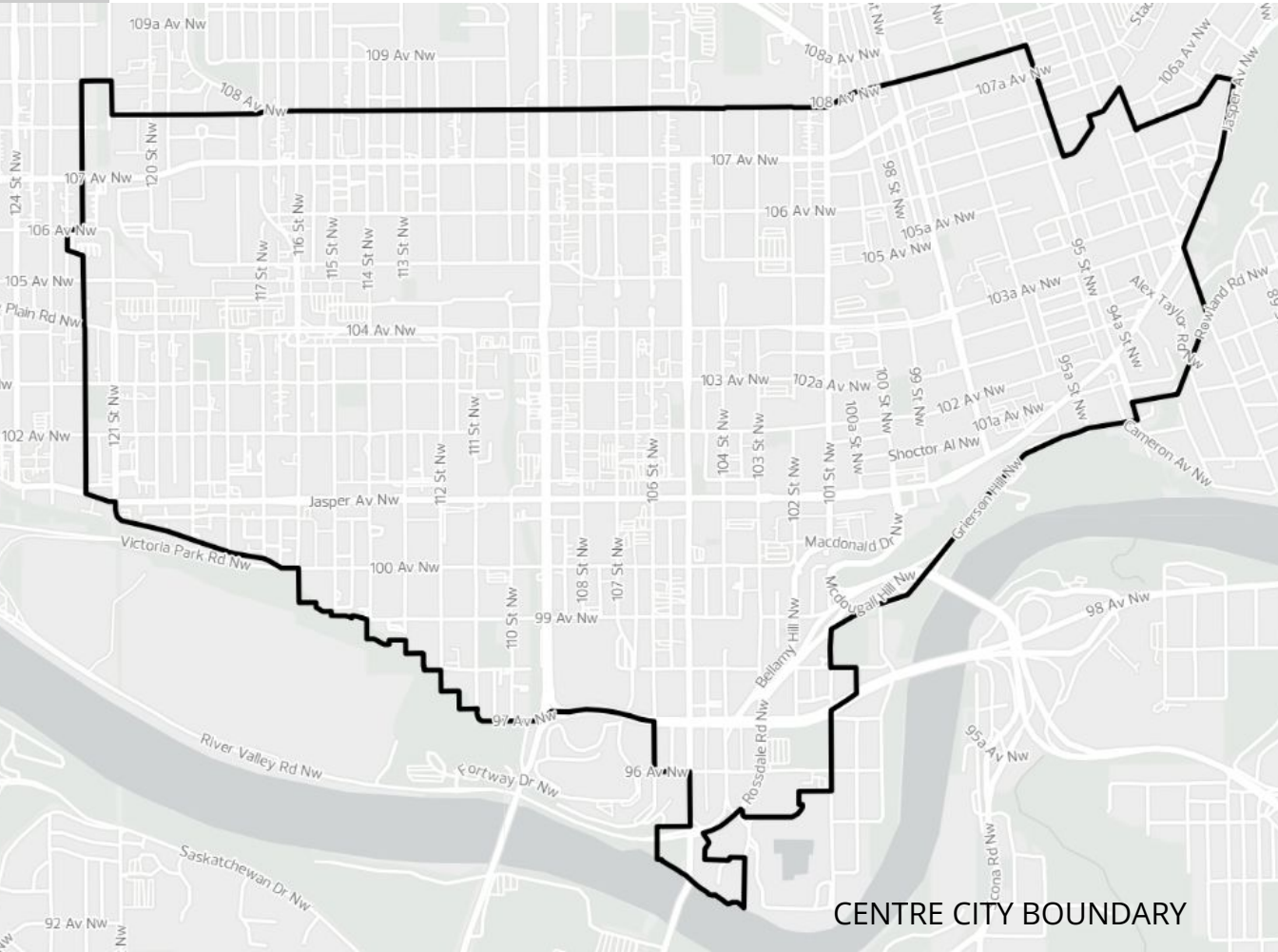


ITEM 3.10
BYLAW 20989
CENTRE CITY

DEVELOPMENT
SERVICES
DEC 9, 2024



2 PROGRAM ELIGIBILITY

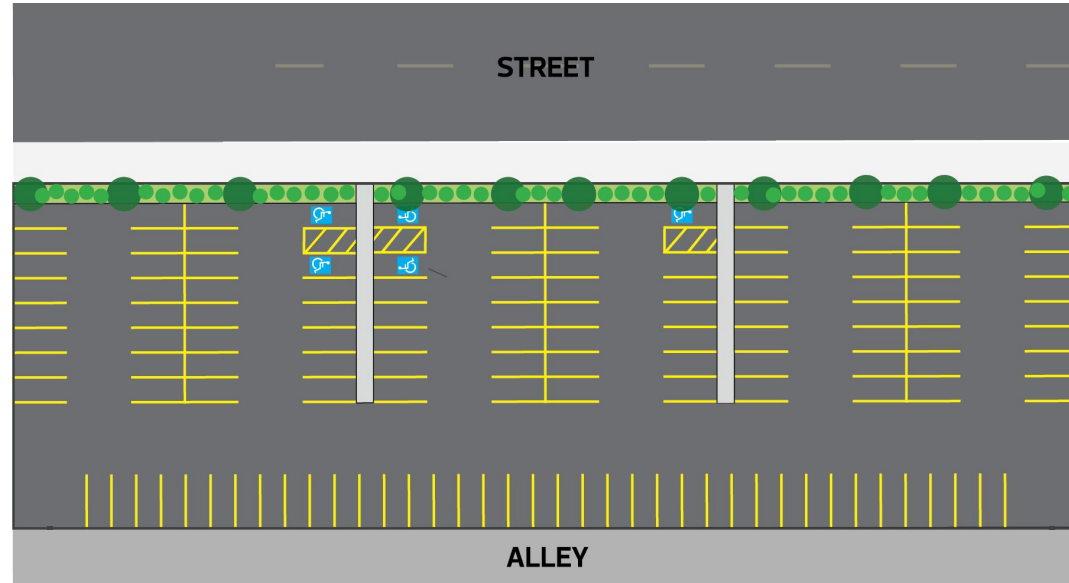


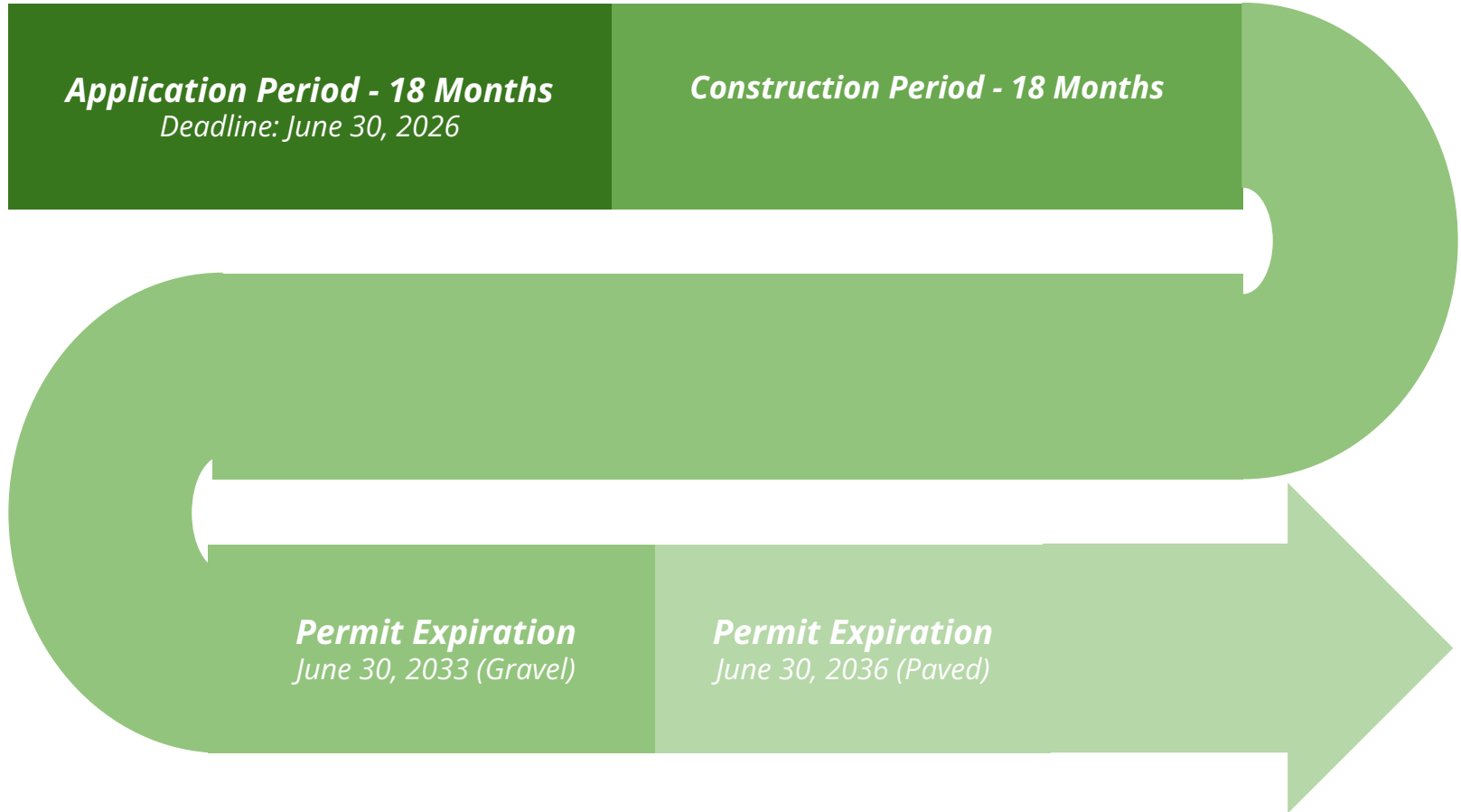
Eligibility

- Parking lot was operating as of January 1, 2024
- Site is located within the Centre City Boundary
- Site is only being used for surface parking

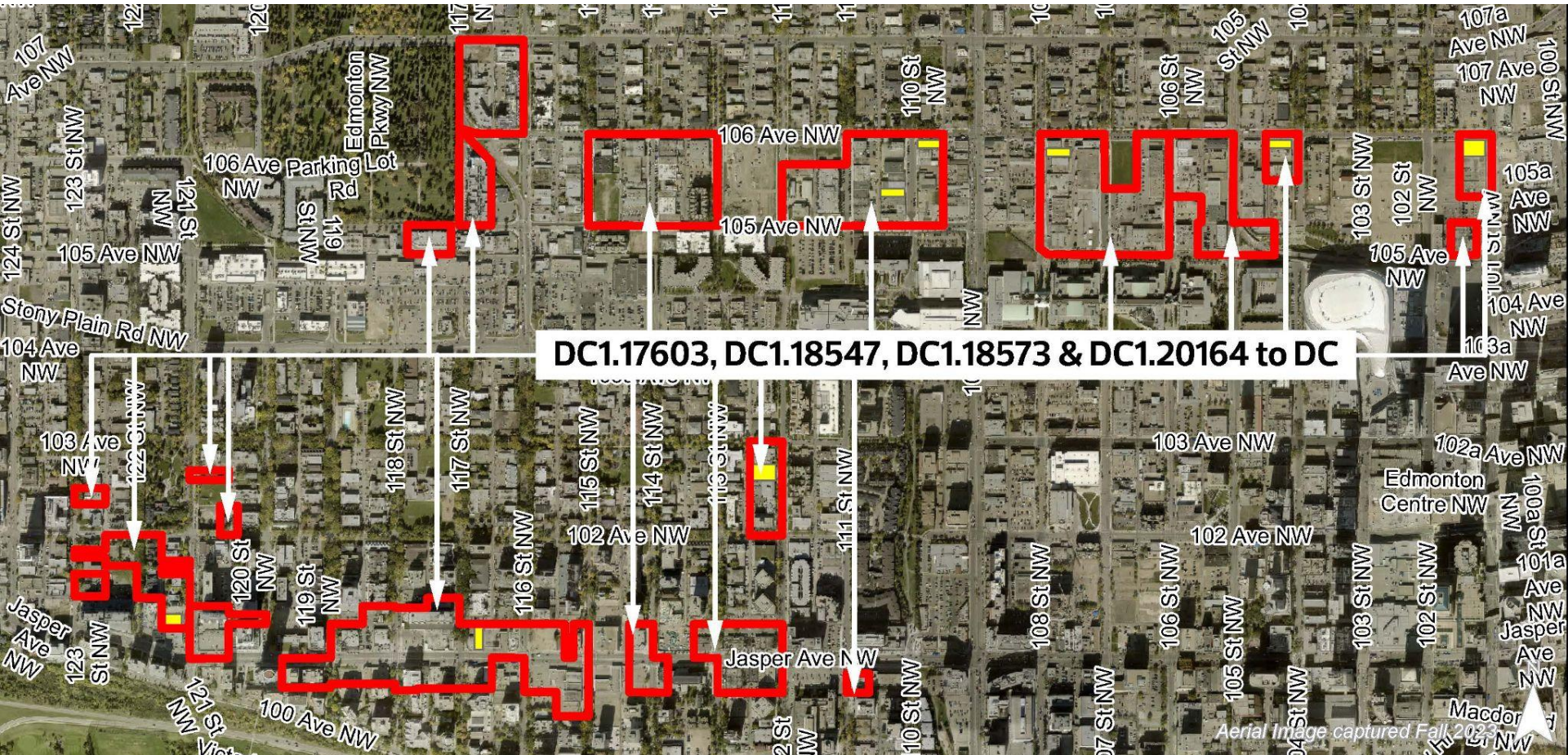
3 PROPOSED TEXT AMENDMENT

- Minimum setbacks from a street
- Minimum tree and shrub planting
- Pathways for large lots
- Vehicle access and circulation
- Barrier-free parking
- Drainage and lot grading
- Lighting requirements
- Permit duration:
 - 7 years for hard-packed gravel
 - 10 years for paving





5 PROPOSED REZONING



Respondents (60)

From Community:

- Shorter permit length
- Asphalt should be required
- Will not animate downtown
- Already plenty of parking
- Will reduce likelihood of redevelopment
- Consider a Parking Authority

From Industry:

- Costs of improvements too high
- Longer permit length
- Need more financial incentives
- CPTED issues with landscaped side setbacks
- Setbacks result in lost spaces
- Only benefit public, not owners
- Heavy handed
- Impacts on property taxes



CITY WEBPAGE
Jul 16, 2024



MAILED NOTICE
Aug 1, 2024



1:1 COMMUNICATION
Ongoing



ONLINE
ENGAGEMENT
Aug 6 - 25, 2024



MEETINGS
Aug 20, 22 & 26 2024



PUBLIC HEARING
NOTICE
Nov 8, 2024



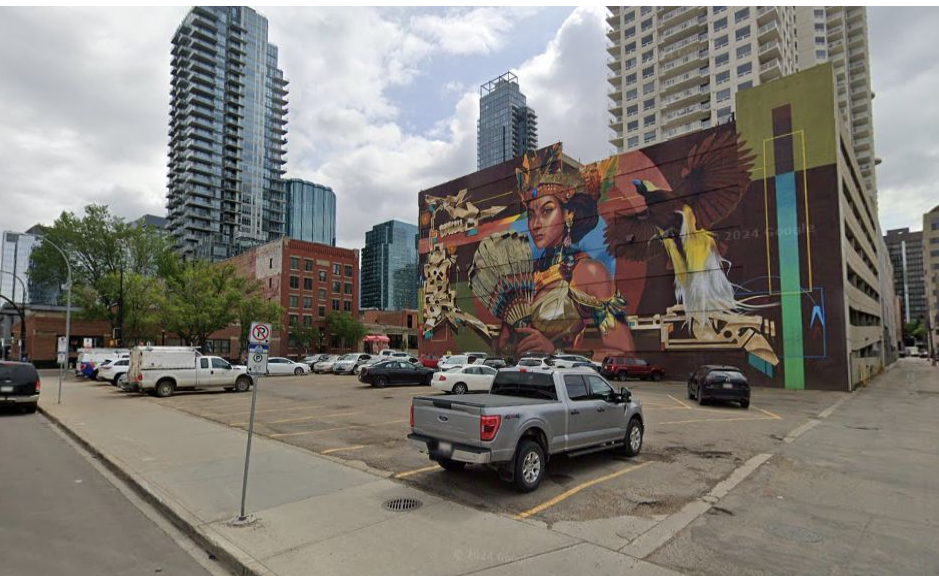
JOURNAL AD
Nov 22 & 30, 2024

7 WHAT WE CHANGED

REGULATION	Change
Street Setback	Reduced from 3.0 m to 2.0 m
Setback from Sites	Removed
Access	Allow street access if safe and compatible
Application and Implementation Periods	Increased from 12 to 18 months
Low Impact Development	Option introduced to satisfy landscaping requirements and access incentive programs



EXAMPLE OF LOW IMPACT DEVELOPMENT



ADMINISTRATION'S RECOMMENDATION: **APPROVAL**

9 PROGRAM ELIGIBILITY

