

# STRONG TOWNS NANAIMO

**March 2024 Monthly Meetup**

[beautifulnanaimo.ca](http://beautifulnanaimo.ca)

@STNanaimo

# Last Month's Recap

- “Livable Nanaimo with Todd Litman”
  - 85 in attendance, including city council members, RDN staffers, transportation planners, project managers, and more!
  - Speakers included:
    - Aidan McCulloch, MCP Student
    - Lainy Stevenson, RDN Superintendent of Transit Scheduling
    - Todd Litman, world-renowned transportation policy expert
  - Received messages from council and staffers praising the talk
- Collaboration article with Heather Baitz and Kevin Lindsay from the Nanaimo Climate Action Hub
  - “People-Oriented Places Are Better For The Planet (And Our Wallet)”
  - Discusses the financial and climate implications of sprawl
  - Touches on hard numbers pertaining to the cost of car ownership to both residents and the city itself
    - Infrastructure
    - Health effects
    - Maintenance cost

# Last Month's Recap ctd.

- VIU Transportation Focus Group with Don Alexander and the VIU Geography Department
  - Occurred on March 4th, aimed at students
  - Included a short lecture on transportation land use planning around VIU
- New articles in the pipeline
  - Article on urban ecology and permaculture with Zach Simon
  - Report & letter recommending that the City of Nanaimo establishes the position of “Night Mayor”
  - Article on third-places with Erin Hemmens and Ben Hyman

# Today's Theme: Parking

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# What the heck is a “parking mandate?”

Let's get everyone up to speed!

Parking mandates (parking requirements) are policy decisions which mandate a particular number of parking spaces for a building. This includes both residential and commercial buildings.

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# Parking Trivia Time: Twenty Parking-Related Questions

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Oh, and the  
winning group  
wins a prize...

# Break Time: Regroup in 5m

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# Expanded Parking Mandate Delegation

Caelen originally prepared and presented our parking delegation to council.

Parking reform connoisseur Caelen will highlight the issues with mandatory parking mandates in cities, and he'll outline paths forward for the city (i.e. draft motions).

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# The hidden force that shapes everything around us: Parking

It's fueling the affordable housing crisis, worsening flooding, and driving us nuts.

By Marin Cogan | @marincogan | May 9, 2023, 7:30am EDT |

## 3 Major Problems with Parking Minimums

Rachel Quednau · July 3, 2018

Eric Kober

## End of the Road for Parking Requirements

They serve as a tax on housing.

CityLab Perspective

## Parking Reform Will Save the City

Cities that require builders to provide off-street parking trigger more traffic, sprawl, and housing unaffordability. But we can break the vicious cycle.

## As More Cities Eliminate Parking Minimums, What Happens Next?

Summer 2023 Issue

By: Robert Ferrin

The Sunday Magazine

## Canada has way more parking than cars. Is it time for that to change?

Author Henry Grabar says urban planners should rethink their approach to parking



Philip Drost · CBC Radio · Posted: Jun 03, 2023 1:00 AM PDT | Last Updated: June 3

## How Parking Destroys Cities

Parking requirements attack the nature of the city itself, subordinating density to the needs of the car.

By Michael Manville

PLANNING MAGAZINE

## A Business Case for Dropping Parking Minimums

*In the smallest of towns and the biggest of cities, these new zoning reform policies help boost small businesses, promote housing development, and put people over parking.*

# What Are Off-Street Parking Requirements

Rules specifying the minimum number of parking spaces a property must provide.

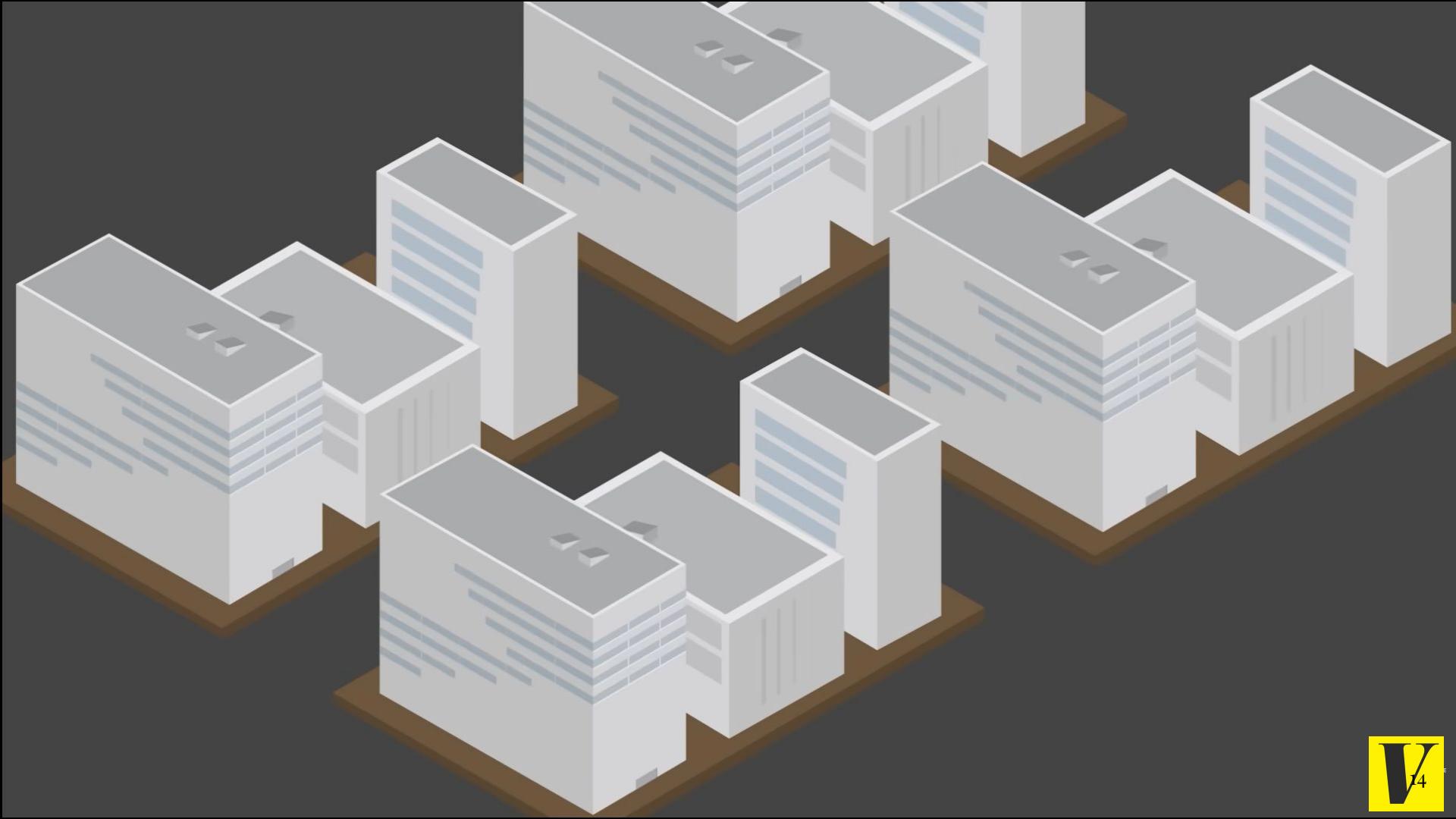
Parking minimums increase parking supply beyond what property owners would voluntarily provide.

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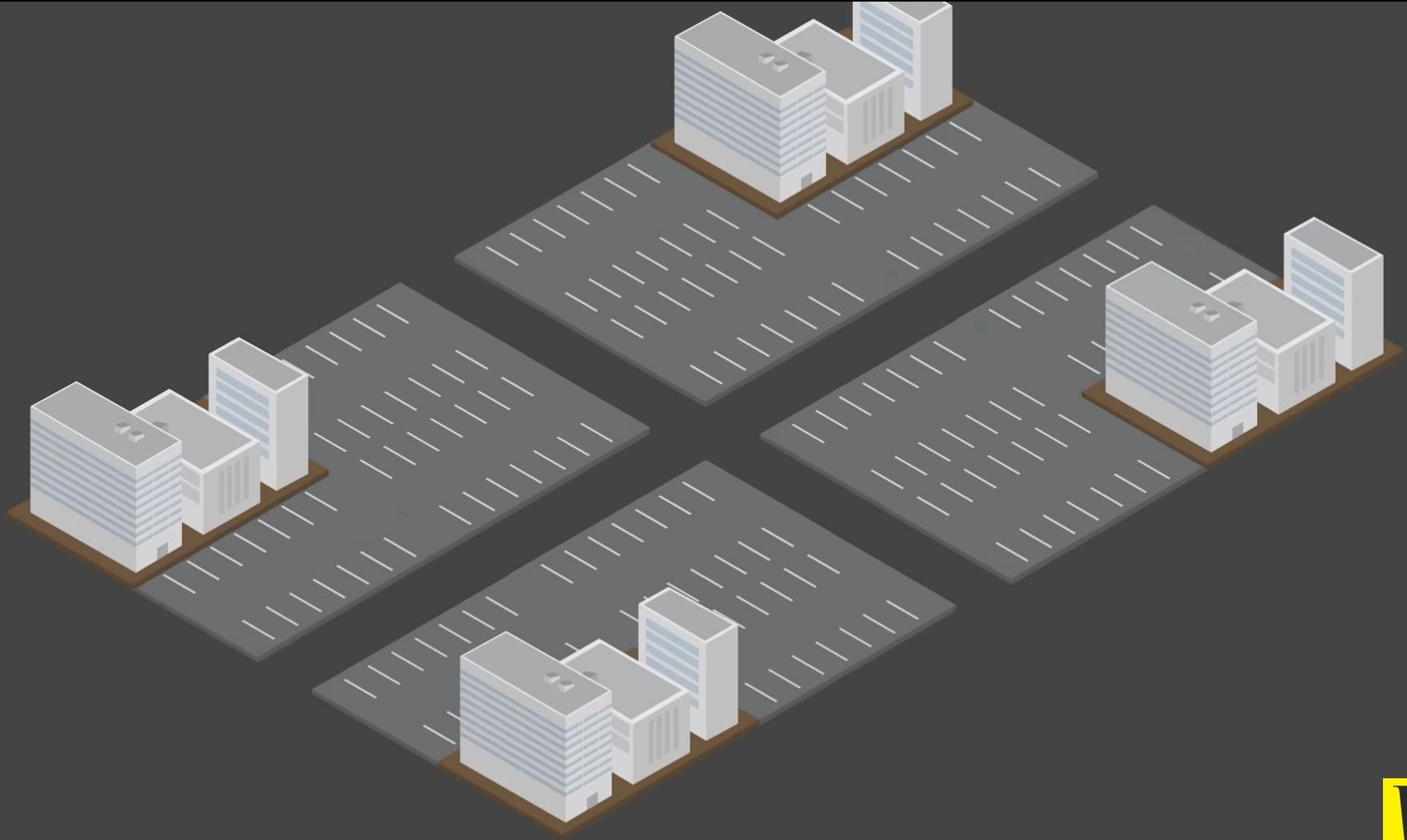
# The Problem With Mandatory Off-Street Parking Requirements

- Increases Fuel Emissions
- Urban Heat Island Effect
- Stormwater & Chemical Runoff
- Carbon Footprint of Asphalt Production
- Prevent Natural Groundwater Recharge
- Ecological Disruption & Habitat Fragmentation
- Opportunity Cost of Land
- Reduced Density and Productivity
- Impact on Small Businesses & Startups
- Increased Housing Costs
- Reduced Tax Revenue Potential
- Encourages Car Ownership Expenses
- Impaired Sense of Place
- Visual Monotony & Uninspiring Landscapes
- Dull and Unlively Streetscapes
- Impact on Walkability and the Human Scale
- Detraction from Historic Character
- Entrenches Economic Stratification
- Erosion of Community Fabric
- Reduced Serendipitous Encounters
- Barriers to Inclusive Urban Mobility
- Reduced Affordability and Housing Access





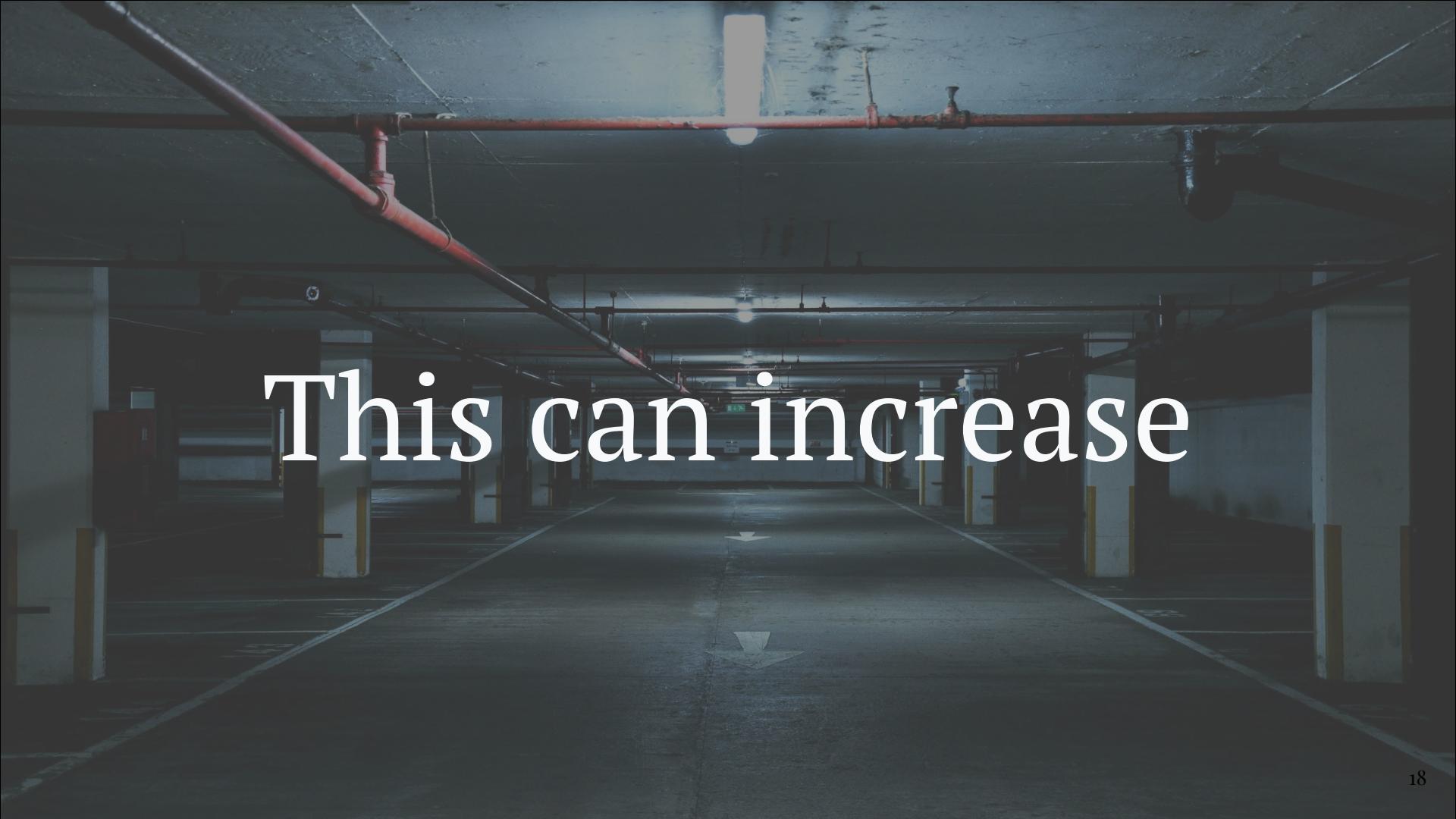
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What about  
underground  
parking?

A dark, atmospheric photograph of an underground parking garage. The ceiling is filled with a complex network of red and black pipes. Several bright, glowing white lights are mounted on the ceiling, casting a faint glow on the floor. Yellow vertical parking bollards line both sides of the dark, polished concrete floor. The perspective leads the eye down the center aisle towards a distant wall.

~\$65,000 per stall



This can increase



# The High Cost of Free Parking

DONALD SHOUP

National  
Building  
Museum



“It’s unfair to have cities where parking is free for cars and housing is expensive for people.”

-Donald Shoup

# Places that introduce parking reforms:

- Reduce the costs of basic housing construction by 10-20%
- Increase housing supply by increasing the number of homes that can be built

Parking requirements exists in a zero-sum game with housing affordability.



[www.vtpi.org](http://www.vtpi.org)  
[Info@vtpi.org](mailto:Info@vtpi.org)  
250-508-5150

**Parking Requirement Impacts on Housing Affordability**  
*The Costs of Residential Parking Mandates and Benefits of Reforms*  
20 November 2023

Todd Litman  
*Victoria Transport Policy Institute*



Residential parking regulations define the number of parking spaces that must be provided for each home. They force many households to pay for costly parking facilities they don't need, and increase housing costs, vehicle ownership and sprawl. Many communities are reforming these policies to be more efficient and equitable.

# **Strong Towns Nanaimo Campaign: Eliminate Parking Mandates in Nanaimo**

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# Recommendation #1

## Amend the Downtown Specified Area:

Amend section 7.3.2 of “Off-Street Parking Regulations Bylaw 2018 No. 7266” to **add residential uses** to Nanaimo’s Downtown-Specified Area.



DOWNTOWN-SPECIFIED AREA MAP



# **Recommendation #1**

## **Downtown Specified Area:**

**“Off-street parking is not required for the first 100 parking spaces... ...for buildings or structures located within the area identified as the Downtown-Specified Area except where the use of a lot is residential.”**



## DOWNTOWN-SPECIFIED AREA MAP

# Recommendation #1

## Downtown Specified Area:

“Off-street parking is not required for the first 100 parking spaces... ...for buildings or structures located within the area identified as the Downtown-Specified Area.



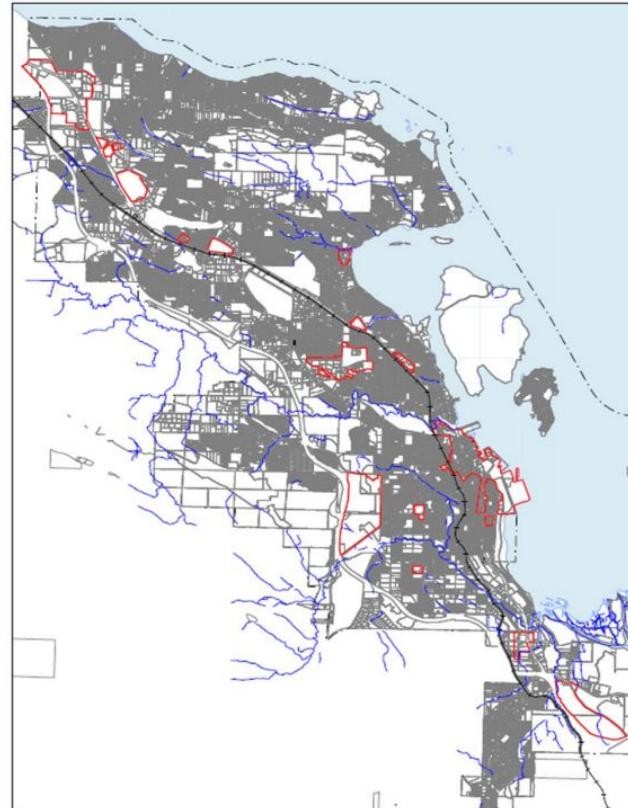
DOWNTOWN-SPECIFIED AREA MAP

## Recommendation #2

### Expand Cash-in-Lieu

Direct city staff to explore expanding "Section 7.3.3 Off-Street Parking Regulations Bylaw 2018 No. 7266."

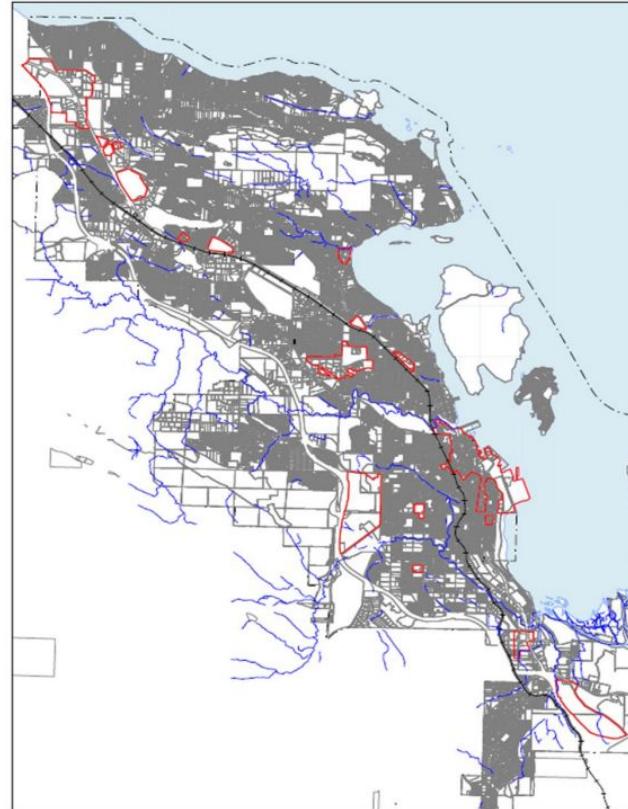
Specifically, consider expanding its geographic scope, increasing the permissible percentage, and adjusting the associated fees.



CASH-IN-LIEU PARKING AREA MAP

## Cash-in-Lieu Details

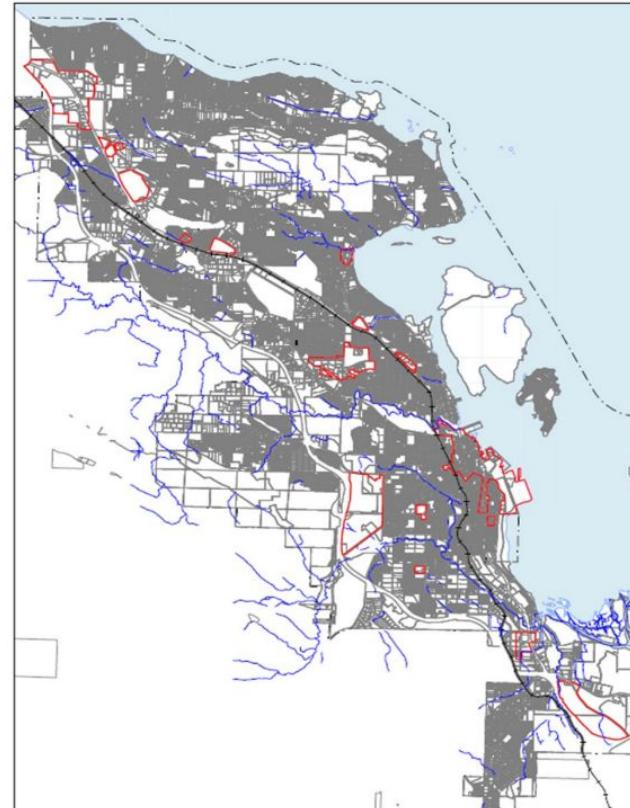
- (A)n owner... ...may, in lieu of providing off-street parking spaces required under this Bylaw, pay to the City the sum of **\$10,000** per required off-street parking space.



CASH-IN-LIEU PARKING AREA MAP

## Cash-in-Lieu Details

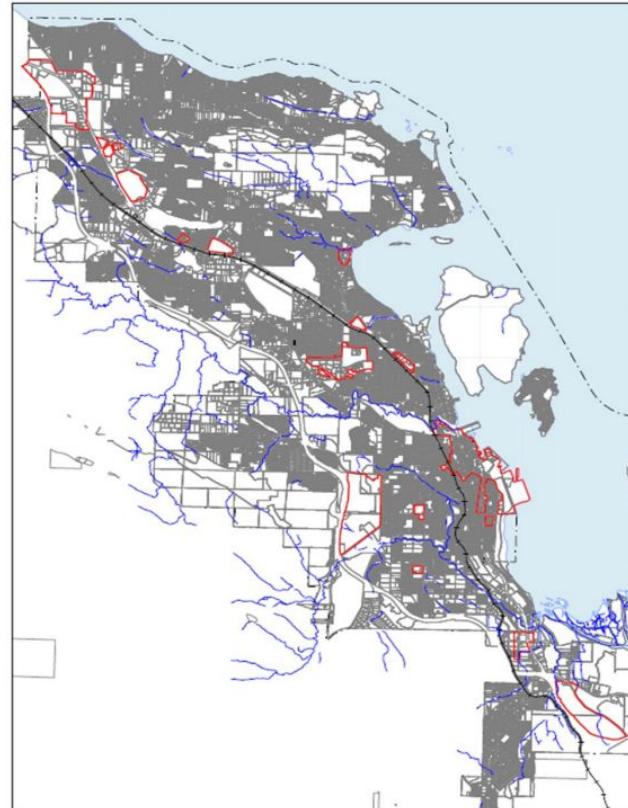
- (A)n owner... ...may, in lieu of providing off-street parking spaces required under this Bylaw, pay to the City the sum of **\$10,000** per required off-street parking space.
- The money... ...will be included within a dedicated City reserve fund to be used towards local transportation improvements by the City that encourage non-automotive transportation.



CASH-IN-LIEU PARKING AREA MAP

## Cash-in-Lieu Details

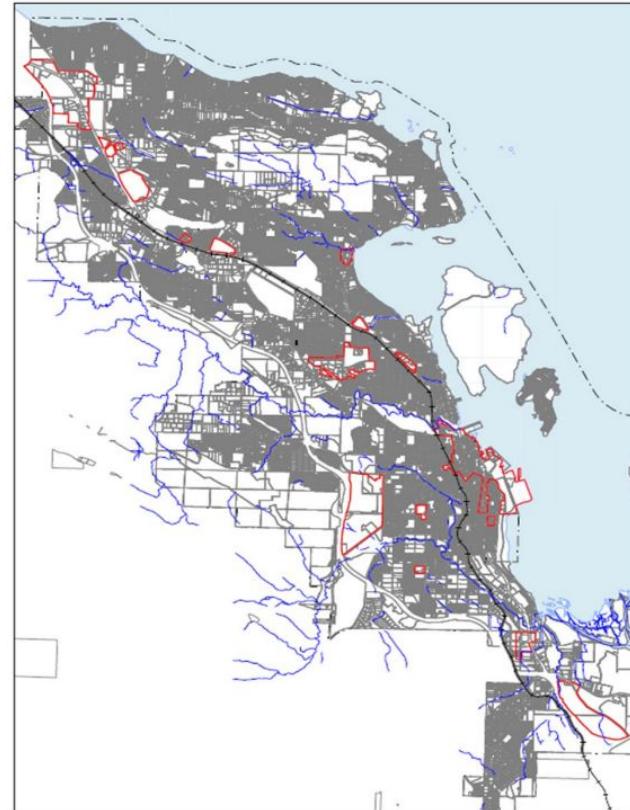
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- No more than 10% of the required parking space may be substituted as cash-in-lieu.



CASH-IN-LIEU PARKING AREA MAP

## Cash-in-Lieu Details

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- The money... ...will be included within a dedicated City reserve fund to be used towards local transportation improvements by the City that encourage non-automotive transportation.
- No more than 10% of the required parking space may be substituted as cash-in-lieu.
- [Limited to] where a property is designated as indicated on Schedule 'D'.



CASH-IN-LIEU PARKING AREA MAP

# **Recommendation #3**

## **Abolish minimum parking mandates city-wide**

Direct city staff to reward "Section 7.3.3 Off-Street Parking Regulations Bylaw 2018 No. 7266."

**"Recommended vs Require"**



**Pictured: Norman, OK, USA**

# 46 NORTH AMERICAN CITIES THAT HAVE ELIMINATED PARKING MANDATES



GRAPHIC: CIVICGRAPHICS.ORG



## ELIMINATED PARKING MANDATES

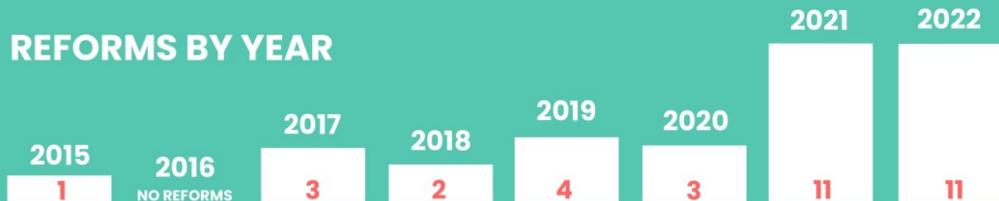
LISTED ALPHABETICALLY	15 CORVALLIS, OR	31 MEXICO CITY (MEX)
1 ALAMEDA, CA	16 CULVER CITY, CA	32 MINNEAPOLIS, MN
2 ALBEMARLE, NC	17 DOVER, NH	33 PORTLAND, OR
3 ANCHORAGE, AK	18 DUNWOODY, GA	34 RALEIGH, NC
4 ANN ARBOR, MI	19 ECORSE, MI	35 RICHMOND, VA
5 BANDERA, TX	20 EDMONTON (CAN)	36 RIVER ROUGE, MI
6 BASTROP, TX	21 EMERYVILLE, CA	37 ROANOKE, VA
7 BEND, OR	22 GAINESVILLE, FL	38 SALEM, OR
8 BRANSON, MO	23 GILMAN, WI	39 SAN FRANCISCO, CA
9 BRIDGEPORT, CT	24 HARTFORD, CT	40 SAN JOSE, CA
10 BUFFALO, NY	25 HIGH RIVER (CAN)	41 SEABROOK, NH
11 BURLINGTON, VT	26 HUDSON, NY	42 SOUTH BEND, IN
12 CAMBRIDGE, MA	27 JACKSON, TN	43 ST. PAUL, MN
13 CANANDAIGUA, NY	28 LEXINGTON, KY	44 TIGARD, OR
14 CHATT. HILLS, GA	29 LUNENBURG (CAN)	45 TORONTO (CAN)
	30 MANCELONA, MI	46 WEST ALLIS, WI

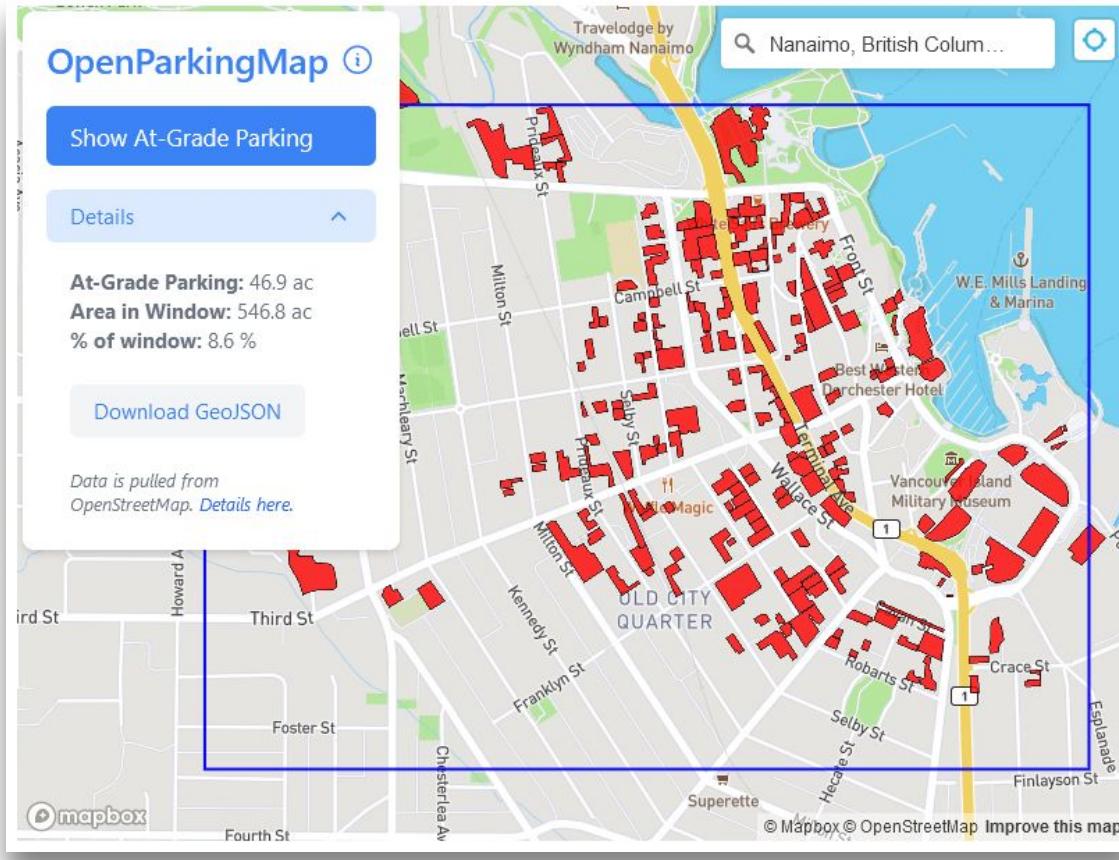
SOURCE: PARKINGREFORM.ORG/RESOURCES/MANDATES-MAP/



PARKING REFORM NETWORK

## REFORMS BY YEAR





# Upcoming Strong Towns Nanaimo Events & Talks

- Land Use & Transportation Workshop
  - March 21st from 9:30am - 4:30pm
    - Strong Towns will be presenting from 11:30am - 12:45pm
  - VIU Building 355 Room 211
  - Workshop is split by topic
- The Promise of Biophilic Cities
  - March 28th from 6:00 - 7:30pm
  - Regional Library, Downtown Branch
  - Hosted by Dr. Don Alexander
  - Learn about biophilic cities, and imagine their applications in Nanaimo



# Upcoming Strong Towns Nanaimo Events & Talks ctd.

- Greening Cities
  - March 31st from 10:30- 11:00am
  - Unitarian Fellowship of Nanaimo
  - Short talk on the ways Nanaimo residents can help green the city, along with all the benefits of greener cities in general





# Appendix

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# VIU is Roughly 35-40% Surface Parking



# Universities Around The World



**University of San Francisco, California, US**

64% of students report taking transit to campus

[https://www.sfmta.com/sites/default/files/reports-and-documents/2023/02/2022\\_muni\\_customer\\_sat\\_survey\\_exec\\_summary\\_comp.pdf](https://www.sfmta.com/sites/default/files/reports-and-documents/2023/02/2022_muni_customer_sat_survey_exec_summary_comp.pdf)



**University of British Columbia, BC, Canada**

60% of students report taking transit to campus

<https://planning.ubc.ca/sites/default/files/2022-06/UBC2021-TransportationStatusReport-FINAL.pdf>

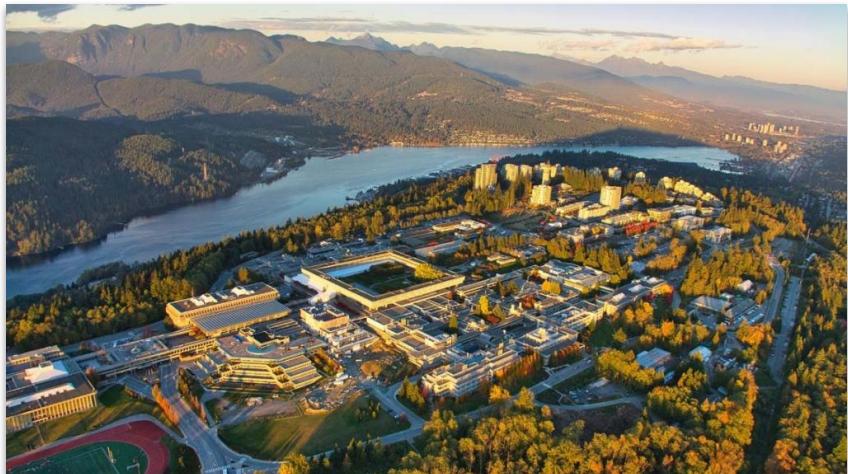
# Universities Around The World ctd.



**University of Washington, WA, US**

45% of students report taking transit to campus

<https://transportation.uw.edu/files/media/husky-stadium-2022-tmp-report-final.pdf>



**Simon Fraser University, BC, Canada**

88% of students report taking transit to campus

<https://www.sfu.ca/students/transit.html>