report, appendices and prioritized recommendations for the City of Oshawa Parking Study dated January 22, 2021, prepared by IBI Group, as contained in Attachments 1, 2 and 3 of CNCL-21-110 as attached to this Memorandum as Attachment 1 as a general guide to help inform decision making, subject to the comments and recommendations of City staff as outlined in said Attachment; and,
2. That, pursuant to Memorandum CNCL-22-76 dated November 15, 2022, City Council authorize the Development Services Department to initiate the statutory public process under the Planning Act for Council to consider proposed City-initiated amendments to the Oshawa Official Plan and Zoning By-law 60-94, generally as set out in Section 5.1.8.1 and Attachments 3 and 4 of CNCL-21-110.

If you require further information or clarification, please contact Warren Munro by telephone at (905) 436-3311, extension 2410 or by email to [wmunro@oshawa.ca](mailto:wmunro@oshawa.ca) or Ron Diskey by telephone at (905) 436-3311, extension 3880 or by email to [rdiskey@oshawa.ca](mailto:rdiskey@oshawa.ca).



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