



Parking Analysis

	Comments & Explanation
<p>Description</p>	<p>When a proposal does not comply with the parking requirements as per the City of Winnipeg By-law 200/2006, a Parking Analysis may be requested to document that a lower amount of parking is adequate to meet the needs of the proposed use or combination of uses.</p> <p>When submitted as part of a development application, a Parking Analysis helps City Staff determine the appropriate parking requirements of the proposed development and justify any deviation between the parking requirements and available parking supply.</p> <p>When submitted as part of a Parking Management Plan, the Parking Analysis is a tool that manages parking availability by identifying the future users of a facility (i.e. staff, tenants, customers, deliveries) and planning for their respective needs. The strategies identified in a Parking Management Plan can help to ensure that on-site parking supply is adequate, identify and promote alternative transport modes and prevent traffic or parking congestion on surrounding streets or public lanes. It is the ongoing responsibility of the building management to implement the strategies outlined in a Parking Management Plan.</p>
<p>When Required</p>	<p>A Parking Analysis may be submitted for any development application when a concession on the required amount of vehicular parking is being proposed.</p> <p>As an alternative to a parking variance, a Parking Analysis is required as part of a Parking Management Plan.</p>



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<p>Rationale</p>	<p>In 2011, City Council adopted new policies including OurWinnipeg and the Complete Communities Direction Strategy, which outline policy aimed at reducing car dependency. Provisions are included to encourage the use of alternative transport modes such as walking, cycling, and public transit. These modes will play a crucial role in meeting our overall future transport requirements and form an essential part of a Parking Analysis.</p> <p>Objective: The objective of a Parking Analysis is to estimate the parking demand generated by a development, identify development users and alternative transport modes, and, on this basis, to establish the number of on-site parking spaces that can be provided. The Parking Analysis helps justify the requested variance and/or amendment to the Zoning By-law 200/2006.</p> <p>Format: A Parking Analysis is prepared by a professional traffic engineer or parking consultant and includes sufficient details to inform decisions regarding the provision of an appropriate supply of parking for a development.</p> <p>Process: A Parking Analysis, when required as part of a Parking Management Plan, is to be submitted in conjunction with the development application. A Parking Analysis may also be requested as part of a variance and/or amendment to the Zoning By-law 200/2006. The applicant is encouraged to discuss the need for the plan and its contents with City staff prior to the preparation of a Parking Management Plan.</p> <p>Principles: A Parking Analysis must be based on established parking rates for different land uses and supplemented by any available local data or experience. A Parking Analysis must recognize the general principle that the parking demand generated by a development or re-development should generally be satisfied on-site, and also identify opportunities for providing and encouraging alternative transport modes.</p>
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Required Contents	<p>The contents of a Parking Analysis will vary depending on the nature and size of the development proposed. A Parking Analysis can be as simple or as detailed as required to suit the specific needs of a particular development and takes into consideration:</p> <ul style="list-style-type: none">• Development location, type, size, density, and users;• Parking facility design and operation considerations including improved design to better integrated cycling and pedestrian facilities and improve the quality of service experienced by users.• Hours of parking demand;• Availability of alternative transport modes such as active transportation, Transit, and car-sharing;• Surrounding land use mix;• Improving user information and marketing, including providing information for users about parking availability and alternative parking options. Particularly useful if there is a perceived parking shortage and space is actually available elsewhere on the site or in the area;• Opportunities for shared and reciprocal parking arrangements with adjacent landowners supplemented with signed lease agreements for those spaces;• Providing spaces for persons with a disability, loading spaces, drop off/pick up spaces;• Strategies for managing overflow in cases when parking facilities will fill, for example special events or peak shopping periods.
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Evaluation	<p>A Parking Analysis, as part of a Parking Management Plan, is reviewed by the Director of Planning, Property and Development. If the Director concludes that the proposed Parking Management Plan will provide parking adequate to meet the needs of the proposed use or combination of uses and to prevent traffic or parking congestion on surrounding streets and public lanes, the Director may reduce the amount of required off-street parking required. As transport and land use conditions change over time, the applicant may longer be able to meet the conditions of the Parking Management Plan. At that point, it is incumbent upon the property owner to inform the City of any changes to the plan. This may require the Parking Management Plan to be reviewed and updated.</p> <p>A Parking Analysis that forms part of a variance and/or amendment to the Zoning By-law 200/2006 may be requested as part of the development application, and will be evaluated alongside that application.</p>
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