

Urban Planning and Economy

Edmonton

UPE01557rev - Options to Address Surface Parking Lots in Centre City

Urban Planning Committee - March 19, 2024

Travis Pawlyk, Branch Manager, Development Services

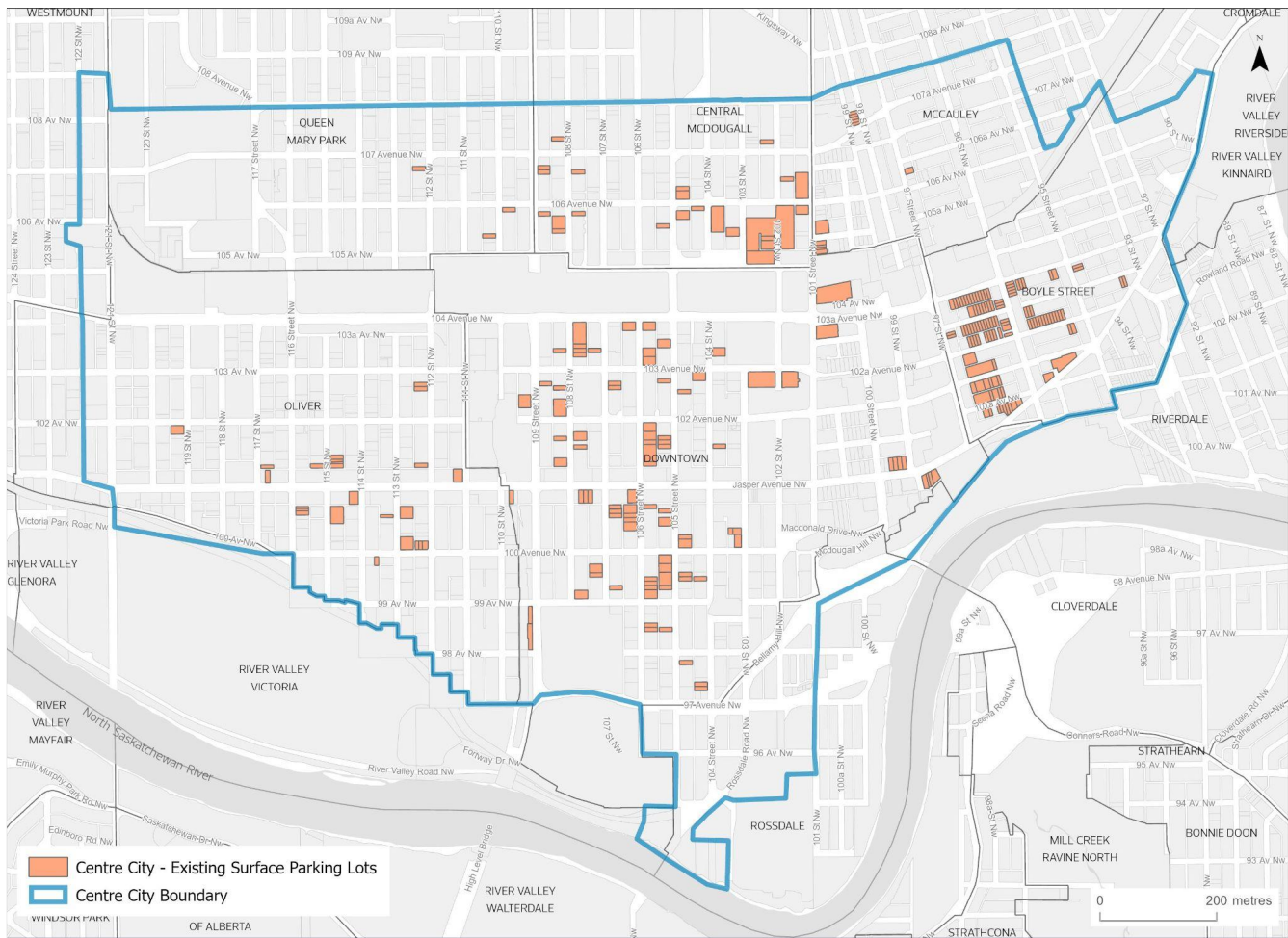
Lyla Peter, Director, Development & Zoning Services

Claire St. Aubin, Senior Planner, Planning Coordination

Background

Policy and Regulations Introduced ~ 2010 - 2011

- Capital City Downtown Plan + Quarters ARP
- Special Area Zones + Direct Control Zones - stand alone surface parking not permitted



Surface Parking Lots Centre City



Limited Program

Challenges

- No pathway to compliance
- Cumbersome enforcement effort
- No ability to condition improvements

Goals

- Provide an equitable and transparent pathway to compliance
- Enhance safety and beautification in Centre City
- Ensure compliance

Limited Program

Phase 1

- Administration-led changes to Zoning Bylaw:
 - Be geographically restricted to Centre City
 - Only apply to lots that already existed (date TBD)
 - Requirements based on Zoning Bylaw (landscaping, lighting, pathways, etc.)
 - Expire after a period of time (date TBD)

Limited Program

Phase 2

- Engagement/outreach
 - letter to owners with program information
- Educate/encourage
 - ongoing support to owners
- Enforce
 - written notice, fine, stop order, remedial action

Enforcement program requires resources/funding

Limited Program

Industry Engagement

Overall support

- Equitable for all surface lots to meet same improvement standards
- Concern over costs of improvements
- Desire to be further engaged
- Questions on participation rates

Thank You
Comments/Questions

Limited Program - Improvements Comparison

Proposed Requirements	Zoning Bylaw Equivalent
Setbacks	✓
Planting beds in setbacks - large lots	✓ - landscaped islands
Trees - beds in setbacks, setbacks	✓ - pathways, islands
Shrubs - beds in setbacks, setbacks	✓ - islands, setbacks
Lighting	✓
Pathways - large lots	✓ - paved
Curb stops	✓
Minimum stall size	✓
Minimum drive aisle width	✓
Barrier free stalls - based on stalls provided	✓ - based on building floor area
Grading	N/A
X	Paving
X	Drainage