

Amendments to the Zoning Bylaw 12800

Parking Requirements for Minor Eating and Drinking Establishments

Recommendation:

That the May 26, 2015, Sustainable Development report CR_2185, be received for information.

Report Summary

This report provides an update on amendments to Zoning Bylaw 12800 that would reduce parking requirements for eating and drinking uses within street-oriented commercial and mixed use areas outside of downtown, as well as information on the option of a cash in lieu program in such areas.

Previous Council/Committee Action

At the June 17, 2014, Executive Committee meeting, the following motion was passed:

That Administration prepare amendments to the Zoning Bylaw 12800 to provide for reducing the current parking requirements for minor eating and drinking establishments and similar uses (e.g., specialty food) in select street-oriented commercial areas outside the downtown core, the report on the amendments to include options (within BRZs) for cash in lieu directed to shared public parking.

Report

Administration is preparing amendments to Zoning Bylaw 12800 for parking requirements for minor eating and drinking establishments and street-oriented commercial areas, in accordance with Council's direction. As reducing parking requirements can impact the availability of parking in surrounding areas, Administration is preparing amendments in tandem with work on residential parking management strategies for central Edmonton neighbourhoods. The May 6, 2015, Transportation Services report CR_1425 – Detailed Study of Residential Parking Issues and Options, provided details on this work.

Administration will collaboratively engage with Business Revitalization Zones and the affected communities to discuss and identify parking solutions, including amendments to Zoning Bylaw 12800, to address business and community concerns.

For the purposes of responding to the motion, minor eating and drinking uses include Bars and Neighbourhood Pubs, Nightclubs, Restaurants and Specialty Food Services uses. Street-oriented commercial areas outside the downtown include most of Edmonton's 13 Business Revitalization Zones.

Parking Regulations

Parking regulations in Zoning Bylaw 12800 set minimum requirements for providing parking spaces for all development, with variations in some overlays and the downtown zones. Reducing any parking requirements for eating and drinking uses in Business Revitalization Zones outside the downtown would:

1. Increase opportunities for redevelopment and change of use within areas with a limited supply of on-site parking.
2. Reduce the need for variances and improve the processing of Development Permit approvals.
3. Increase certainty for businesses by reducing the number of Subdivision and Development Appeals Board hearings triggered by parking variances that are required in order to allow for change of use and redevelopment.

Administration reviewed requests for variances and Subdivision and Development Appeal Board rulings for minor eating and drinking establishments in Business Revitalization Zones. This review showed that significant reductions in on-site parking requirements have been approved due to adequate on-street parking, or available off-site parking to accommodate demand. Attachment 1 summarizes Edmonton's existing parking regulations for eating and drinking uses.

Further to the review of variances, Administration has examined parking regulations for similar municipalities across Canada. This review, summarized in Attachments 2 and 3, found that other municipalities have lower parking requirements, as well as provide further parking reductions in main street commercial areas.

Cash in lieu Programs

Cash in lieu programs are a means to fund the provision of shared parking where it is not feasible for new development to provide all the parking spaces normally required due to site area limitations. These programs require that developers or business owners pay fees instead of providing required off-street parking. The fees are intended to fund the creation of new parking facilities or other parking solutions. Where the rate of development is not sufficient to pay for new parking in a timely manner, a municipality may provide additional up-front funding so that parking facilities may be constructed when required.

The challenges and benefits of cash in lieu programs in other municipalities are outlined in Attachment 4.

Establishing a cash in lieu program in Edmonton would require a clear business case and directive from Council. When this topic was last discussed at the July 11, 2012, Executive Committee meeting, (Transportation Services report 2012TS0409 – Cash in

Lieu Parking Provisions), Council did not direct Administration to proceed with a cash in lieu program.

Conclusion

Edmonton's parking requirements for eating and drinking establishments in main street commercial areas are greater than those found in other comparable Canadian cities. Amendments to reduce parking requirements will support walkable commercial and residential communities, and support small scale eating and drinking establishments in main-street commercial areas. Proposed amendments will also consider the effects that changes to regulations in commercial areas may have on residential areas through the next steps outlined in the May 6, 2015, Transportation Services report CR_1425 (Detailed Study of Residential Parking Issues and Options – Central McDougall, Oliver and Queen Mary Park).

Should parking requirements be reduced in select street-oriented commercial areas outside the downtown, parking management measures may be required in order to address the potential increase in demand for on-street parking within these and adjacent residential and commercial areas. Administration will work with stakeholders to address commercial and residential parking concerns.

Policy

The Way We Grow, Edmonton's Municipal Development Plan:

- 4.6.1 Support the provision of a variety of transportation modes for Edmontonians
- 5.7.1 Ensure that streets, sidewalks and boulevards are designed to perform their diverse roles and to enable safe access for all users
- 6.2.1 Develop sustainable, accessible and walkable retail and mixed use centres demonstrating high quality architecture and design

Public Consultation

Administration met with the Business Revitalization Zone Executive Council on February 11, 2015, in order to review general options for reductions in Zoning Bylaw 12800 parking requirements. The Executive Council includes representatives from all 13 of Edmonton's Business Revitalization Zones. Reaction to possible parking reductions was positive from those in attendance.

Over the next year, Administration will engage the affected communities and Business Revitalization Zones to discuss and identify parking management options to address the concerns raised. It is recognized that each community has specific parking issues resulting from major influences in the area. Implementation of parking management strategies requires on-going engagement with community residents and local businesses to highlight the opportunities and benefits of working cooperatively to share

the limited inventory of on-street parking availability. Based on the finite amount of on-street parking supply, the goal is to work towards achieving an acceptable balance to meet the parking needs of the residents, non-residents and area businesses.

Attachments

1. Zoning Options for Street-oriented Commercial Areas
2. Zoning in Other Municipalities
3. Comparison of Parking Requirements
4. Cash in Lieu of On-site Parking Programs

Others Reviewing this Report

- D. Wandzura, General Manager, Transportation Services