

Parking Variances and Cash in Lieu Programs: Edmonton Context

In order for a Cash in Lieu of Parking program to be successful, the total amount of cash collected in lieu of parking must be sufficient to sustainably maintain a reserve fund and recover Administration expenses. Furthermore, variances to parking must require a value capture. In other words, to ensure that the Cash in Lieu program is effective and fair, parking variances cannot be given away “for free.” Edmonton currently does not charge for a parking variance, meaning that the value of the parking space reduction is not captured in any way.

In 2018, 62 development permits were issued with a parking variance. This represents 1 percent of all approved development permits and 16 percent of all permits for multi-unit residential, commercial and industrial development. This relatively low number and proportion of parking variances suggests there may not be enough variances granted to support a sustainable and successful Cash in Lieu program. The following table provides a summary of parking variances by development type for development permits issued in 2018. Further detail is explored in the June 11, 2019 Urban Planning Committee report *CR_6991, Analysis of Development Permit Variances - 2018 Annual Report*.

Table 1: Development Permit Variances and Parking Variances by Development Type, 2018

Development Type	Total number of permits issued	Number of permits requiring a variance (% of total)	Number of permits that received a parking variance (% of total)
Multi-unit Residential (4+ units)	68	44 (65%)	11 (16%)
Major Commercial / Industrial	226	92 (41%)	37 (16%)
Subtotal (Multi-unit Residential, Commercial / Industrial)	294	136 (46%)	48 (16%)
Residential Sales Centres	78	14 (18%)	13 (17%)
Garden Suites	80	26 (33%)	0 (0%)
Single Detached Housing	3,966	137 (3%)	0 (0%)
Semi Detached Housing	533	50 (9%)	1 (0%)
Other	2,991	288 (10%)	0 (0%)
Subtotal (Low-density Residential, Other)	7,648	515 (7%)	14 (0%)
TOTAL	7,942	651 (8%)	62 (1%)