

THE CORPORATION OF THE  
**CITY OF WHITE ROCK**  
CORPORATE REPORT



**DATE:** September 11, 2023  
**TO:** Mayor and Council  
**FROM:** Anne Berry, Director, Planning & Development Services  
**SUBJECT:** White Rock City-Wide Parking Strategy Review

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**RECOMMENDATION**

THAT Council receive the corporate report dated September 11, 2023, from the Director of Planning and Development Services, titled “White Rock City-Wide Parking Strategy Review” for consideration and direct staff to report back having prioritized the recommendations of the report based on Council strategic priorities and on opportunities for policy improvements.

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**EXECUTIVE SUMMARY**

This report provides a summary of the draft White Rock City-Wide Parking Strategy (the “Parking Strategy” or “strategy”) for the City of White Rock. The report prepared by Urban Systems, was originally presented to Council in March 2022, and was intended to be reviewed by the Governance and Legislation Committee. Due to competing priorities the draft strategy was not able to be returned to the Committee prior to the end of the 2018-2022 Council term. In accordance with Council’s strategic priorities and with previous Council direction, the report is being re-introduced for discussion and next steps.

**PREVIOUS COUNCIL DIRECTION**

<b>Motion # &amp; Meeting Date</b>	<b>Motion Details</b>
2020-489 October 5, 2020	THAT Council direct staff to proceed with a city-wide parking review with the assistance of a consultant to be funded by the General Fund operating contingency budget, included would be consideration of a resolution of construction parking issues.

2022-096 March 28, 2022	<p>THAT Council:</p> <ol style="list-style-type: none"> <li>1. Receive the report dated March 28, 2022, from the Acting Director of Planning and Development Services, titled “White Rock City-Wide Parking Strategy Report” prepared and being presented by Urban Systems Ltd., for Council’s consideration; and</li> <li>2. Direct staff to schedule a Governance and Legislation Committee meeting to direct staff on the recommendations of the report.</li> </ol>
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## **INTRODUCTION/BACKGROUND**

The purpose of this report is to re-introduce the Parking Strategy commissioned by the City on 2021, prepared by Urban Systems, for Council consideration and direction on next steps. The strategy was originally presented to Council March 28, 2022. At that time Council directed that the report be referred to the City Governance and Legislation Committee, for discussion prior to further direction by Council on the recommendations of the report. Due to competing departmental priorities staff was unable to schedule the report at a Governance and Legislation Committee meeting.

Further to the 2022-2026 Council term, Council has set new strategic priorities, several of which are directly and indirectly related to parking in the City:

Direct:

1. Review and implement a City-wide parking strategy.
2. Review parking at the waterfront and Uptown (town centre).
3. Explore options for alternative uses of west beach parkade 4th floor.

Indirect:

1. Endorse and implement an Economic Development Strategy.
2. Adopt a formal digital transformation strategy and culture, with an emphasis on digitizing at least 50% of our legacy forms and templates.
3. Complete and implement a new Bylaw Notice Enforcement Bylaw and Adjudication process.

Other indirect implications for parking relate to improvements and changes in land use for the town centre, waterfront, and residential infill areas of the community.

Further, Council has already initiated changes to the seasonal parking rates at the Waterfront.

### Urban Systems Parking Strategy

The strategy was presented to Council on March 28, 2022. The intent of the strategy was to try to address the various different challenges the City experiences with parking in a coordinated approach, with long-term based solutions in mind. The strategy considers the needs of residential and visitor parking with the goal of optimizing opportunities for both on and off-street parking throughout the City.

The White Rock City-Wide Parking Strategy (the ‘Strategy’) identifies recommended changes to the City’s current parking resource management. Including related policies and bylaws with the goals of reducing parking spill over, automobile dependence and related greenhouse emissions; and shifting to more equitable and sustainable strategies. The strategy includes a summary of public sentiment as well as the results from both the Community and Local Business Surveys.

The ‘Strategy’ recognizes four (4) key areas of parking resource management in need of reform, including the following:

1. Municipal Policy Approaches/Resident Permit Parking.

2. Vehicle Parking Requirements and Minimum Supply Rates.
3. Demand Management & New Mobility.
4. Public Parking/ Pay Parking.

Each of the areas identified are described further in the strategy to provide insight and suggestions for Council's consideration for direction to staff in implementing parking initiatives, with the intent of meeting the overall goals and objectives of the OCP.

The following approaches are recommended for Council consideration:

1. Develop a parking policy to set how the City establishes resident (permit) only parking eligibility, how practices are changed and grounds under how exceptions are considered.
2. Review the City's existing parking requirements (minimum standards) within the zoning bylaw.
3. Develop a policy related to variances in parking requirements, by providing parameters under which variances can be supported for new developments.
4. Review Residential Permit policies to help set parameters for permits based on the type of residence and by cost.
5. Review how residential permits are registered by household, in order to prevent abuse of the system.
6. Develop a program for seasonal parking rates for on-street parking, particularly with consideration for peak times.
7. Create pay-parking zones, with time limits, based on location and services circumstances (i.e., distance to services, transit, etc.)
8. Create pay parking in the Town Centre.
9. Consider discontinuation of the decal program.
10. Introduce variable parking rates for off-street lots, to balance parking demand in underutilized lots.
11. Expand the license plate based payment system, to help manage abuse of the system and take into account opportunities for the residential permit program.
12. Assess and implement improvements to accessible parking design and location.
13. Expand public EV (electric vehicle) parking infrastructure.
14. Establish paid public EV charging stations in key locations in the community.
15. Review and consider changes to curbside parking management schemes, including time restriction for public loading and delivery areas, recreation vehicle parking requirements, and bicycle and transit enhancements.
16. Enhance the City's construction management approach, review and improve bylaw and construction traffic management plan requirements.
17. In conjunction with the City's residential parking policy approach recommended above, further consideration of the City's hospital area parking management measures for daytime hours is recommended.
18. Creation of boulevard parking guidelines, undertaken in conjunction with updates to the City's transportation and masterplan, and future street and traffic bylaw reviews.

The above recommendations were formulated based on factors such as the experience of other jurisdictions, best practices, and identification of challenges within White Rock. In addition to this, the consultant also conducted a community and business survey with regards proposed changes to the current White Rock parking management system. The results of the surveys are found within the body of the strategy and in Appendix A to the strategy.

Implementing the strategy's recommendations would help achieve Council's priorities and would support implementation of policies within the OCP. The status quo is inconsistent and unsustainable because it impacts the ability to provide effective parking supply, and negatively impacts public spaces such as boulevards and green space. In addition, streets are less pedestrian friendly and impede traffic movement efficiency.

### **Next Steps**

Staff recommend that Council direct staff to report back having prioritized the recommendations of the report based on Council's strategic priorities and on opportunities for policy improvements.

### **FINANCIAL IMPLICATIONS**

Implementation of new infrastructure will have associated purchasing and on-going maintenance costs and may have staffing implications. Parking programming changes will affect staff capacity to implement and enforce, so staffing needs should be considered as part of any changes beyond the status quo. A current pilot program is underway utilizing parking sensor technology on Russell Avenue, which will help better assess costs of parking infrastructure expansion.

### **LEGAL IMPLICATIONS**

Review of related bylaws and policies (new or amended) would require assessment by the City's legal counsel prior to adoption.

### **INTERDEPARTMENTAL INVOLVEMENT/IMPLICATIONS**

The Financial Services Department, Engineering and Municipal Operations, and Information Technology, would be consulted on any recommended program changes.

### **CLIMATE CHANGE IMPLICATIONS**

Vehicle ownership often goes beyond the owner's ability to park within the confines of a property or space if not available on an existing property due to lack of a parking pad or driveway and leads to residents seeking private parking options on public roads resulting in car-centric and pedestrian unfriendly streets throughout White Rock, with unintended consequences.

These conditions could be interpreted as conflicting with the current OCP and its policies to create compact, walkable, sustainable, inclusive, diversified streets that respond to climate change mitigation and reduce reliance on the automobile.

### **IMPLICATIONS FOR TREE PRESERVATION AND TREE CANOPY ENHANCEMENT**

Please refer to Climate Change Implications section of the report.

### **ALIGNMENT WITH STRATEGIC PRIORITIES**

As referenced above.

### **OPTIONS / RISKS / ALTERNATIVES**

The following alternative options are available for Council's consideration:

1. Not consider any recommendations at this time and continue with the status quo.
2. Other direction as Council deems appropriate.

**CONCLUSION**

Managing parking within the City of White Rock is challenging, given the high demand for spaces within a limited City footprint. This report provides a summary of the draft White Rock City-Wide Parking Strategy for the City of White Rock and recommends next steps to be taken in order to begin implementation of the strategy recommendations.

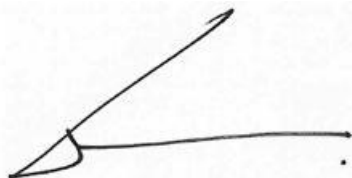
Respectfully submitted,



Anne Berry  
Director, Planning & Development Services

**Comments from the Chief Administrative Officer**

I concur with the recommendation of this corporate report.



Guillermo Ferrero  
Chief Administrative Officer

Appendix A: March 28, 2022 Corporate Report titled "White Rock Parking Strategy Report"