

# Charter Bylaw 19737

## Text Amendments to Zoning Bylaw 12800 for Shared Parking

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### Purpose

To amend Zoning Bylaw 12800 by reducing the allowable shared surface parking spaces from three to two spaces on sites that contain Single Detached Housing, Duplex Housing and Semi-Detached Housing uses, as well as a number of other supporting amendments. These amendments support the direction of Open Option Parking while also addressing concerns relating to the application of shared parking for low density uses.

### Readings

Charter Bylaw 19737 is ready for three readings after the public hearing has been held. If Council wishes to give three readings during a single meeting, Council must unanimously agree “That Charter Bylaw 19737 be considered for third reading.”

### Advertising and Signing

This Charter Bylaw was advertised in the Edmonton Journal on June 4, 2021 and June 12, 2021. The Charter Bylaw can be passed following third reading.

### Position of Administration

Administration supports this proposed Charter Bylaw.

### Previous Council/Committee Action

At the March 23, 2021, Urban Planning Committee meeting, the following motion was passed:

That Urban Planning Committee recommend to City Council:

1. That Administration include in the upcoming zoning bylaw amendments changes to reduce the number of parking spaces a homeowner can share or rent on their property from three to two.

Due: June 2021 City Council Public Hearing

2. That Administration provide a report in one year’s time with an update on the impact of shared parking on affected high use areas, including information on enforcement.

Due: September 2022

## Report

### *Open Option Parking Background*

Between 2017 and 2020, Administration conducted a comprehensive review of on-site parking requirements, and examined the relationship between parking use and other factors - including geographic location, use, building type, and transit access. The review found there was no relationship between these factors and parking demand. This led to regulatory changes to Zoning Bylaw 12800 on June 23, 2020, to allow property owners to choose how much on-site parking to provide, based on their needs, activities or lifestyle (known as Open Option Parking). This bylaw amendment came into effect on July 2, 2020 and was accompanied by a number of other amendments intended to support the successful rollout of Open Option Parking, including shared parking.

### *What is shared parking, why is it important, and how does it work?*

Shared parking is a parking management tactic to optimize and achieve higher use of existing off-street parking supply (i.e., not on-street parking). Shared parking means that parking spaces are available for other use, as determined by the property owner. This is in contrast with the previous approach where Zoning Bylaw 12800 closely regulated all private parking spaces and limited how and by whom they could be used. Shared parking supports Open Option Parking and the goals in the City Plan because it:

- Helps increase choice in how people use land, including determining the right amount of parking that best suits the needs of the site
- Allows existing private parking supply to be efficiently used through agreements between private landowners or individuals. This is especially effective for uses that have off-set operating hours, such as an office building providing game day parking
- Allows people to park on a site for a purpose other than to visit the main use on the site. This can reduce pressure on public parking supply and support areas such as Business Improvement Areas where demand exceeds public supply
- Enables opportunities for sites with large parking needs for short periods of time, such as a religious assembly, to offer their parking spaces out to other uses for the rest of the time

To mitigate the proliferation of parking spaces on private sites, there are limitations to where and how shared parking is permitted. For example, stand-alone surface parking lots are limited to specific zones that are commercial in nature.

The changes proposed in Charter Bylaw 19737 facilitate Administrative changes to Zoning Bylaw 12800 to enable shared parking as intended, as well as reduce the number of parking spaces single detached, semi-detached and duplex property owners can share or rent out on their properties from three spaces to two. This change is proposed to allow property owners the ability to use excess parking spaces in other ways while helping to mitigate potential cumulative impacts of shared parking in high-demand areas (like around the University of Alberta, Roger's Place, etc.).

The proposed changes advance the goals in The City Plan to diversify housing and transportation mode choice and make Edmonton a more compact, walkable city. For further rationale for the proposed changes, please see Attachment 2 - Mark-up of Proposed Changes.

### **Public Engagement**

This report was circulated for three weeks to the mailing list of interested parties built over the life of the Open Option Parking project. The comments received from this review period were considered and have generally been addressed. In summary, comments received reflected a sentiment about the importance of maintaining the 'open' nature and flexibility of Open Option Parking while other comments reflected concern about the impact of increased traffic congestion.

### **Attachments**

1. Charter Bylaw 19737
2. Mark-up of Proposed Changes