

Okanagan Falls Vehicle Parking Exemptions

Planning & Development Committee

June 19, 2025

OK Falls Vehicle Parking Exceptions



Local Government Act

- Section 525 allows a local government, by bylaw, to do the following in relation to off-street parking :
 - require off-street parking and loading spaces;
 - establish design standards for spaces;
 - permit spaces be provided elsewhere; and
 - allow cash in-lieu payments for missing spaces.

OK Falls Vehicle Parking Exceptions

Electoral Area Zoning Bylaws

- Established requirements for the provision of on-site (off-street) vehicle parking in relation to a variety of different uses.
- Confirmation of parking has historically occurred in relation to building permits.

USE	REQUIRED NUMBER OF SPACES
RESIDENTIAL	
<i>apartment building or townhouse</i>	1.75 per dwelling unit
COMMERCIAL	
<i>alcohol production facility</i>	1 per 30 m ² of gross floor area 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 gross floor area
<i>outdoor recreation</i>	25 per playing field
<i>office</i>	1 per 30.0 m ² of gross floor area
<i>personal service establishment</i>	1 per 30.0 m ² of gross floor area
<i>retail</i>	1 per 30.0 m ² of gross floor area
<i>service station</i>	1 per 30.0 m ² of gross floor area
<i>tourist accommodation</i>	1 per sleeping unit
<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 gross floor area
<i>other commercial uses</i>	1 per 40.0 m ² of gross floor area

OK Falls Vehicle Parking Exceptions

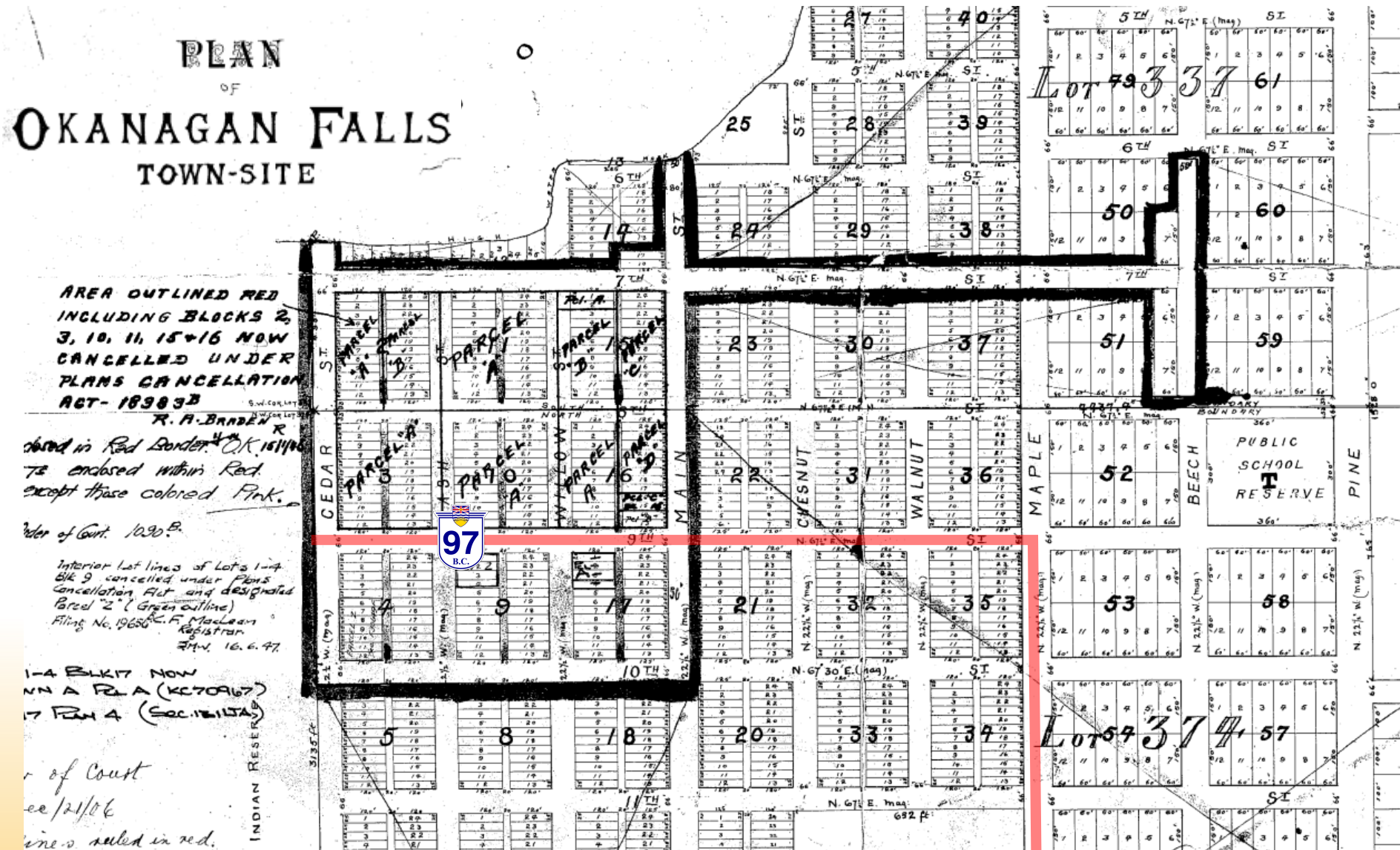
Issue:

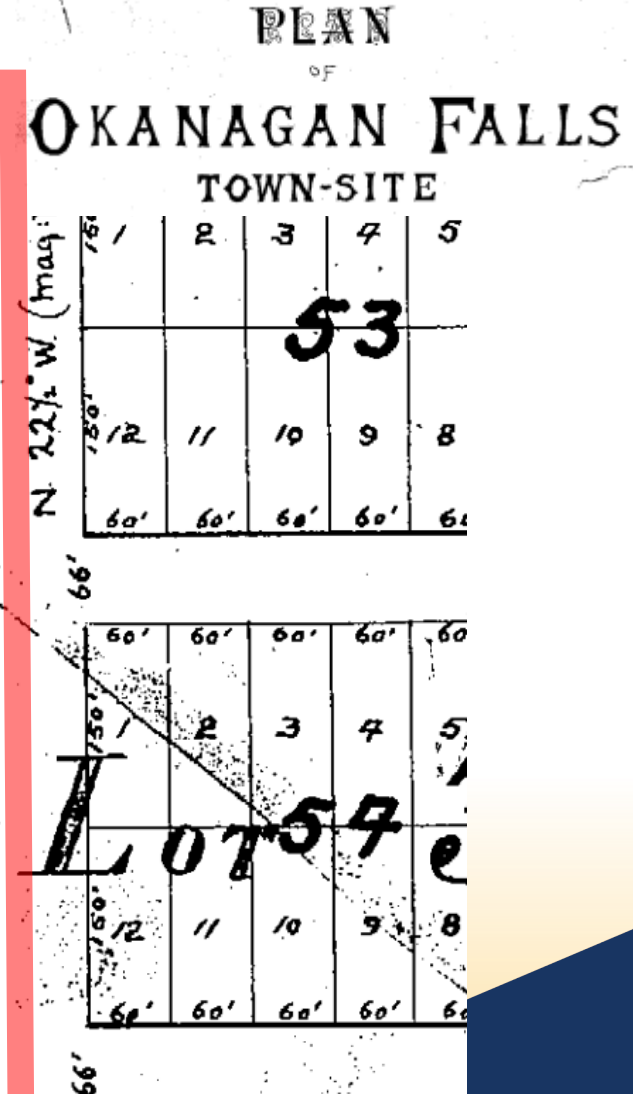
- Through day-to-day use of the zoning bylaw an issue has been identified in relation to requirements for off-street vehicle parking in OK Falls.
- Specifically, the provision of on-site vehicle parking on certain parcels fronting Highway 97.



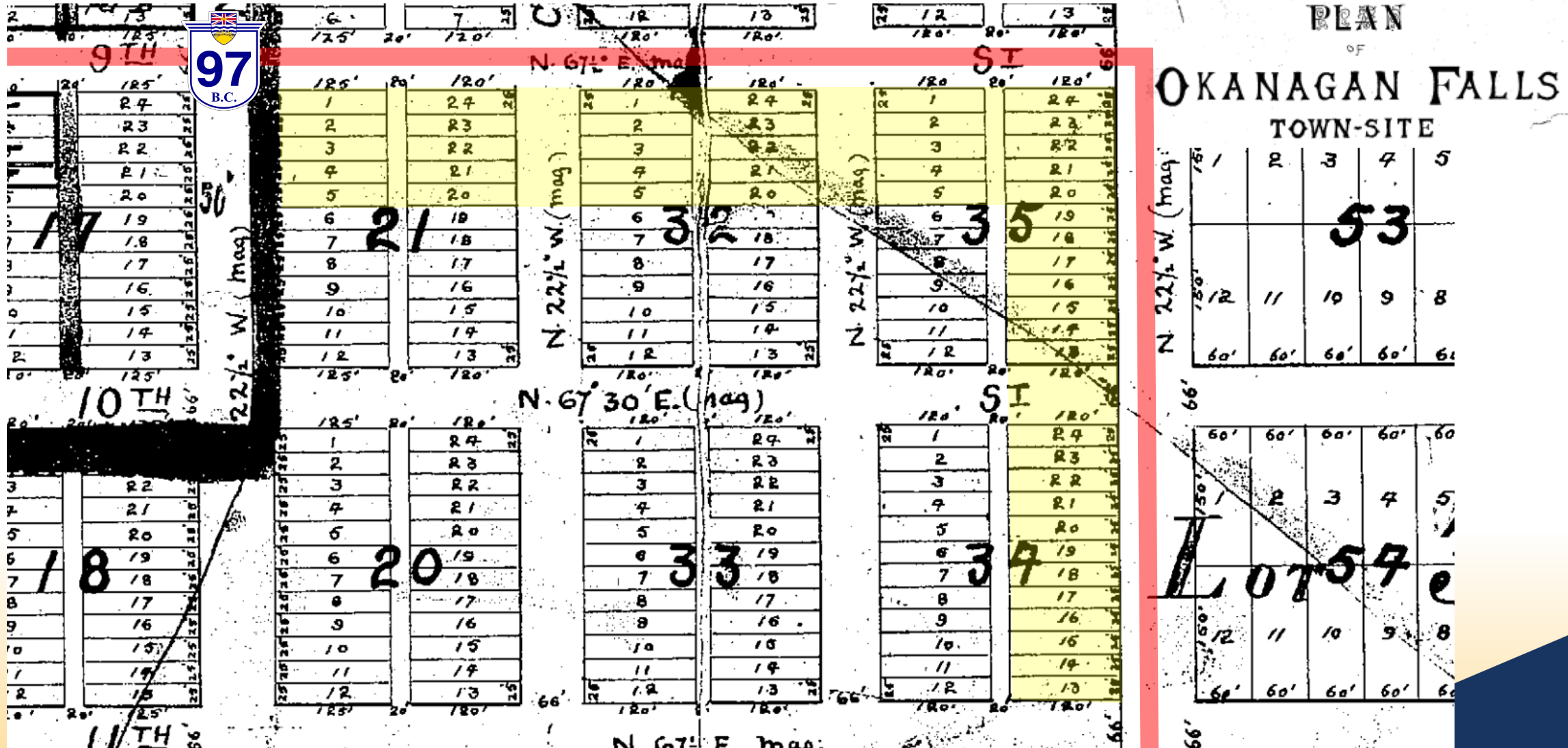
Okanagan Falls – Highway 97 (west side)

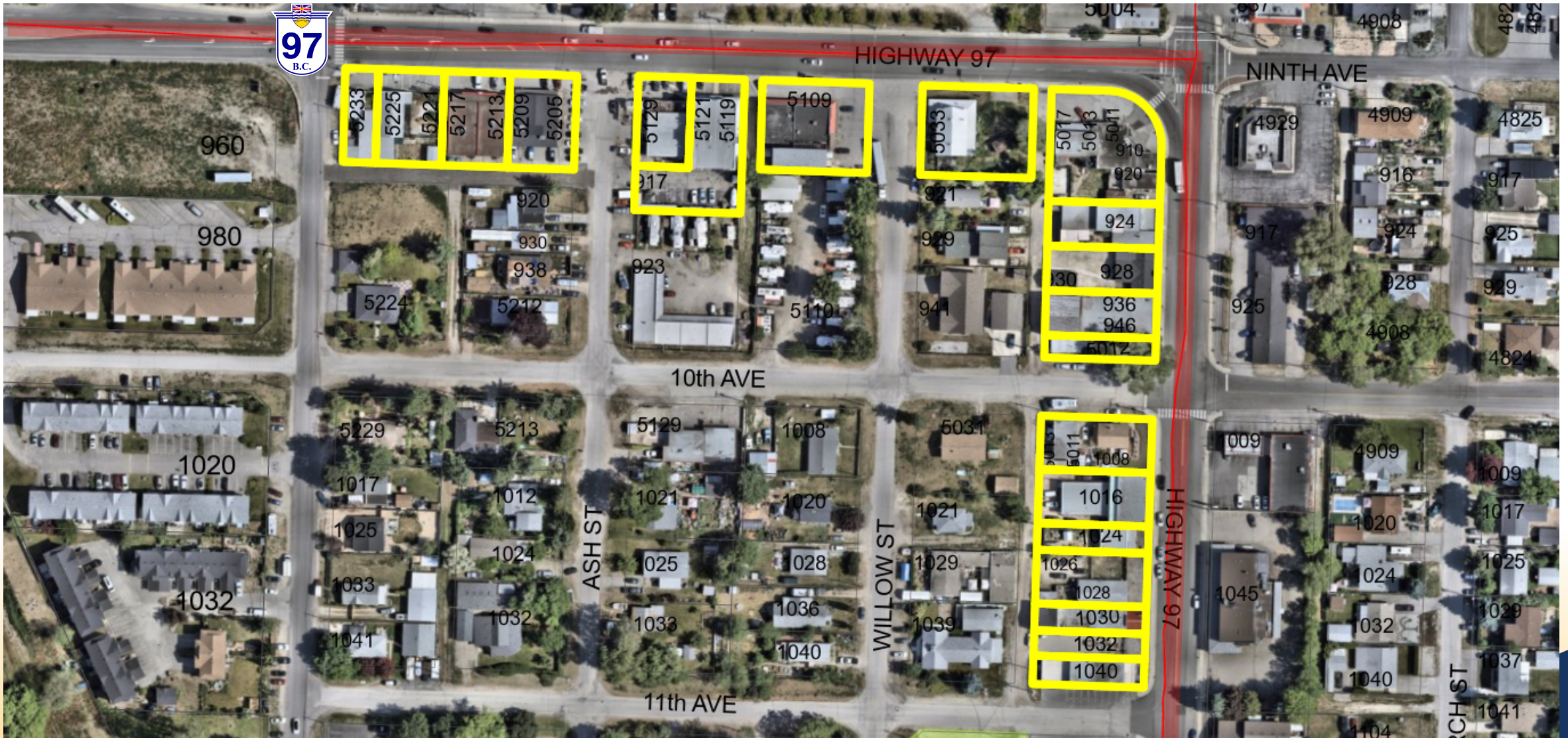
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OK Falls “Townsite”

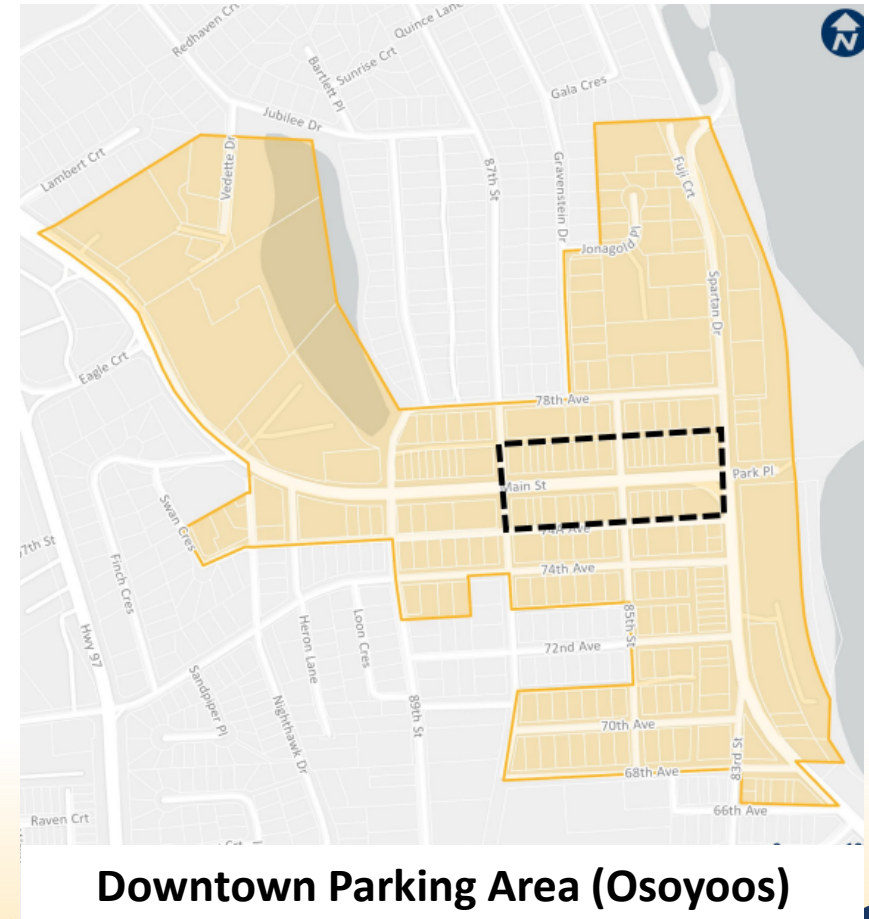
- Surveyed in 1893.
- Original lot widths are 25 to 26 ft.
- Development of some lots predates zoning by decades.
- Some parcel coverages exceeds 80% (and is near 100% in some instances).



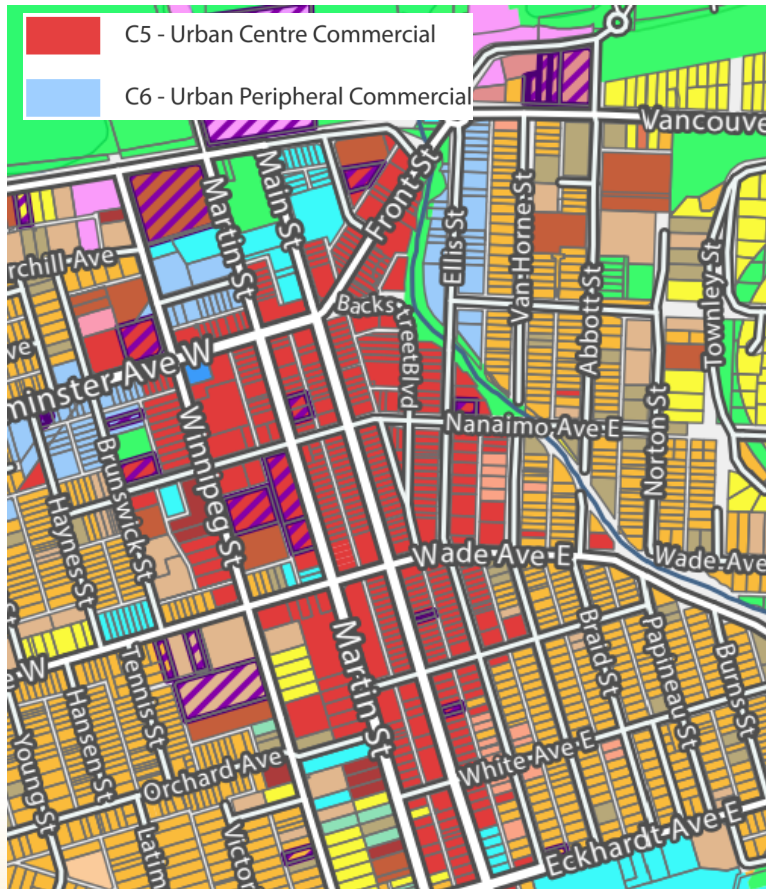
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South Okanagan Examples

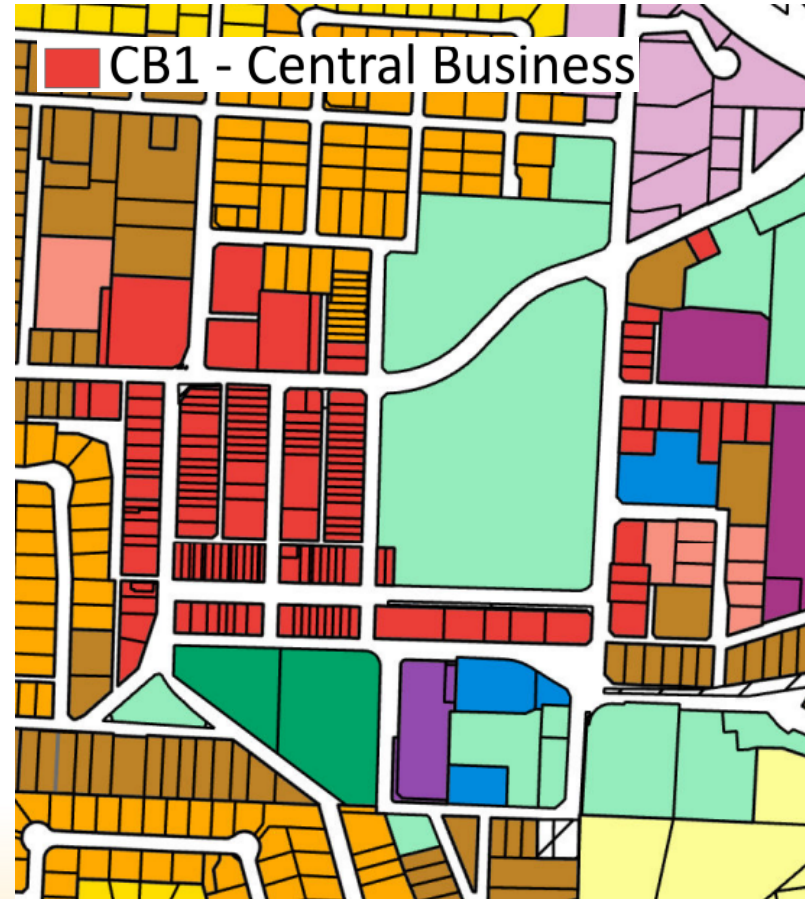
- **Penticton:** any use in the C5 & C6 zones is exempt from providing parking.
- **Summerland:** No additional parking for a change of use in CB1 zone.*
- **Oliver:** Non-residential uses exempt in “Historic” downtown area.
- **Osoyoos:** No additional parking for a change of use in defined “Downtown” area.*



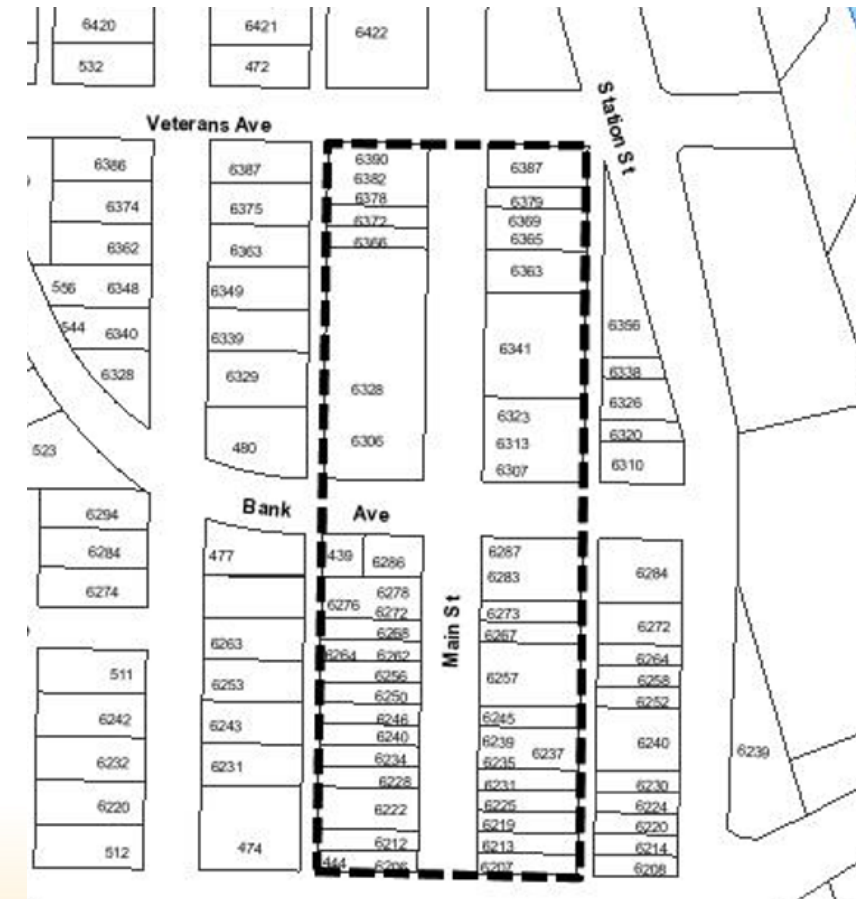
OK Falls Vehicle Parking Exceptions



**Urban Commercial (C5 & C6) Zone
Exemption (Penticton)**



**Central Business (CB1) Zone
Exemption (Summerland)**



**Historic Downtown Parking Area
Exemption (Oliver)**

OK Falls Vehicle Parking Exceptions

Considerations:

- historic built form means that many of the identified parcels may not be capable of providing off-street parking spaces.
- on-street parking (e.g. Highway 97) already functions as a shared public resource along the identified blocks and supports multiple businesses and users throughout the day; and
- requiring parking spaces on parcels in these blocks may discourage new business startups.

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Proposal:

The following Off-Street Vehicle Parking Exemption be introduced:

- *no off-street parking spaces shall be required for a change of use or alteration of a building lawfully constructed prior to April 21, 2022, on a parcel within the area enclosed by the black dashed line, provided there is no increase in gross floor area; and*
- *despite sub-section 11.5.1(i), no off-street parking space that existed as of April 21, 2022, may be removed, repurposed, or rendered unusable.*

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Figure 11.5 – Okanagan Falls Parking Area

OK Falls Vehicle Parking Exceptions

Options:

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

OR

1. Status quo.

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Questions?