



THE CORPORATION OF THE CITY OF VERNON A G E N D A

PUBLIC HEARING
COUNCIL CHAMBERS
MONDAY, MAY 13, 2019
5:30 PM

1. **CALL TO ORDER**

MAYOR Cumming will call the meeting to order and advise that the purpose of the Public Hearing /Public Input is to consider:

A. "Zoning Text (Accessible Parking & Loading) Amendment Bylaw Number 5744, 2019"

2. **CONFIRMATION OF PUBLICATION**

The CORPORATE OFFICER will provide information as to how the meeting was publicized, as required by Legislation.

3. **BYLAW**

A. "Zoning Text (Accessible Parking & Loading) Amendment Bylaw Number 5744, 2019"

A Bylaw:

To amend Zoning Bylaw #5000 to include accessible off-street parking space requirements. The proposed amendments reflect the previous 2012 BC Building Code accessible off-street parking space requirements.

4. **PROCEDURE FOR EACH BYLAW:**

- a) Brief description of the application by City Staff.
- b) Mayor will request the Corporate Officer to indicate any correspondence/petitions received, for the record.
- c) Mayor will call for representation from the public in attendance.
 - i. Microphones are provided for any person(s) wishing to make representation to the meeting.

**ZONING BYLAW #5000
ACCESSIBLE PARKING
AMENDMENTS
(P. 3, 8)**

- ii. The Chair will recognize ONLY speakers at the microphones. Speakers may be requested to limit the length of time they speak until all present, who wish to be heard, have been given an opportunity. Thereafter speakers may take another opportunity to speak.
- iii. The public and members of Council may ask questions of the applicant and / or City staff in order to clarify details of the project, etc.
- iv. Final calls for representation

5. ADJOURNMENT

THE CORPORATION OF THE CITY OF VERNON

BYLAW NUMBER 5744

A bylaw to amend the City of Vernon
Zoning Bylaw Number 5000

WHEREAS the Council of The Corporation of the City of Vernon has determined to amend the City of Vernon Zoning Bylaw #5000 to add text amendments to Section 7 – Parking & Loading;

AND WHEREAS all persons who might be affected by this amendment bylaw have, before the passage thereof, been afforded an opportunity to be heard on the matters herein before the said Council, in accordance with the provisions of Section 464 of the Local Government Act, and all amendments thereto;

NOW THEREFORE the Council of The Corporation of the City of Vernon, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as the "**Zoning Text (Accessible Parking & Loading) Amendment Bylaw Number 5744, 2019**"
2. The City of Vernon Zoning Bylaw Number 5000 be, and is hereby amended, as follows:
 - (i) **AMENDING Section 2 – Interpretation, Section 2.3 General Definitions to ADD a new definition of 'Accessible Viewing Position', 'Accessible Parking Space', and 'Accessible Sleeping Unit' as shown in RED on attached Schedule 'A';**
 - (ii) **AMENDING Section 7 – Parking & Loading, 7.1 On-site Vehicle Parking – 7.1.1, 7.1.7, 7.1.11 and Section 7.3 Development Standards, Vehicle Parking and Loading - 7.3.2 and 7.3.8 to REVISE accessible parking space requirements and terminology as shown in RED on attached Schedule 'B' to align with the 2012 BC Building Code.**
3. Zoning Bylaw Number 5000 is hereby ratified and confirmed in every other respect.

BYLAW NUMBER 5744

PAGE 2

READ A FIRST TIME this 23rd day of April, 2019.

READ A SECOND TIME this 23rd day of April, 2019.

PUBLIC HEARING held this day of , 2019.

READ A THIRD TIME this day of , 2019.

Approved pursuant to section 52(3)(a) of the *Transportation Act* this _____ day of
_____, 20____

for Minister of Transportation & Infrastructure
Bylaw 5744

ADOPTED this day of , 2018.

Mayor

Corporate Officer

SCHEDULE 'A'
Attached to and Forming Part of Bylaw 5744
“Zoning Text (Parking & Loading) Amendment Bylaw Number 5744, 2019”

2.3 General Definitions

ABUT or ABUTTING means immediately contiguous to, or physically touching, and when used with respect to lots or sites, means two that share a common property line.

ACCESSIBLE VIEWING POSITION means a space that is required to be designated for wheelchair use within rooms or areas with fixed seats as per the BC Building Code.

ACCOUNTING SERVICES means the provision of general bookkeeping and accounting services to the public in an office setting.

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PARKING SPACE means an on-site space of the size and dimensions to park one vehicle in conformance with Section 7 of this Bylaw exclusive of driveways, aisles, ramps, or obstructions.

PARKING SPACE, ACCESSIBLE means an on-site parking space marked with the international symbol of access, and can only be used by people with a valid accessible parking permit issued to a person with disabilities under the Motor Vehicle Act.

PARTICIPANT RECREATION SERVICES, INDOOR means facilities within an enclosed building for sports, active recreation and performing and cultural arts where patrons are predominantly participants. Typical uses include but are not limited to athletic clubs, health and fitness clubs, swimming pools, rifle and pistol ranges, bowling alleys, and racquet clubs.

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PAR SLEEPING UNIT means a sleeping room not equipped with self-contained cooking facilities, providing accommodation for guests, residents or employees.

SLEEPING UNIT, ACCESSIBLE means a sleeping room or bed space that is required to conform to accessible design provisions as per the BC Building Code.

SPECIAL NEEDS HOUSING means housing under section 905 of the Local Government Act that is used for persons who need subsidized housing because of financial, personal, mental or physical disabilities.

**Attached to and Forming Part of Bylaw 5744
"Zoning Text (Parking & Loading) Amendment Bylaw Number 5744, 2018"**

7.1 On-site Vehicle Parking

7.1.1 On-site parking requirements established prior to the adoption of this Bylaw shall deem to be the applicable parking requirements for existing **development** established prior to the City of Vernon Zoning Bylaw #5000. Where any new **development** is proposed, change of **use** of existing **development**, or enlargement of existing **development** after the adoption of this Bylaw, on-site **vehicle** parking (including **accessible parking spaces and visitor parking for the disabled and visitors**) shall be provided by the property owner in accordance with Table 7.1 of this Bylaw.

7.1.7 ~~Parking spaces for the disabled~~ **Accessible parking spaces:**

- shall be designated if the ~~B.C. Building Code~~ requires such ~~parking spaces~~ at a ratio of one **accessible parking space** per 100 **parking spaces**, when the total number of **parking spaces** provided on a property exceeds 50, and in addition, shall be designated at a rate of one for each **accessible viewing position** and **accessible sleeping unit** provided on a property;
- shall have a firm, slip-resistant, level, and hard surfaced area;
- shall be **clearly marked as an accessible parking space** ~~designated as parking space~~ using appropriate signage; ~~and,~~
- shall be provided with an accessible path of travel between the **accessible parking spaces** and the property's facility entrance as required in the *BC Building Code*; ~~and,~~
- shall be included in the calculation of the applicable minimum parking requirement.

Size

7.1.11 Each required on-site **parking space** shall conform to the following provisions, as illustrated in Diagram 7.1:

- except as provided below, each required on-site **parking space** shall be a minimum of 2.5m in width with a minimum clear length of 6.0m exclusive of access drives or aisles, ramps, columns. **Parking spaces** shall have a vertical **clearance** of at least 2.0m. For parallel parking, the length of the **parking spaces** shall be increased to 7.0m, except that an end space with an open end shall be a minimum of 5.5m. For **parking spaces** other than parallel **parking spaces**, up to 40% of the required **parking spaces** may be of a length shorter than that required above, to a minimum of 5.0m.
- where the **use** of a **parking space** is limited on both sides by a wall or a column, the unobstructed width from face to face of the obstructions shall be 3.0m, and if in this case, a **building** door opens into the **parking space** on its long side, the unobstructed width shall be 3.3m. Where the **use** of a **parking space** is limited to one side by a wall or a column, the unobstructed width of the **parking space** shall be 2.7m, and if in this case, a **building** door opens into the **parking space** on its long side, the unobstructed width shall be 3.0m.
- **parking spaces** for oversized **vehicles** shall be a minimum of 4.0m in width with a minimum clear length of 12.0m exclusive of access drives or aisles, ramps, columns. Oversized **parking spaces** shall have a vertical **clearance** of at least 4.0m.
- ~~disabled~~**accessible parking spaces** shall be a minimum 3.7m in width and minimum 6.0m in length;
- boat launch **vehicle** and trailer **parking spaces** shall be a minimum of 3.0m in width and a minimum of 12.0m in length.

SCHEDULE 'B'
Attached to and Forming Part of Bylaw 5744
“Zoning Text (Parking & Loading) Amendment Bylaw Number 5744, 2019”

7.3 Development Standards

Vehicle Parking and Loading

- 7.3.2 Every on-site parking or loading area required by this Bylaw to accommodate 4 or more vehicles:
- shall clearly delineate individual **parking spaces, loading spaces, ~~spaces for the disabled accessible parking spaces~~**, maneuvering aisles, entrances, and exits with pavement markings, signs, and/or other physical means;
 - shall be designed to allow forward entry to and exit from the property on which the parking or loading area is located directly to a dedicated public **street or lane**, without encumbering any lands other than the subject property. This provision does not apply where parking or loading can be provided and accessed directly from an **abutting lane**;
 - shall direct surface drainage to the public storm sewer system, if available, or alternatively to approved planting areas or an approved on-site drainage system; and
 - shall be constructed with surface grades not exceeding 6%.
- 7.3.8 ~~Disabled parking~~ **Accessible parking spaces** shall be located close to a main **building** entrance. ~~and on a level hard surfaced area.~~



THE CORPORATION OF THE CITY OF VERNON REPORT TO COUNCIL

ORIGINAL

SUBMITTED BY: Ellen Croy
Transportation Planner

COUNCIL MEETING: REG COW I/C
COUNCIL MEETING DATE: April 23, 2019
REPORT DATE: April 10, 2019
FILE: 6450

SUBJECT: ZONING BYLAW #5000 ACCESSIBLE PARKING AMENDMENTS

PURPOSE:

To provide Council with proposed Zoning Bylaw #5000 amendments to require accessible parking spaces in off-street parking lots for consideration of First and Second Readings.

RECOMMENDATION:

THAT Council endorse amendments to Zoning Bylaw #5000, as shown in red in Attachment 1 in the report titled "Zoning Bylaw #5000 Accessible Parking Amendments" dated April 10, 2019 by the Transportation Planner, that would require new developments to provide accessible parking spaces in off-street parking lots;

AND FURTHER, that Council direct Administration to research off-street accessible parking space requirements in other communities, and to bring further recommended accessible parking space amendments to Zoning Bylaw #5000 to the Advisory Planning Committee and the Transportation Advisory Committee for their review and comment;

AND FURTHER, that Council direct Administration to present the Advisory Planning Committee and Transportation Advisory Committee input and further recommended accessible parking space amendments to Zoning Bylaw #5000 for Council's consideration in August 2019.

ALTERNATIVES & IMPLICATIONS:

1. THAT Council direct Administration to research off-street accessible parking space requirements in other communities, and to bring further recommended accessible parking space amendments to Zoning Bylaw #5000 to the Advisory Planning Committee and the Transportation Advisory Committee for their review and comment;

AND FURTHER, that Council direct Administration to present the Advisory Planning Committee and Transportation Advisory Committee input and further recommended accessible parking space amendments to Zoning Bylaw #5000 for Council's consideration in August 2019.

Note: As Zoning Bylaw #5000 bases accessible parking requirements on the BC Building Code, and the 2018 BC Building Code revision removed requirements for accessible parking, this alternative would mean that there would be no accessible parking requirements in off-street parking lots until August 2019. With no requirement in place during this time, some developments could be built without any accessible off-street parking provisions.

2. THAT Council endorse amendments to Zoning Bylaw #5000, as shown in red in Attachment 1 in the report titled "Zoning Bylaw #5000 Accessible Parking Amendments" dated April 10, 2019 by the Transportation Planner that would require new developments to provide accessible parking spaces in off-street parking lots.

Note: This alternative would mean that accessible off-street parking requirements would be in place replicating those formerly contained in the BC Building Code, but would not be further refined to follow best practice and to meet the needs of Vernon.

ANALYSIS:

A. Committee Recommendations:

At its meeting of April 9, 2019 the Advisory Planning Committee passed the following resolution:

"THAT Council endorse amendments to Zoning Bylaw #5000, as shown in red in Attachment 1 in the report titled "Zoning Bylaw #5000 Accessible Parking Amendments" dated April 2, 2019 by the Transportation Planner, that would require new developments to provide accessible parking spaces in off-street parking lots;

AND FURTHER, that Council direct Administration to research off-street accessible parking space requirements in other communities, and to bring further recommended accessible parking space amendments to Zoning Bylaw #5000 to the Advisory Planning Committee and the Transportation Advisory Committee for their review and comment;

AND FURTHER, that Council direct Administration to present the Advisory Planning Committee and Transportation Advisory Committee input and further recommended accessible parking space amendments to Zoning Bylaw #5000 for Council's consideration in August 2019."

B. Rationale:

1. Section 7.1.7 of Zoning Bylaw #5000 currently requires accessible off-street parking spaces if they are required in the BC Building Code. However, in the recent 2018 BC Building Code revision (adopted in December 2018) that replaced the 2012 BC Building Code, the requirement for accessible parking spaces in off-street parking lots was removed and replaced with guidelines. As a result, there is currently no requirement for any development to provide accessible off-street parking spaces in Vernon unless Zoning Bylaw #5000 is amended.
2. The City of Vernon, like many other municipalities, have followed the BC Building Code for accessible off-street parking requirements for decades. Therefore, Administration recommends amending Zoning Bylaw #5000 to reflect the 2012 BC Building Code accessible off-street parking space requirements (Attachment 1). This would mean that accessible off-street parking requirements would remain the same as they were before December 2018.
3. Administration acknowledges that the accessible off-street parking requirements provided in the 2012 BC Building Code could be further refined to follow best practice and to meet the needs of Vernon. For example, best practice references (e.g. the US Americans with Disabilities Act and Social Planning and Research Council BC [SPARC BC]) recommend a higher accessible parking space ratio, increased vertical clearance, and clear aisle space requirements. Therefore, it is recommended that Council amend Zoning Bylaw #5000 to reflect the 2012 BC Building Code accessible off-street parking

requirements as an interim measure until Administration completes further research to refine the amendments.

- 4. Should Council direct Administration to complete further research, it is also recommended that Council direct Administration to bring any further recommendations to amend accessible off-street parking requirements to the Advisory Planning Committee and the Transportation Advisory Committee for their review and comment. Administration anticipates that the final recommended Zoning Bylaw #5000 amendments would be brought to Council for its consideration in August 2019.

C. Attachments:

Attachment 1 – Proposed Amendments to Zoning Bylaw #5000

D. Council’s Strategic Plan 2015 – 2018 Goals/Deliverables:

The subject involves the following objectives in Council’s Strategic Plan 2015 – 2018:

- Create a safe, efficient and sustainable transportation network.

E. Relevant Policy/Bylaws/Resolutions:

- 1. The Official Community Plan (OCP) has the following applicable policies:

11.11 Ensure that Transportation Demand Management measures and initiatives take a high priority in transportation planning. A target of 20% for walking, cycling and transit mode share has been set for 2040 to further encourage the use of alternative forms of transportation. To achieve this, the City shall:


- j. Review the parking regulations in the Zoning Bylaw regularly to ensure that parking required as part of new development is consistent with anticipated demand.

BUDGET/RESOURCE IMPLICATIONS:

The budget implications would include staff time and resources to complete additional research. Administration would also explore the possibility of retaining an accessibility design professional to provide additional recommendations for accessible off-street parking requirements. The accessibility consultant review is estimated to cost \$2,500 to be taken from the existing Transportation Ongoing Projects Budget.

Prepared by:

Apr 17 2019 8:53 AM

X  
 Ellen Croy 

Ellen Croy
Transportation Planner

Approved for submission to Council:


Will Pearce, CAO

Date: 17. APRIL 2019

Apr 17 2019 9:52 AM

X  ✓
 Kevin Poole 

Kim Flick
 Director, Community Infrastructure and Development

REVIEWED WITH		
<input type="checkbox"/> Corporate Services	<input type="checkbox"/> Operations	<input checked="" type="checkbox"/> Current Planning
<input type="checkbox"/> Bylaw Compliance	<input type="checkbox"/> Public Works/Airport	<input type="checkbox"/> Long Range Planning & Sustainability
<input type="checkbox"/> Real Estate	<input type="checkbox"/> Facilities	<input checked="" type="checkbox"/> Building & Licensing
<input type="checkbox"/> RCMP	<input type="checkbox"/> Utilities	<input type="checkbox"/> Engineering Development Services
<input type="checkbox"/> Fire & Rescue Services	<input type="checkbox"/> Recreation Services	<input type="checkbox"/> Infrastructure Management
<input type="checkbox"/> Human Resources	<input type="checkbox"/> Parks	<input checked="" type="checkbox"/> Transportation
<input type="checkbox"/> Financial Services		<input type="checkbox"/> Economic Development & Tourism
<input checked="" type="checkbox"/> COMMITTEE: APC (Apr.9/19)		
<input type="checkbox"/> OTHER:		

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