

ADMINISTRATIVE REPORT



TO: Planning & Development Committee

FROM: J. Zaffino, Chief Administrative Officer

DATE: June 19, 2025

RE: Zoning Bylaw Amendments – Okanagan Falls Vehicle Parking Exemptions (D2025.006-ZONE)

Administrative Recommendation:

THAT the Okanagan Valley Zoning Amendment Bylaw No. 2800.55 be initiated.

Purpose:

The purpose of this report is to provide options in relation to a proposed amendment to the Okanagan Valley Zoning Bylaw in order to provide an exemption for off-street vehicle parking requirements for a select number of parcels fronting Highway 97 in Okanagan Falls.

Background:

Under Section 525 of the *Local Government Act*, a local government may, by bylaw, do the following in relation to the provision of off-street parking and loading space requirements:

- a) *require owners or occupiers of any land, or of any building or other structure, to provide off-street parking and loading spaces ...*
- b) *establish design standards for spaces required ... including standards respecting the size, surfacing, lighting and numbering of the spaces;*
- c) *permit off-street parking spaces required ... to be provided, other than on the site of the building or other structure or use, under conditions that are specified in the bylaw;*
- d) *as an alternative to complying with a requirement to provide off-street parking spaces ... the payment ... of an amount of money specified in the bylaw.*

In response, the Regional District has historically required the provision of on-site (off-street) vehicle parking in relation to a variety of different uses in its various electoral area zoning bylaws.

This includes parking requirements for commercial uses such as “eating and drinking establishments” (e.g., restaurants, pubs, bars, etc.), offices, personal service establishments (e.g., banks, barbershop, bakery, etc.) and retail.

In mixed use zones, this can also include vehicle parking requirements for residential uses such as apartment buildings where the residential units are located above ground-floor commercial uses.

For reference purposes, the Regional District’s current requirements for some of these uses are included at Attachment No. 1 (see below).

Analysis:

Through the day-to-day use of the zoning bylaw and processing of various application types, including building permits (e.g. zone checks), Administration has identified an issue with the current zoning requirements for off-street vehicle parking; more specifically, in relation to a four-block section of parcels fronting Highway 97 on its south and west side as it passes through Okanagan Falls (see Attachment No. 2 below).

The Okanagan Falls “townsite” was originally surveyed and subdivided in approximately 1893 and, as a result, there remain a number of small and narrow parcels that were subsequently developed prior to the introduction of zoning and with large building footprints (e.g., >80% parcel coverage).

This has resulted in the provision of on-site vehicle parking on these parcels being challenging and problematic when applications are received by the Regional District related to a change of use, particularly, when this change of use generates a vehicle parking demand that is greater than the use that previously occurred on the parcel.

In recognition of the historic built form and that many of these parcels *may* not be capable of providing off-street parking spaces, it is being recommended that a new exemption be introduced.

Specifically, it is being proposed that any change of use (e.g. a business changing from retail to a restaurant) or any alterations that do not result in additional floor area being created be exempt from the requirement to provide additional off-street vehicle parking spaces.

In support of this, Administration recognizes that there is on-street parking that already functions as a shared public resource along these blocks of Highway 97 and that this supports multiple businesses and users throughout the day.

Importantly, the proposed amendments would not apply to re-development proposals in which additional floor area – whether commercial or residential – is being proposed on a parcel. In these situations, a property owner would be required to provide required on-site vehicle parking in accordance with the requirements of the zoning bylaw.

Alternative:

Conversely, the option to maintain the status quo is available to the Board, but Administration is cognizant that the challenges of providing parking spaces on parcels in these blocks may discourage new business startups.

Financial Implications:

Financial implications have been considered and none were found.

Communication Strategy:

Should the Board support some or all of the proposed amendments, Administration will commence public engagement in the form of external agency referrals and notification in accordance with the Regional District’s Public Notice Bylaw and Development Procedures Bylaw.

Alternatives:

1. Status quo.

Will a PowerPoint presentation be presented at the meeting? Yes

Respectfully submitted:



C. Garrish
Senior Manager of Planning

Endorsed By:



A. Fillion
Managing Director, Dev. & Infrastructure

Attachments: No. 1 – Required Off-Street Vehicle Parking Spaces (Select Uses)

No. 2 – Aerial Photo

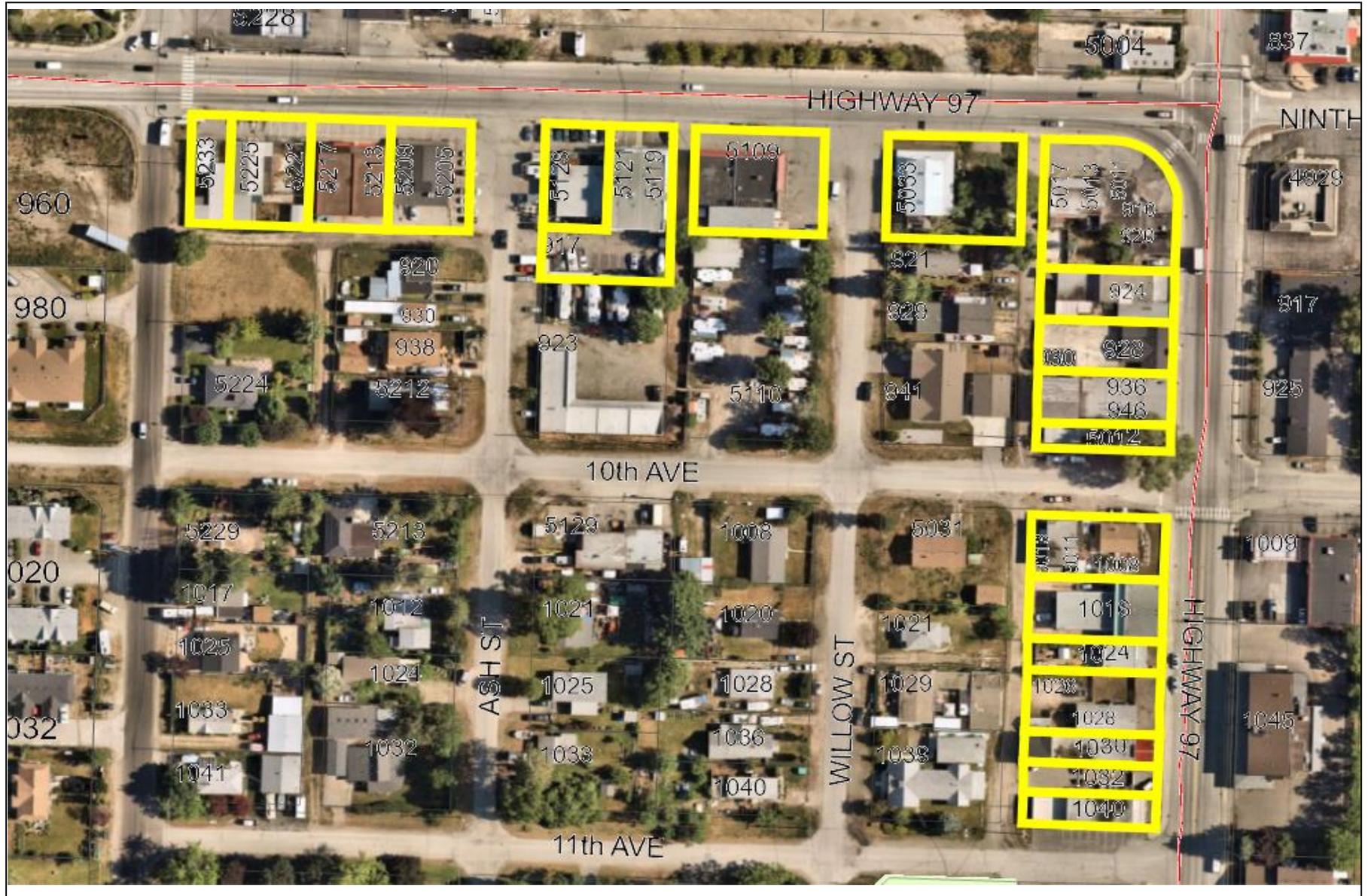
No. 3 – Site Photos

No. 4 – Site Photos

Attachment No. 1 - Required Off-Street Vehicle Parking Spaces (Select Uses)

USE	REQUIRED NUMBER OF SPACES
RESIDENTIAL	
<i>apartment building or townhouse</i>	1.75 per <i>dwelling unit</i>
COMMERCIAL	
<i>alcohol production facility</i>	1 per 30 m ² of <i>gross floor area</i> of customer service area
<i>campground</i>	1 per camping space
<i>eating and drinking establishment</i>	1 per 4 seats; or 1 per 10 m ² of customer service floor area, whichever is greater
<i>golf course</i>	2 per golf hole
<i>indoor recreation</i>	1 per 50.0 m ² of <i>gross floor area</i>
<i>outdoor recreation</i>	25 per playing field
<i>office</i>	1 per 30.0 m ² of <i>gross floor area</i>
<i>personal service establishment</i>	1 per 30.0 m ² of <i>gross floor area</i>
<i>retail</i>	1 per 30.0 m ² of <i>gross floor area</i>
<i>service station</i>	1 per 30.0 m ² of <i>gross floor area</i>
<i>tourist accommodation</i>	1 per <i>sleeping unit</i>
<i>vehicle sales and rentals</i>	1 per 70 m ² of sales floor area; and 1 per service bay
<i>veterinary establishment</i>	1 per 30.0 m ² of <i>gross floor area</i>
other commercial uses	1 per 40.0 m ² of <i>gross floor area</i>
ADMINISTRATIVE & INSTITUTIONAL	
<i>community care facility</i>	1 per 2 persons licenced occupancy
<i>assembly</i>	1 per 5 seats or 1 per 20 m ² of assembly area, whichever is greater
<i>cultural facility</i>	1 per 40.0 m ² of <i>gross floor area</i>
<i>educational facility</i>	elementary school: 2 per classroom
	middle school: 2 per classroom
	secondary school: 3 per classroom
health care centres and hospitals	1 per 4 beds
other administrative and institutional uses	1 per 30.0 m ² of <i>gross floor area</i>

No. 2 – Aerial Photo



No. 3 – Site Photos



No. 4 – Site Photos

