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City of Kelowna

**MEMORANDUM**

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**DATE:** April 10, 2002  
**FILE:** 2245-20-1025  
**TO:** City Manager  
**FROM:** City Clerk  
**SUBJECT: PARKING REQUIREMENTS – ROTARY ARTS CENTRE**

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**RECOMMENDATION:**

THAT the Mayor and City Clerk be authorized to execute the attached Restrictive Covenant to provide off-site parking for the Rotary Arts Centre on City-owned Lot 3, Plan 42174 being the City-owned property at the corner of Sunset Drive and Water Street.

**BACKGROUND & COMMENTS:**

A requirement of the development permit for the Rotary Arts Centre was the creation of 30 parking stalls on City property between the Rotary Arts Centre and the Art Gallery, 10 parking stalls at the north-east corner of the Rotary Arts Centre, and additional parking stalls in the rear of the Centre.

The Parks & Leisure Services division has requested that the requirement for 40 parking stalls for the Arts Centre be moved to the existing City public parking lot at the corner of Water Street and Sunset Drive. This move is requested to allow development of the Arts Common between the new Rotary Arts Centre and the Art Gallery and future expansion of the Rotary Arts Centre.

The Planning Department has reviewed this request and advise that Section 8.1.10 (a) allows that some or all required off-street parking spaces may be provided on a site located no further than 200 metres from a C-7 zone measured along the shortest public pedestrian route from the nearest point of the parking to the nearest point of the site of the development served by the parking. When this is allowed, the owner of the remote off-street parking site shall register a covenant on the property that the remote lands required for off-street parking shall be so used as long as required by the bylaw.

This report from the City Clerk's office sets out the process required prior to the Mayor and City Clerk executing the covenant required by the Zoning Bylaw. Leisure Services department staff will attend Council to speak on the need for moving the parking requirement from the location approved as part of the development permit for the Rotary Arts Centre and Planning & Development Services department staff will attend Council to speak on the parking requirements of the City's Zoning Bylaw.

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D.L. Shipclark

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Encl.

cc: Current Planning Manager  
cc: Acting Cultural Services Manager

