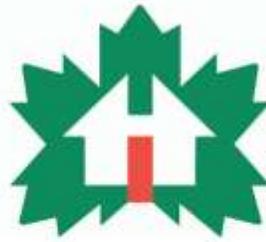


Edmonton Region

**Canadian
Home Builders'
Association**



**City of Edmonton
Urban Planning Committee
January 28, 2020**

Good morning Mr. Chair and members of the City of Edmonton Urban Planning Committee.

My name is Sydney Bond, and I am here today on behalf of the Canadian Home Builders' Association – Edmonton Region. CHBA-ER is a not-for-profit organization representing more than 430 member companies in the region. For 65 years, CHBA-ER has taken a principled, long-term approach to building sustainable and healthy places to call home.

I am the Vice President of the Association and I am also the General Manager of Effect Home Builders, a custom home builder building energy-efficient and net zero homes since 2001.

CHBA-ER takes pride in having open and effective engagement with the highly qualified and professional team at the City of Edmonton, working on housing issues like **affordability** and **choice** that impact Edmontonians.

CHBA-ER and other industry partners have been meaningfully involved in efforts like the comprehensive parking review and the greater Zoning Bylaw Renewal, which has resulted in productive conversations and engagement with the team at the City of Edmonton.

I am here today to commend the City of Edmonton administration in the proposal of recommendation 1: Open Option Parking.

The comprehensive parking review highlighted that the current parking regulations are not derived from evidence-based research and are outdated.

It's important to note here that Open Option Parking does **not** mean that there will be no parking. Ensuring there is the right balance between providing for the consumer's needs and wants, and not overbuilding unnecessary parking is in the mind of all builders when they design a project.

Open Parking allows the building and development community to determine the right amount of parking based on the demographics of the area and potential building residents, creating more product choice and innovation in the market.

This option will impact affordability for industry and homeowners. When builders and developers are not required to provide underutilized parking spaces, homeowners in turn do not have to pay for an amenity they don't need. Currently, Edmontonians living and working downtown are stuck with the cost of paying for a parking stall **even if they do not require one**. At a \$60,000 price point, building an underground parking stall downtown can cost a homeowner hundreds of dollars per month.

Fully implementing Open Option Parking will help create a walkable, vibrant, and compact urban environment – as outlined in the City Plan. This option will allow for more density for projects with secondary and garden suites and work to ensure mid- and high-rise projects have the right land use mix for future tenants and homeowners.

Further, Open Option Parking provides efficiencies within the City of Edmonton by streamlining the development permit review process.

I would like to thank administration for being bold in its recommendation of Open Option Parking and seeing the potential in the change this will create in the city. CHBA – ER is pleased to fully support the implementation of Open Option Parking. Thank you for the opportunity to speak today and I am happy to answer any questions you may have.

Good morning Mr. Chair and members of the City of Edmonton Urban Planning Committee.

My name is Adil Kodian, and I am also here on behalf of the Canadian Home Builder's Association – Edmonton Region.

I am Vice President of Rohit Communities and a member of the Association's Government Relations Committee.

Today, I want to speak more to what the full implementation of Open Option Parking will do for the City, for industry, and for homebuyers in Edmonton.

Firstly, shifting the responsibility of determining 'the right' amount of parking to the land owner or business saves valuable City time and resources. At its core, these changes are about removing barriers to development and providing Edmontonians with more choice to fit their lifestyles and needs.

As part of the proposed changes, a full parking assessment and a demand assessment stamped by an engineer are required on all development permits. Because of factors like this, it is very unlikely that a project will be built with an illogical amount of parking.

Parking needs are changing in the City and it is important for industry to be able to adapt along with them. We have an increased public transportation network including expanded LRT and technology is changing so rapidly, we don't know what the right parking mix will be in 5 years.

I must reiterate here that industry serves their own interests to provide the right amount of parking to Edmontonians. This option does not necessarily mean that there will be a decrease in on-site parking. There are units that will not sell without parking. However, allowing the market demand to influence the amount of parking allows industry to be nimble and adapt our product to the real time needs of the consumers.

Open Option Parking will not only save homeowners money but contribute to a much more efficient use of space and resources to allow for increased density and/or amenities, creating alignment with the City Plan and helping to bolster further cultural change.

I would like to add that CHBA – ER also supports the Administrations recommendation to not pursue options for cash-in-lieu of parking.

In closing, it is clear that this decision is a bold one – one that we commend Administration for pursuing. There is an opportunity here for Edmonton to be the first major city in Canada to fully eliminate minimum parking requirements, and one of only eight in North America. Let's be a leader.

CHBA-ER fully supports Open Option Parking and values our relationship with the City. I'd like to thank administration for their continued engagement with industry on this and other important topics.

Thank you for the opportunity to speak today.