

Opposition to Bylaw 20989: Surface Parking is Blight!!

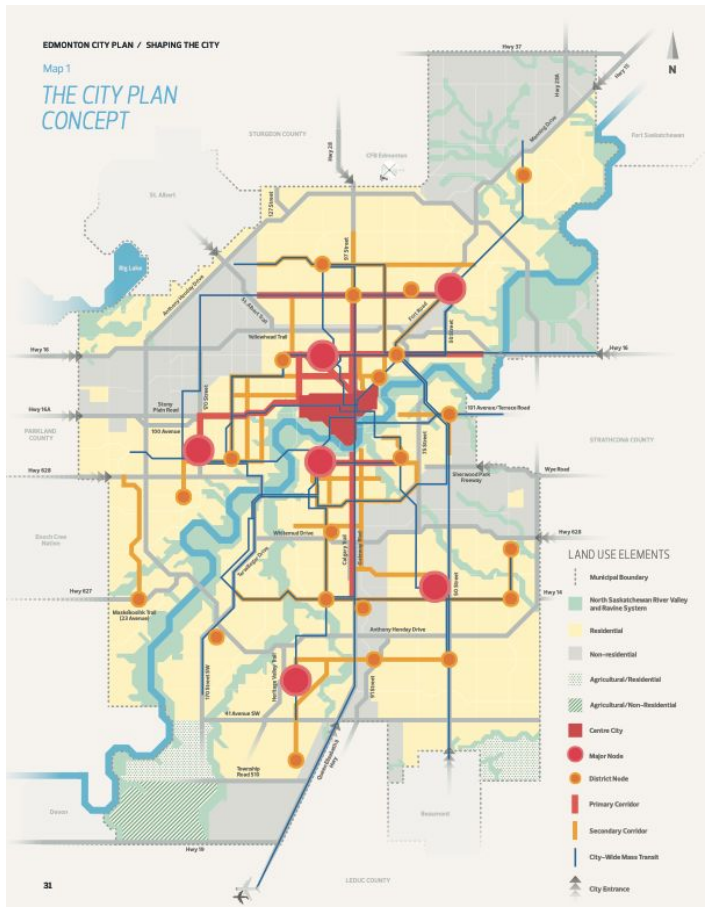
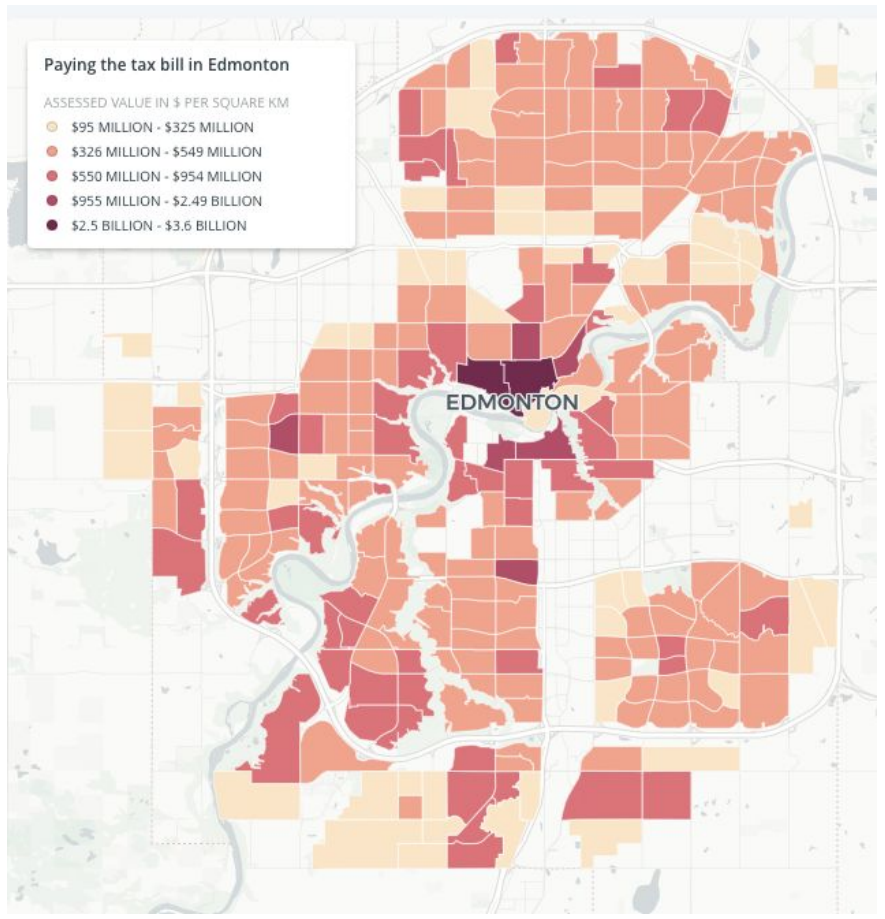
Michael Brown, RPP (Director Central McDougall
Community League)

Dec 9, 2024

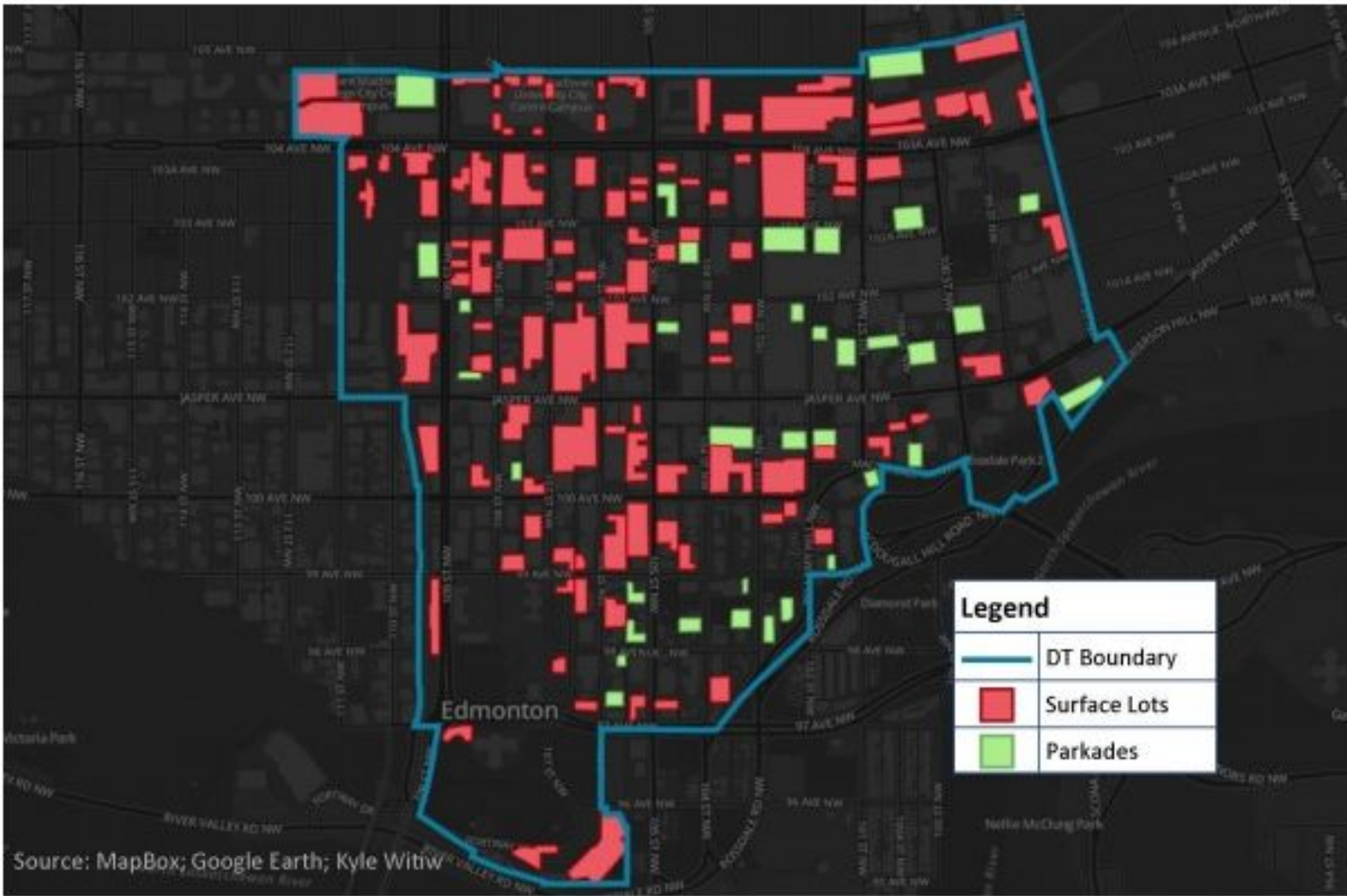
Economic and Social Harm:



Assessed Property Values by Neighbourhood & Growth Areas

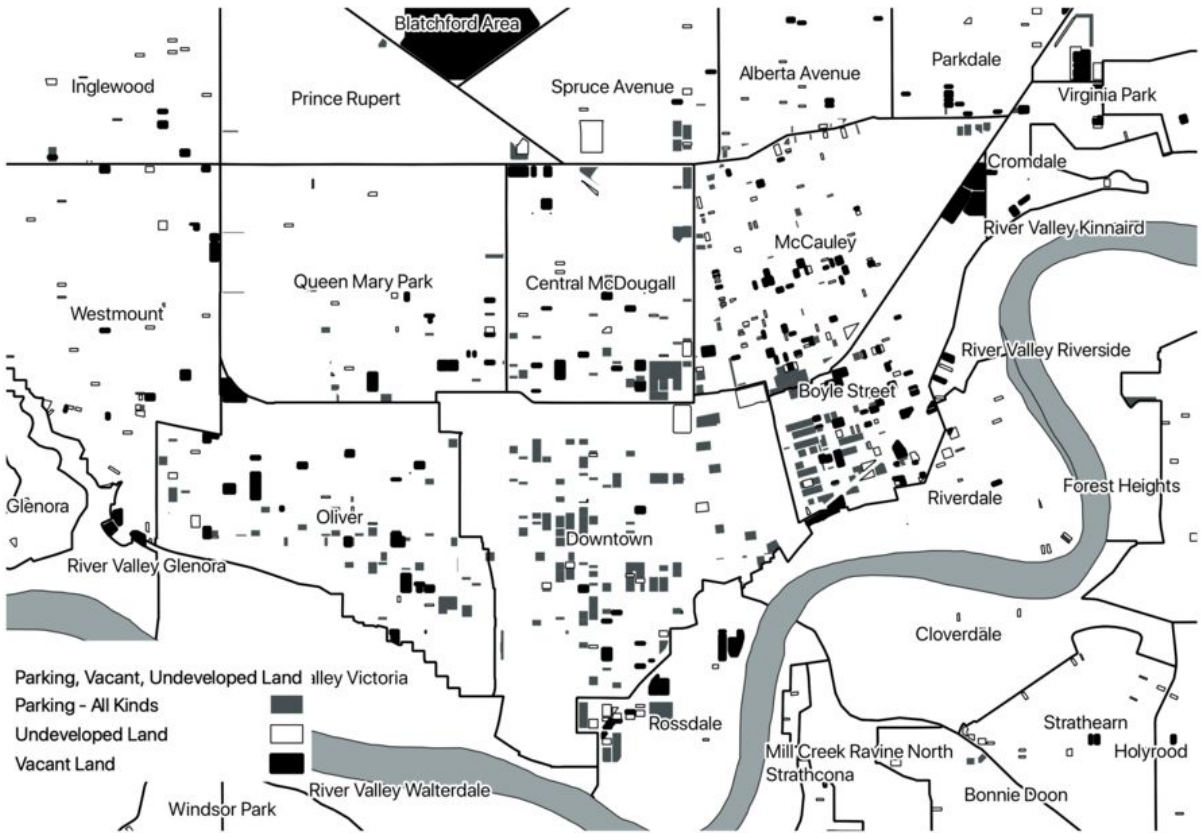


Surface Parking Lot: Blight & Lost Property Tax Revenue



Where is the market for Downtown Development?

Surface Parking, Undeveloped & Vacant Land



Policy & Planning Critique:

MORINVILLE

ST ALBERT

SHERWOOD PARK

MANHATTAN ISLAND 2013

EDMONTON CITY BOUNDARY 2013

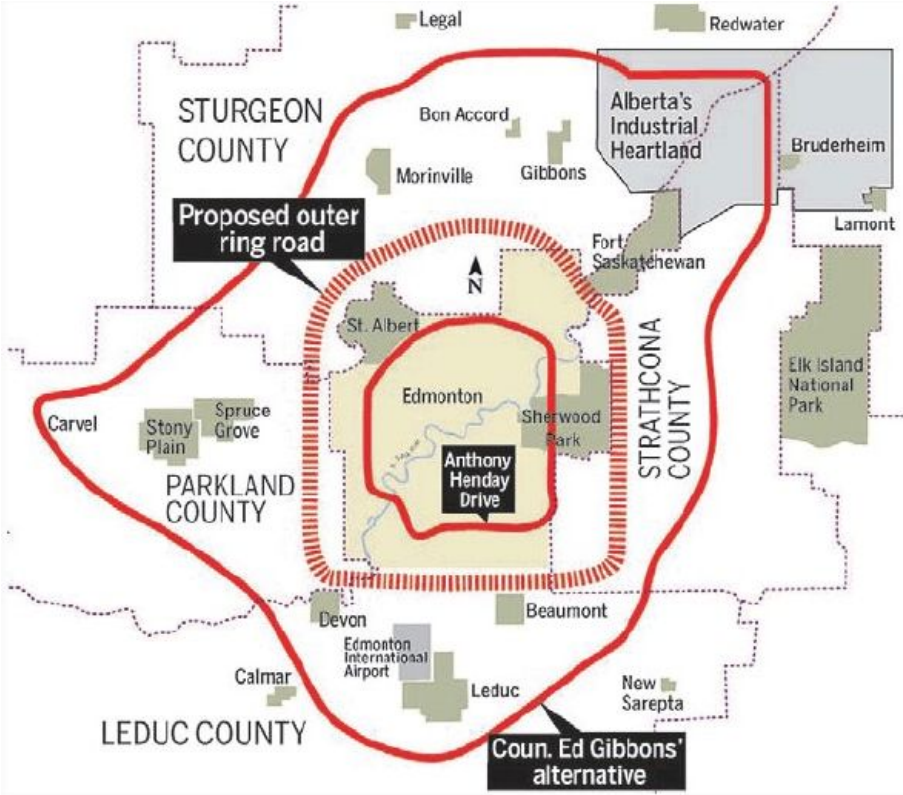
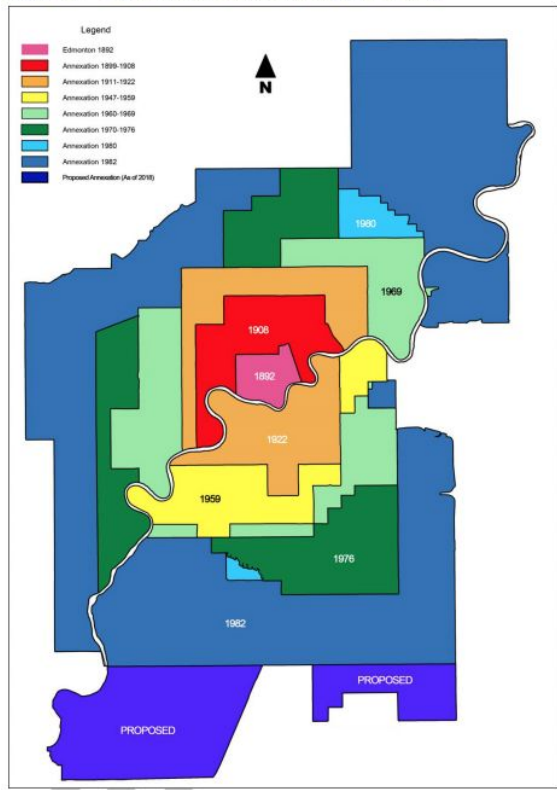
BEAUMONT



Uneconomic Sprawl & Lack of Policy for Urban Development

Sprawl (1882 - 2015 Footprint)

Figure 3.2 City of Edmonton Historical Geographic Growth

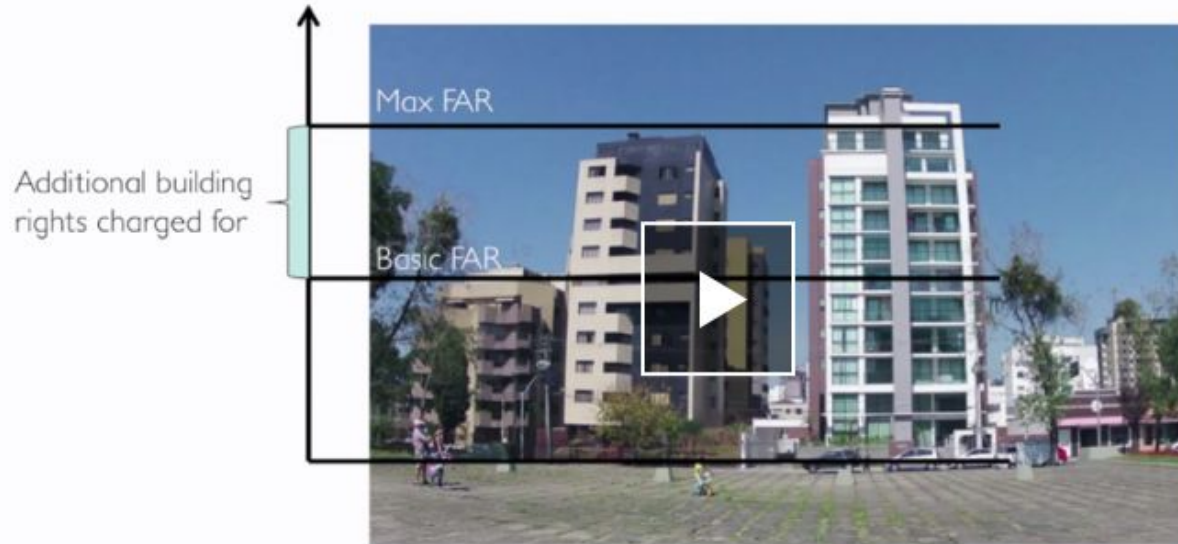


A Vision for Edmonton:



Land Value Capture Mechanisms

CHARGE FOR BUILDING RIGHTS



In Curitiba, Brazil, the taller building on the left graphically illustrates the area above the basic FAR of about six stories for which building rights were charged. The taller building on the right also paid for additional building rights but did not demonstrate that fact in its design (C) Gislene Pereira

Our Ask? Rewrite Bylaw 20989 & Employ Effective Land Use Policy

Michael Brown, RPP (Director Central McDougall
Community League)

Dec 9, 2024