

TDM Plan D – Unbundled Parking Pilot Program

Pre-Submittal or Application Number:	
Project Address	
Date of Submission	

Note to applicants: TDM Plan D is unlike the other TDM Plans. Staff are looking for applicants to propose how to meet the criteria and participate in a pilot program to understand how this measure could become more standardized in the future. Over time, as this measure is utilized and processes to deliver this measure are better understood, this measure may be updated frequently. This measure may not be available at all times, and eligibility for this measure is based on staff discretion.

Prior to issuance of a Development Permit, the applicant should submit a proposal that outlines how the applicant will meet the following criteria. Acceptance of the proposal will be determined by the Director of Planning, in consultation with the General Manager of Engineering Services.

- This TDM Plan may only be selected by applications that contain a residential strata component and parking intended to serve the strata residents.
- Demonstrate a commitment to unbundling parking. The following should be included in the proposal document, to be confirmed via legal agreement(s) prior to issuance of the Development Permit.
 - Parking spaces provided for residential strata owners should be available to lease only, not for purchase.
 - Lease terms should be a maximum of 1 year.
 - Lease rates should be competitive with the market, such that users experience a cost-savings if not leasing a parking space. A suggested minimum rate is \$1,200 per year; rates below \$50 per year will not meet the criteria.
 - The proposal should fairly balance the benefits and obligations for future strata owners.
 - This should be secured, for the life of the building, via legal agreement(s). The agreement(s) should include an option for the City to verify, post-occupancy, that the parking remains unbundled.

Required attachments:

- Proposal document