

Urban Planning and Economy

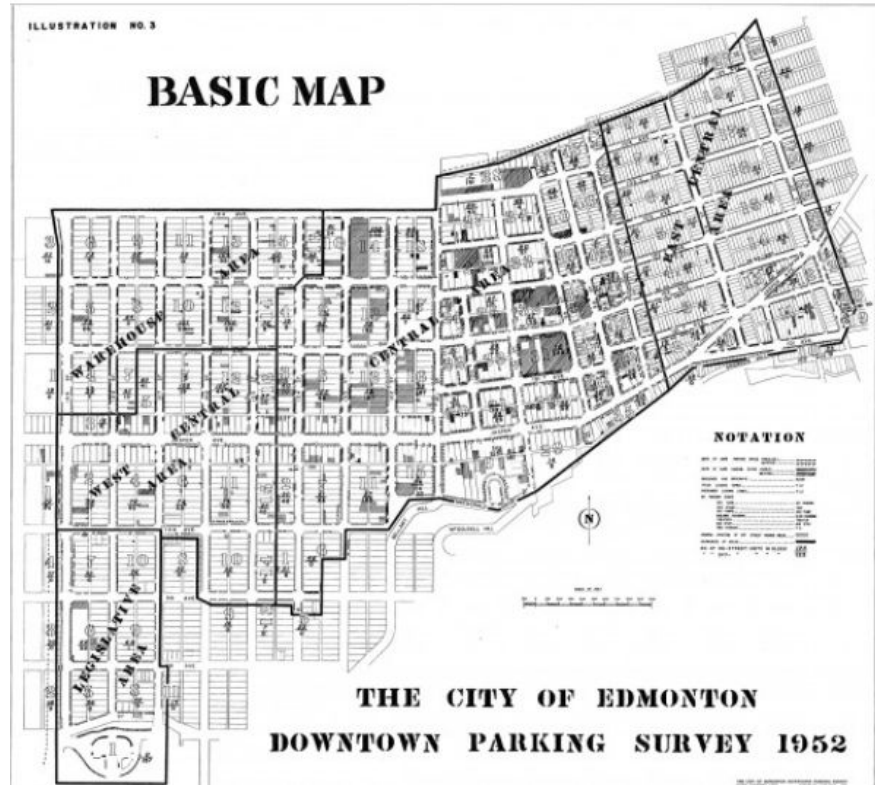
Edmonton

**Options To Address Surface  
Parking Lots In Centre City And  
The Quarters**

Alisa Laliberte, Branch Manager, Economic Investment Services

# How We Arrived Here

- Decades old problem
- Oversupply of parking
- Car-centric history
- Land holding
- Not very attractive



## The Downtown Plan & Downtown Parking

- Transportation modes
- Fewer surface parking lots
- Development permits are discretionary
- Businesses require employee and client parking
- Surface parking is an interim use
- Create vacant land, rather than incentive development
- Developers reluctant to take the risk to build



## Development Permits and Business Licencing

- Most lots do not have a Development Permit
- Minimum requirements exist when a Development Permit is applied for, and include items relating to landscaping, surfacing, etc. which add to the level of investment
- Surface parking lots without a valid Development Permit are not able to acquire a Business Licence, per the Business Licence Bylaw 20002



# Compliance Issues & Enforcement Options

## Current Enforcement

- Complaint-based
- Not a significant or fast change
- Parking will be maintained

## Targeted Compliance & Enforcement

- Requires staff and funding = budget adjustment
- May take 24 months
- Possible equity issue
- Unintended consequences of vacant land and too few parking lots

## Incentives and Options

- Affordable Housing Grant (existing)
- Development Improvement Grant (existing for commercial in BIA)
- Activation grants - Downtown Vibrancy Fund & Meet Me Downtown
- Accelerate Downtown Public Places Plan
- October 13, 2023 Executive Committee report UPE01836 Downtown Community Revitalization Levy (CRL) Financial Incentives Funding Program
- Taxing Vacant Lots - Not practically possible

# Questions and Thank You

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