

CITY OF COQUITLAM
TRANSPORTATION DEMAND MANAGEMENT
GUIDELINES FOR NEW DEVELOPMENTS

UPDATE: April 2022

1. INTRODUCTION



Transportation Demand Management (TDM) is a parking management strategy that increases the transportation system efficiency by changing travel behavior. It is influenced by policies, programs, improved infrastructures, and other services to help change the way of travel. TDM encourages sustainable travel choices by supporting alternatives options including walking, cycling, taking transit or rideshare and reducing the number of single occupant vehicles on the road. TDM plays a key role in supporting future Transit-Oriented Development (TOD) neighbourhoods that will support the City's overarching goals for sustainable transportation and livability.

1.1. Background

The City of Coquitlam is growing and that growth is not confined to TOD areas but to other neighbourhoods whose access to frequent and reliable transit is low. To achieve the City-wide target of 30% of all trips to be by sustainable modes, TOD areas would need to achieve a much higher mode shift (from about 30% to over 50%) to overcome predominant auto modes in areas not well served by transit. As one of the key features to support our sustainable mode-shift a multi-faceted TDM strategy that is integrated in our City's policies is important to help support compact, healthy, and complete communities.

2. TDM AND THE CITY OF COQUITLAM



TDM is identified as an essential part in both the City of Coquitlam's Official Community Plan and Strategic Transportation Plan. The current TDM program explores the option to encourage alternative modes through incentives, education, and awareness and balance the future needs for off-street parking.



2.1. TDM Policy

As per the TDM program in the Evergreen Line Core and Shoulder areas, the TDM program applies to all new residential multi-family, commercial and office projects when there is a development permit application involved. *Note that the TDM will not apply to commercial (includes office use) developments that consist of a floor space of 500 m^2 GFA or less.* The following will be required as part of the current program:

Table 1: TDM Structure

TDM Measure Rate	• $1,100 per apartment or townhouse dwelling unit. • $1,700 per 100 m^2 GFA for new commercial and/or office space.
TDM Monitoring Fund	• $20 per apartment or townhouse dwelling unit. • $25 per 100 m^2 GFA for new commercial and/or office space.
Additional TDM Measures	• Provision of TDM travel information packages for all new residential, commercial and office units. • Provision of directional signage to on-site parking spaces for residential, commercial, and office visitors.

Note: (1) Reference Document: Policy –TDM Collection Procedure; (2) TDM do not apply to new commercial/office developments that consist of a floor space of 500m^2 GFA or less.

3. DEVELOPMENT TDM MEASURES

3.1. Current TDM Initiatives

The following are TDM measures currently accepted by City staff. The TDM initiatives will continue to be updated as new measures and opportunities become available for the community.

Table 2: Current TDM Initiatives

Current TDM Measure	Details	Applicable Land Uses			
		Residential Strata	Residential Rental	Commercial	Office
Carshare Memberships	Provide annual carshare memberships and driving credits	✓	✓	✓	✓
Public Transit	Provide subsidized transit passes for residents and employees	✓	✓	✓	✓
Electric Bicycle	Provide an electric bicycle to resident	✓	-	-	-

Carshare complements sustainable travel modes like public transit, walking and cycling, and alleviates potential parking demand in the neighbourhood by reducing vehicle ownership. Future development applicants are required to:

- Arrange with carshare provider to provide memberships to future residential, commercial and/or office units where suitable. Note that currently arrangements with Modo carshare operator has been accepted. Other carshare may be proposed and reviewed by City Staff.
- Consult/discuss with carshare provider to confirm vehicle is provided within neighbourhoods.



Public Transit provides basic mobility service to all others without access to a car. It reduces road congestion and parking demand while encouraging sustainability through alternative travel modes including walking. Future development applicants are required to:

- Arrange with the Compass Group at TransLink to arrange for funds to be used towards subsidizes future transit passes.
- Discuss with the Compass to confirm the agreement to distribute funds.



Electric Bicycle (E-Bike) encourages cycling as an active travel mode. It can reduce traffic congestion and demand on parking while promoting health, environmental and economic benefits. Future development applicants are required to:

- Consult with an E-Bike provider to provide an E-Bike to a future resident.

3.2. Complementary Measures



TDM Monitoring is essential to assess the effectiveness of TDM measures. The funds collected through new developments will allow City staff to complete on-going evaluation including surveys on-site.

- Staff to work with future tenants/end users to complete monitoring and surveys.



TDM Travel Information Packages increase awareness of sustainable transportation opportunities for residents/tenants, visitors and community members.

- Staff to work with future developer along with building owner/management company to support travel planning resources for residents/tenants. This includes providing active transportation maps (see ***Appendix 1***) to new residents as part of the “welcome package”.



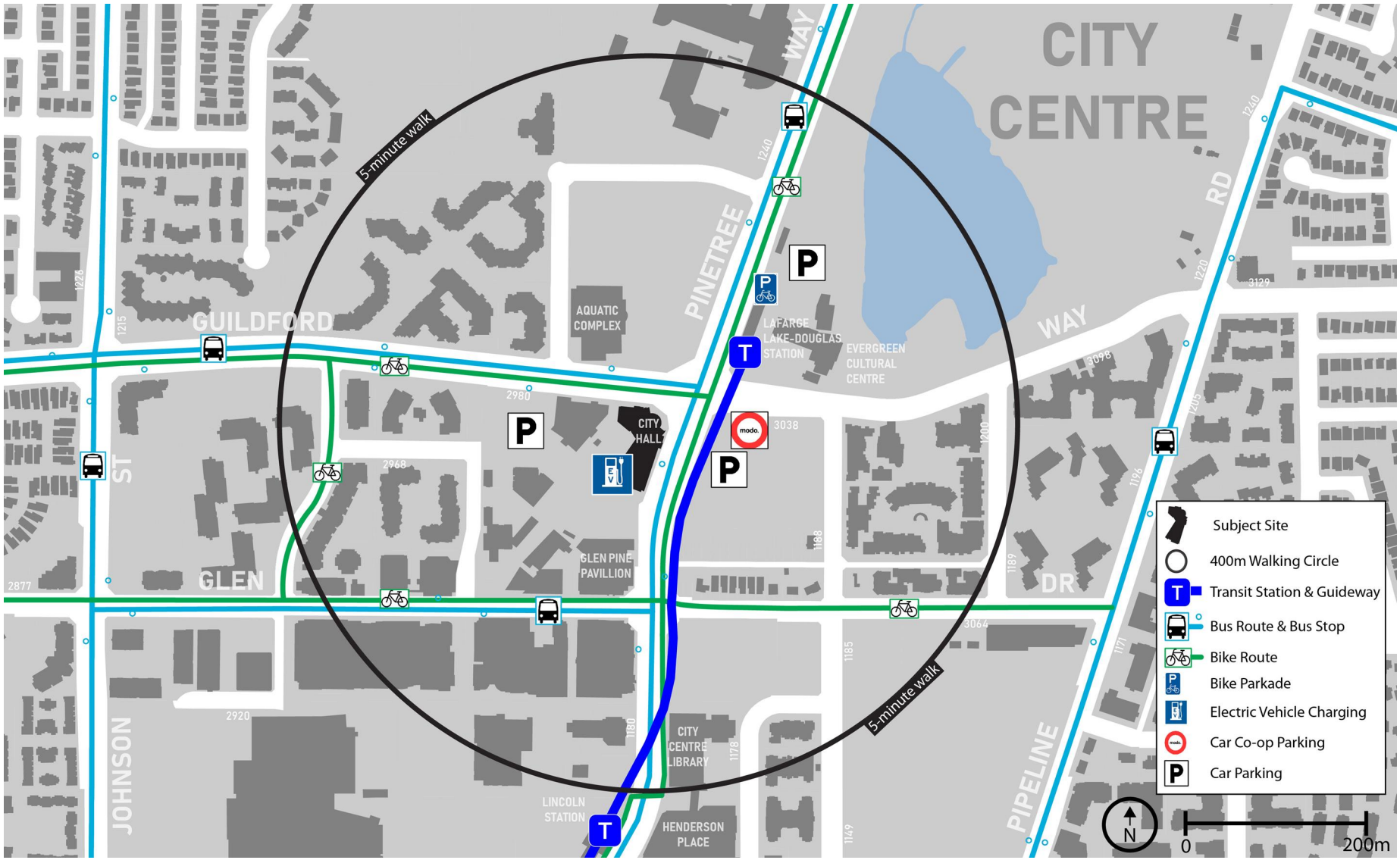
Wayfinding Signage increasing awareness for residential visitors, commercial and office parking can improve on-site parking facility usage.

- Staff to work with developers to ensure proper signage is provided for on-site parking.

4. RESOURCES

City Document Reference	• Citywide Official Community Plan Bylaw No. 3479, 2001 (Schedule A) • City of Coquitlam Zoning Bylaw No. 3000, 1996 (Section 713, Off-Street Parking and Loading) • City of Coquitlam Policy - Transportation Demand Management (TDM) Collection Procedure (Doc # 4008293)
TDM Initiative "TransLink Compass Program"	• Contact: Yvonne Scott, Manager, Compass Programs and Services Address: TransLink, 1-590 Beatty Street, Vancouver BC V6B 2L3 Email: Yvonne.Scott@translink.ca Telephone: (778) 312 - 7917 Contact: Felicia Wu, Compass Programs Advisor Address: Compass Customer Service Walk-in Centre, 590 Beatty Street, Vancouver, BC V6B 2L3 Email: Felicia.Wu@translink.ca Telephone: (604) 453 – 4485
TDM Initiative 'Modo Carshare'	• Contact: Sylvain Celaire Address: 200 – 470 Granville Street, Vancouver, BC V6C 1V5 Email: info@modo.coop Telephone: 604.685.1393

Coquitlam TDM Guidelines in New Developments
Appendix 1: Active Transportation Map Sample



Coquitlam TDM Guidelines in New Developments
Appendix 2: Proposed TDM Valuation

Example TDM Submission

Application Name	ABC Development	
Project Address	1234 Example Road	
Project Details	No. Market Residential Units: 300 units No. Rental Residential Units: 100 units Commercial GFA (includes office GFA): 1,500 m^2	
Total TDM Plan Value **excludes TDM Monitoring*	$1,100 per Market Residential Units: $ 330,000 $1,100 per Rental Residential Units: $ 110,000 $1,700 per 100 m^2 Commercial GFA: $ 25,500 Total Value: $465,500	
Market Residential TDM Plan **excludes TDM Monitoring*	<u>Example 1:</u> Carshare Value: $150,000 Public Transit Value: $180,000 E-Bike Value: $n/a Total Value: $330,000	<u>Example 2:</u> Carshare Value: $n/a Public Transit Value: $180,000 E-Bike Value: $150,000 Total Value: $330,000
Rental Residential TDM Plan **excludes TDM Monitoring*	Carshare Value: $50,000 Public Transit Value: $60,000 Total Value: $110,000	
Commercial/Office TDM Plan **excludes TDM Monitoring*	Carshare Value: $15,000 Public Transit Value: $10,500 Total Value: $25,500	
Total TDM Monitoring Value	$20 per Market Residential Units: $6,000 $20 per Rental Residential Unit: $2,000 $25 per 100 m^2 Commercial GFA: $375 Total Value: $8,375	

Note:

(1) TDM initiatives to be confirmed with reference contacts;
(2) TDM do not apply to new commercial or office GFA developments proposing 500 m^2 GFA or less;
(3) All TDM value to be distributed equally to all new residential units and/or portioned equally according to the new commercial/office floor space;
(4) TDM Plan to be finalized with legal agreement; and,
(5) TDM security to be collected prior to Council consideration of approval of the Development permit. (reference 'Policy –TDM Collection Procedure').

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Appendix 2: Proposed TDM Valuation

TDM APPLICATION FORM

Application Name	
Project Address	
Project Details	No. Market Residential Units:_____units No. Rental Residential Units:_____units Commercial GFA (includes office GFA):_____m^2
Total TDM Plan Value **excludes TDM Monitoring*	$1,100 per Market Residential Units: $ $1,100 per Rental Residential Units: $ $1,700 per 100 m^2 Commercial GFA: $ Total Value: $
Market Residential TDM Plan **excludes TDM Monitoring*	Carshare Value: $ Public Transit Value: $ E-Bike Value: $ Total Value: $
Rental Residential TDM Plan **excludes TDM Monitoring*	Carshare Value: $ Public Transit Value: $ Total Value: $
Commercial/Office TDM Plan **excludes TDM Monitoring*	Carshare Value: $ Public Transit Value: $ Total Value: $
Total TDM Monitoring Value	$20 per Market Residential Units: $ $20 per Rental Residential Units: $ $25 per 100 m^2 Commercial GFA: $ Total Value: $

Note:

(1) TDM initiatives to be confirmed with reference contacts;
(2) TDM do not apply to new commercial or office GFA developments proposing 500 m^2 GFA or less;
(3) All TDM value to be distributed equally to all new residential units and/or portioned equally according to the new commercial/office floor space;
(4) TDM Plan to be finalized with legal agreement; and,
(5) TDM security to be collected prior to Council consideration of approval of the Development permit. (reference 'Policy –TDM Collection Procedure').

I, the applicant/owner attest that the information provided in this form is true and correct to the best of knowledge, and agree to provide a cash or bank draft for the value of the proposed TDM measures plus an additional 10% for security.

_____	_____	_____
Applicant Name (Print)	Signature	Date