



TOWN OF BLACK DIAMOND POLICY

POLICY #: DEV-034	
TITLE: Cash-in-lieu of Parking	
Approval Date: May 6, 2020	Resolution #: 2020-176
Revisions:	
Approval Date:	Resolution #:
Department: Planning & Development	

Policy Statement:

In the event that development occurs on constrained sites where parking requirements cannot be met on-site, applicants are given the option to pay the Town for the remaining required number of parking stalls. Funds collected through the Policy go toward parking and pedestrian improvements within the Town.

1. Reason for Policy

- 1.1. Cash-in-lieu of parking allows for redevelopment and densification to occur on sites where the required parking can't be easily met on-site.
- 1.2. Parking is a collective good and a collective responsibility. Cash-in-lieu supports the provision of parking that is available to the general public, allowing for more intensive and efficient use of both private and public resources, which is a benefit to the surrounding area.
- 1.3. Pedestrian infrastructure connects movement between parking spaces and destinations and supports parking accessibility.

2. Related Information

- 2.1. Land Use Bylaw Parking Regulations 98-14 and amendments thereto
- 2.2. Policy DEV-003 Development, Planning and Related Fees



3. Definitions

- 3.1. *Cash-in-lieu* means a fee to be paid to the Town in place of parking spaces that are required by the Land Use Bylaw.
- 3.2. *Chief Administrative Officer (CAO)* means the person appointed to the position by the Council of the Town of Black Diamond to carry out the power, duties and functions of the CAO. It may also mean a person appointed to this position on an interim basis, or a person to whom the CAO has delegated their authorities to, in accordance with the Town of Black Diamond Chief Administrative Officer Bylaw.
- 3.3. *Parking Improvements* include off-street parking lots, on-street parking spaces, and infrastructure that increases the number or improves the performance of parking spaces, such as signage, meters, payment machines, line painting, curb and sidewalk replacement or realignment, and landscaping.
- 3.4. *Pedestrian Improvements* means infrastructure supporting the movement of humans on foot, and may include sidewalks, pathways, lighting, benches, waste receptacles, and similar items.
- 3.5. *Town* means the municipal corporation of the Town of Black Diamond.
- 3.6. *Town Council(Council)* means the duly elected Council for the Town of Black Diamond.

4. Policies

- 4.1. The Cash-in-lieu of Parking Policy will be applicable primarily in the Central Business (CB) and General Business (CB-1) Districts of the Land Use Bylaw but will be considered on a case-by-case basis in other Land Use Districts by the Development Approval Authority.
- 4.2. No more than 70% of the minimum required parking stalls may be provided via Cash-in-lieu.
- 4.3. Cash-in-lieu of parking shall not be applied to Dwelling Units in Mixed-use Developments. Each Dwelling Unit within a Mixed-use development shall be provided with a minimum of one on-site parking stall to the satisfaction of the Development Authority.
- 4.4. Parking and Pedestrian Improvements funded by Cash-in-lieu payments shall be located to benefit the areas within which it is collected.
- 4.5. The Cash-in-lieu rate will be established in *Policy DEV-003 Development, Planning and Related Fees*, which is reviewed from time to time.
- 4.6. In recognition that public parking provides a shared benefit, the Cash-in-lieu rate will be calculated at 20% of the estimated full cost of providing paved, surface parking including driveways, maneuvering aisles, landscaping, lighting, and the cost of land and constructed in accordance with Town policies.



5. Responsibilities

5.1. Town Council is to:

- 5.1.1.** Approve, by resolution, this Policy and any amendments.
- 5.1.2.** Consider the allocation of resources for the successful implementation of this Policy in the annual budget process.
- 5.1.3.** Ensure all Policies conform to the overall mission, goals and values as set out in the Town's Strategic Plan.

5.2. Chief Administrative Officer (CAO) is to:

- 5.2.1.** Ensure that all duties assigned to the CAO in this Policy and Procedure are undertaken, or delegated to an employee, as deemed appropriate by the CAO.
- 5.2.2.** Ensure that this Policy and Procedure is reviewed every three (3) years.
- 5.2.3.** Ensure implementation of this Policy and approve Procedures and any amendments thereto.

5.3. Managers are to:

- 5.3.1.** Understand and adhere to this Policy and Procedure.
- 5.3.2.** Ensure the implementation of this Policy and Procedure within their departments.
- 5.3.3.** Make recommendations to the CAO for necessary Policy or Procedure amendments.
- 5.3.4.** Ensure employees are aware of and adhere to this Policy and Procedure.

5.4. All Employees are to:

- 5.4.1.** Understand and adhere to this Policy and Procedure.

6. End of Policy