

Current State Of Vehicle Parking Use

Vehicle parking use is a development that designates a parking area for automobiles in section 7.4 (50) of Bylaw 12800 - Edmonton Zoning Bylaw.

The study area for this report is the Centre City boundary and Chinatown. It extends North beyond the Centre City boundary. Within these boundaries are 275 vehicle parking use lots, of which only 30 (11 per cent) have both a valid development permit and business license as of research conducted in February and March 2023.

Current Numbers

In Q1 2023, Administration undertook a desktop review (i.e. no on-site inspections were undertaken) of surface parking lots in the areas covered by the Capital City Downtown Plan, the Quarters Downtown Area Redevelopment Plan and the Central McDougall/Queen Mary Park Area Redevelopment Plan. This review identified that of the 275 surface parking lots studied, approximately 89 per cent do not have a license or permit to operate (by either the owner or operators).

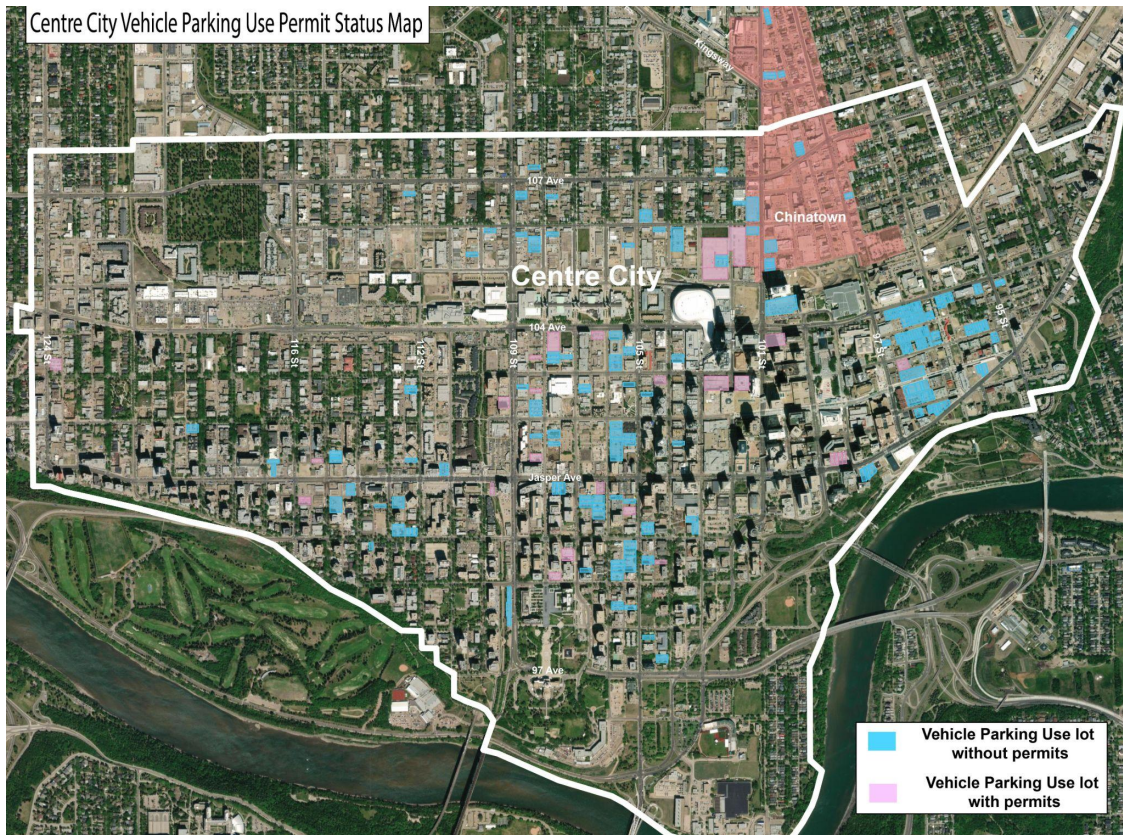
Area of Study	Number of Surface Parking Lots (Titled Lots)	Number of Lots with a Development Permit	Per cent of Lots with a Development Permit
Downtown Neighbourhood	89	21	23.6
Quarters Neighbourhood*	113	1	0.9
North Edge	24	3	12.5
Chinatown	24	0	0
Oliver	25	5	20
Total	275	30	10.9
* Approximately 26 per cent of the lots had a temporary permit in the past that has subsequently expired.			

Of the parking lots identified, only 11 per cent have a development permit. Many of the parking lots have had previous permission that has subsequently expired. Many of the surface parking lots were created following the issuance of a development permit for the demolition of existing buildings on the site.

Attachment 2

Downtown surface parking lots area have 51 different land owners and the lots in the Quarters have 29 different land owners.

The majority of the parking lots (85 per cent) appear to have existed before 2010 (when the Capital City Downtown Plan was developed). This means there has been a limited expansion of surface parking lots since the more restrictive policy approach was introduced, which may suggest that the overarching policies are effective for limiting the expansion of surface parking lots downtown.



	Total Amount	Per cent of Total Amount
Vehicle Parking Use Sites Without Valid Permits	245	89
Vehicle Parking Use Sites With Valid Permits	30	11
Total Vehicle Parking Sites Within Centre City	275	100