

Town of Georgina

Parking and Loading Study

Virtual Public Open House – Dec. 10, 2025

The Town of Georgina hosted an online public open house on Wednesday, Dec. 10, 2025, between 4 p.m. and 6 p.m. to discuss the Parking and Loading Study. The study is being undertaken in support of the Town's Phase II update of Zoning Bylaw 500.

The purpose of the open house meeting was to:

- Introduce the study, provide background information and explain the study process
- Provide an overview of the Planning Context and role of the Zoning Bylaw
- Present some information about parking trends in Georgina
- Provide a summary and key findings from a review of what other municipalities require in their zoning bylaws
- Provide an opportunity for open discussion about current issues, opportunities, and considerations for updating the parking and loading requirements in Georgina.

“What we heard”

- More advance notice should be provided for people to participate.
- Many residents in Georgina own larger vehicles (such as pick-up trucks, minivans, SUVs) and existing parking spaces tend to be small. The study should look at the percentage of people who drive larger vehicles.
- There are some single-family residential houses that have attached garages that are too small to accommodate anything other than a small car. Specifications for garages should ensure that there is sufficient space for them to be used for parking.
- Transit and cycling use in Georgina are currently limited and it is felt that people will continue to own cars to do their day-to-day travel. In some newer

subdivisions (Simcoe Landing for example) it was suggested that there is not enough parking to accommodate all the vehicles.

- There is a need for a specific requirement for Business Improvement Areas (in older areas in Town) where there may not be sufficient space for parking on-site.
- Some older areas in Town do not have sidewalks and there are ditches along the road making on-street parking unsafe.
- Concern was expressed about the unintended consequences of reducing the number of parking spots for new development considering legislation allowing up to three or four units on one lot which may cause overflow parking on streets.
- King City and Aurora as comparison municipalities may not be valid due to the difference in household incomes in these communities compared to Georgina which tends to have lower incomes and more multi- generational families or people renting basement apartments.
- It was noted there are many development proposals that include large mixed-use buildings along with residential uses, and there is concern that reducing parking requirements may be intended to approve these developments.
- The cost of housing is resulting in more young adults living at home and therefore many more vehicles. It was noted that some newer subdivisions also get a lot of rental activity, which can increase the number of people in these units compared to a traditional single-family home.
- Workers who provide in-home services to residents also require parking, and in some areas, parking is already an issue – where on-street parking is not allowed and parking in driveways is not available.
- Additional residential units on lots could create parking issues because there would be two families living on one lot and sometimes an additional family in a basement apartment.
- The Town's requirements for accessible parking, which is not part of the Town's current zoning bylaw, should be reviewed.

- Concern with the idea of increasing parking space size, noting that most municipalities often require spaces about 2.7 metres wide, while Georgina is currently requiring spaces that are 3 m wide.
- Concern expressed with the current provision in the zoning bylaw which says a driveway can only be a maximum of 55 per cent of the frontage of the lot. This can result in people parking on front lawns. It was requested the Town consider adding some flexibility for this with a suggestion that a maximum of 60 per cent may be more appropriate.
- The number of spaces provided for commercial uses in Georgina seems high compared to other municipalities. A reduction would be beneficial and would offer some other benefits such as reducing heat island effects, allowing space for infiltration of stormwater, and for maintaining water balance on sites. It was suggested that a reduction of 10 to 15 per cent in parking space requirements should be considered.
- It was also noted that the number and size of loading spaces the Town requires in its bylaw is excessive. Developments are often forced to seek relief for the number of loading spaces for developments in the Town.
- Requirements for electric vehicle charging stations for apartments.

Members of the community who could not attend the public meeting will have the opportunity to provide comments on the information provided by visiting the project webpage, reviewing the presentation material and sending any comments they have by email to the project email address.

The study webpage can be accessed at georgina.ca/ParkingLoading.

Comments can be submitted by email to ZoningBylawUpdate@georgina.ca

To ensure comments can be reflected in the next phase of work, it is requested that comments be submitted by Jan. 9, 2026.