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MEMORANDUM

To: Mark Whitney – Novus Properties Inc

From: Filippos Gkekas and Nadine King, P.Eng., PTOE

Our File #: 2206

Project: 919 – 923 Caledonia Ave Parking Study

Date: January 8, 2019

RE: Parking Review Update

1.0   INTRODUCTON

Watt Consulting Group was retained by Novus Properties Inc. to review the off-street parking requirement for the multi-family residential development proposal at 919 – 923 Caledonia Ave in the City of Victoria. The purpose of this memorandum is to update to the parking assessment for this site based on the newly adopted Schedule C Parking Bylaw. See the previous assessment dated July 12, 2017 for details on the land uses and site context.

2.0   DEVELOPMENT CONTEXT

The proposed development is for 19 unit rental units (in perpetuity) in a heritage registered building in the City of Victoria. This site is located within the core area of the City with a WalkScore of 95 – "Walker's Paradise: Daily errands do not require a car".[1] The site is also located within 500m from the Pandora Avenue Two-Way Cycle Track and within an 8 min walk of more than 20 bus routes.

The proposal includes 13 off-street parking spaces. This represents a parking supply rate of 0.68 stalls per unit. Twenty two Class I bicycle stalls and a bicycle rack at the entrance will be provided.

3.0   PARKING REQUIREMENT

The City of Victoria adopted its new Off-Street Parking Regulations ("Schedule C") in July 2018.[2] The required parking supply for the site is <u>14 parking spaces</u> - 12 spaces for residents, two for

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[1] More information about the site's Walk Score is available online at:
https://www.walkscore.com/score/919-caledonia-ave-victoria-bc-canada

[2] Schedule C is available online at:
https://www.victoria.ca/assets/Departments/Planning~Development/Development~Services/Zoning/Bylaws/Schedule%20C.pdf

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visitors (0.74 stalls per unit). The requirement for parking exceeds the proposed off-street parking supply by one parking space.

A total of 22 secure, long-term (i.e., Class 1) bicycle parking spaces are required, as well as, 6 short-term (i.e., Class 2) bicycle parking spaces designated for visitors.

4.0   TRANSPORTATION DEMAND MANAGEMENT & PARKING MANAGEMENT

Transportation demand management (TDM) is the application of strategies and policies to influence individual travel choice, most commonly to reduce single-occupant vehicle travel.

Bike Sharing. In October 2017, U-bicycle sharing service launched in the City of Victoria. As of November 1, 2018, U-bicycle updated from a dockless bike share to a virtual parking zone system with 135 virtual parking zones where users can pick-up and drop-off the bicycles.[3] There is a virtual docking location within close proximity to the site for residents' use.

Electric Bike Parking. Electric Bikes (E-Bikes) are an emerging transportation phenomenon that are gaining popularity worldwide. With supportive cycling infrastructure in place, E-Bikes have the potential to substitute for, or completely replace, almost all trips taken by a gasoline powered car. The applicant could consider designing a portion of the long-term bicycle parking spaces to accommodate electric bikes. Electric bikes are typically longer than regular bicycles because they are capable of carrying cargo and/or multiple passengers with the assistance of the battery. In addition providing power connections for charging E-bikes could be provided in the bicycle storage area.

5.0   SUMMARY

The proposed parking supply is 13 spaces, which is one space short of that would be required from the City. This parking supply can be supported based on the meeting the bicycle parking requirements, proximity to bicycle sharing virtual station as well as the site's location to frequent transit service, high walkability, and access to cycling infrastructure.

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[3] More information about U-bicycle is available online at: https://www.u-bicycle.ca/locations-vancouver-island/