



City of  
**Kelowna**

# Parking Workshop – Part II

February 10<sup>th</sup>, 2025

# Purpose

- ▶ To engage Council in a series of workshops on parking and travel demand management in relation to new development.

# Background

Resolution	Date
<p>THAT Council directs staff to consider common parking concerns relative to some recent multi-family development projects and bring forward for discussion and evaluation options for possible amendments to select sections of the associated regulations and policies, inclusive of cash-in-lieu.</p>	<p>Council Resolution (August 12<sup>th</sup> 2024)</p>

- ▶ 1<sup>st</sup> Workshop (Nov 18<sup>th</sup> 2025)
  - ▶ On-Street Parking
- ▶ 2<sup>nd</sup> Workshop ( February 10<sup>th</sup> 2025)
  - ▶ Off-street parking
  - ▶ Cash-in-lieu
  - ▶ Modal split
  - ▶ Travel Behavior

# Workshop Outline

- ▶ Balancing off-street and on-street parking
- ▶ Current off-street parking regulations
- ▶ Current cash-in-lieu of parking regulations
- ▶ Vehicle ownership data
- ▶ Purpose-built rental building parking utilization data
- ▶ Transit Frequency
- ▶ Key Issues and opportunities
- ▶ State of parking reforms & benchmarking other jurisdictions, presented by Mobility Foresight
- ▶ Options for cash-in-lieu
- ▶ Options for parking regulations

# Current Off-Street Parking Regulations

- ▶ Bedroom count
- ▶ Visitor Parking
- ▶ Location
- ▶ Rental Housing
- ▶ Car-Share Access
- ▶ Bicycle Parking
- ▶ Transit Oriented Areas

# Current Cash-in-Lieu Parking Regulations

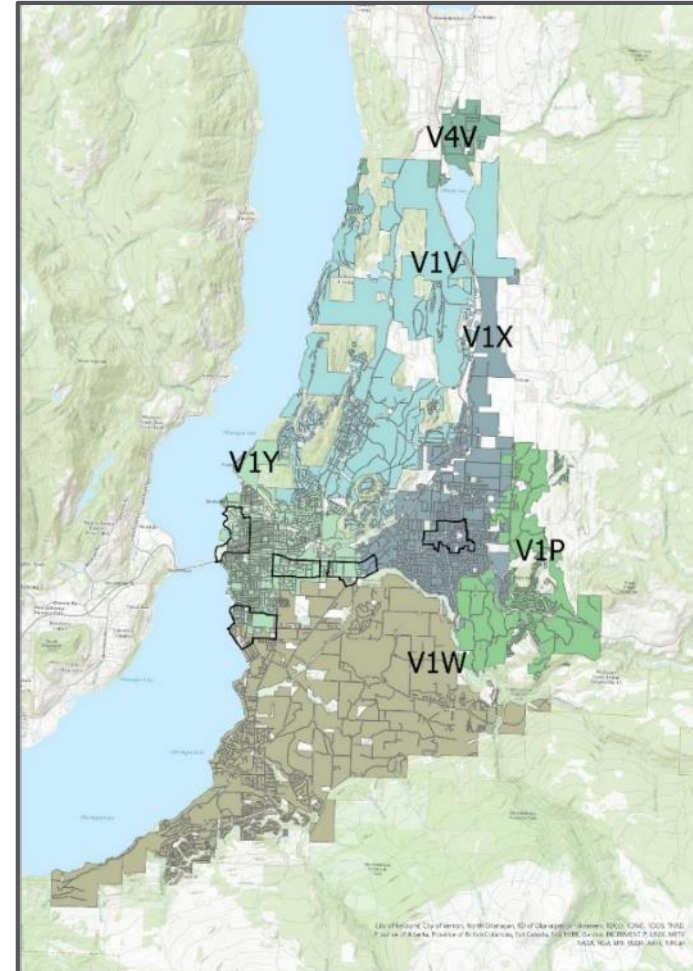
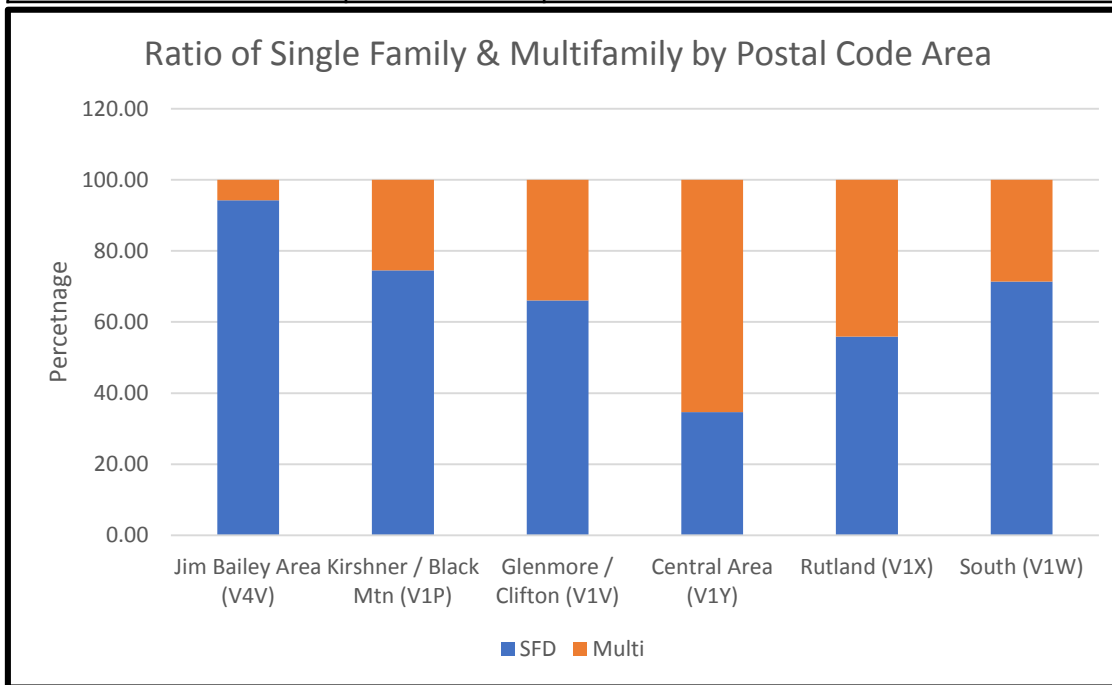
- ▶ Time horizon
- ▶ Benefit disconnect
- ▶ Modal Shift



Urban Centre	2023-2024 Rates (June 1 <sup>st</sup> to June 1 <sup>st</sup> )
City Centre (Downtown) Urban Centre	\$38,850.00
Midtown Urban Centre	\$38,850.00
South Pandosy Urban Centre	\$38,850.00
Rutland Urban Centre	\$11,184.00
Capri/Landmark Urban Centre	\$38,850.00

# Vehicle Ownership Data

Area	Postal Code	5-year Vehicles per Household Average
Kirshner / Black Mtn area	V1P	3.7
Jim Bailey area	V4V	3.0
Rutland area	V1X	2.6
South	V1W	2.4
Glenmore / Clifton area	V1V	2.1
Central area	V1Y	1.7

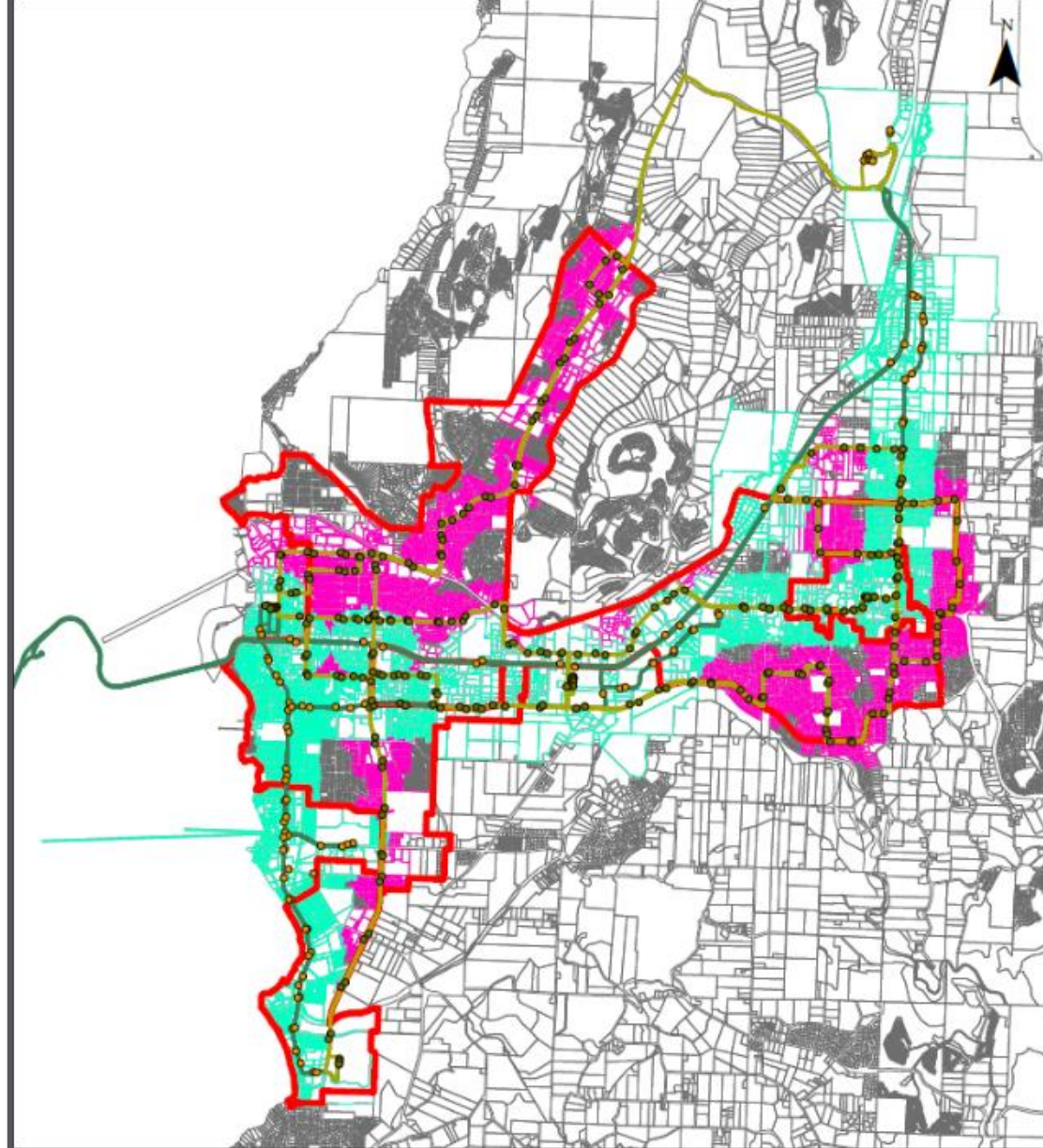


# Purpose-built rental building parking utilization data

- ▶ 8 developments charge monthly fee for parking
- ▶ Reviewed submitted data about available parking spaces per month compared to units vacancy per month.



# Transit Frequency



Frequent and Medium Transit in Kelowna

- Frequent Routes
- Frequent Stops
- Frequent Transit Lots
- Medium Routes
- Medium Bus Stops
- Medium Frequency Lots
- Parcels
- Core Area

Frequent Routes = #1, #8, & #97  
Medium Routes = #5, #6 / #18 to Union, #10, & #11

0 0.5 1 2 3 Kilometers

# Key Issues and Opportunities

- ▶ Parking reductions
- ▶ Cash-in-lieu of parking
- ▶ Vehicle ownership
- ▶ Rental parking incentives
- ▶ Transit Access

# State of Parking Reforms

Presented by Dale Bracewell,  
Principal – Mobility Foresight

- ▶ Examples from other jurisdictions
- ▶ Benchmarking

# Options for Off-Street Parking Regulations

1. Limit stacking of incentives
2. Change off-street parking relative to access to alternative forms of transportation
3. Modify bicycle parking relative to proximity to ATCs
4. Investigate electrification for bicycles and other micro-mobility
5. Investigate Transit Pass incentives
6. Investigate car-share passes and other car-share funding incentives

# Options for Cash-in-Lieu of Parking

- ▶ Apply cash-in-lieu only in areas of parking infrastructure improvements
  - ▶ Downtown, Pandosy, and Rutland
- ▶ Use cash-in-lieu of parking for alternative forms of transportation rather than assisting in funding parkade construction
- ▶ Develop maximums number of stalls eligible for cash-in-lieu
- ▶ Modify or remove cash-in-lieu of parking to take advantage of other cycle, transit, or car-share incentives

# Staff Recommendation

- ▶ Council receives for information the parking workshop report
- ▶ Next Steps
  - ▶ Further assessment and consultation on options
  - ▶ Report back to Council with recommendations