



## **Committee of the Whole Report**

### **For the Meeting of May 6, 2021**

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**To:** Committee of the Whole

**Date:** April 22, 2021

**From:** Karen Hoese, Director, Sustainable Planning and Community Development

**Subject: Development Approvals Process Review Funding Application – Council Resolution of Support**

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### **RECOMMENDATION**

That Council pass the following motion and bring it forward for ratification at the May 6, 2021 daytime Council meeting:

1. “That the Council of the City of Victoria supports the submission of a funding application to the Local Government Development Approvals Process Review (DAPR) Program to review the City’s regulatory framework as it relates to vehicle parking to explore and bring forward for Council’s consideration opportunities to:
  - a. amend current parking standards, including the reduction or elimination of parking minimums and the introduction of parking maximums;
  - b. include creative options to advance provision of transportation demand management and green infrastructure; and
  - c. streamline the application review and approval process.
2. That the City of Victoria is committed to providing overall grant management, if awarded a grant.
3. Furthermore, the City of Victoria is a member of the BC Urban Mayors’ Caucus (BCUMC), and each BCUMC member is applying for a separate DAPR grant to improve a different element of the development approvals process. The BCUMC will organize a workshop or workshops for mayors and planning staff from all BCUMC members to ensure learnings are shared and best practices can be considered by all BCUMC members.”

### **EXECUTIVE SUMMARY**

The purpose of this report is to obtain Council authorization to proceed with the submission of a funding application to the “Local Government Development Approvals Program” to advance work on an initiative which will transform the City of Victoria’s regulatory framework as it relates to parking.

The intent of the Local Government Development Approvals Program is to support the implementation of established best practices and to test innovative approaches to improve development approval processes while meeting local government planning and policy objectives. In the spirit of this program, the proposed initiative would explore and advance improvements aimed at:

- reducing and/or eliminating parking minimums to remove economic barriers to achieving more diverse, affordable housing choices, provide more flexibility and choice for businesses, and support greater climate resilience
- establishing parking maximums to curb the over-supply of parking and associated hard surfacing to increase opportunities for green spaces, urban forestry, and improved rainwater management
- offering opportunities to achieve variances by providing Transportation Demand Management programs (TDM) and/or contributing to a Green Infrastructure Fund to support more diverse transportation options and encourage changes in mobility choices
- implementing changes to the City's Zoning Bylaw and Land Use Procedures Bylaw to update regulations and make it clear how variances can be achieved
- implementing a City-wide Environmental Development Permit Area to be able to better influence parking design and management
- expanding the range of staff delegated authority to manage parking variance applications.

The suite of improvements identified above is ambitious and has the potential to create an innovative approach aligning the City's parking regulations with the City's broader objectives and priorities. Recommendations regarding the ultimate approach and the resulting bylaw amendments will be brought forward for Council consideration and approval.

Additionally, a key deliverable will be a range of communication materials including engagement and educational videos that will both explain the proposed changes and document how the City advanced the project. Template bylaws as well as TDM and parking off-set schedules, that other municipalities can adapt to their own circumstances, will be provided. As such, the proposal is not only consistent with the goal of the funding program to support projects that have widespread adaptability, but is also consistent with the BCUMC goal of sharing and expanding best practices among municipalities.

In order to submit a funding application, a Council resolution supporting the project and a corporate commitment to provide overall grant management is required. The recommendation provided above includes the necessary wording.

Respectfully submitted,

Alison Meyer  
Assistant Director  
Development Services Division

Karen Hoesel, Director  
Sustainable Planning and Community  
Development Department

**Report accepted and recommended by the City Manager.**