

REPORT TO COUNCIL



Date: April 10, 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

Staff support the Text Amendment in order to have consistent parking regulations within the downtown urban centre. The previous Council report outlining Staff's rationale is attached to this report as 'Attachment A'.

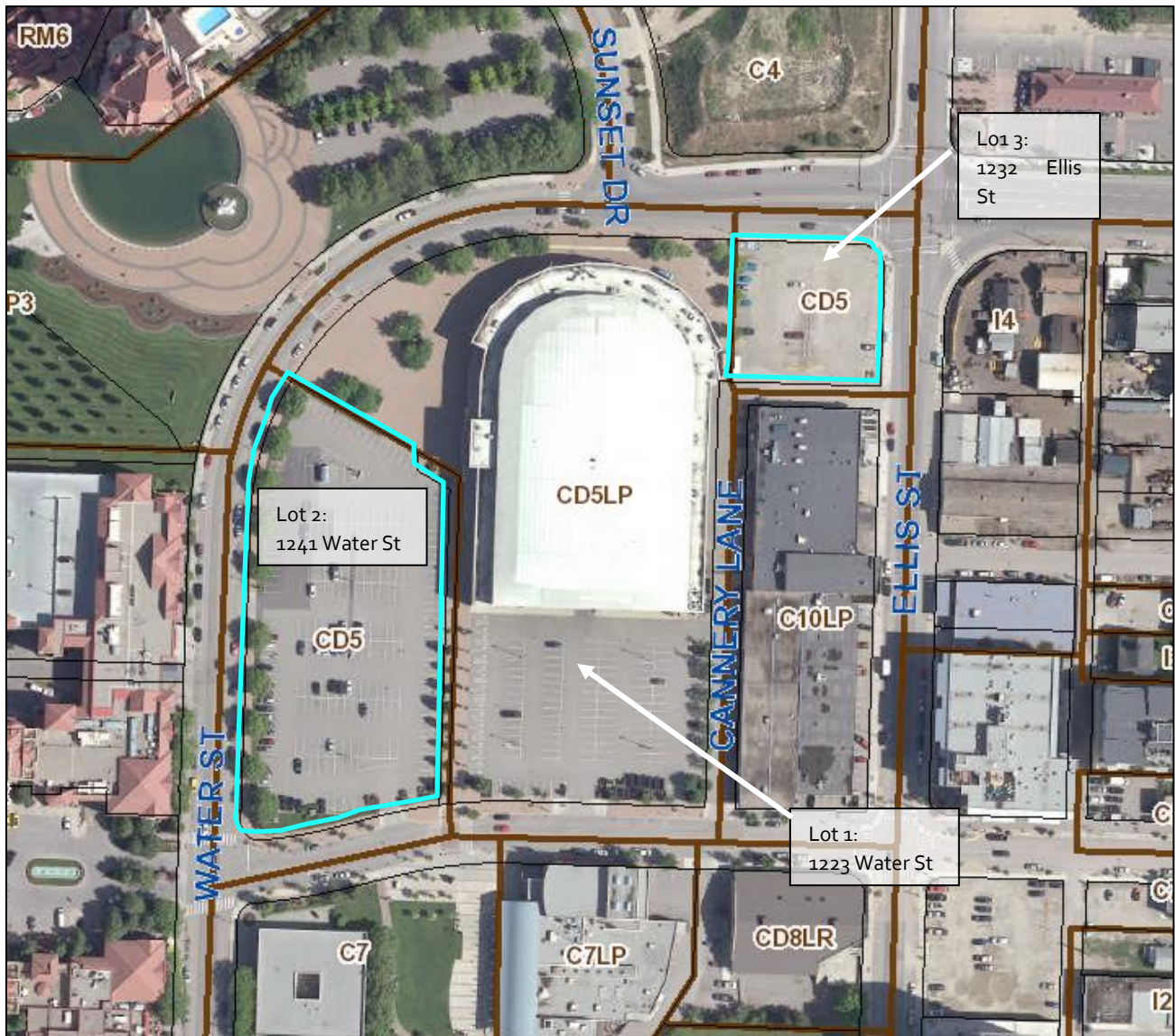
After reviewing the original zoning, subdivision, traffic studies, and Development Permit files related to the OmniCentre (original name for Prospera Place), there was no requirement for RG properties to provide additional parking for the public. The original Oct 14th 1997 report on the arena (Z97-1040, OCP97-029, TA97-007 & DP97-10,082) is attached to this report as background information and is labelled 'Attachment B'.

In accordance with the Multi-Purpose Facility Agreement, the project had to provide no less than 101 parking spaces to service the Commercial and Public Athletic and Recreation Facility (arena). The Original Development Permit for the arena proposed a total of 132 parking spaces on Lot 1 and 243 stalls of 'interim

parking' located on Lot 2. At the time of the original arena approvals, it was anticipated that future development on Lot 2 and Lot 3 would be subject to the parking regulations in the Zoning Bylaw and a Form & Character Development Permit.

In 2001, a few years after the CD5 zone was approved, a series of downtown zoning changes were considered. Specifically, the downtown parking regulations were amended in February 2003. The Text Amendment Council Report (TA01-003) is attached as background information to this report and is labelled 'Attachment C'. The parking requirements went from the standard parking ratio of: one stall per bachelor, 1.25 stalls per 1-bedroom, 1.5 stalls per 2-bedroom, and 2.0 stalls per 3 or more bedrooms to 1 stall per unit (regardless of the number of bedrooms). The rationale for this reduction was stated in the report.

The amending bylaw only considered the C7 zone and left out the CD5 zone even though the subject properties map included the CD5 lands. Therefore, it would be logical to assume Staff just missed adding the CD5 zone to the parking regulations at the time. Regardless, the same parking rationale in the C7 zone should apply to the CD5 zone and Staff are recommending that the parking regulations be harmonized to have consistency of development regulations within the downtown. Further, Staff are recommending that the RG properties' (Lot 2 & 3) be treated the same as any other development site in the downtown. Lots 2 & 3 were designated as development sites as a part of the original agreement to construct the arena. Staff feel this arrangement should be honoured. It will be up to the City (or RG if they have parking concerns) to address any parking shortfalls to the arena if and when these parcels are developed.

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.

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

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

Attachment 'A' Original TA16-0014 Report

Attachment 'B' Original Arena Rezoning Report

Attachment 'C' Original 2001 Downtown Zoning Bylaw Amendment Report

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

³ OCP Chapter 5 Development Process – Objective 5.11