



July 9, 2018

Mayor and Council
City of Victoria
1 Centennial Square
Victoria BC V8W 1P6

Re: Schedule C Review

Mayor and Council –

The Urban Development Institute (UDI) – Capital Region thanks the City of Victoria for involving us in the review process of the Schedule C – Off Street Parking Regulations. Schedule C is an important component to Zoning Bylaw 2018. We appreciate the opportunity to review, comment and meet with the City on this topic.

In particular, we would like to thank Robert Batallas and Jim Handy who facilitated the open dialogue during the review process and were very receptive to our comments.

The review of the off street parking regulations was long overdue, with the current version in place since 1981. Parking has become a complicated issue in Victoria over the past couple of years. However, it is UDI's opinion that it is not the residential influx that has created this problem. It is daytime, workforce commuters (who lack adequate transportation alternatives such as car share and a robust transit system) that put pressure on all the parkades and street stalls, which in turn creates a parking shortage for shoppers and business clients.

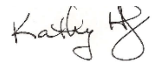
Positive strides were taken with this review by separating rental and affordable housing from standard condos requirements. UDI supports the Schedule C review in general, however, we feel that the review has not gone far enough in terms of reductions. Victoria is a compact city with improving transit and cycling infrastructure – we are already tied with Montreal with the highest proportion of trips for walking, biking and transit for journeys to and from work. In general, we think the maximum amount of required residential parking should be lower. This helps with housing affordability by reducing underground parking stall costs of \$60,000 per stall.

UDI appreciates the conversation we had with staff regarding bicycle regulations. Bike parking is becoming a greater demand as more and more people choose to cycle to and from work. If the bylaw is adopted by council, long-term bike parking will be removed from the buildings FSR, allowing more density to be applied to living space. This is yet another positive advancement to help with housing affordability.

UDI would like to see a more focused parking bylaw, one that matches the vision of the city, rather than relying on historical demand. A bylaw that supports the City's growth and sustainability policies, enables housing affordability and encourages economic development while maintaining healthy lifestyles.

Once again, UDI Capital Region would like to thank the City's staff for their continued engagement. We look forward to future collaboration.

Kind Regards,

A handwritten signature in black ink, appearing to read "Kathy H", with a stylized flourish at the end.

Kathy Hogan – Executive Director
(On behalf of the UDI Capital Region Executive Directors)



Mayor and Council

1 Centennial Square

Victoria, BC V8W 1N9

Re: Off-Street Parking Regulations and Staff Report

Mayor Helps and council members,

Greater Victoria Housing Society (GVHS) fully supports the proposal for Off-Street Parking Regulations and the accompanying staff report. We would like to congratulate Mayor Helps, council, and city staff on this initiative that will help enable future affordable housing developments in the City of Victoria. We also thank the city for including GVHS in the consultation process as a part of the Technical Working Group. We look forward to participating in future consultations that may help to increase the affordable housing supply in the region.

Regards,

A handwritten signature in blue ink, appearing to read "James Munro", is located below the "Regards," text.

James Munro

Director Real Estate Development

Greater Victoria Housing Society

2326 Government Street

Victoria, BC V8T 5G5

CC: Kaye Melliship