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## CITY OF KELOWNA

# MEMORANDUM

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**Date:** April 28, 2004  
**File No.:** 5480-06

**To:** City Manager

**From:** Ron Westlake, Transportation Manager

**Subject:** **Monthly parking rate, Waterfront Park Lot.**

Report Prepared by Jerry Dombowsky, Transportation Demand Supervisor

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### **RECOMMENDATION:**

THAT City Council approve the implementation of a Monthly Parking rate of \$51.70 per month (including gst), per stall to a maximum of 22 stalls or 20% of the lot at the Waterfront Park Lot to facilitate tenants of the new building at 1180 Sunset Drive.

### **BACKGROUND:**

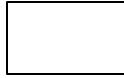
In January 2004 Works & Utilities received a general inquiry into the possibility of tenants of the new building at 1180 Sunset Drive renting monthly parking stalls in the adjacent Waterfront Park lot. This Lot serves Waterfront Park, the Rotary Centre for the Arts, the Art Gallery and also accommodates special event parking for Prospera Place events. The lot is currently served by a parking ticket dispenser offering hourly/daily parking at the rate of \$0.50 per hour. No monthly parking is currently offered. This new request for monthly parking was discussed by the Kelowna Parking Committee and endorsement of this action was received.

We have recently received a written request from Mr. Marc R.B. Whittemore, owner of a portion of the building, requesting three parking stalls be made available for tenants of the building on a monthly basis from 9:00 am to 6:00 pm Monday to Friday (letter attached). In addition, we also received the attached letter from Mr. John Peacock of Equinox Financial Group requesting 16 stalls on a monthly basis.

While Waterfront Park lot serves a number of different users, it is not a highly utilized lot. Even during peak tourist demand, hourly/daily revenues indicate a 10% average daily lot utilization. With monthly parking restricted to 6am – 6pm Monday through Friday, and with the right reserved to close the lot to monthly tenants at any time (given the possibility of a special event demand like Memorial Cup, etc.) we believe that offering 20% of the lot to monthly tenants would not detract from it's ability to serve as a facility lot. The parking is intended to be on a month to month basis, with the ability of the City to cancel at any time.

The building at 1180 Sunset was constructed with cash in lieu of parking under the City Planning Bylaw. Offering limited parking to tenants of this building would help to make urban improvements like this work in this developing area while providing a source of revenue for the parking reserve.

Based on the above information, Council's approval of the implementation of monthly parking in Waterfront lot is respectfully requested.



Approved for inclusion:  
John Vos  
Director of Works & Utilities

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Ron Westlake  
Transportation Manager

cc     Director of Financial Services

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File No.: 5480-06  
Subject: Monthly Parking Rates for Waterfront Park Lot

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The following is a list of the attachments that are **not** available with the electronic version of this report. The attachments can be viewed in the City Clerk's Department (3<sup>rd</sup> level, City Hall):

- Letter dated April 14, 2004 from Marc Whittemore
- Letter dated April 28, 2004 from Equinox Financial Group BC Interior