

10. Reduced Parking Requirements for Automated Technologies

Réduction des exigences en matière de stationnement lorsque les technologies sont automatisées

Committee recommendation

That Council direct staff to bring forward an amendment to the zoning by-law to reduce the parking requirements where automated technologies would serve to reduce the number of parking spaces necessary for certain warehouse and light industrial uses or components thereof.

Recommandation du Comité

Que le Conseil demande au personnel de rédiger une modification du *Règlement de zonage* afin que les exigences en matière de stationnement soient assouplies là où l'automatisation des technologies réduit le nombre nécessaire de places de stationnement dans certains entrepôts et certaines utilisations d'industrie légère (ou certaines de leurs composantes).

Documentation/Documentation

1. Committee Coordinator's report, dated April 14, 2020 (ACS2020-OCC-PLC-0003)

Rapport de la coordonnatrice du comité, daté le 14 avril 2020 (ACS2020-OCC-PLC-0003)

**Report to
Rapport au:**

**Planning Committee
Comité de l'urbanisme
14 May 2020 / le 14 mai 2020**

**and Council
et au Conseil
27 May 2020 / 27 mai 2020**

**Submitted on April 14, 2020
Soumis le 14 avril 2020**

**Submitted by
Soumis par:
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Ward: CITY WIDE / À L'ÉCHELLE DE LA VILLE File Number: ACS2020-OCC-PLC-0003

SUBJECT: Reduced Parking Requirements for Automated Technologies

OBJET: Réduction des exigences en matière de stationnement lorsque les technologies sont automatisées

REPORT RECOMMENDATIONS

That Planning Committee recommend to Council that staff be directed to bring forward an amendment to the zoning by-law to reduce the parking requirements where automated technologies would serve to reduce the number of parking spaces necessary for certain warehouse and light industrial uses or components thereof.

RECOMMANDATIONS DU RAPPORT

Que le Comité de l'urbanisme recommande au Conseil de demander au personnel de rédiger une modification du *Règlement de zonage* afin que les exigences en matière de stationnement soient assouplies là où l'automatisation des technologies réduit le nombre nécessaire de places de stationnement dans certains entrepôts et certaines utilisations d'industrie légère (ou certaines de leurs composantes).

BACKGROUND

At the Planning Committee meeting on April 9, 2020, Vice-chair G. Gower introduced a Notice of Motion on behalf of the Chair, Councillor J. Harder, for consideration at the subsequent meeting. The purpose of the motion is to direct staff, through City Council, to look at reducing minimum parking space requirements for warehouse and light industrial uses where automated robotic technologies are proposed. Utilization of new automated technologies are reducing the number of employees and employee parking needed to support warehouse and industrial uses. It is requested that provisions related to minimum parking be updated to reflect this change. The motion is now before Planning Committee for consideration.

DISCUSSION

Councillor Harder (through Planning Committee Vice-chair, Councillor G. Gower) has provided the following motion for Planning Committee's consideration:

WHEREAS Part 4, Section 101 of Zoning By-law 2008-250 sets out minimum parking space rates for residential and non-residential establishments, and requires a minimum parking rate of 0.8 spaces per 100m² of gross floor area for warehouse and light industrial uses; and

WHEREAS new robotic technologies are reducing the number of employees needed to support the same gross floor area for these categories of use;

THEREFORE BE IT RESOLVED that Planning Committee recommend to Council that staff be directed to bring forward an amendment to the zoning by-law to reduce the parking requirements where robotic technologies serve to reduce the number of vehicles places required for employees.

The report recommendation has been updated to reflect the intent of the Notice of Motion.

Departmental Comments

The motion will require research and analysis on the displacement of employees by robotic/automated systems and review how other municipalities have determined parking/loading requirements for modernized industrial uses. Section 101 of the City of Ottawa Zoning By-law establishes minimum parking rates for various land uses based on gross floor area. These provisions do not currently exempt floor area occupied by robotics equipment or other similar uses that may reduce the number of necessary employees. While such a review is not part of the Department's 2020 Workplan, the Department is prepared to complete a focused review to consider a new parking rate exemption for floor area devoted to automated/robotic facility processes by Q3 2020.

As the Comprehensive Zoning By-law Review is forthcoming (post-Official Plan), there will be an opportunity at that time to examine parking rates in greater depth, and consider further amendments such as parking rates based on the number of employees in warehouse, industrial, and similar uses; or separate parking rates for floor area occupied solely by robotic equipment. This review would extend to all types of industrial uses as there are different degrees of automation in a variety of heavy industrial uses as well. The Department acknowledges that automated technology has dramatically reduced employee requirements across the full range of industrial sectors over the past decades, while the parking rate tables and trip generation rates have not kept pace. A comprehensive review in advance of the new Zoning By-law would however require additional staff and budget resources beyond those currently identified.

RURAL IMPLICATIONS

There are no rural implications associated with the report recommendation as the amendment would apply City-wide.

CONSULTATION

No specific consultation was conducted in respect of this report. The public was notified of this report in such that the Notice of Motion was raised at the public meeting of the Planning Committee on April 9, and was listed on the associated meeting Disposition, which was posted to Ottawa.ca. Subsequently, the meeting was advertised in community newspapers and on Ottawa.ca, and the agenda was published on Monday, May 4.

Public delegations may be received by the Committee.

COMMENTS BY THE WARD COUNCILLOR(S)

Councillor Harder raised this issue, (through Planning Committee Vice-chair, Councillor G. Gower) by way of Notice at the April 9 Planning Committee meeting and can provide further context upon request.

ADVISORY COMMITTEE(S) COMMENTS

Not applicable

LEGAL IMPLICATIONS

There are no legal impediments to the adoption of the recommendation in this report.

RISK MANAGEMENT IMPLICATIONS

There are no known risk management implications associated with this report.

FINANCIAL IMPLICATIONS

There are no direct financial implications.

ACCESSIBILITY IMPACTS

There are no known accessibility implications associated with the report recommendation.

TERM OF COUNCIL PRIORITIES

This project addresses the following 2019 – 2022 Term of Council Priorities:

- Economic Growth and Diversification

DISPOSITION

Staff will take direction from Committee and Council and proceed accordingly