



TECHNICAL MEMO

DATE: September 22, 2017
PROJECT NO: 04-17-0019
PROJECT: 1300 Yates Street Parking Review
SUBJECT: Parking Review Summary

TO: Karim Aiche
Thibodeau Architecture + Design

PREPARED BY: Simon Button, EIT, M.Eng.
REVIEWED BY: Tyler Thomson, MURB, MCIP, RPP, PTP

The following memo summarizes the findings and recommendations of our parking review required by the City of Victoria for the proposed design changes at 1300 Yates Street. A parking occupancy review was required by the City in order to approve the proposed conversion of a rooftop amenity space into an additional rental unit given that the City's parking requirements would be impacted.

1. INTRODUCTION

The building at 1300 Yates Street was provided a development permit in 1966 which included 75 parking stalls. The building currently has 57 stalls for 76 rental suites and the owner plans to add 1 rental suite for a total of 77 rental suites. As such, Thibodeau Architecture + Design have requested that Bunt conduct a parking study as this is a condition of approval from the City. The site location is highlighted at **Figure 1**.

Figure 1: Site Location

The focus of this study was on developing an understanding of the existing parking demand for the building in order to assess whether there is adequate existing parking supply to accommodate the proposed additional rental unit given that there are already more rental units than there are parking spaces. To do this, it was important to monitor both the on-site parking, and the nearby on-street parking to capture the full extent of the parking demand for the building including visitor parking demands.

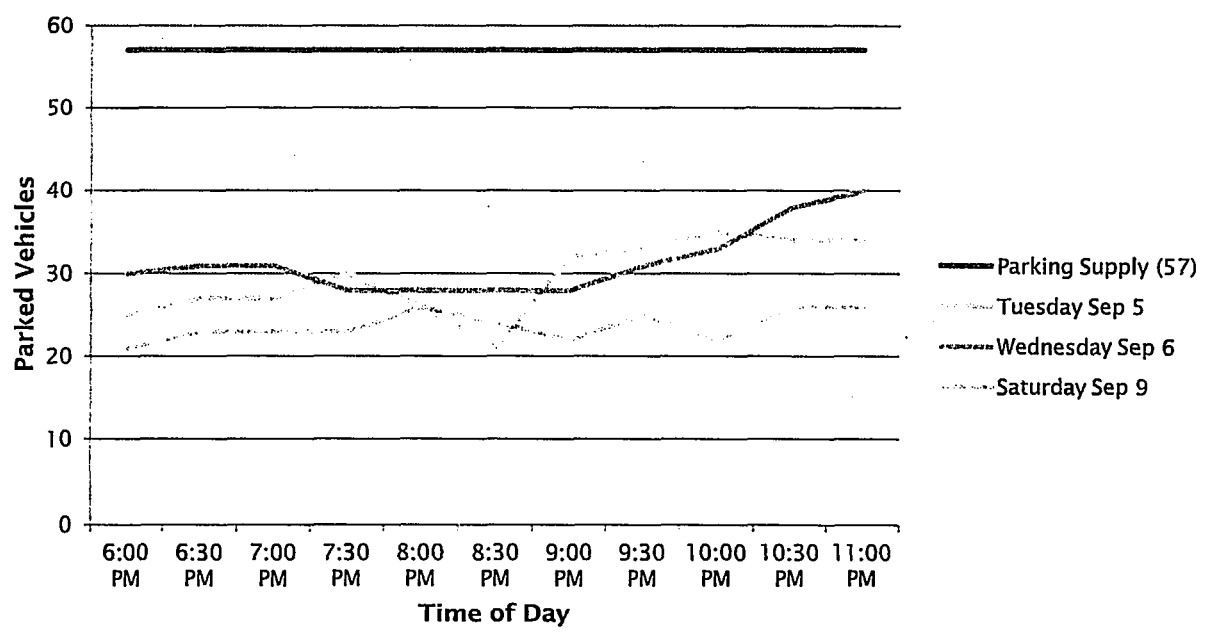
The following section highlights the survey information for the study and the results from the survey.

2. DATA COLLECTION & RESULTS

Parking demand surveys were conducted for two weekdays (Tuesday September 5th, 2017 and Wednesday September 6th, 2017), and one weekend day (Saturday September 9th, 2017) from 6pm to 11pm. This time frame was chosen as most residents are home in the late evening. Parking occupancy counts were conducted every 30 minutes in the 1300 Yates Street off-street parking lot and parking turnover surveys were conducted at the on-street parking stalls in front of the building (1300 block of Yates Street).

As shown in **Figure 2**, the peak parking demand in the off-street parking lot during the data collection periods was 40 parked vehicles which is approximately two thirds of the supply (57 stalls).

Figure 2: Off-Street Parking Occupancy



The 1300 block of Yates Street has space for approximately 7 parked vehicles. The on-street parking was relatively busy during the data collection periods. During each data collection day there was at least one instance of there being 7 parked vehicles. Approximately half of the drivers were observed going into/out of 1300 Yates Street. To be conservative it can be assumed that 1300 Yates Street was responsible for generating a maximum of 4 vehicles parked on the street at one time.

By combining the off-street and on-street parking data, the peak parking demand for 1300 Yates Street is 44 which is 0.6 parked vehicles per rental suite. Therefore the conversion of the rooftop amenity space to an additional dwelling is anticipated to add 0.6 parked vehicles to the total parking demand for the building. The total parking demand with the additional rental suite is anticipated to be 45 parked vehicles.

3. PARKING SUMMARY AND RECOMMENDATIONS

1300 Yates Street has 57 off-street parking stalls and there is space for 7 parked vehicles on Yates Street in front of the building. During the data collection periods, the peak parking demand reached 40 parked vehicles off-street and 7 parked vehicles on-street. 1300 Yates Street currently has 76 rental suites which results in a peak parking rate of less than one vehicle per rental suite. The parking demand from one additional rental suite will be able to be accommodated within the existing parking supply.

cc: Patrick Schilling, Thibodeau Architecture + Design