



Staff Report to Council

DATE: Monday, April 20, 2026

DEPARTMENT: Planning

SUBJECT: Parking Bylaw Modernization – Part 4: Off-Street Parking and Bicycle Regulations

EXECUTIVE SUMMARY:

This report presents Bylaw No. 2272, which has been drafted to modernize Part 4: Off-Street Parking and Bicycle Regulations of Zoning Bylaw No. 300 in accordance with Council direction from December 15, 2025. The Bylaw reflects the nine recommendations provided by Watt Consulting Group and includes housekeeping changes to ensure internal consistency and improve implementation.

Key updates include expanding the removal of minimum parking ratios for residential and commercial uses in the City Centre (while maintaining accessible and loading requirements), updating multi-family residential parking ratios in other areas, reducing visitor parking ratios, and modernizing bicycle parking, accessible parking, loading requirements, and cash-in-lieu provisions. New transportation demand management measures have also been introduced.

BACKGROUND:

Council included the following objective in their 2023-2027 Council Strategic Plan:

1i – Review the Zoning Bylaw Parking Requirements in the City Centre

The scope of this objective was expanded by Council resolution at the May 9, 2024, Regular Council meeting to include a full review of Zoning Bylaw No. 300's off-street parking requirements, bicycle parking requirements, and included further direction to explore options to include other Transportation Demand Management (TDM) measures.

In accordance with this direction, staff posted a Request for Proposals for professional consulting work to complete this project. The contract for this work was awarded to Watt Consulting Group. Since awarding the contract, Watt Consulting has completed all four phases of the parking bylaw modernization project, including background review, data collection and analysis, public and key partner engagement, and drafting the bylaw.

At the Regular Council meeting on December 15, 2025, Watt delivered a comprehensive presentation outlining recommendations for Council consideration. Following the presentation, Council directed staff

to prepare a bylaw to update Part 4: Off-Street Parking and Bicycle Regulations of Zoning Bylaw No. 300 based on the nine recommendations from Watt Consulting Group's presentation, including Options 1a and 4a.

More specifically, the recommendations include:

- Recommendation 1: Residential parking in the City Centre:
 - Option 1a: Expanding the removal of minimum residential parking ratios from the Transit-Oriented Area to the rest of the City Centre, and implementing minimum TDM requirements;
- Recommendation 2: Reducing multi-family residential parking ratios in all other OCP designations to better reflect demand, and allowing reductions in conjunction with optional TDM measures;
- Recommendation 3: Reducing residential visitor parking requirements to better reflect demand;
- Recommendation 4: Commercial parking in the City Centre:
 - Option 4a: Removing minimum parking ratios while maintaining accessible and loading requirements;
- Recommendation 5: Consolidating and updating minimum commercial and industrial parking ratios in all other OCP designations;
- Recommendation 6: Modernizing bike parking standards (ratios and dimensions) and adding mobility scooter parking requirements;
- Recommendation 7: Revising loading parking ratios and design standards;
- Recommendation 8: Updating accessible parking ratios and design standards;
- Recommendation 9: Modernizing cash-in-lieu policies.

At this meeting, Council also directed staff to create a policy to review the off-street parking regulations not less than every five years, which will come forward separately at a later date.

Further background information (including the staff report and comprehensive presentation from Watt which outlines the process, background review, data collection and analysis results, and consultation results), the video recording, and meeting Minutes can be viewed here : [Council Meeting - December 15, 2025](#).

COMMENTARY:

The purpose of the Parking Bylaw Modernization project is to update the Zoning Bylaw by establishing off-street vehicle and loading standards that better meet demand, modernizing regulations for accessible parking and other specialty parking, updating bicycle parking requirements, implementing bicycle parking design standards, modernizing cash-in-lieu requirements, and introducing new transportation demand management measures.

Bylaw No. 2272 has been prepared in accordance with Council's December 15, 2025 resolution, and includes housekeeping to Part 4: Off-Street Parking and Bicycle Regulations to ensure consistency throughout the regulations and improve implementation of the requirements.

FINANCIAL IMPLICATIONS:

There are no known financial implications at this time.

LEGAL IMPLICATIONS:

The Public Hearing is waived in accordance with the Local Government Act and the City's Public Notification Procedures Bylaw.

STRATEGIC PLAN ALIGNMENT:

1i – Review the Zoning Bylaw Parking Requirements in the City Centre.

OPTIONS:

Option 1

THAT Council give "City of Langford Zoning Bylaw No. 300, Amendment No. 759 (Off-Street Parking), Bylaw No. 2272, 2026", 1st, 2nd and 3rd reading.

OR Option 2

THAT Council take no action at this time with respect to "City of Langford Zoning Bylaw No. 300, Amendment No. 759 (Off-Street Parking), Bylaw No. 2272, 2026".

SUBMITTED BY: Matt Notley, Planner II, Community Planning and Development

Concurrence: Leah Stohmann, RPP, MCIP, Director of Community Planning and Development

Concurrence: Melisa Miles, Manager of Legislative Services

Concurrence: Donna Petrie, Senior Manager of Communications & Economic Development

Concurrence: Yari Nielsen, Director of Parks, Recreation and Facilities

Concurrence: Katelyn Balzer, P.Eng., Director of Engineering and Public Works

Concurrence: Michael Dillabaugh, CPA, CA, Director of Finance

Concurrence: Marie Watmough, Director of Legislative & Protective Services

Concurrence: Braden Hutchins, Deputy Chief Administrative Officer

Concurrence: Darren Kiedyk, Chief Administrative Officer

Attachments:

Bylaw No. 2272