

March 7, 2019

Subject Property:

303, 307, 313, 317 and 319 Ellis Street

- Lots 1-4, Block 27, District Lot 202, Similkameen Division Yale District, Plan 479, Except Plan B1841
- That Part of Lot 4, Shown Outlined Red on Plan B1841; Block 27, District Lot 202, Similkameen Division Yale District, Plan 479
- Lot 5, Block 27, District Lot 202, Similkameen Division Yale District, Plan 479

Application:

Development Variance Permit PL2019-8489

Subject Properties



A public parking lot is being proposed for the site. Given the temporary nature of the parking lot, a reduced standard is being proposed, including reductions in landscaping densities and paving. As such, prior to construction of the lot, the following variances to Zoning Bylaw 2017-08 are requested:

- Section 6.3.1.3: Vary paving requirements; and
- Section 6.3.2: Vary the requirement for landscaping in the amount of 2.0m² of landscaping per parking space

Information:

The staff report to Council and Development Variance Permit PL2019-8489 will be available for public inspection from **Friday, March 8, 2019 to Tuesday, March 19, 2019** at the following locations during hours of operation:

- Penticton City Hall, 171 Main Street
- Penticton Library, 785 Main Street
- Penticton Community Centre, 325 Power Street

You can also find this information on the City's website at www.penticton.ca/publicnotice.

Please contact the Planning Department at (250) 490-2501 with any questions.

Council Consideration:

Council will consider this application at its Regular Council Meeting scheduled for **6:00 pm, Tuesday, March 19, 2019** in Council Chambers at Penticton City Hall, 171 Main Street.

Public Comments:

You may appear in person, or by agent, the evening of the Council meeting, or submit a petition or written comments by mail or email no later than **9:30 am, Tuesday, March 19, 2019** to:

Attention: Corporate Officer, City of Penticton

171 Main Street, Penticton, B.C. V2A 5A9

Email: publichearings@penticton.ca.

No letter, report or representation from the public will be received by Council after the conclusion of the March 19, 2019 Council Meeting.

Please note that all correspondence submitted to the City of Penticton in response to this Notice must include your name and address and will form part of the public record and will be published in a meeting agenda when this matter is before the Council or a Committee of Council. The City considers the author's name and address relevant to Council's consideration of this matter and will disclose this personal information. The author's phone number and email address is not relevant and should not be included in the correspondence if the author does not wish this personal information disclosed.

Blake Laven, RPP, MCIP

Manager of Planning

Date: March 19, 2019
To: Donny Van Dyke, Chief Administrative Officer
From: Blake Laven, Planning Manager
Address: 313 Ellis Street (303, 307, 313, 317 and 319 Ellis Street)
Subject: Development Variance Permit PL2019-8489

File No: RMS / Address

Staff Recommendation

THAT Council approve "Development Variance Permit PL2019-8489", a permit that reduces the parking lot constructions standards for a public parking lot on Lots 1-5, Block 27, SDYD, Plan 479, located at 303, 307, 313, 317 and 319 Ellis Street.

AND THAT Staff are directed to issue the permit.

Background

On February 5, 2019, Council gave support to a budget amendment supporting the demolition of the former Greyhound building and construction of a temporary parking lot on the lands. The demolition is expected to happen in the next month. At that meeting it was relayed to Council that the proposed parking lot, given its temporary nature, would likely not meet the zoning bylaw construction standards for a parking lot. According to the bylaw, parking lots are to have a certain density of landscaping, landscape buffers from the street and be paved.

The current design does have some landscaping, but given the need for parking in the downtown and the intended temporary nature of this parking lot, the design was done to maximize parking spaces rather than accommodate the required landscaping. As such, prior to construction of the lot, a variance to the City's zoning bylaw is required.

Proposal

This application proposes varying the following sections of the zoning bylaw:

- 6.3.1.3, which requires paving; and,
- 6.3.2, which requires landscaping in the amount of 2.0m² of landscaping per parking space

Financial implication

Funding for the demolition of the former Greyhound Bus Depot Building and construction of the parking lot has previously been authorized by Council. Construction costs for the parking lot are estimated at \$130,000 including landscaping, electric charging stations and bicycle parking infrastructure. Not approving the

variance would require a redesign of the parking lot, likely increasing the construction costs and reducing the project parking revenue. As currently designed the lot features 55 parking stalls and will produce approximately \$40,000 per year in revenue.

Analysis

The subject lands are zoned as C5 (City Centre Commercial). The C5 zone permits the use of public parking. The long term use for the former Greyhound Bus Depot site and neighbouring City owned properties will be the subject of a planning exercise in 2020. The outcome of that exercise will provide direction for the future use of these lands. In the interim the use of the lands for parking satisfies a short term need in the downtown for workforce parking and public demand during events and weekend.

While it is important to ensure permanent parking is appropriately landscaped and finished with permanent paving and painted lines, in the case of temporary parking, the costs to put in the required finishes is not reasonable given the 5 – 10 year expected life of the lot. Large investments in finishing will discourage redevelopment of lots that could have higher and better long term uses than parking. For these reasons, other downtown surface parking lots have had reduced standards for temporary parking lots, for both private and public lands.

Even though a reduction in standard is being requested, the design will create an attractive parking area with landscape islands in the corners assisting with stormwater management.

For these reasons, staff are recommending that Council support the request for the reduction in construction standard.

Alternate recommendations

THAT Council not support the variance permit.

Attachments

Attachment A – Subject property location map

Attachment B – Draft Development Variance Permit

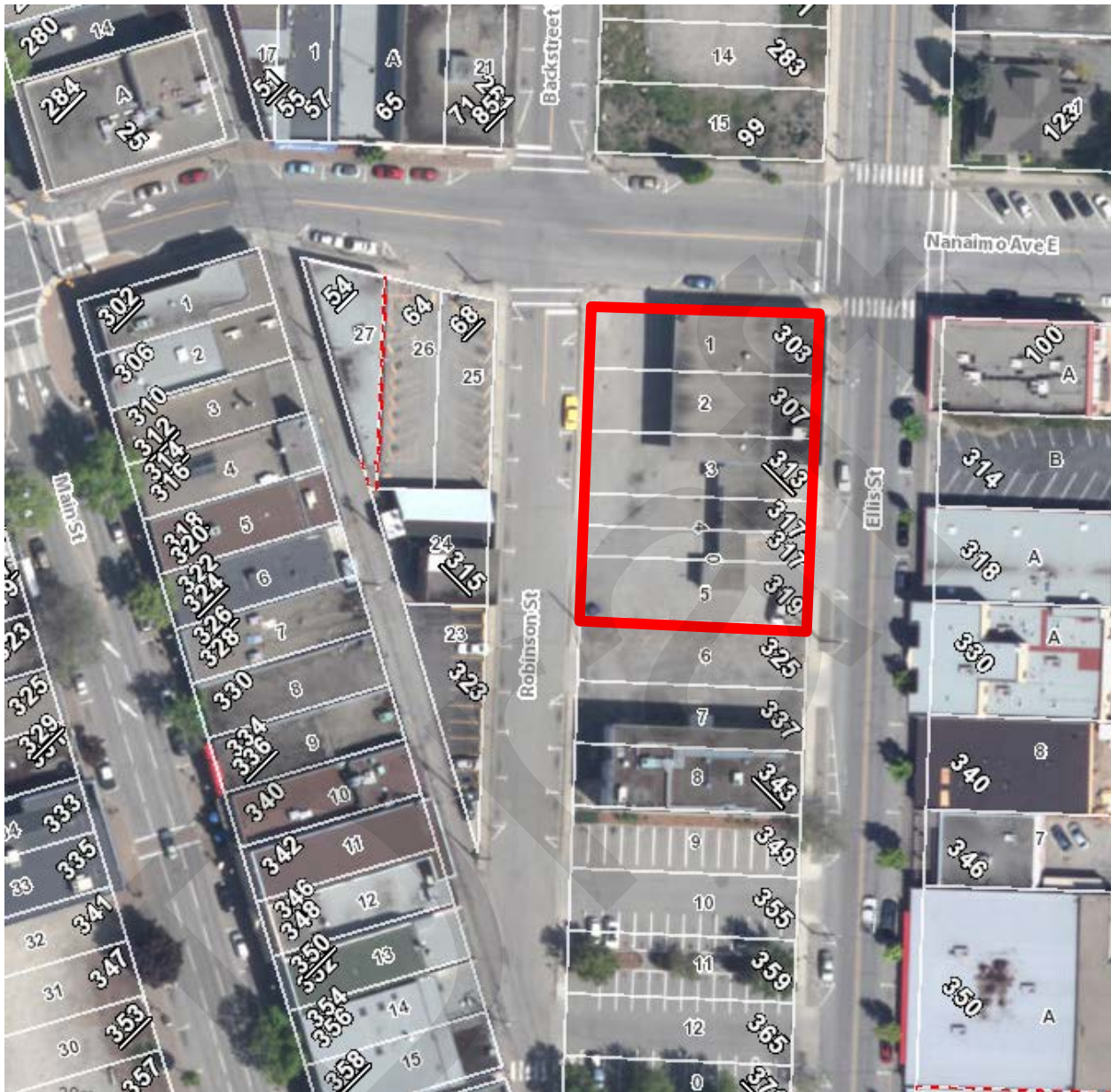
Respectfully submitted,

Blake Laven, MCIP, RPP
Planning Manager

Concurrence

Director 	Chief Administrative Officer
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Attachment A
Subject Property Location Map



Attachment B
Draft Permit



City of Penticton
171 Main St. | Penticton B.C. | V2A 5A9
www.penticton.ca | ask@penticton.ca

Development Variance Permit

Permit Number: PL2019-8489

Sheri Raposo, City Land Administrator
City of Penticton
171 Main Street
Penticton BC V2A 5A9

Conditions of Permit

1. This permit is issued subject to compliance with all of the bylaws of the City, except as specifically varied or supplemented by this Permit.
2. This permit applies to:

Civic Address	Legal Description	PID
303 Ellis Street	Lot 1, Block 27, District Lot 202, SDYD, Plan 479, Except Plan B1841	012-305-278
307 Ellis Street	Lot 2, Block 27, District Lot 202, SDYD, Plan 479, Except Plan B1841	012-305-286
313 Ellis Street	Lot 3, Block 27, District Lot 202, SDYD, Plan 479, Except Plan B1841	012-305-294
317 Ellis Street	Lot 4, Block 27, District Lot 202, SDYD, Plan 479, Except Plan B1841	012-305-308
	THAT Part of Lot 4, Shown outlined on red on Plan B1841; Block 27, District Lot 202, SDYD, Plan 479	012-305-316
319 Ellis Street	Lot 5, Block 27, District Lot 202, SDYD, Plan 479	012-305-324

3. This permit has been issued in accordance with Section 498 of the *Local Government Act*, to vary the paving requirements of Section 6.3.1.3 and the landscaping requirements of Section 6.3.2. of Zoning Bylaw 2017-08 to allow for the construction of a public parking lot, as shown in the plans attached in Schedule A.

General Conditions

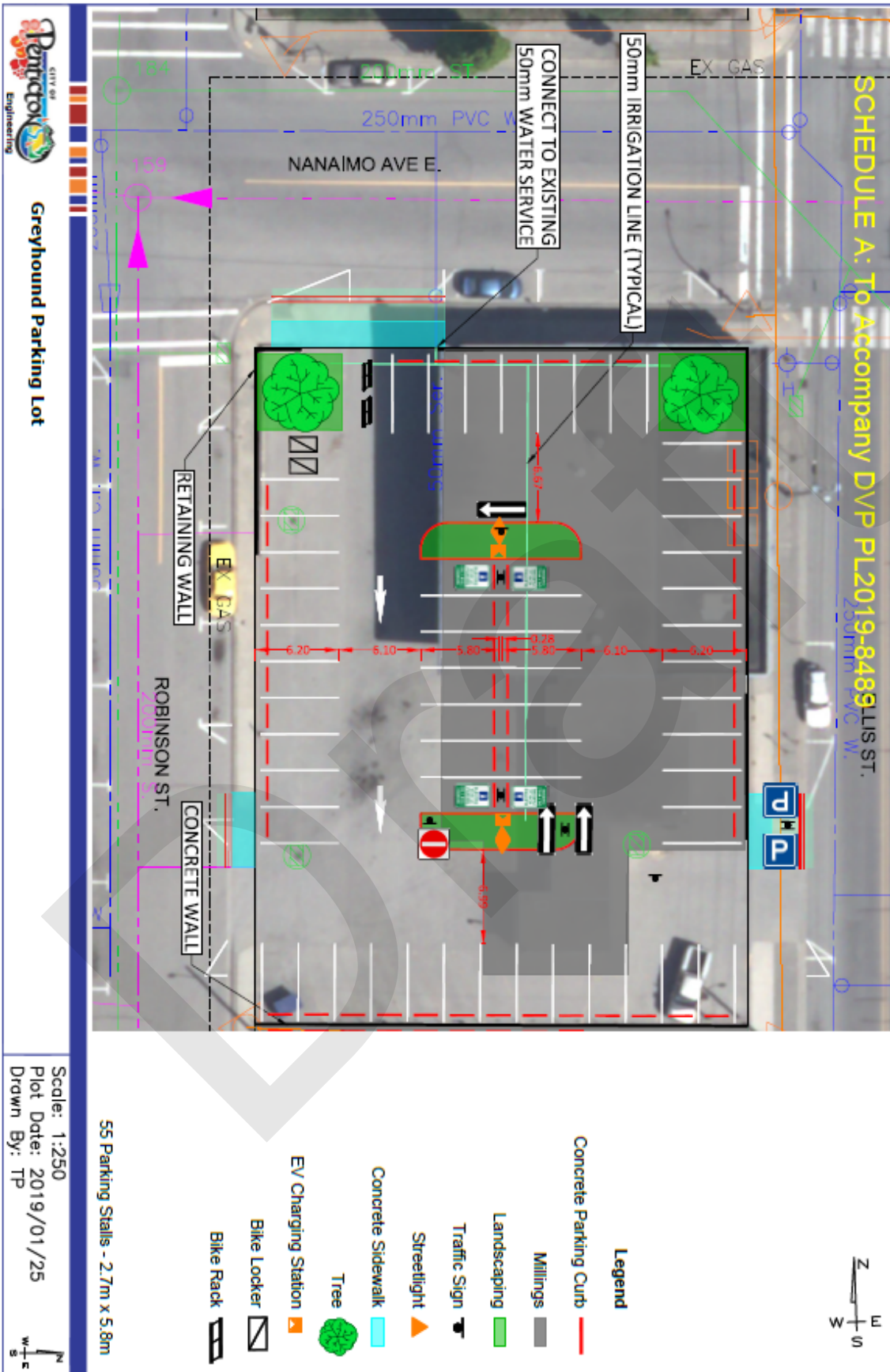
4. In accordance with Section 501 of the *Local Government Act*, the lands subject to this permit shall be developed in general accordance with this permit and the plans attached as Schedule A.

5. In accordance with Section 504 of the *Local Government Act* if the holder of this permit does not commence the development authorized by this permit within 2 years of the date of this permit, this permit shall lapse.
6. This permit is not a building permit. In order to proceed with this development, the holder of this permit must hold a valid building permit issued by the Building Inspection Department.
7. This permit does not constitute any other municipal, provincial or federal approval. The holder of this permit is responsible to obtain any additional municipal, federal, or provincial approvals prior to commencing the development authorized by this permit.
8. This permit does not include off-site infrastructure costs that may be required at the building permit stage, such as Development Cost Charges (DCC's), road improvements and electrical servicing. There may be substantial infrastructure and servicing costs payable at a later date. For more information on servicing and infrastructure requirements please contact the Development Engineering Department at (250) 490-2501. For more information on electrical servicing costs, please contact the Electric Utility at (250) 490-2535.

Authorized by City Council, the _____ day of _____, 2019

Development Variance Permit PL
Issued this _____ day of _____, 2019

Angie Collison,
Corporate Officer



Draft