



Hamilton

DEVELOPMENT APPLICATION GUIDELINES

Parking Analysis/Study

PURPOSE:

This document explains the guidelines for the preparation of a Parking Analysis/Study which may be required for the submission of an application under the *Planning Act*. All Parking Analyses/Studies shall follow the guidelines referenced in this document. Failure to adhere to the guidelines may result in a submission being considered unsatisfactory and a submitted application being deemed incomplete.

The purpose of a Parking Analysis/Study is to determine the parking supply required to support a proposed development as per the City of Hamilton Zoning By-laws.

A Parking Analysis / Study may be required to justify any requested variance from the Zoning By-law required parking supply and to provide alternative strategies to offset the impacts of the variance.

PREPARED BY:

The Parking Analysis/Study is to be prepared by a qualified transportation consultant experienced in transportation planning or traffic engineering. The consultant must be registered as a Professional Engineer in the province of Ontario.

CONTENTS INCLUDE:

The need for a Parking Analysis/Study and the terms of reference are to be confirmed through a pre-study consultation with Transportation Planning staff prior to commencing work. The Parking Analysis/Study may be provided as a standalone document or as a separate section within a broader document containing the required transportation studies.

The Parking Analysis may be required to:

- Provide an overview of the development proposal.
- Outline the parking required under the applicable Zoning By-law for each proposed land use.
- State the proposed parking supply for each land use and identify any surplus or deficiency.
- Identify opportunities for shared parking onsite.
- Identify adjacent on-street parking supply.
- Outline study area posted parking restrictions.

Parking Analysis / Study – Development Application Guidelines

- Provide sound justification for any oversupply of parking.
- Include a site plan that:
 - Identifies the location and number of proposed parking spaces, including accessible spaces and small car spaces.
 - Dimensions all parking spaces, aisles, and ramps.
 - Illustrates ramp and transition lengths and grades.
 - Identifies location and dimensions of loading areas.
 - Illustrates and dimensions proposed lay-by areas.
 - Identifies pedestrian routes linking parking areas to building entrances.
- Outline the existing study area alternative and active transportation facilities and infrastructure, including direct connections to other sustainable travel modes (e.g. transit stops or stations).
- Collect parking demand and/or turnover data at set intervals at City-approved proxy sites to support the proposed parking supply.
- Provide a parking mitigation strategy to offset the impacts of a reduced parking supply.

REVIEWED AND APPROVED BY:

Transportation Planning and Parking Division, Planning and Economic Development Department.

CONTACT:

Transportation.Planning@hamilton.ca