



City of Kelowna
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Council Policy

Parking Credits for Mixed Use Developments Within the Downtown Urban Centre

APPROVED March 15, 2004

RESOLUTION: R700/11/07/11
REPLACING: R375/10/04/26; R387/06/05/01; R261/04/03/15
DATE OF LAST REVIEW: July 2011

On an annual basis, starting January 1, 2004, Council will support the provision of a maximum 8 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 boundary shown as Area A, identified on the map attached to this Council Policy.
- 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.

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.

Parking Credit Map – Area “A”:

