

Memo

DATE: June 1st, 2010
TO: City Manager
FROM: Community Sustainability Division



APPLICATION NO. OCP10-0002 / TUP10-0001 **OWNER:** City of Kelowna

AT: 3326 Lakeshore Road **APPLICANT:** City of Kelowna (Terry Barton)

PURPOSE: To temporarily amend the Official Community Plan's Future Land Use Designation from Major Park / Open Space to Commercial;

To consider a Temporary Use Permit to allow a temporary parking lot to be located on the subject property.

EXISTING ZONE: C1 - Local Commercial

SUPPLEMENTAL REPORT PREPARED BY: Alec Warrender

1.0 RECOMMENDATION

THAT Council receive the report of the Land Use Management Services Department dated June 1st, 2010 regarding OCP Amendment application No. OCP10-0002 and Temporary Use Permit application No. TUP10-0001 for information.

2.0 BACKGROUND

At the April 20, 2010 Public Hearing, Staff presented an application for a Temporary Use Permit to allow a temporary parking lot at 3326 Lakeshore Rd as part of Boyce-Gyro Park. Council requested the following additional information from staff:

THAT Council directs staff to report back to Council, prior to adoption of Bylaw No. 10310, with respect to the transportation movement in the area, and in particular whether or not staff would consider restricting the intersection at Watt Road and Lakeshore Road to right turns only.

AND THAT Council direct staff to submit a final budget request of \$57,000.00 with respect to further enhancements of the parking lot for consideration by Council during the final budget deliberations.

3.0 TECHNICAL COMMENTS

3.1 Infrastructure Planning

Watt Road & Lakeshore Road Intersection

Staff were directed by Council to explore the implications of restricting the intersection at Watt Road and Lakeshore Road. Due to high volumes along Lakeshore Road, left-hand turns from Watt Road will be difficult and dangerous. With the construction of the parking lot and anticipated higher use of the intersection, Staff support the concept of restricting turning movements to right-in and right-out only. Signage will be installed at the intersection alerting people of the restrictions and a traffic median installed to discourage left-hand turns.

Alternative Parking Layout

As requested by Council, staff have designed an alternative parking lot with the objective of maximizing the number of parking stalls. The parking lot design has approximately 178 parking stalls. Due to the anticipated increase in traffic movement that this parking lot would create, a second access point will be needed onto Lakeshore Road. Through all redevelopment, the City attempts to restrict access to arterial roads such as Lakeshore Rd and relocate the access off secondary roads such as Watt Road. Due to the size and temporary nature of this parking lot, this restriction would need to be postponed until the ultimate site development in approximately 2-4 years. The access point on to Lakeshore Road would be restricted to right-in and right-out only traffic movements, consistent with the Watt Road intersection. The cost estimate for this parking lot is \$246,000.

Project Funding

The City currently has \$138,000 budgeted for this project. In order to proceed with the alternative parking layout to maximize parking, an additional \$108,000 would be required. The Finance Department advises that these additional funds would be allocated from an existing City project. The "Mission Recreation Park Utilities" was a project aimed at installing underground utilities to support a future Field House and washrooms at the artificial turf field in Mission Recreation Park. The project has \$250,000 in existing approved funding. The conceptual design of the Field House will commence this year, however, construction is anticipated in 2011 or later pending Council approval. The funds for this project will not be spent this year and a portion could be reallocated to the Gyro Park - Parking Lot project. The funds for the MRP underground utilities project would need to be replenished in the 2011 Capital Budget.

Temporary Use Parking Lot Considerations

Staff anticipate construction of the parking lot to begin on June 15, 2010 with the completion occurring in 4 weeks to correspond with the closure of the Lakeshore and Richter parking lot on July 15, 2010. In order to keep costs to a minimum, City crews will be carrying out the construction. Staff advise that the larger parking design option provides significant challenges and construction risks (timing, scheduling, coordination, etc.) in consideration of other on-going construction projects. A completion date cannot be guaranteed by July 15, 2010. Infrastructure Planning Staff recommend proceeding with the proposed parking lot design of 48 parking stalls as shown at the Public Hearing for the following reasons:

1. The primary objective of the proposed parking lot was to replace the amount of parking lost by the removal of the 28 stall Lakeshore/Richter Parking lot. A 48 stall parking lot meets this objective and provides additional parking capacity for Boyce-Gyro Park.
2. A 178 stall parking lot builds public expectations for parking facilities at Boyce-Gyro Park. This solution is temporary in nature and the same number of parking stalls may not be achieved through a future P3 partnership.
3. Staff have a high level of confidence that a 48 stall parking lot can be constructed within the 4 week construction window.
4. The project cost estimate is within the capacity of existing approved funds.
5. A 178 stall gravel parking lot is very dominant and competes with many of the design objectives as an entrance into the South Pandosy Town Centre.
6. Should parking become a concern in the next 2-4 years, the City could phase in additional temporary parking.



Danielle Noble
Urban Land Use Manager

Approved for Inclusion



Shelley Gambacort
Director of Land Use Management

Attachments:

Subject Property Map
Site Plan
Applicants Letter of Intent

File Chronology:

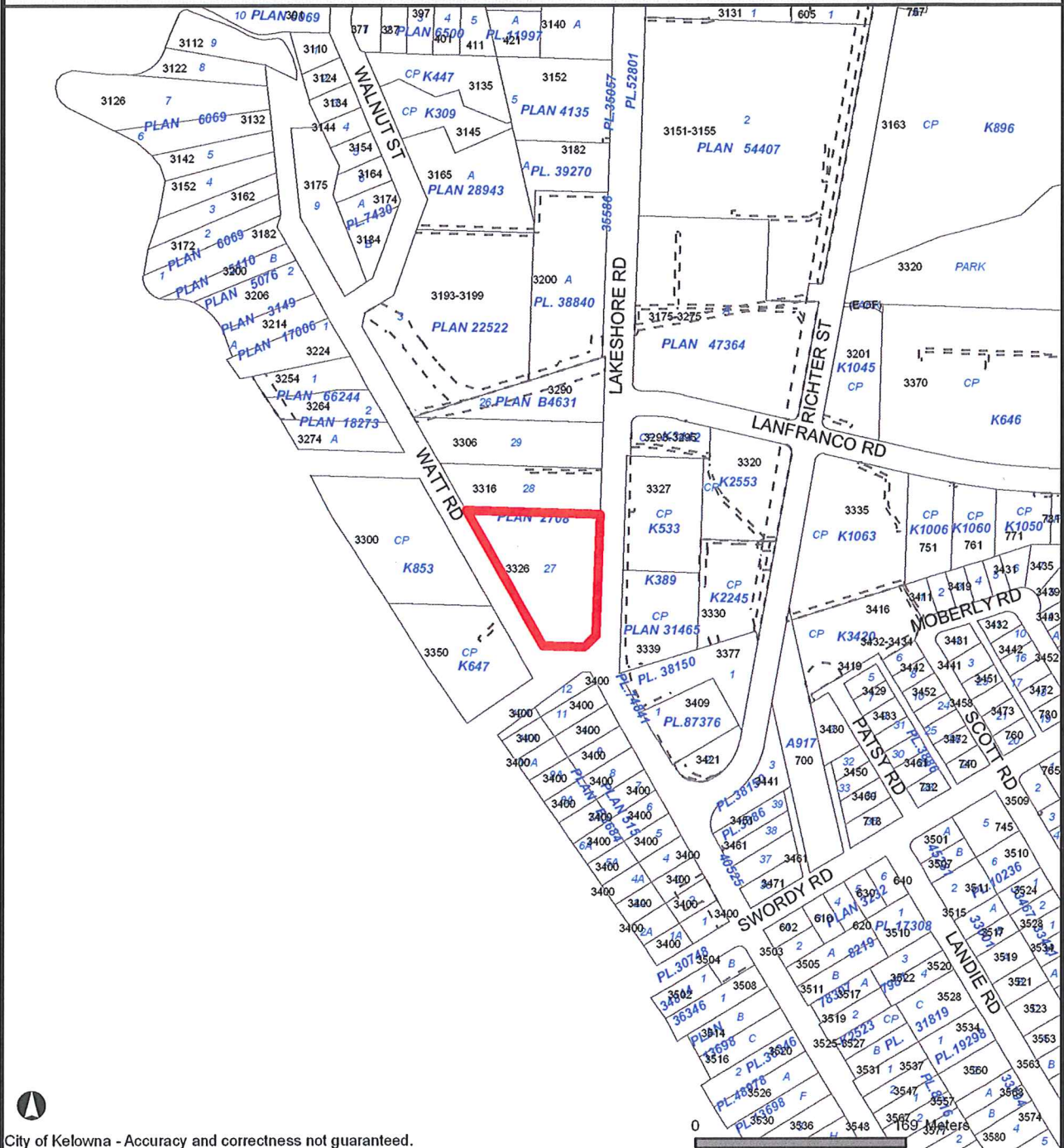
Application Accepted - January 8, 2010
Additional Info Received - January 25, 2010
APC - March 2, 2010
Staff Report prepared - March 12, 2010
Council Consideration - March 22, 2010
Public Hearing, 2nd & 3rd Reading - March 20, 2010 (Council requested additional information prior to adoption of Bylaw)
Additional Information Received - May 31, 2010
Supplemental Report prepared - June 1, 2010

ADDRESS MAP

TUP10-0001



Subject Property



City of Kelowna - Accuracy and correctness not guaranteed.

Map: 847 x 913 m -- Scale 1:5,000

2010-01-08

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.



Preferred Layout



BOYCE-GYRO BEACH PARK
NORTH PARKING LOT DEVELOPMENT
 January 29, 2010