

# Memo



**Date:** February 3/10  
**To:** City Manager  
**From:** Community Sustainability Division  
**File No:** Z09-0055  
**Subject:** RU1(s) Rezoning Application - 1294 Black Mountain Crescent  
Report Prepared By: Luke Turri

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## 1.0 RECOMMENDATION:

THAT Council receive for information the staff review of on-street parking in the area under consideration, as requested.

AND THAT final adoption of zone amending Bylaw No. 10259 be considered;

## 2.0 BACKGROUND:

At the December 15, 2009 Public Hearing, Council considered a rezoning application for 1294 Black Mountain Crescent, requesting a zoning change from RU1 - Large Lot Housing, to RU1(s) - Large Lot Housing with Secondary Suite to accommodate a basement suite within a single family dwelling which is currently under construction. The following resolution was passed at that meeting:

THAT Bylaw No. 10259 be read a second and third time;

AND THAT Council directs staff to look into restricting, and/or prohibiting, on-street parking from the applicant's driveway located at 1294 Black Mountain Crescent to the end of the applicant's property;

AND THAT Council directs staff to look into restricting, and/or prohibiting, on-street parking on the side of Black Mountain Crescent that borders the park;

AND FURTHER THAT staff report back to Council with respect to possible on-street parking restrictions prior to adoption of Bylaw No. 10259.

The City's Parking Coordinator recently completed a review of off-street parking in the area, in coordination with the Office of the City Clerk (Bylaw Enforcement Office). As a result of the review, the following recommendations are to be implemented:


- The existing on-street parking area between the intersection of Black Mountain Drive and Black Mountain Crescent and the neighbourhood park does not include adequate sightline distances from the intersection or adequate width at the corners to support on-street parking.
- Parking is to be restricted on both sides of Black Mountain Crescent from the north property lines of 1306 and 1309 Black Mountain Cres to the intersection of Black Mountain Drive.
- No parking signs are to be installed and a traffic order written.
- Bylaw Services and RCMP will be circulated a copy of Traffic Order after authorization.
- It should be noted that the parking restrictions to be implemented are in consideration of the existing traffic movement/intersection sightlines and the neighbourhood park opposite


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the subject property. This should not be interpreted as a precedent for further parking changes specific to a single secondary suite rezoning application.

**3.0 LAND USE MANAGEMENT DEPARTMENT:**

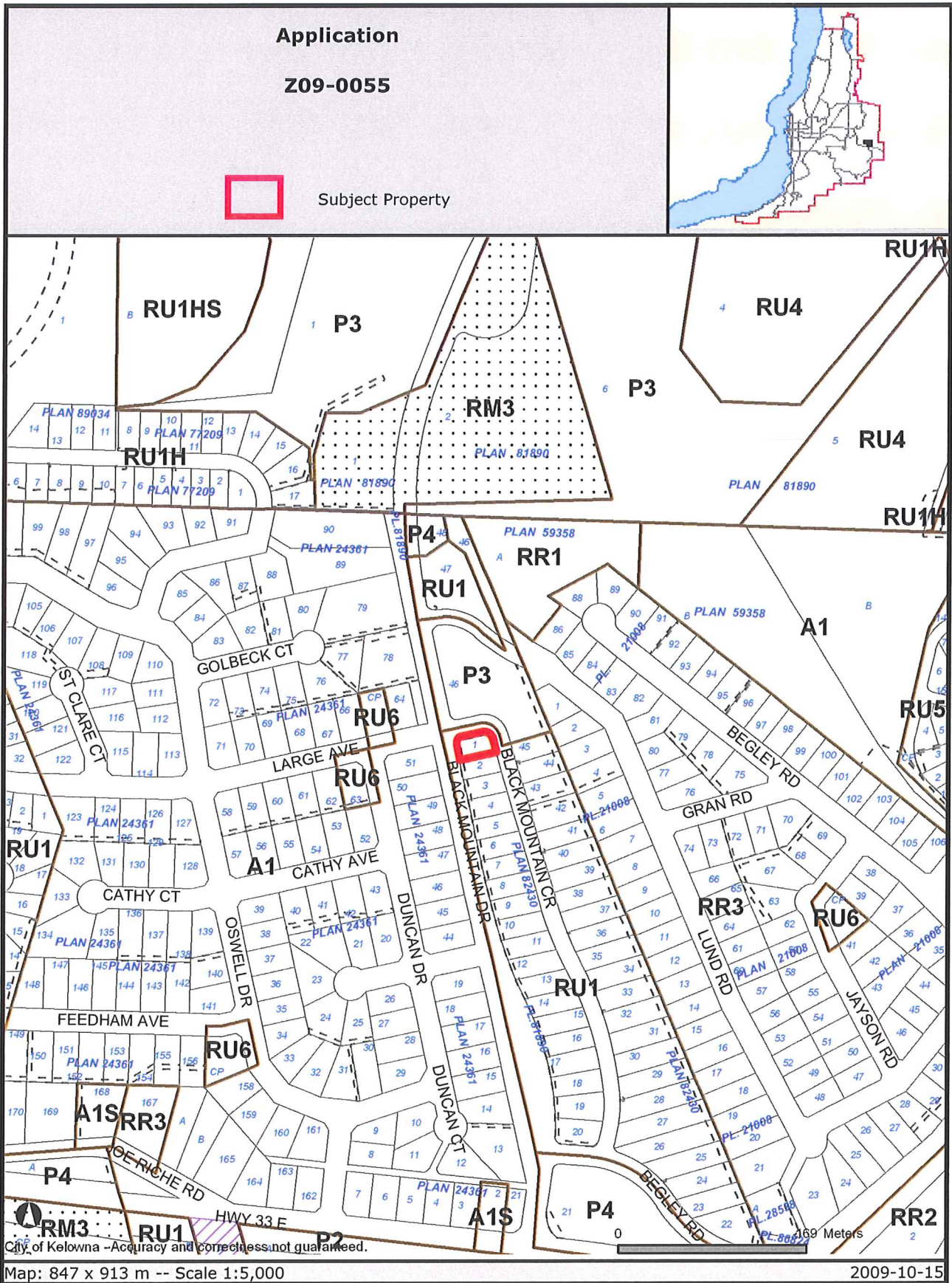
The recommendations resulting from the on-street parking review for Black Mountain Crescent will help to alleviate concerns of traffic conflicts at the corner of Black Mountain Drive and Black Mountain Crescent. As the applicant has satisfied the Zoning Bylaw requirements of three off-street parking stalls, the Land Use Management Department is recommending that this Zone Amending Bylaw be given final adoption.

for:   
Danielle Noble  
Manager, Urban Land Use

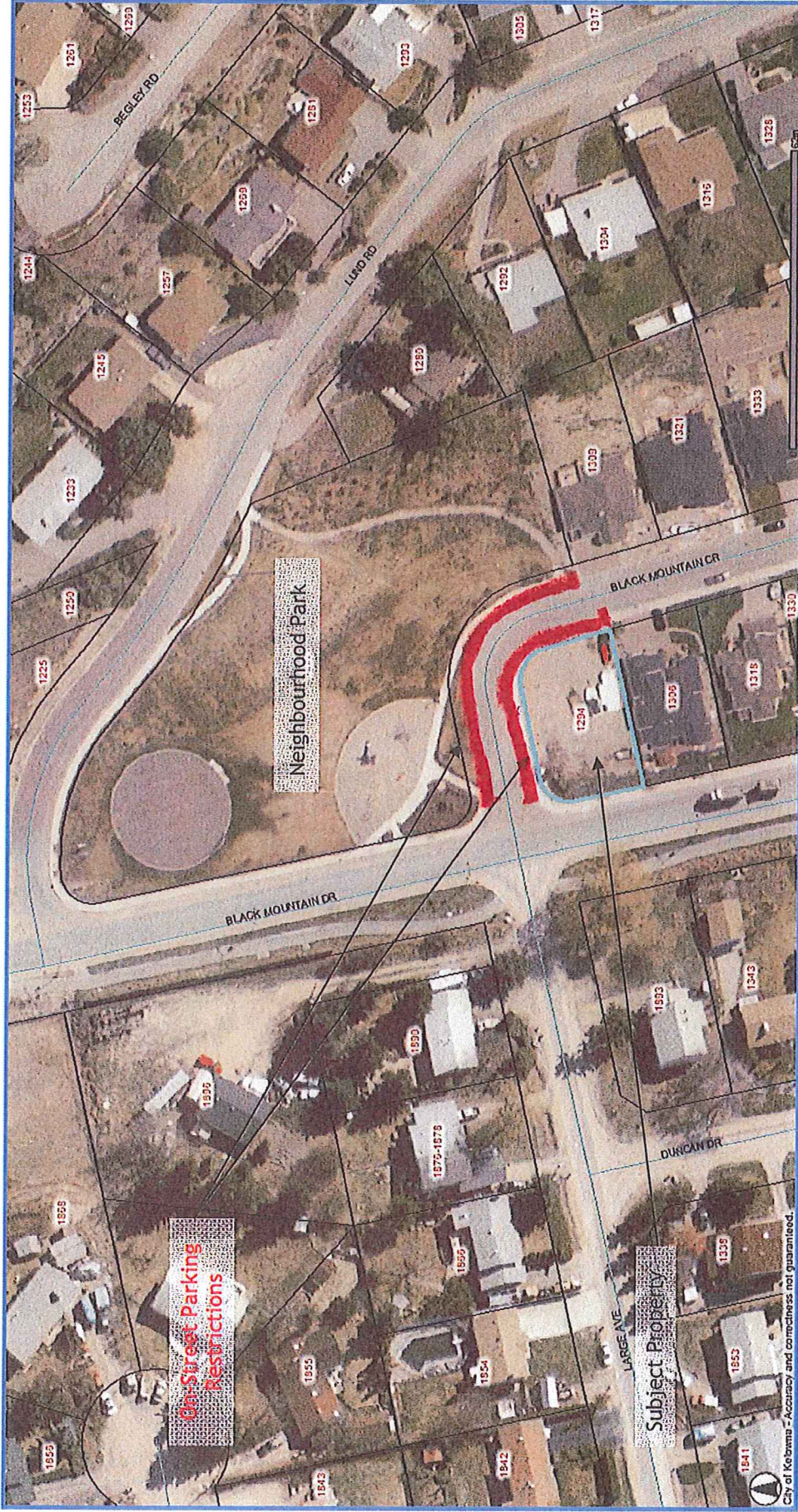
Approved for inclusion: 

Shelley Gambacort  
Director, Land Use Management

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- Attachments:**  
Subject Property Map  
On-Street Parking Restrictions Map



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only.  
The City of Kelowna does not guarantee its accuracy. All information should be verified.



**On-Street Parking Restrictions - Z09-0055 - 1294 Black Mountain Crescent**  
Proposed Zone: RU1(s) - Large Lot Housing with Secondary Suite