

# Zoning By-Law Consolidation & Update

## Backgrounder #2:

# Parking

### Background

The Zoning By-law (ZBL) prescribes the required amount of parking for each type of land use and provides parking standards for both standard and barrier-free parking spaces. These parking requirements are dealt with in the “General Provisions” section, meaning the provisions are applicable to all of the zones in each of the three ZBLs. The parking requirements indicate how many parking spaces are required for a variety of different uses that are permitted in the City, such as for private residences, hotels, shopping centres, nursing homes and more. The accepted dimensions for each parking space is also outlined in the General Provisions, as well as direction on where parking can be located and how parking areas should be designed (e.g. lighting requirements). Given the specificity of these requirements, it is not surprising that there is variation across the three existing ZBLs for example, a motel requires 1 parking spaces per guest room in the Belleville and Sidney ZBLs, but 1.2 spaces are required in the Thurlow ZBL. The update and consolidation of the ZBL will resolve these differences and redundancies as well as revise the requirements based on best practices for contemporary land uses.

### Updating Belleville’s Minimum Parking Requirements

- As a result of this review, there may be some new uses that need to be added to the existing parking requirements list; for example the addition of new housing types, retail uses, or institutional facilities that are not currently included.
- The minimum amount of parking required for some uses may be disproportionate in some cases due to the age of the three zoning by-laws, which are reflective of the time in which they were written. The requirements for car parking may not need to be as extensive as they are in the existing by-law, for example 1 parking space for each guest room in a hotel may be reduced to consider the gross floor area instead.
- Additionally, to reduce parking requirements, some cities now consider the use of “shared parking spaces” where coexisting uses require parking at different times of the day. This can significantly reduce the amount of total parking spaces required for a development.
- In addition to reducing the overall requirements for parking, the City should also consider the addition of minimum requirements for bicycle parking spaces for certain land uses (e.g. office buildings near trail networks) in order to encourage active transportation.
- Further, the City is actively working towards reducing parking requirements for affordable housing units, which can result in a higher yield of housing units. By not requiring developers to accommodate space for parking it increases their ability to include additional housing units in that space and reduces the burden on the individual renter or owner to compensate for the costs of development.



**Let us know what you think about modernizing the parking standards in Belleville!**

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