

COUNCIL REQUEST FOR DECISION

MEETING DATE: August 22, 2022

SUBMITTED BY: K. Stadnyk, Development Officer; M. Norris, Planner 1

PREPARED BY: K. Stadnyk, Development Officer; M. Norris, Planner 1

REPORT TITLE: Bylaw No. 1134-2022 - Amendment to Land Use Bylaw 809-2013 (Industrial Parking) (2nd and 3rd Readings)

EXECUTIVE SUMMARY

Bylaw No. 1134-2022 will amend the Land Use Bylaw “the Bylaw” by eliminating the minimum parking requirements for industrial land use districts. This amendment will not eliminate emergency access, hard surfacing, and accessible parking requirements. These changes stem from the Industrial Parking Report which was prepared as a part of the Industrial Zoning Review (IZR) project being undertaken by Planning and Development over the past few months.

RECOMMENDATION

That Council give Bylaw No. 1134-2022 second reading.

That Council give Bylaw No. 1134-2022 third reading

COUNCIL HISTORY

Council gave Bylaw No. 1134-2022 first reading on July 11, 2022.

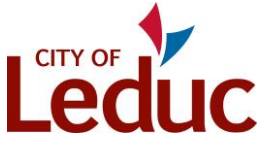
BACKGROUND / RATIONALE

As part of the IZR project, an Industrial Parking Report was prepared to consider the impact of the current parking requirements on the industrial districts. Additionally, Administration has been monitoring trends and research relating to parking requirements in other municipalities.

Current research is showing that municipal minimum parking requirements are creating increased costs, less effective use of land, and barriers to more pedestrian friendly development. In Leduc, the parking minimums have already been reduced in the downtown core to promote a better pedestrian realm and a more human scale of streetscape. Furthermore, research completed as part of the 2019 Downtown Parking Study doesn’t provide any evidence of lack of parking availability and in fact shows under used parking areas in the downtown.

In the industrial areas, most parking is provided for employees of the business. Individual business operations can affect the amount of staff parking within the same land use. A business can alter their staff parking needs by changing shift schedules, encouraging carpooling, using new technology, or even hiring additional staff. Since these decisions are best known to the business themselves, so are their parking needs.

Additionally, over time as uses – and users – within buildings change, more or less parking may be required, just as more or less yard space, loading space or office space may be required. Allowing developers to determine the amount of parking needed for their target market, increases the flexibility of development in industrial areas. Administration believes businesses are better suited to make decisions about the suitability of an existing property for their use, including the amount of parking available.



COUNCIL REQUEST FOR DECISION

STRATEGIC / RELEVANT PLANS ALIGNMENT

Bylaw No. 1134-2022 is consistent with the City's Strategic Plan and Municipal Development Plan.

ORGANIZATIONAL IMPLICATIONS

ADMINISTRATION:

Should Council not wish to support Bylaw No. 1134-2022, Administration could re-consider the existing minimum parking requirements, in lieu of waiving them altogether.

RISK ANALYSIS: FINANCIAL / LEGAL:

There are no financial or legal implications.

IMPLEMENTATION / COMMUNICATIONS:

A public hearing for Bylaw No. 1134-2022 was held earlier at this meeting of Council. The Public Hearing was advertised in accordance with the Municipal Government Act and the City's Advertising Bylaw.

ALTERNATIVES:

That Council amend Bylaw No. 1134-2022.

That Council defeat Bylaw No. 1134-2022.

ATTACHMENTS

Bylaw No. 1134-2022

Schedule A – Land Use Map

Schedule B – Industrial Zone Review Parking Report

Schedule C – Downtown Parking Study