

Report to Council



Date: September 14, 2020

To: Council

From: City Manager

Subject: TA20-0017 – Parking Requirements to reduce the required parking stalls for Child Care Centre, Minor

Department: Development Planning Department

Recommendation:

THAT Zoning Bylaw Text Amendment Application No. TA20-0017 to amend City of Kelowna Zoning Bylaw No. 8000 as indicated in Schedule A and outlined in the Report from the Development Planning Department dated September 14, 2020 be considered by Council;

AND THAT the Zoning Bylaw Text Amending Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Zoning Bylaw Text Amending Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

Purpose:

To amend Zoning Bylaw regulations for required number of parking stalls from 2 stalls to 1 stall for the use of Child Care Centre, Minor.

Background & Discussion:

Child Care Centre, Minor businesses are required to be operated by the principle resident that resides within the home. The current Zoning Bylaw requires 2 parking stalls for this use in addition to the parking requirements of the residential use.

Over the past number of years, several Child Care Centre, Minor business license applications have been submitted only to be rejected because of insufficient parking. This has resulted in dozens of childcare spaces that have not be created within the City. Staff have also received several variance permit applications over the past number of years to reduce the required number of parking stalls that have been approved by Council.

With the proposed text amendment, more residential property owners in single family neighbourhoods will be supported to operate Child Care Centre, Minors. The current requirement of 2 parking stalls is challenging to accommodate on most residential lots, as the principal dwelling parking requirements,

childcare centre requirements, and other zoning regulations make it challenging to comply under the current requirements. Staff believe the requirement of 1 parking stall is sufficient, as provincial regulations, through the *Community Care and Assisted Living Act*, allow no more than 8 children. The care giver's parking stall is provided for on the residential side, allowing the 1 additional parking stall to be used for short durations as children are dropped off and picked up by their parents or caregivers. If an operator chooses to have an additional employee, 1 additional stall will be required. The proposed changes will bring the parking requirements in line with other business uses on residential properties such as Home Base Business, Majors and Bed and Breakfast.

Staff will ensure that a parking management plan be submitted in part with the business licence application. Operators will be responsible for providing a site plan demonstrating how vehicles will maneuver and circulate on and around the site to ensure minimal impact on the neighbourhood.

The inclusion of reduced parking requirements for Child Care Centre, Minor should allow more residential properties to operate small scale childcares with minimal negative impact on the local neighbourhood.

Current Development Policies:

Chapter 8: Economic Development

Objection 8.1 Focus on economic drivers that generate new and sustainable wealth.

Policy .1 Sustainable Prosperity. Assign priority to supporting the retention, enhancement and expansion of existing businesses and post-secondary institutions and the attraction of new businesses and investment identified as bringing sustainable prosperity to Kelowna.

Chapter 10: Social Sustainability

Objective 10.1 Promote social well-being and quality of life by providing facilities and services for all community members

Policy .1 Distribution of Community Resources. Appropriately distribute and locate community resources (such as libraries, parks, meeting places, community policing, recreation services etc.) so that all neighbourhoods have convenient access.

Internal Circulation:

Policy & Planning Department

Considerations not applicable to this report:

Legal/Statutory Authority:

Legal/Statutory Procedural Requirements:

Financial/Budgetary Considerations:

External Agency/Public Comments:

Communications Comments:

Existing Policy:

Submitted by: Jason Issler, Planning Technician II

Approved for inclusion: T. Barton, Development Planning, Department Manager

Attachments:

Schedule 'A': Summary of Changes