

REPORT TO COUNCIL



Date: January 23, 2017

RIM No. 1250-04

To: City Manager

From: Community Planning Department (AC)

Application: TA16-0014 **Applicant:** ICR Project Inc. – Leo Mariotto

Subject: Text Amendment

Existing Zone: CD5 – Multi-Purposed Facility zone

1.0 Recommendation

That Council receives, for information, the report from Community Planning dated January 23, 2017, with regards to a proposed text amendment to change the residential parking rate within the CD5 zone;

AND THAT Text Amendment No. TA16-0014 to amend City of Kelowna Zoning Bylaw No. 8000, as outlined in "Schedule A" attached to the Report from Community Planning dated January 23, 2017, be considered by Council;

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

2.0 Purpose

To consider a Text Amendment to Zoning Bylaw No. 8000 in order to reduce the residential parking rate within the CD5 zone.

3.0 Community Planning

The proposal is to change the residential parking rate in the CD5 zone to be aligned with the adjacent C7 zone (min. 1 stall per residential dwelling unit). Staff support this change in order to have consistent parking regulations within the downtown urban centre. Given the location of the C5 lands within the Downtown, all parking is anticipated to be located on-site within a structured parking facility and integrated into a larger mixed-use development. Under the C7 parking zone requirements residential units are generally expected to provide one parking stall per unit. The intent of the lower parking requirements to other zones is to encourage people living and working at the building to use alternative modes of transportation. For example, the sites are adjacent to the Cawston Active Transportation Corridor and within walking distance of Queensway Transit Exchange.

The applicant has a preliminary design for 1232 Ellis St (see Image 1). The parking regulation change would affect three properties but only two of those properties are anticipated to be developed by the applicant: 1232 Ellis St & 1241 Water St (see Figure 1). The third property is occupied by Prospera Place. The applicant submitted their request to change the residential parking rates within the CD5 zone on September 21st 2016. As of writing this report the applicant had not submitted an official Development Permit application but Staff are anticipating an application to be submitted shortly.



Image 1: 1232 Ellis St. Preliminary Design

Figure 1: Subject Properties



4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Portray a Positive Image of Kelowna¹

Downtown. Recognize that a unique, attractive, thriving and livable downtown is strategically important to Kelowna's overall prosperity and success. Towards this end, the City will plan and manage the Downtown as a single and special entity and will take a proactive, comprehensive, integrated and collaborative approach towards providing services and infrastructure, delivering programs, and developing a supportive regulatory and financial environment.

Ensure Efficient Land Use

Re-development of Parking Lots² Encourage that excess parking areas be used for infill commercial, residential and mixed use buildings.

Parking³

Support parking management programs that promote reduced vehicle ownerships, reduced vehicle trips and increased use of active modes of transportation.

5.0 Technical Comments

n/a

6.0 Application Chronology

Date of Application Received: September 21st 2016

Report prepared by: Adam Cseke, Urban Planner

Reviewed by: Terry Baron, Urban Planning Manager

Approved for Inclusion: Ryan Smith, Community Planning Manager

Attachments:

Schedule 'A' Proposed Text Amendment

Schedule 'B' Preliminary Drawings for 1232 Ellis St

¹ OCP Chapter 8 Economic Development – Objective 8.9 – Policy 2

² OCP Chapter 5 Development Process – Objective 5.18 – Policy 1

³ OCP Chapter 5 Development Process – Objective 5.11