

Jurisdictional Scan and Stakeholder Engagement

Jurisdictional Scan

A jurisdictional scan of six Canadian cities was conducted to see what kind of parking reforms they were undertaking.

- **Kelowna** - Created a parking app to assist people in finding parking spots. They have also built and run several municipally-owned parkades. They offer competitive rates during the day and free evenings and weekends. Municipally-owned parkades can undercut surface parking lot prices, thereby reducing the demand for inexpensive private parking lots.
- **Calgary** - The city has created a parking authority. They have also built a new innovative and attractive parkade in the East Village, called “Innovation Platform”, which is a parkade and offices. The parkade is convertible to other uses in the future.
- **Winnipeg** - Suggested working collaboratively with developers for better outcomes. About a decade ago there was a tax rebate program for developers to develop surface parking lots, but no current program exists.
- **Saskatoon** - Creating a parking strategy report. No other reforms were noted at this time.
- **Montreal** - A 2013 parking tax rate hike on surface lots was explicitly linked to the goal of reducing the number of outdoor parking lots and promoting residential development. More recent data was not available

Stakeholder Engagement

Representatives from the following organizations were interviewed:

- Impark
- Precise Park Link
- Vibe Parking
- Diamond Parking
- Edmonton Downtown Business Association
- Edmonton's Commercial Real Estate Development Association (NAOIP)
- O2 Design
- Quadreal Property Group
- Cantiro Group
- Canada ICI
- Assorted landowners

Attachment 4

- Many developers and landowners were interviewed as part of the March 22, 2023, Urban Planning and Economy report UPE01583, 2023 Community Revitalization Levy Update - Downtown, The Quarters Downtown, Belvedere, and relevant feedback was included in the review for this report.

An email was sent to five landowners/developers in the Quarters and Downtown and to four additional developers through NAOIP. These stakeholders were encouraged to provide feedback, although none elected to provide any input.

The parking operators were fairly unanimous in their comments.

- Mentioned that this is not the first time this topic has come up with City Council.
- Stated that parking lots are a better interim use than vacant lots because of potential for disorder.
- Were quite insistent that the landowners, if forced to close the lots, would be unlikely to build until the economy changed.
- Stated that parking lot revenues are not what is stopping the development of the lots.
- Noted how operators try to keep the lots clean and safe.
- Talked about parking being a supply and demand business, and that parking rates reflect this.
- All stated that they would be interested in working together on a coordinated app if such a project was started. None of them mentioned Zipstall, which is an app that surfaced after the interviews.

The two landowners that were interviewed both own property in the Quarters.

- Stated that the City is the biggest landowner in the Quarters and it would be appropriate for the City to develop. No surface parking programs exist on City holdings.
- The Quarters needs a complete makeover of its image.
- Both suggested that they have visions for the Quarters.
- Both are waiting for the economy to improve and more people to be in the Quarters, so that development would make economic sense.
- Indicated no current demand for anything other than parking.