

# PARKING + CREATING A GREAT DOWNTOWN

## ROLE OF DOWNTOWN PARKING

*"The more downtown is broken up and interspersed with parking lots and garages, the duller and deadlier it becomes in appearance... the only reason people come downtown or set up business downtown at all is because downtown packs so much into such a compact area."*

– Jane Jacobs, *Urban Theorist*

The eternal conflict in planning parking facilities in a downtown area is finding the happy medium between over-supply and under-supply...

> *Too little* parking can prove frustrating for retail customers attempting to park, making it more attractive to shop in remote locations where parking is plentiful. This is of great concern to downtown merchants as it puts them at a competitive disadvantage to suburban retailers. Too little parking can also result in spillover into adjacent residential areas and can restrict development opportunities, eliminating potential new, community-enriching development.



> *Too much* parking can be of equal concern. Oversupplying parking encourages vehicle travel, increasing the harmful environmental and land use impacts of automobile travel and adding to existing traffic problems. Plentiful parking results in a poor urban aesthetic and decreases the land available for public amenities. Land development becomes more costly when parking is plentiful, leaving less flexibility for developers to contribute public amenities.

## URBAN DESIGN

### Parking Facilities

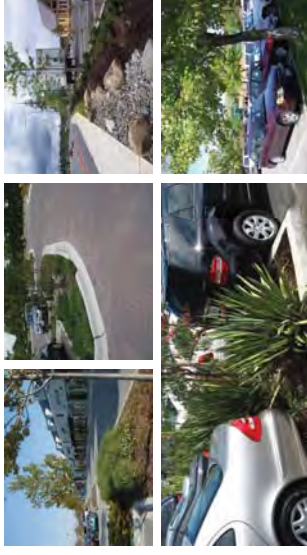
Typically, parking facilities are designed to accommodate vehicle movements, maximize the number of parking spaces, and ensure ease of maintenance and servicing. Once these functional criteria are satisfied, the remaining areas may or may not be landscaped or dedicated for pedestrian use. As a result, there are often few landscaped areas within a parking lot and those that are provided tend to be insufficient in size and design to support healthy trees and vegetation. Pedestrians are also given low priority and may be left to navigate between parked cars and across wide driveways, which presents safety concerns and generally discourages walking.

There are opportunities through the careful design of parking facilities to create spaces that increase greenspace, facilitate pedestrian travel and improve the social, cultural and aesthetic performance of a downtown.

Bad...



Good...



### Pedestrian Facilities

In the same sense that parking design impacts urban aesthetics, urban aesthetics have an impact on parking conditions. Literature suggests that up to a 5 minute walk is an acceptable walking distance between a parking space and end destination, provided the pedestrian environment is comfortable and safe. Parksville's entire downtown can be walked in approximately 5 minutes, suggesting that with improved urban design and pedestrian amenities, people would be willing to walk further distances to access available parking.



Bad...



Good...



# PARKING STRATEGIES

## ZONING

The City's Zoning Bylaw presents an opportunity to ensure appropriate parking supply and improved parking management through future land development. There are a number of opportunities to improve downtown parking conditions through the Zoning Bylaw.

> The City may consider parking requirements that are specific to the downtown area, recognizing that land uses in rural areas exhibit different demand characteristics than those in urban areas. This will ensure future downtown development does not over-supply parking and encourage intensification of the downtown over continued suburban sprawl.

> Multi-family residential parking requirements may be altered to accurately reflect expected parking demand, considering a bachelor suite is likely to demand far less parking than a 2-bedroom suite. The City may consider establishing tiered multi-family residential requirements, as follows:

	Existing	Proposed
Bachelor	1 / unit	.75 / unit
1-bedroom	1 / unit	1 / unit
2-bedroom	1 / unit	1.25 / unit
3-bedroom +	1 / unit	1.5 / unit



Examples of Class I parking (left) and Class II parking (right).

> Provincial legislation permits a local government to require bicycle parking in new development, both Class I and Class II parking. Including bicycle parking in new development will ensure appropriate end-point facilities are available to encourage cycling.

> Cash in-lieu of parking is a regulatory mechanism used by the City to leverage monies from new development where private parking spaces are not needed. Monetary contributions of \$9,800 per space are accepted in-lieu of required parking and are placed by the City in a reserve fund for the purposes of providing public parking in the area. More recent Provincial legislation allows the use of cash in-lieu funds to develop infrastructure for alternative travel modes, such as walking, cycling and transit.

## DEMAND MANAGEMENT

Demand management refers to strategies that reduce parking demand by encouraging alternatives to single-occupant vehicle travel. These strategies encompass those presented on the Transportation Demand Management (TDM) poster, as well as priority parking options. Priority parking are spaces in the most desirable, central locations which are reserved for specific vehicles or travellers that exhibit characteristics that are desirable to the community, typically working toward increasing sustainable travel and decreasing congestion. Priority parking options include:

> *Eco Vehicle* parking spaces are intended for hybrid vehicles. Hybrid vehicles must be registered at City Hall and given an Eco Vehicle sticker to display in their vehicle, allowing them to park in any public parking space without a time restriction.



Example of an 'Eco Pass' used in Kelowna.

> *Carpool* parking spaces are reserved for registered carpools until 10:30am each weekday, after which time they revert back to general parking.

> *Micro vehicle* parking spaces are significantly smaller than typical parking spaces and are intended for use by SmartCars and potentially Neighbourhood Zero Emissions Vehicles (NZEVs).

> *Motorcycle / scooter* parking, in certain locations, may be added with no net loss to existing parking. Motorcycles and scooters are more fuel-efficient than a typical passenger vehicle and require smaller parking spaces.



Pay parking is an option that may be considered for Downtown Parksville as a method to make users pay for the privilege of parking in the most sought after parking, while leaving peripheral spaces free for those willing to walk a short distance. Pay parking generates revenue for streetscape and public parking infrastructure, while generally discouraging vehicle travel.

## PAY PARKING

## PARKING ENFORCEMENT

The parking survey revealed that the average parking duration exceeds the time restriction in a number of areas in the downtown, suggesting that enforcement has not been successful in upholding time restrictions. Enforcement should be increased in the downtown, with the objective of upholding the intention of time restrictions for the betterment of the downtown. Enforcement should not be seen as an opportunity to increase revenues. It is important that there is education and awareness of enforcement so it is not negatively received.



Increased parking enforcement in the downtown is needed to ensure parking restrictions are being followed.

## SIGNAGE + WAYFINDING

Coordinated signage and wayfinding is needed to help ensure that public parking is utilized at a more constant rate, rather than focusing demand on preferred spaces. It is suggested that many downtown parkers perceive a parking shortage because they are unaware of alternative parking within walking distance. Signage and wayfinding, perhaps in conjunction with an overall urban design or theming plan, would address this concern.



# COMMUNITY FEEDBACK

Summary of feedback from Open House No. 1 (June 23, 2009).  
Total of 40 respondents.

Respondents indicated the following priorities:

1. Pedestrian Facilities
2. Transit Facilities
3. Road Network Improvements
4. Bike Facilities
5. Other

The following bike routes were identified as needing improved bike facilities:

- > Hwy 19A
- > Everywhere
- > Despard

The following areas were identified as needing sidewalks:

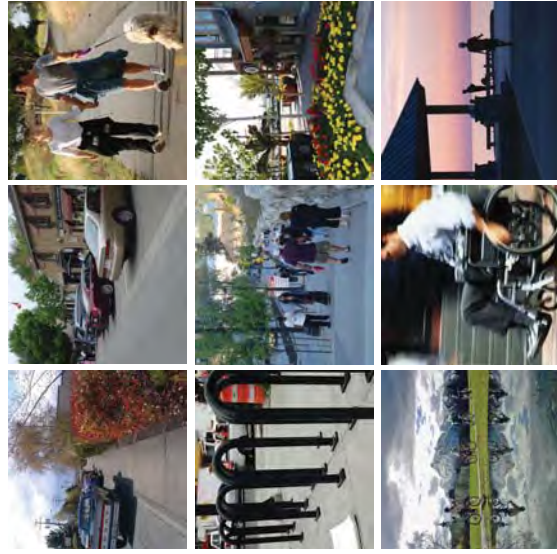
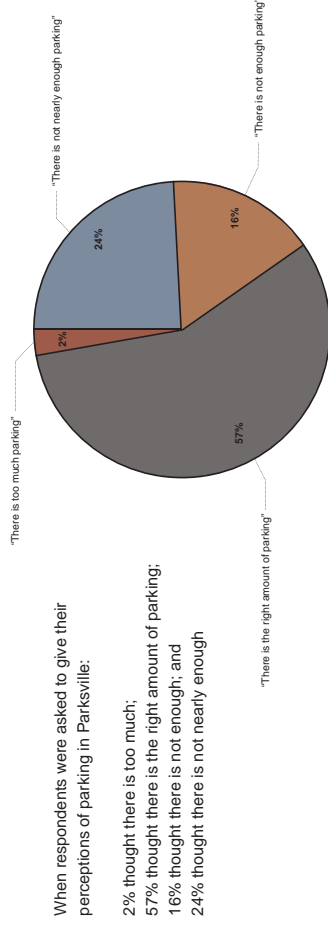
- > Corfield
- > Hwy 19A
- > McMillan
- > Hirst

Traffic congestion concerns were identified at the following locations:

- > Hwy 19A (all intersections)
- > 19A/Albemi
- > Albemi/Hirst
- > McMillan/Hirst
- > 19A/Finholm
- > 19A/Pym

The following general comments were received on Hwy 19A and Jensen 'Ring Rd':

- > No Ring Rd or Jensen Extension
- > No changes to Hwy 19A
- > Slow down Hwy 19A with one lane each way
- > Like the 'Ring Rd/Jensen Extension
- > Use Stanford for 'ring'
- > Don't use Stanford for 'ring'



### Downtown areas where it is easy to find parking:

- > Alberni Highway, between Hirst Ave and Jensen Ave
- > Municipal Hall, Civic Centre and Library parking lots
- > Gravel lot at the corner of Jensen Ave / Craig St
- > Thrifty Foods and Quality Foods parking lots
- > Stedman's parking lot
- > Shopper's Drug Mart parking lot

### Downtown areas where it is difficult to find parking:

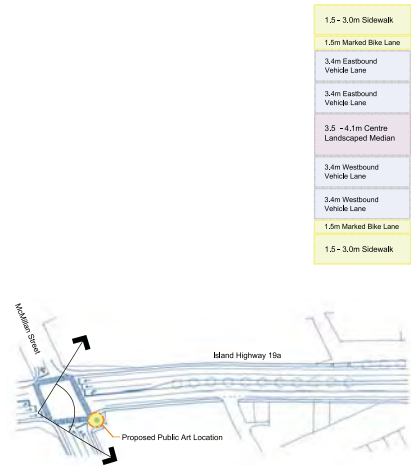
- > Hirst Ave, particularly near the Medical Clinic and SOS
- > Craig St, south of Jensen Ave, and Middleton Ave
- > Jensen Ave near the Municipal Hall, Civic Centre and Library
- > Alberni Hwy, between Hwy 19A and Hirst Ave
- > Shoppers Drug Mart parking lot



# Downtown Road Network Plan



HIGHWAY 19A - OPTION 'A'- GATEWAY PERSPECTIVE RENDERING

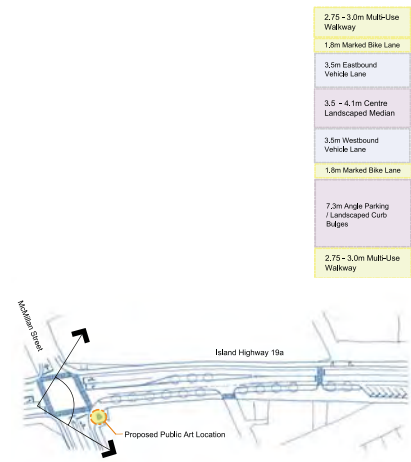


HIGHWAY 19A - OPTION 'A'- GATEWAY INTERSECTION KEY PLAN  
Not to Scale

**A**



HIGHWAY 19A - OPTION 'B'- GATEWAY PERSPECTIVE RENDERING

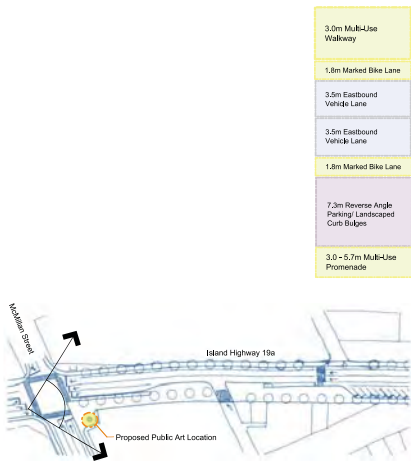


HIGHWAY 19A - OPTION 'B'- GATEWAY INTERSECTION KEY PLAN  
Not to Scale

**B**



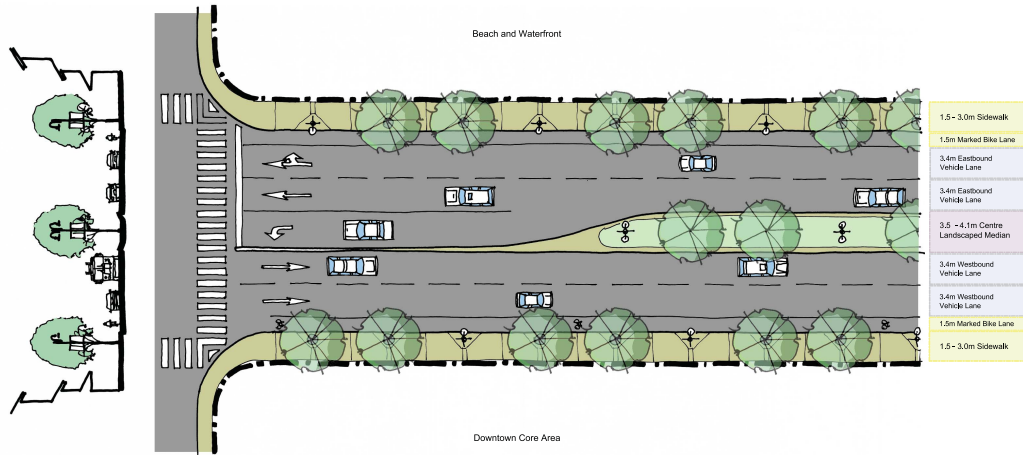
HIGHWAY 19A - OPTION 'C'- GATEWAY PERSPECTIVE RENDERING



HIGHWAY 19A - OPTION 'C'- GATEWAY INTERSECTION KEY PLAN  
Not to Scale

**C**

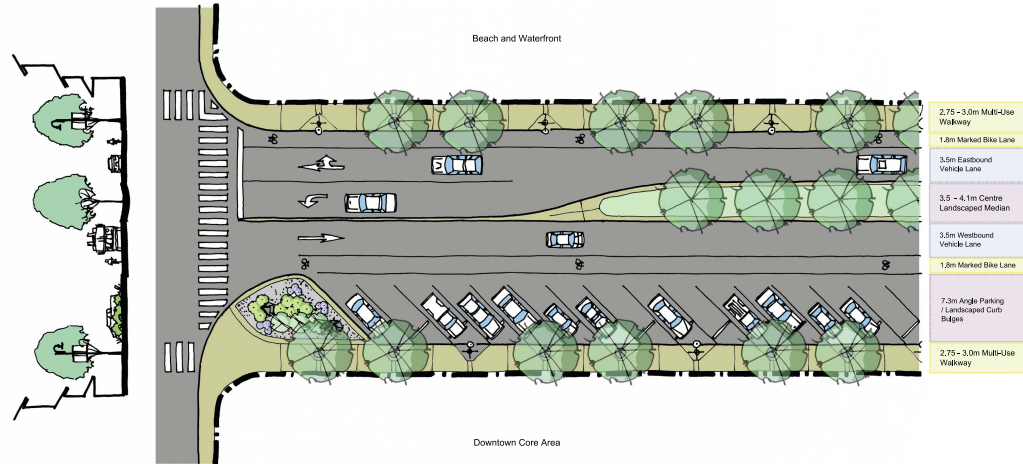
# Downtown Road Network Plan



HIGHWAY 19A - OPTION 'A'- SKETCH TYPICAL PLAN

1:200 metric scale

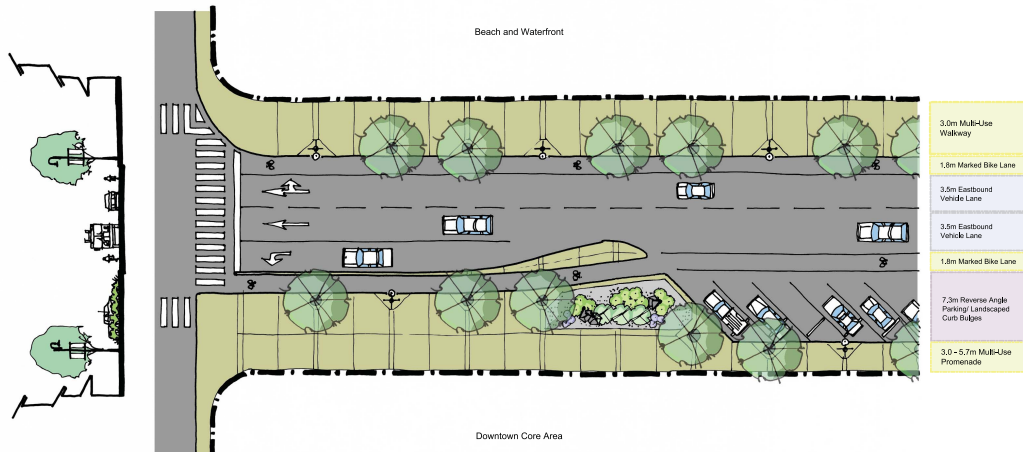
**A**



HIGHWAY 19A - OPTION 'B'- SKETCH TYPICAL PLAN

1:200 metric scale

**B**



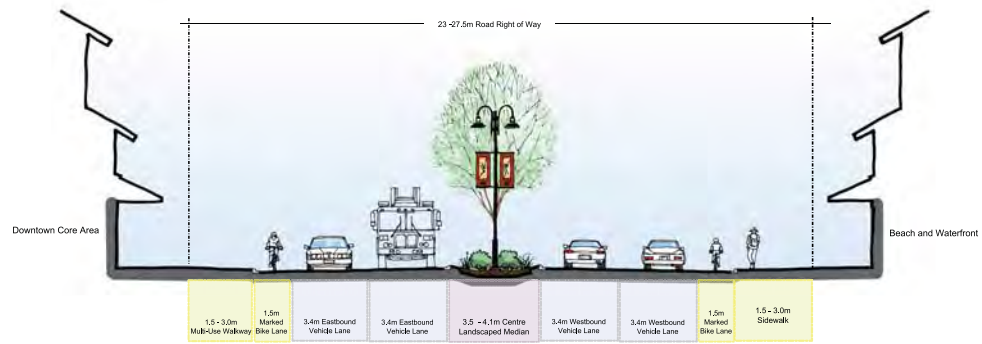
HIGHWAY 19A - OPTION 'C'- SKETCH TYPICAL PLAN

1:200 metric scale

**C**

## Downtown Road Network Options 'A' - 'C' / Typical Plans

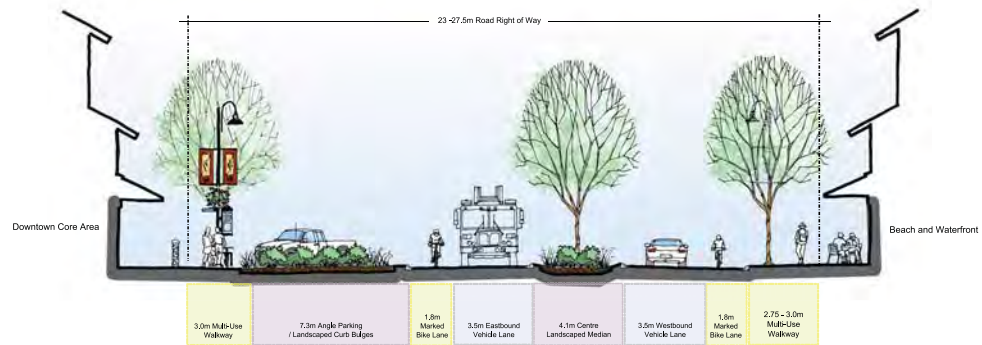
# Downtown Road Network Plan



HIGHWAY 19A - OPTION 'A'- TYPICAL SECTION / ELEVATION - LOOKING WEST

1:100 metric scale

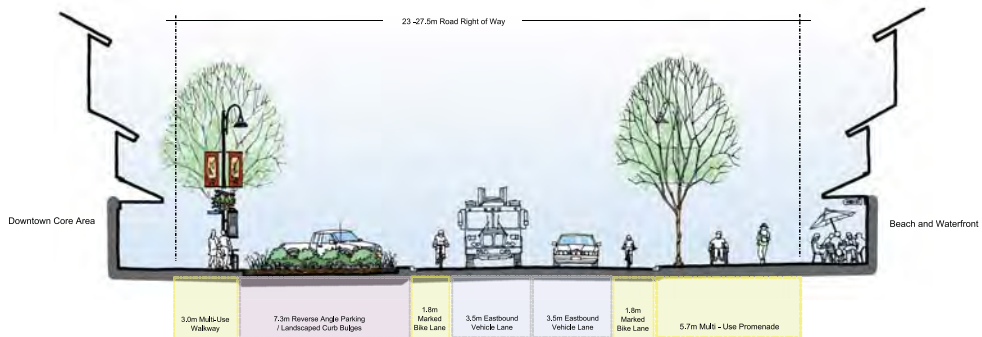
**A**



HIGHWAY 19A - OPTION 'B'- TYPICAL SECTION / ELEVATION - LOOKING WEST

1:100 metric scale

**B**



HIGHWAY 19A - OPTION 'C'- TYPICAL SECTION / ELEVATION - LOOKING WEST

1:100 metric scale

**C**