



CITY OF KELOWNA

COUNCIL POLICY MANUAL

POLICY: 314
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APPROVAL DATE: March 15, 2004
RESOLUTION #: R261/04/03/15
REPLACING #: n/a
DATE OF LAST REVIEW: March 2004

SUBJECT: PARKING CREDITS FOR MIXED USE DEVELOPMENTS WITHIN THE DOWNTOWN URBAN CENTRE

On an annual basis, starting January 1, 2004, Council will support the provision of a maximum 25 parking stall credits within the Downtown Urban Centre that can be applied to development projects that meet the following criteria;

- The development proposal is located within the Downtown Urban Centre and located within the Urban Centre boundaries shown as 'Area A' on Map 6.2 in *Kelowna 2000 - Official Community Plan Bylaw No. 7600*.
- The development proposal is a mixed use (commercial and residential) project where the commercial component is less than 50% of the gross floor areas (excluding areas for parking).
- Only the commercial component, or a portion thereof, of the required parking is being requested to be waived.

The existing 25 units outlined above will be augmented by 25 parking credits available specifically to projects within the City Centre Tax Incentive Area identified on the map attached to this Council Policy. Development within this area will therefore potentially, have access to 50 parking stall credits. These credits will be available to any development where in addition to the criteria outlined above, the commercial component doesn't exceed an FAR of 1.0.

Credits will be assigned on a first-come, first-served basis. Credits will be available January 1st of each year within the designated City Centre Tax Incentive Area. There will be no carry-over of unused credits from one year to the next.

The parking requirement for the residential component of a mixed use building may be reduced where the developer puts forward a sustainable car-sharing proposal. The amount of the reduction will be based on the particulars of each proposal.

The credits may be applied for by way of a Development Variance Permit Application to relax the required parking for the proposed development. Planning and Corporate Services Staff will evaluate the proposal and make a recommendation to Council based on the suitability of the proposed development and the availability of parking credits. If the project can be supported by staff based on all considerations other than the provision of required parking and there are credits available, staff may recommend to Council that some or all of the parking shortfall be covered by parking credits provided by this policy. Any parking that is waived by Council approval of the Development Variance Permit would be funded by Council at the equivalent cash in-lieu of parking rate once a year during budget preparation. The funding of this policy would be from new taxation as a result of construction.

Council will review this policy annually to determine if the policy should be extended for the upcoming year, cancelled, or otherwise amended.

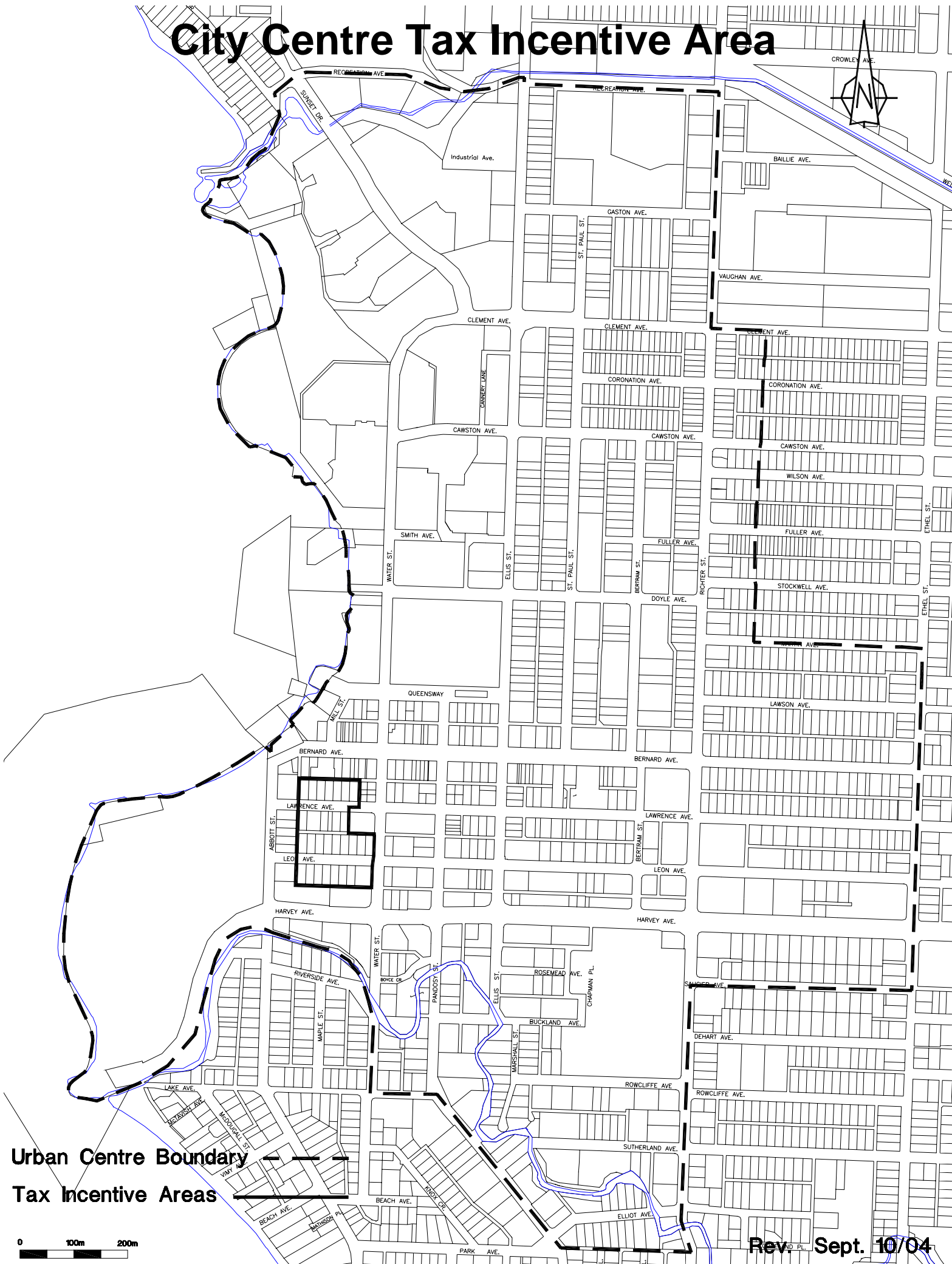
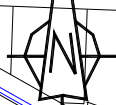
REASON FOR POLICY: Development incentive for mixed use projects within the Downtown Urban Centre.

LEGISLATIVE AUTHORITY: Local Government Act Section 922 (Development Variance Permits)

PROCEDURE FOR IMPLEMENTATION: On application for a Development Variance Permit to relax commercial parking requirements. Funding once a year during budget preparation.

City Centre Tax Incentive Area

CROWLEY AVE.



Urban Centre Boundary

Tax Incentive Areas

0 100m 200m

Rev. Sept. 10/04