



REPORT TO COUNCIL

To: **Mayor and Councillors**

Subject: Draft Public Parking Strategy Report

File #: 5240-01

Doc #: 205846

From: David Pollock P.Eng.
Director of Engineering, Parks & Environment

Date: February 2, 2026

RECOMMENDATION:

THAT the report “*Draft Public Parking Strategy Report*” be received for consideration

PURPOSE:

The purpose of the report is to present the Draft Public Parking Strategy Report (Report) to Council and receive feedback before sharing the report with local stakeholders as well as residents. Upon completion of the public engagement, the comments will be summarized and incorporated into a final report for Council’s endorsement.

COMMENTS/ANALYSIS:

Under a separate initiative the City is developing Transportation 2050, a comprehensive multi-modal transportation strategy to guide transportation related policy and investments over the next 25 years. One of the core themes identified in Transportation 2050 is “...a review of current and future parking supply and demand and prepare for Skytrain and growth in the City” (S5, Transportation 2050 plan).

The City issued a Request for Proposals for the development of a public parking strategy in 2024 and the assignment was awarded to Watt Consulting Group (Watt) along with technical support and peer review by Nelson\Nygaard Consulting Associates.

The parking strategy study is constrained to on-street parking and loading as well as City-owned off-street parking areas. Off-street parking has been excluded from the study scope as this is governed by the Zoning Bylaw.

The study area under consideration is defined as the general area north of the Nicomekl River with a specific focus on the Downtown Langley City area.

The technical scope included a review of parking inventory, data collection of parking usage, a regional scan of parking practices as well as a best practice review.

There was a significant amount of engagement undertaken through a number of channels including presentations to Council, a staff Project Advisory Group, a Business Stakeholder Focus Group with the DLBA as well as two community surveys.

The Report focusses on the Downtown Area and outlines three goals and two key objectives that are underpinned by eleven actions along with potential implementation timelines. The larger residential area is proposed to proceed as a subsequent phase as further work is required in this area for consideration by Council.

Next Steps

Following Council's consideration of the Report the consultant and staff will meet with business stakeholders as well as holding an Open House to receive feedback from residents. The input from Council, public and the stakeholders will be reviewed and where appropriate, incorporated into a final document for Council's consideration and endorsement.

After the presentation to Council and subsequent community engagement, should there be significant concerns on the proposed goals and objectives raised, Watt will consider the overall strategy and re-evaluate the directions noted.

As previously noted, the consideration of a residential permit parking program in the larger residential study area requires further data collection and evaluation of options and it is proposed that this work proceed as a subsequent phase, upon completion of this Report.

BUDGET IMPLICATIONS:

The Draft Parking Strategy Report does not include cost estimates at this stage as they will form part of the final report but it is noted that the anticipated costs to revise the time duration signage in the Downtown area are not significant, approximately ten thousand dollars or less.

The pay parking model could be managed in-house or a contracted service but it is expected that this would be, at the least cost-neutral.

The development of a wayfinding strategy would be in the region of fifty to seventy-five thousand dollars, excluding the signage installation which would vary depending upon the approved signage standards.

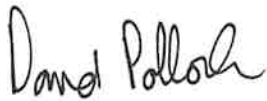
The further evaluation of the residential parking is expected to cost in the region of twenty-five to thirty thousand dollars with implementation extra.

Upon confirmation of the directions proposed in the Parking Strategy Report the City will develop a funding and implementation strategy to be considered as part of the overall Financial Plan.

SUMMARY:

The Parking Strategy will guide the City's approach to public parking management in the study area to ensure residents and businesses have reliable access to public parking options while balancing a variety of transportation needs. The larger residential permit program will be considered as a subsequent phase.

Respectfully Submitted,



David Pollock P.Eng.
Director of Engineering, Parks & Environment

Attachment:

1. City of Langley Public Parking Strategy – Draft Working Technical Report

CHIEF ADMINISTRATIVE OFFICER'S COMMENTS:

I support the recommendation.



Francis Cheung, P. Eng.
Chief Administrative Officer