



Town of Newmarket
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Residential Parking Study Update Information Report

Report Number: INFO-2024-12

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In accordance with the Procedure By-law, any member of Council may make a request to the Town Clerk that this Report be placed on an upcoming Committee of the Whole agenda for discussion.

Purpose

The purpose of this information report is to provide an update on the progress of the Town's Residential Parking Study (the "Study"), provide an overview of the engagement program, and outline next steps in the study process.

Background

Since 2017, staff and Council have engaged in various discussions around residential parking, including a [staff report](#) (2017) and a presentations to Council in [2019](#). On January 16, 2023, Council received [staff report](#) 2023-04 which recommended initiating a Residential Parking Study and provided an overview of the Study purpose and scope, the study timeline, potential impacts of Bill 23, the engagement program, and the draft Terms of Reference for Council's consideration and comment. Also through this Report, Council authorized staff to release a Request for Proposal (RFP) to recruit an external consultant to undertake the Study. In 2023, staff undertook an RFP process to recruit a consultant to lead the technical and engagement components of the Study and selected WSP Canada as the successful consultant.

Discussion

Study Objectives

The Study's primary focus is on the Town's residential areas, building on Town policies, plans, and strategies, such as the Town of Newmarket Official Plan, the Active Transportation Implementation Plan (ATIP), and Zoning By-law 2010-40. More

specifically, the Study will explore recommendations for parking standards for low and medium density residential dwelling types, strategies for accommodating bike lanes and on-street parking, design standards for private condominium roads, on-street permit parking options, and updated driveway standards. The Study will also:

- Examine parking provisions for additional residential units (also known as accessory dwelling units);
- Investigate the availability, sustainability, technology, and operations of parking;
- Consider the effects of hybrid work on parking;
- Consider the effects of changes in household composition (e.g., multi-generational homes) on parking; and,
- Provide recommendations for how findings can be put into practice (e.g., through standards, policies, permitting, licensing, or by-law provisions).

The Study recommendations will guide updates to design standards and residential parking provisions in the zoning by-law, and policies for the updated Official Plan. Staff anticipate that a set of recommendations will be presented for Council consideration in the Fall of 2025.

Study Process

The Study will be undertaken in four phases as described below and as illustrated in **Attachment 1**:

Phase 1 – Background Research & Analysis (Q2 2024-Q3 2024): Includes project start-up tasks as well as a background review and analysis. A Background Summary Report will summarize the findings from the document review and data analysis. Public outreach in this phase includes launching the project webpage, publishing the Notice of Commencement on the Town’s webpage, posting an online survey on the project webpage, and holding a project initiation meeting with the Technical Advisory Committee (TAC). We are currently in this Phase.

Phase 2 – Draft Summary Report (Q3 2024 – Q1 2025): Engagement during this phase (e.g., pop-ups, a Parking Day event, and targeted stakeholder outreach) will focus on key messages and setting the stage for the study recommendations. This phase will also include a second meeting with the TAC, a Public Information Centre, and a presentation of the Background Summary Report to the Committee of the Whole (COW). Based on the Background Summary Report in Phase 1, and comments received in Phases 1 & 2, the study team will prepare a draft Study Report and present recommendations on parking rates and policies, and design standards and options, at a third TAC meeting and to the COW.

Phase 3 – Draft Study Report (Q1 2025 – Q2 2025): A revised Draft Study Report, based on feedback received in Phase 2, will be presented to the TAC and the COW.

Phase 4 – Final Study Report (Q3 2025): The Final Study Report will refine the recommendations and design standards presented in the Draft Study Report from Phase 3 and will include a red-line version of the Official Plan and Zoning-By-law for Council consideration.

Engagement

To ensure broad community participation, staff together with WSP will host various engagement events in 2024/2025 (see “Study Process” above). The Study will be guided by a Consultation Plan that establishes an overall approach to engagement in each phase of the study process, including stakeholder mapping, tactics, and tools to encourage idea sharing and feedback. The Consultation Plan will help the study team understand the impact and role of participants and identify approaches to engaging various stakeholder groups based on an understanding of stakeholder needs and issues.

A project webpage has been created on HeyNewmarket, which can be accessed by visiting heynewmarket.ca/residentialparkingstudy. The project webpage includes information on the study purpose, objectives, key milestones, registration for future updates, project documents, and a Facts and Questions page. This webpage will be updated as the study progresses to include ways to stay involved, future engagement events, online surveys, engagement summaries, and key documents.

Status Update

The Study is currently in **Phase 1 – Background Research & Analysis**. As part of this phase, the consultant has completed a review of data from past parking studies, recent decisions on parking rates for new development, and complaints filed with the Town. The consultant has also undertaken a parking inventory and conducted site visits within the study area to document parking utilization in key problem areas based on the location of parking infractions. Additionally, the consultant has submitted a draft background report and jurisdictional scan, which Staff are currently reviewing.

The engagement specialist for the Study has completed a draft consultation plan and survey, which is under review by Staff. As noted above, Staff have launched a project webpage, published the [Notice of Commencement](#), and developed branding for the study. The Study includes a TAC which is comprised of staff from Parks & Property Standards, Public Works Services, Transportation Services and Capital Projects. The project kick-off meeting with the Technical Advisory Committee was held on May 14th.

Potential Impact of Bill 185 on the Study Scope

The Cutting Red Tape Faster Act, 2023 (Bill 185), which has not yet received Royal Assent and is not in force and effect, proposes amendments to key legislation, including the Planning Act. One of the changes to the Planning Act would limit a municipality’s ability to have minimum parking requirements in: i) protected major transit station areas (PMTSAs), ii) major transit station areas (MTSAs), and, iii) other prescribed areas. The

intent of the new legislation would be instead to rely on the private market to determine the number of parking spaces required per development application in these areas. There are lands within the Town's PMTSAs which fall outside of the Urban Centres Secondary Plan area that include low and medium residential uses that would be subject to recommendations from this Residential Parking Study. Staff will continue to monitor Bill 185 and any prescribed regulations and how it may impact the study scope.

Conclusion

Next steps for the study work program includes targeted stakeholder outreach and online engagement, as well as a presentation to the Committee of the Whole (COW) later in 2024. This COW meeting will serve as an opportunity for the consultant and staff to present the findings of the Background Review and Jurisdictional scan, and report back on the feedback received from the TAC, consultation conducted in Phase 2, as well as to obtain feedback and answer questions from members of Council.

Business Plan and Strategic Plan Linkages

- Extraordinary places and spaces
- Environmental sustainability

Consultation

Transportation Services was consulted in the preparation of this report.

Human Resource Considerations

None.

Budget Impact

The budget required for the Residential Parking Study was included in the 2023 capital budget request. The amount awarded to the selected consultant was \$254,696.35 inclusive of HST.

Attachments

Attachment 1: Residential Parking Study Process

Approval

Adrian Cammaert, Manager, Planning Services

Jason Unger, Director, Planning and Building Services

Peter Noehammer, Commissioner, Development & Infrastructure Services

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Appendix 1: Residential Parking Study Process

