

Calgary



Council Public Hearing

2018 March 19

M-2017-026

DOWNTOWN PARKING STRATEGY POLICY
AND LAND USE BYLAW REVISIONS





Purpose of this report

- Implementation of the Downtown Parking Strategies.
- Amendments to:
 - Land Use Bylaw;
 - Eau Claire Area Redevelopment Plan; and
 - Centre City Plan.

Background

- On 2017 May 29 Council approved new Downtown Parking Strategies.
- New strategies include:
 - Conclusion of the cash-in-lieu program;
 - Requirement for 100 per cent parking; and
 - New program of relaxations and fees.



What is cash-in-lieu?

- A cash payment in lieu of parking stalls.
 - Office and other uses above the 2nd floor.
 - Mandatory 50 %:
 - Commercial Residential District; and
 - Centre City East Village Transition District.
 - Up to 25 %:
 - Centre City Mixed use District.
 - Money used to build public parkades.



Why is it being concluded?

- Review initiated due to Industry concerns:
 - Market parking demands;
 - Downtown at a competitive disadvantage; and
 - Timing of the construction of public parkades.
- Program concluded due to:
 - Modal split of 50 % transit achieved;
 - Sufficient public parking built under the program for entertainment, shopping and other amenities.



Land Use Bylaw Amendments

- Delete cash-in-lieu rules;
- New rules that require 100 per cent parking;
- Allow relaxations; and
- Payment of a new fee if relaxation approved.
- Fee can be used to facilitate off-site walking, biking, transit and city-owned parking in the Centre City and at Transit Stations.



Policy Amendments

- Amendments remove references to cash-in-lieu and align with Calgary Parking Policies.



Calgary Planning Commission Recommendation

That Council:

- A. 1. Adopt, by bylaw, the proposed amendments to Land Use Bylaw 1P2007, in accordance with Administration's recommendation; and
- 2. Give three readings to the proposed Bylaw 13P2018 and
- B. 1. Adopt, by bylaw, the proposed amendments to the Eau Claire Area Redevelopment Plan, in accordance with Administration's recommendation; and
- 2. Give three readings to the proposed Bylaw 14P2018; and,
- C. Adopt, by resolution, the proposed amendments to the Centre City Plan, in accordance with Administration's recommendation.



Thank You! Questions?