

	ADMINISTRATIVE POLICY CASH IN LIEU OF PARKING SPACES	Policy No: 7,012CM
		Approved By: City Manager
		Effective Date: January 26, 2015
		Department: Planning and Infrastructure

CASH IN LIEU OF PARKING SPACES

POLICY STATEMENT

In the event that development occurs on constrained sites where parking requirements cannot be met this policy will address the lack of parking by giving applicants the option to pay the City for the remaining required number of parking stalls. Funds collected through the policy go toward the future development of City owned parking facilities.

1. PURPOSE

The intent of this policy is to provide a framework through which a cash-in-lieu of parking stalls scheme is administered. The City of Spruce Grove permits monies to be exchanged for a lessening of required parking stalls on private lands under its *Land Use Bylaw*, and uses that money to pay construction and land value costs for public parking areas. This policy sets out the process by which such a transaction may occur and the amount of money to be paid to the City.

2. DEFINITIONS

2.1 **“Construction Price Index (CPI)”**: means an index measured for the average change in contractors’ selling prices of non-residential building construction. The Conference Board of Canada’s Non-Residential Construction Inflation will be applied to the dollar amount in this policy, in order to account for inflation.

2.2 **“Parking Stall”**: means a designated parking space, designed to the City’s standards under the *Land Use Bylaw*.

3. RESPONSIBILITIES

3.1 The Applicant will submit all the necessary reports and information to the Development Officer.

3.2 The Development Officer determines whether the Parking section under the *Land Use Bylaw* applies to a given application for development in order to make use of this policy.

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4. PROCESS

- 4.1 The applicant must submit to the City a fee outlined in the City's Development Fees Bylaw for each parking stall that is required but cannot be accommodated on the applicant's site.
- 4.2 In order to account for inflationary economic forces, a Construction Price Index will be applied to the amount specified in 4.1 to ensure fair and adequate pricing for parking stalls.
- 4.3 The price of one stall shall refer to the designated parking space, as well as the associated share of the cost for the parking area's driveways, maneuvering aisles, landscaping and lighting.
- 4.4 The monies submitted to the City as cash-in-lieu of parking stalls will be deposited into an interest bearing, dedicated reserve account, the purpose of which is to pay for the construction of a City owned parking facility or facilities.
- 4.5 When a parking facility is constructed by the City of Spruce Grove, it must be sited in a location that provides a benefit to those sites that have contributed monies as per this policy.

RELATED DOCUMENTS

Land Use Bylaw C-824-12, as amended.

APPROVAL

City Manager: Original signed by R. Cotterill Date: Jan. 29, 2015