reshaping parking regulation for the future city

mark stout | parking + mobility strategist | the city of calgary

Where Parking & Mobility Intersect MONTRÉAL 2026 CPA ACS

Parking is important





Source: Ashley Salvador

Where Parking & Mobility Intersect MONTRÉAL 2026 CPA ACS

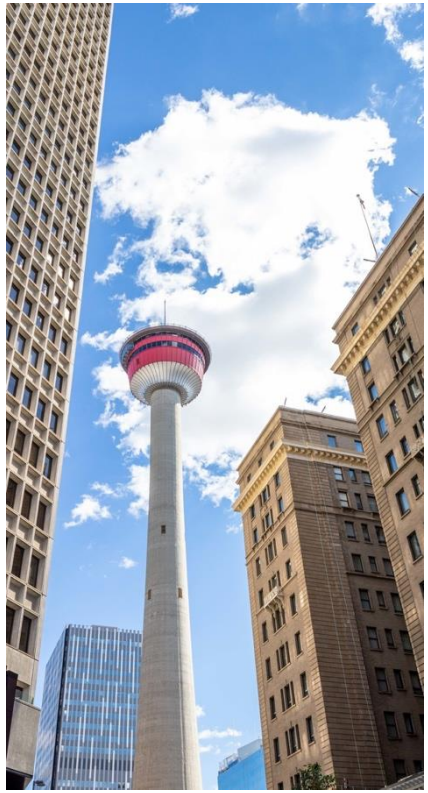
But times are changing

- Can’t solve parking congestion through zoning
- Parking need is **variable**
- Parking requires land – and creates cost
- Rigid parking requirements are **out of step** with providing mobility choice in cities



Survey approach

- Telephone survey: May 2025
- Both landlines (20%) and cell (80%)
- Random and statistically representative sample
- 1,000 Calgarians

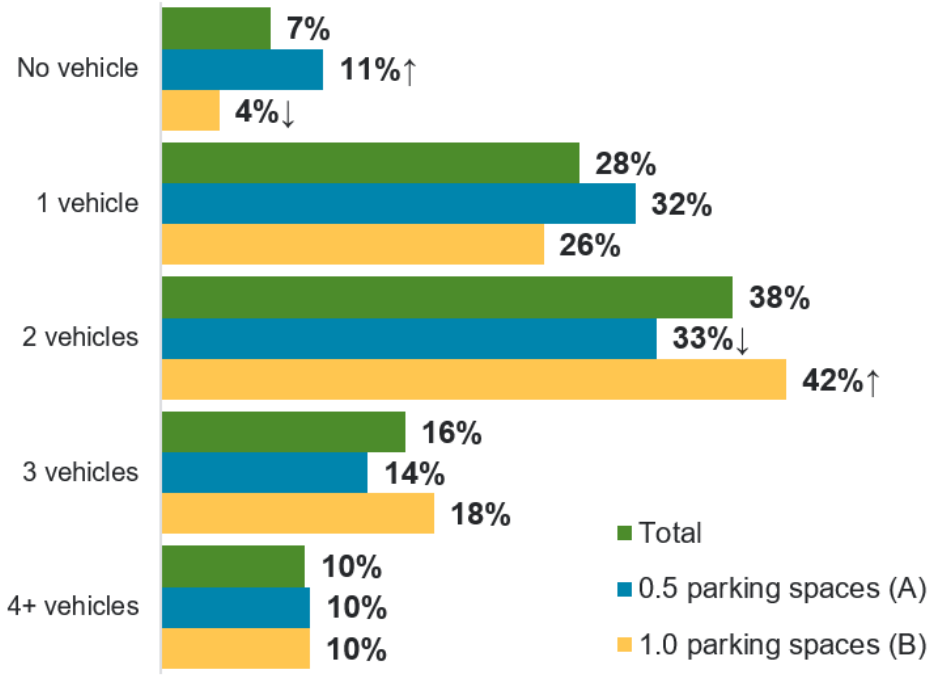


Where Parking & Mobility Intersect MONTRÉAL 2026 CPA ACS

Key findings

Where Parking & Mobility
Intersect
MONTRÉAL 2026 CPA ACS

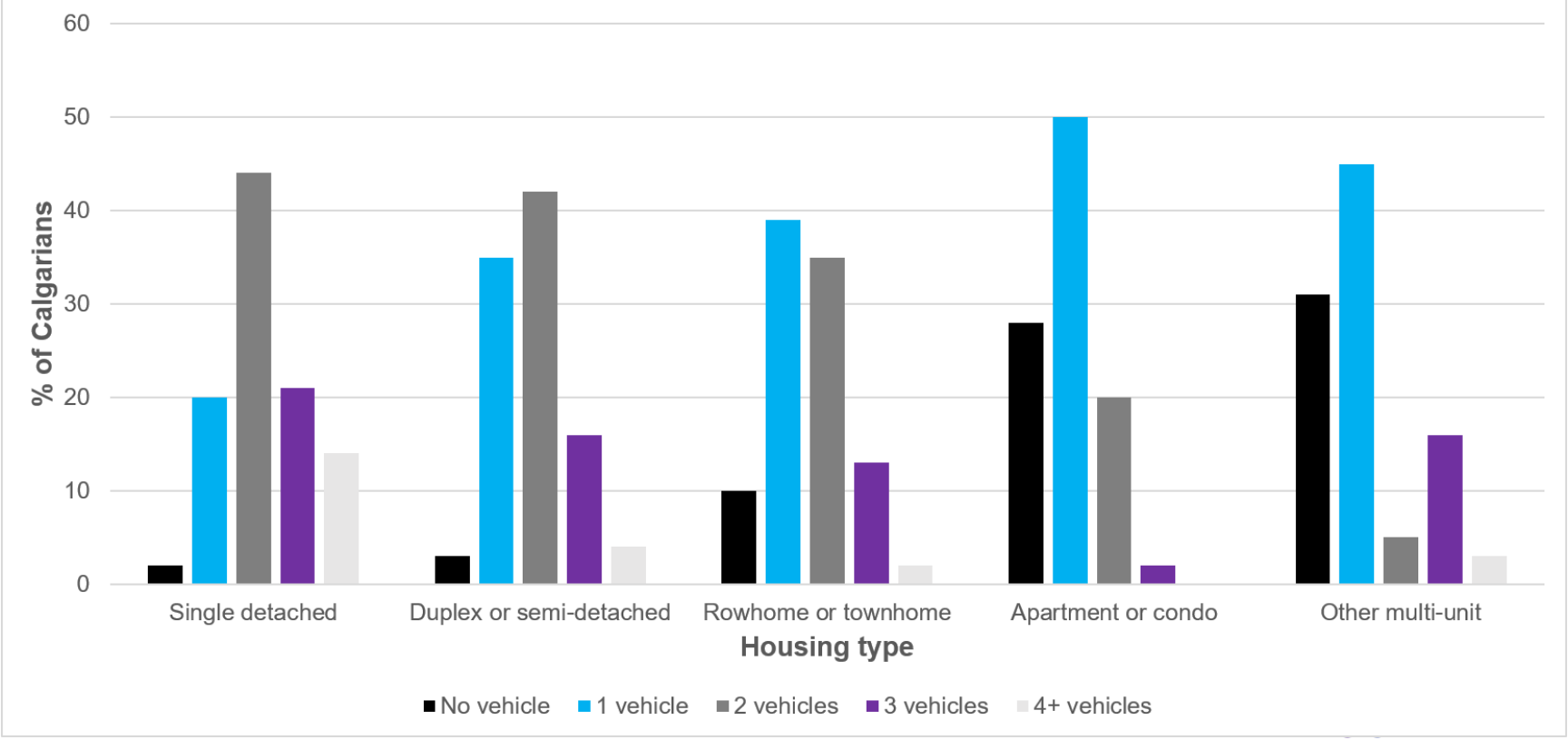
Number of vehicles owned & parked



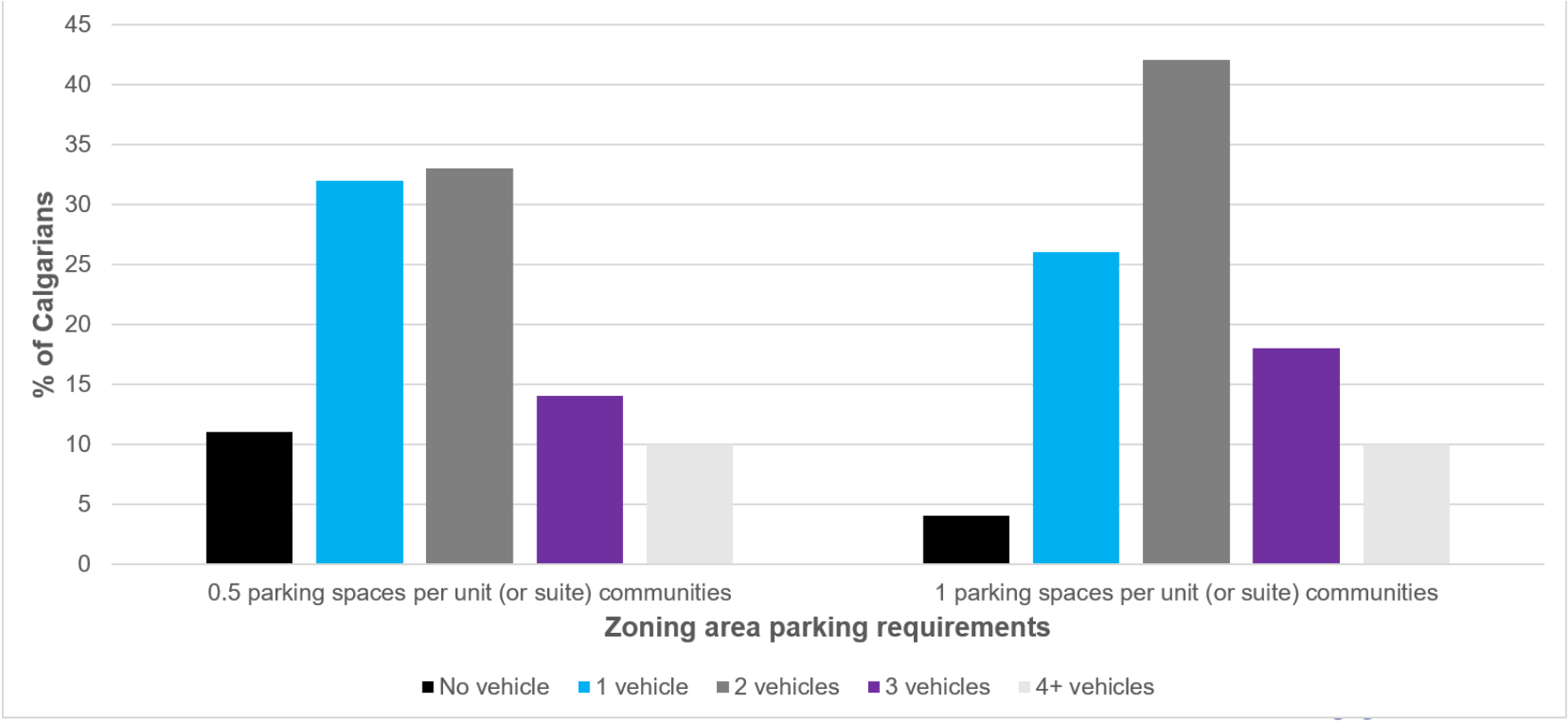
Average # of vehicles:	
1.97	Total
1.89 ↓	0.5 parking spaces
2.07 ↑	1.0 parking spaces

Where Parking & Mobility Intersect MONTRÉAL 2026 CPA ACS

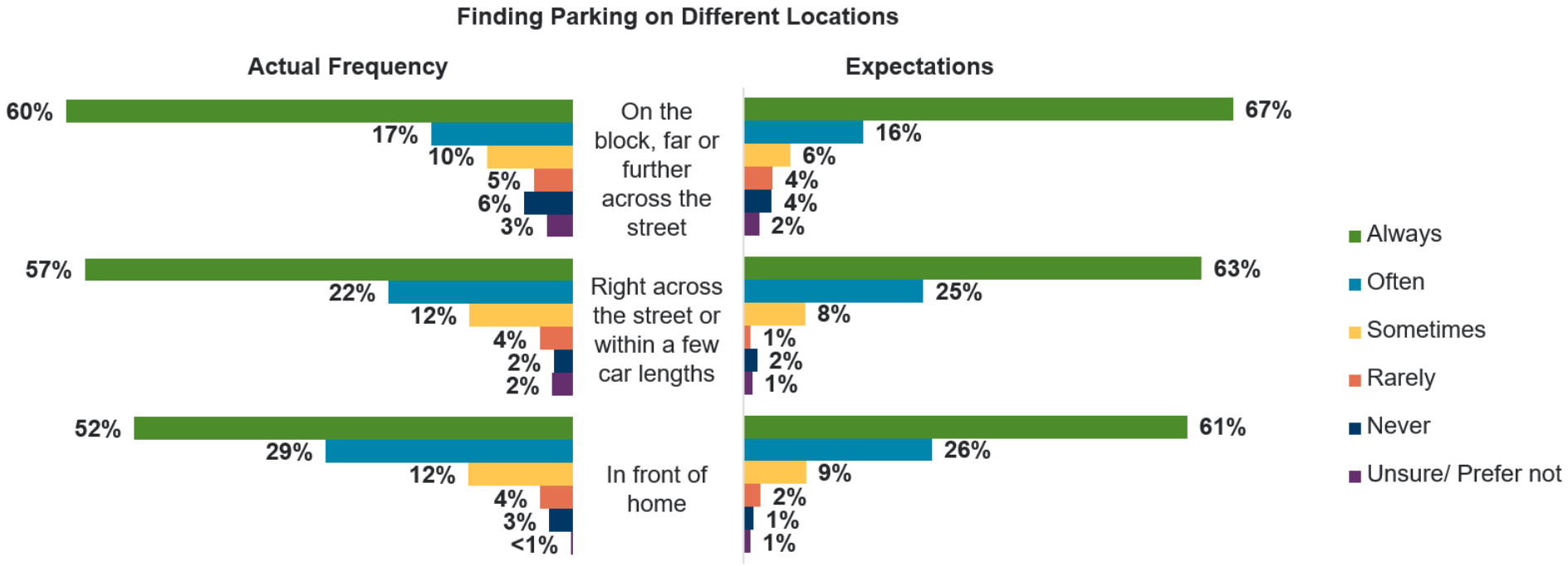
Vehicles parked by housing type



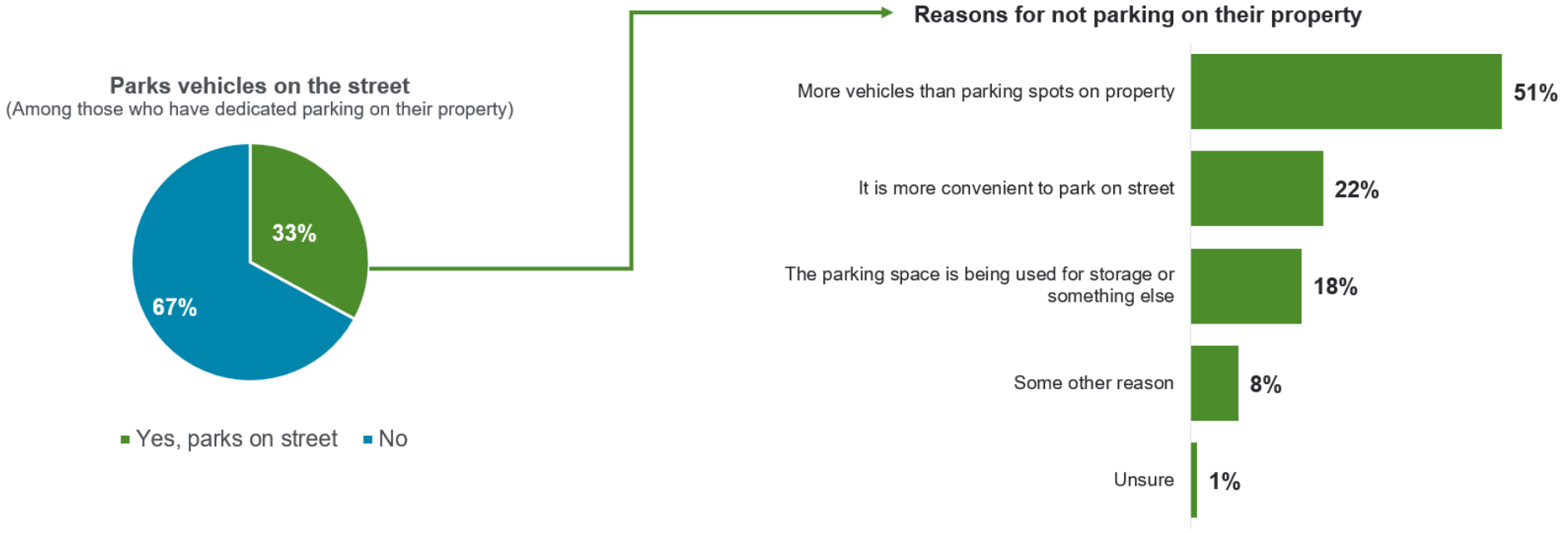
Vehicles parked by zoning area



Finding parking / expectations

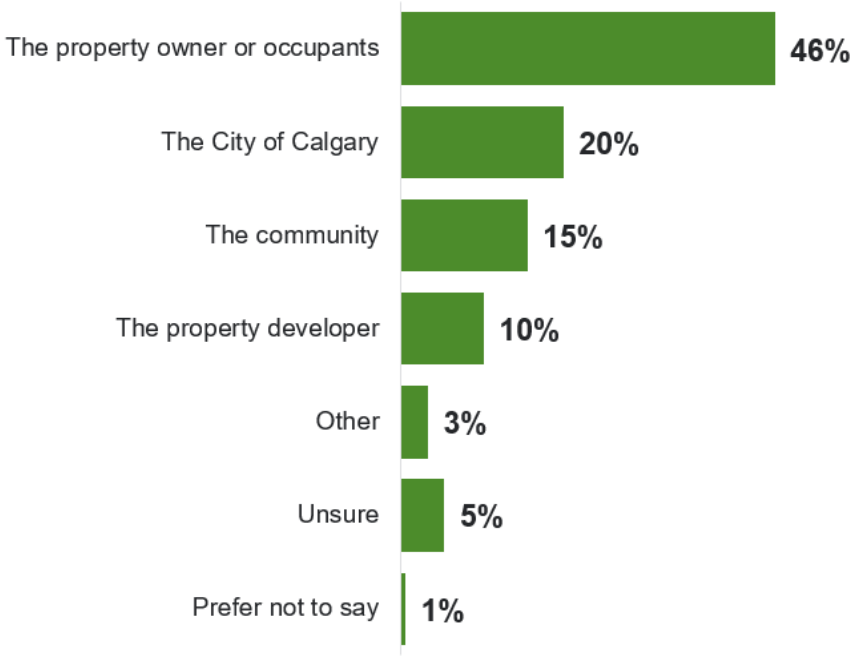


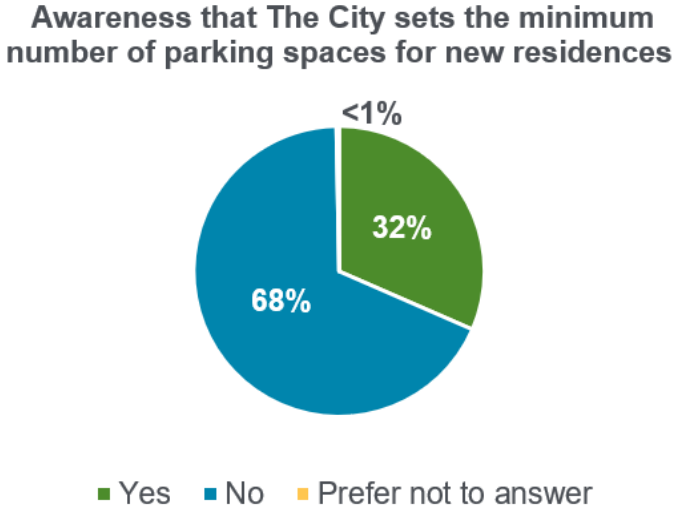
Reasons for not parking on property



Where Parking & Mobility Intersect MONTRÉAL 2026 CPA ACS

Private property parking decisions





Where Parking & Mobility Intersect MONTRÉAL 2026 CPA ACS

Importance of different parking factors

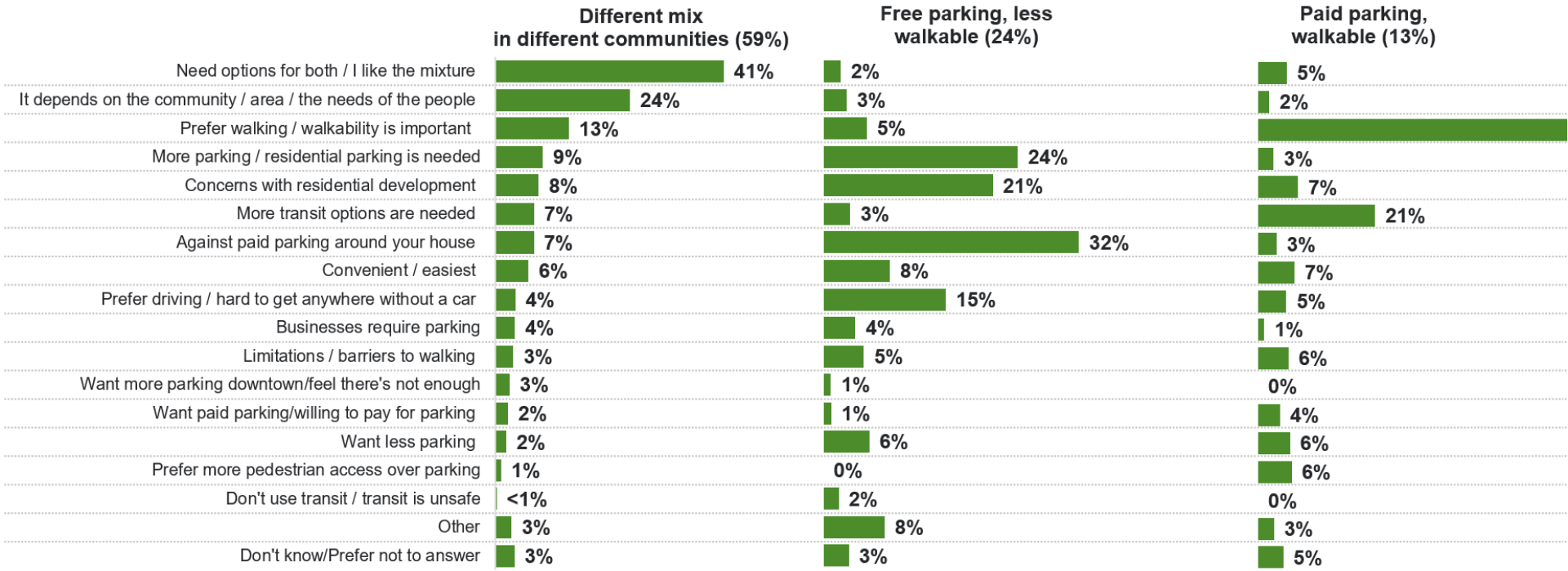


Preferred approach to parking

- Different mix in different communities
- Free parking, less walkable
- Paid parking, walkable



Reasons for parking plan preference



Now what? What's next?

- Review parking policies including minimums
- Better manage our curbside spaces





Table 1: Average Resident Parking Per Unit by Year City-wide

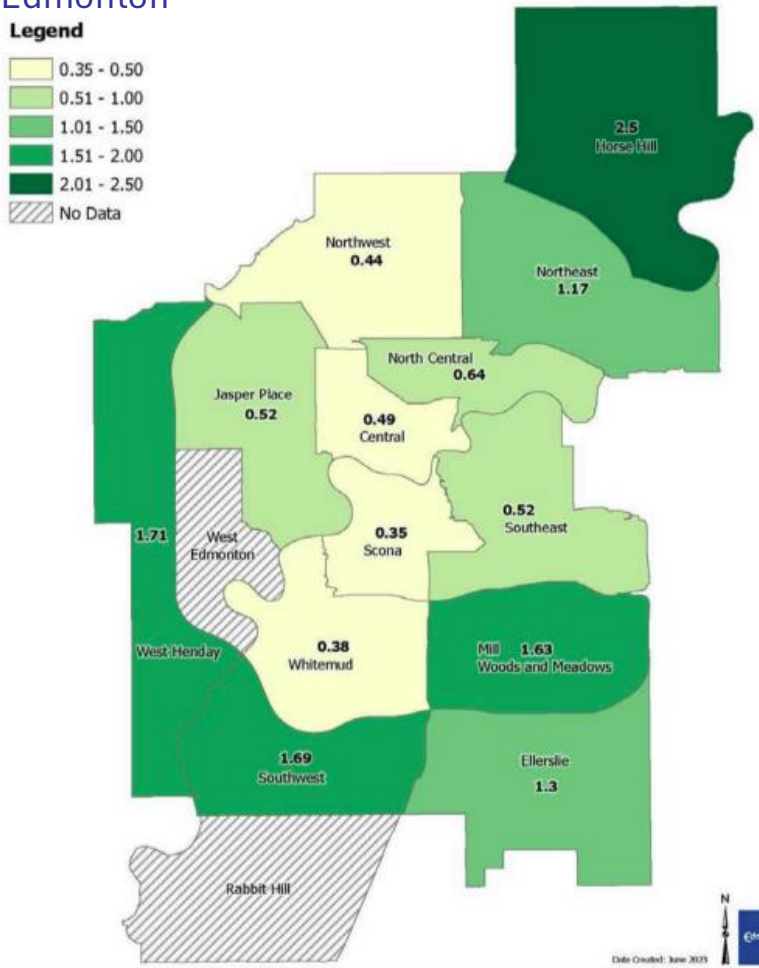
Toronto

Year	Average Resident Parking Per Unit
2016	1.08
2017	0.89
2018	0.81
2019	0.66
2020	0.59
2021	0.36
2022a (First Half of 2022)	0.43
2022b (Second Half of 2022 after Zoning By-law changes came into effect)	0.32
2023	0.32
2024	0.31

Parking Spaces Provided per New Dwelling Unit by District

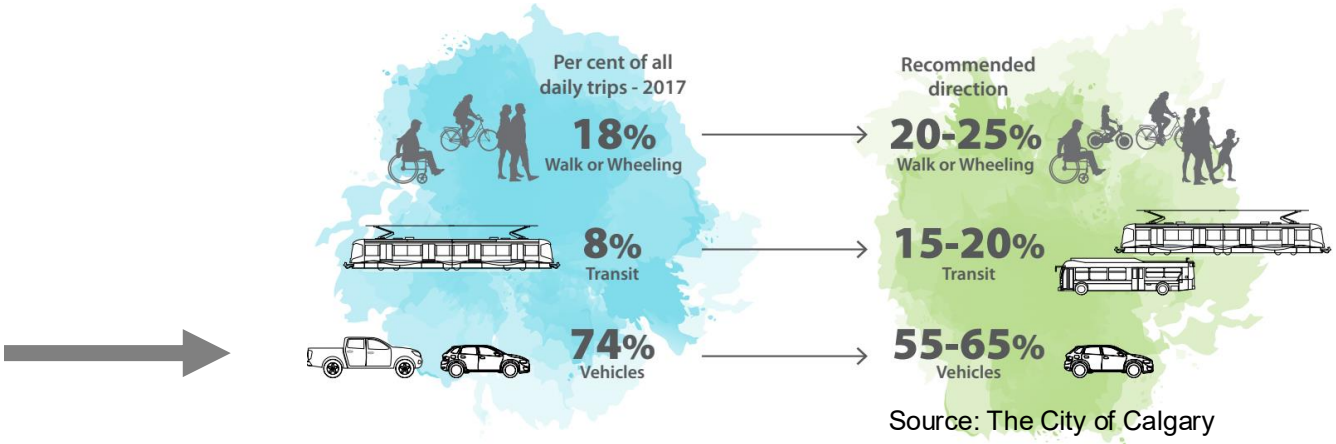
Minor Development Permits for Row Housing up to 4 dwelling units - 2024

Edmonton



Costs of inaction

- Continuation of outdated regulation
- In some cases – waste
- We have policy direction to do the opposite



Source: The City of Calgary

Where Parking & Mobility Intersect MONTRÉAL 2026 CPA ACS

Key takeaways today

- Attitudes toward parking are more **mixed**
- Can we control parking through zoning rules?
- Treat public parking as an **asset** + manage it
- There is a **mismatch** between the nature of parking and how we regulate it off-street

