
CITY OF KELOWNA

MEMORANDUM

Date: July 26, 2001
File No.: 0540-20
To: City Manager
From: Parking Advisory Committee
Subject: Downtown Parking Management & Financial Plan

RECOMMENDATION

THAT City Council approve the Downtown Parking Management Plan dated November, 2000 as a guide to parking management in the Downtown;

AND THAT City Council approve the following financial plan for parking management in the Downtown effective January 1, 2002:

- increase on-street parking rates in the Downtown metered areas from \$0.50 to \$0.75/hour;
- increase parking fine rates from \$10 to \$20 with a reduction of 50% if paid within seven days;
- establish a minimum monthly parking rate set at 10% greater than a adult monthly transit pass; &
- set the monthly parking rate at the Richter/Lawrence lot at \$43 per month (including GST)

AND THAT City Council approve the use of City Park parking lot for temporary use for monthly parking during the redevelopment of the Chapman Parkade and that the rate for this parking be set at \$52.50 per month.

BACKGROUND

During 2000, the City updated its Parking Management Plan for the Downtown area. In this Plan, capital expenditures for new parkades were recommended. The first priority for these expenditures was the redevelopment of the Chapman Parkade. An additional parkade at another location was also envisioned within ten years. Prior to advancing the Downtown Parking Management Plan to City Council for approval, a financial plan was required to show how new investments in parking downtown would be funded.

In October, 2000, the City Council passed the following resolutions:

THAT Council direct staff to proceed with the detailed design and related steps to secure redevelopment approval for the Chapman Parkade to accommodate the recommended expansion proposed in the draft Downtown Parking Management Plan.

AND THAT approval to proceed with the tendering and construction be withheld until completion and approval by Council of the Downtown Parking Management Plan.

Downtown Parking Management Plan

As noted above, during 2000 the City undertook to prepare an updated parking management plan for the Downtown Area. Prior to this work, the current 1991 Plan was being used as a guide.

The planning initiative involved assessing the supply and demand for parking related to business, institutional, tourism and recreational uses in the area. As well, it involved review of existing parking policy and regulations. Furthermore, it looked at strengthening the connection between parking and transportation demand management.

As in any planning initiative, consultation with stakeholders and the public is fundamental. In addition to general public consultation and regular review by the Parking Advisory Committee, consultation took place with the Downtown Kelowna Association and the Town Centre Committee representing the key stakeholders in parking downtown.

The Plan, as prepared by our consultant, is comprehensive and most of the current parking management program was recommended to remain in place. Only the recommended changes and significant items are therefore summarized in this report.

Parking Supply

- redevelop and expand the Chapman Parkade to allow up to 350-400 additional stalls
 - existing structure has 253 stalls
 - new stalls being accommodated in two phases with 227 additional stalls being planned in phase 1 and another 104 in phase 2 for a total of 331 additional stalls
 - approximately 23 stalls were displaced by street level retail space
- work towards an additional parkade in 5 to 7 years subject to proven demand

Parking Regulations

- maintain current 1 hour parking time limit on Bernard Ave
- improve Downtown parking signage in conjunction with new facilities and 'Way-Finding' signage
- review extent to which 30 min zones are provided

Tour Buses

- continue to work with Chamber of Commerce and Downtown Kelowna Association to address the needs of the tour bus industry

Parking Policy

- amend Zoning Bylaw to allow for the principle shared use of parking Downtown
- amend Zoning Bylaw to create cash-in-lieu option for cycling
- continue to use optional cash-in-lieu for off-street parking associated with urban development
- maintain existing parking requirements of new development
- make provision for cyclists in parking facilities

Parking Rates

- increase rate for on-street parking meters from \$0.50/hr to \$0.75/hr
- increase the minimum parking fine from \$10 to \$20/offence with 50% reduction if paid within 7 days
- ensure that the minimum monthly parking rate is 10% greater than the cost for a monthly adult transit pass, currently at \$39

Parking Management

- consolidate parking management functions within the corporation

Financial Plan

The work on the financial plan was undertaken concurrently with the detailed design phase for the redevelopment of the Chapman Parkade.

In addition to the recommendations in this report, the following secondary recommendations of the financial plan include:

- annual review of rates to achieve the plan
- expand the number of blocks where parking is controlled by parking meters as short-stay demand increases
- review pay and display technology for application in the downtown core

The financial plan also recommends additional strategies for future consideration. These include:

- Saturday paid parking in off-street facilities
- Saturday paid parking in City Hall lot
- paid parking hours to start at 8:00 a.m.
- extend hours of paid parking operation to 9:00 p.m. for both on and off-street parking
- harmonize off-street parking rates
- emphasize “scramble” parking to create efficiencies
- introduce universal permit
- restrict reserved parking and price accordingly

The output of the financial planning work was reviewed with the Parking Advisory Committee at its meetings of March 29, 2001 and April 26, 2001. Subsequent to these meetings and as directed by the Committee, the financial plan recommendations were reviewed with the Executive of the Downtown Kelowna Association on May 25, 2001. Unanimous support was given for the recommendations. At its June 7, 2001 meeting the Committee passed its resolutions to recommend to City Council to adopt the Downtown Parking Management Plan and the financial strategy to support capital investments in new parking facilities such as the Chapman Parkade redevelopment. A copy of the Downtown Kelowna Association's letter of support for the recommendations is attached.

Street level retail is being proposed as part of the phase 1 project. Revenues from the lease of this space will be used to offset the cost of developing this component of the parkade.

Design is now substantially completed for the redevelopment of the Chapman Parkade. Tendering is planned to take place during August with construction to follow in September subject to Council's approval of the Parking Management and Financial plans.

Councillor Colin Day, Chair
Parking Advisory Committee

RWW

Attach.

cc. Deputy Director of Financial Services
Acting Director of Leisure Services