



2809 Benvoulin Road

OCP/REZONE FOR NEW GURDWARA



The Gurdwara Guru Amardas Darbar Sikh Society are:

A faith organization based on the teachings the Sikh Guru's.

Sikh community in Kelowna farms over 2,000 acres of land

The Sikh society, promotes pro-social attitudes and behaviors

In keeping with the agricultural corridor the society proposed to utilizes a portion of the parcel for growing vegetables for the community.

Planned partnerships:

the Kelowna Food bank and Interior health to allow low income families to have access to fresh food.

Bridge Youth and Family Services to allow youth in the culinary program heal trauma by learn about plants and lifecycles to support healing.

The Gurdwara is committed to being a “good neighbour”





Current Gurdwara on Davie Road is small and limited for a growing congregation.



Why Here?

Land parcel is large at 2.25 acres in size and has a direct connection to agriculture being in the Benvoulin corridor but is not in the Agriculture Land Reserve.

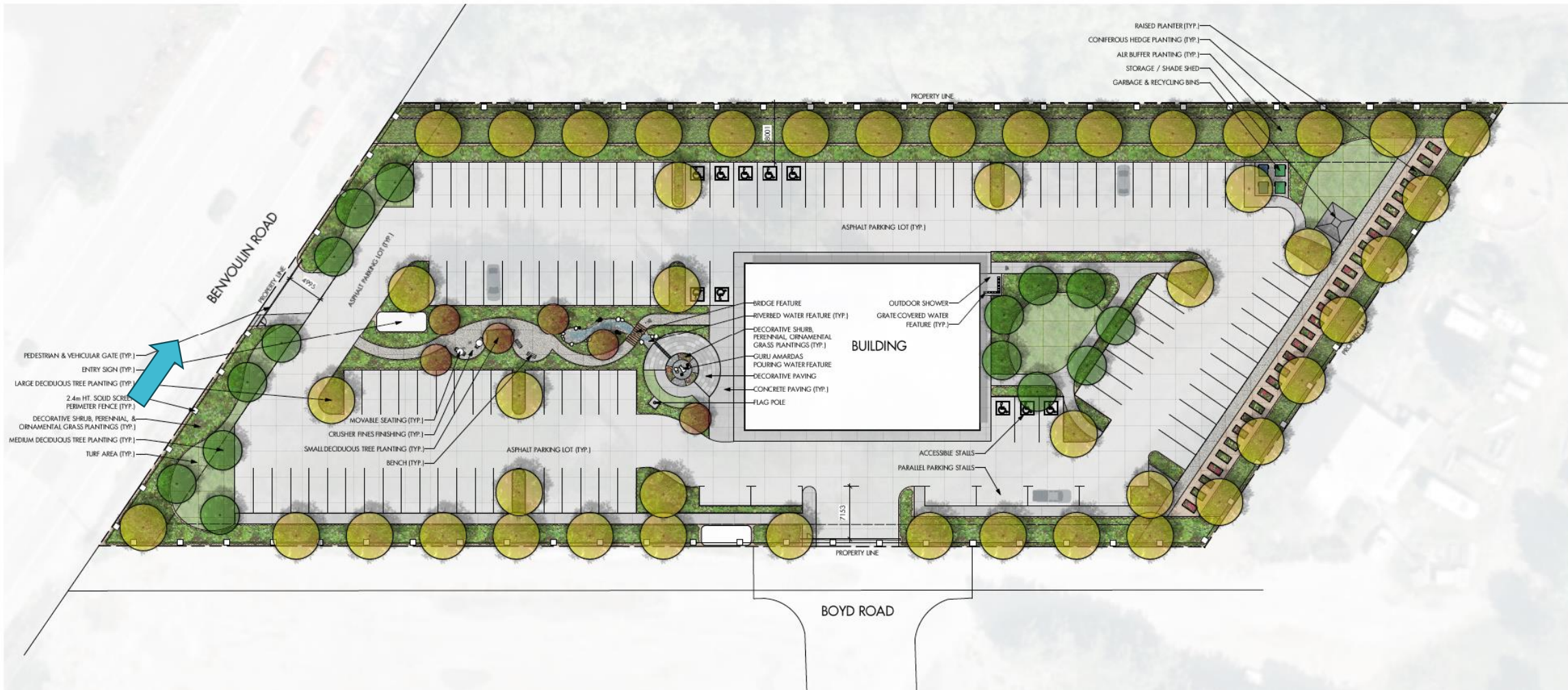
The properties in the immediate vicinity are zoned:

P4 and P2 across Benvoulin (ALR)

RU1 and RU4 (urban neighbourhood) to south

Commercial centre at intersection with KLO





Concept plan for the site

The plans for the Gurdwara

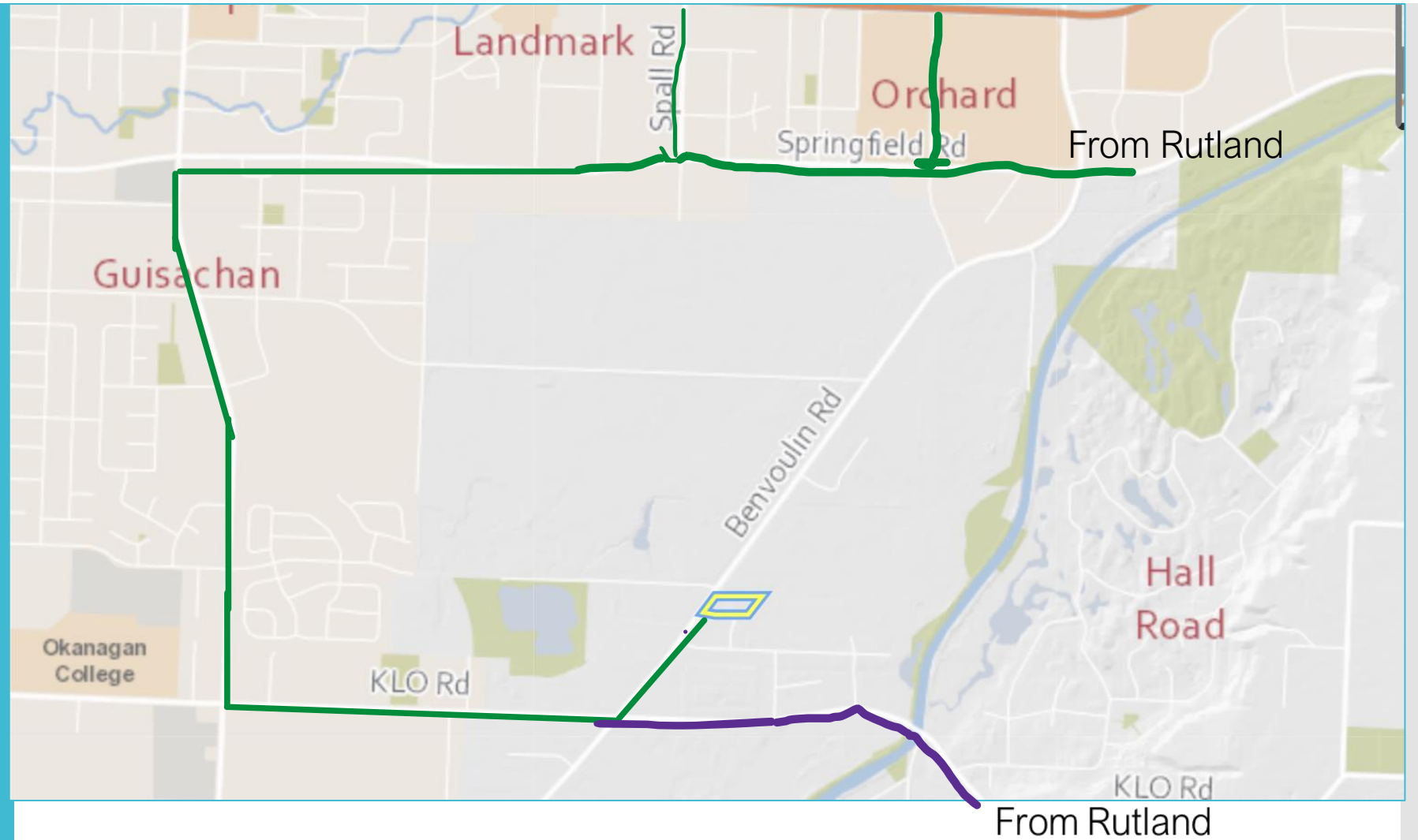
- The proposed building covers only 8.3% of the site
- Ample green space including gardens, walking contemplation and prayer paths, agriculture buffer, and agricultural gardens
- Almost 600m² is planned for vegetable garden
- 206m² is dedicated to vegetable gardens in partnership with “Bridges to New Life” a culinary program that helps youth heal trauma
- Multiple modes of transportation are available to access site



Access Routes

are shown to indicate that it is possible to travel from Rutland

(via Springfield or Hwy 97 or via KLO road) and use right-in from Benvoulin without using Fisher, Leader or Como road.



OCP direction specific to Educational/ Institutional land use

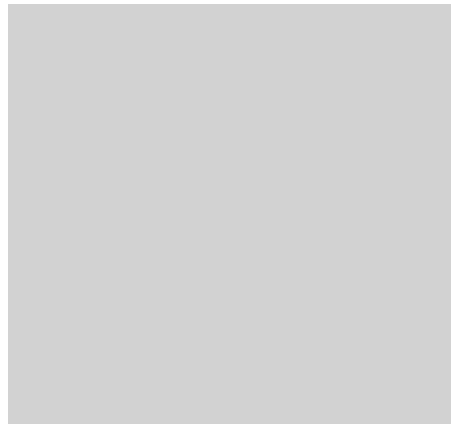
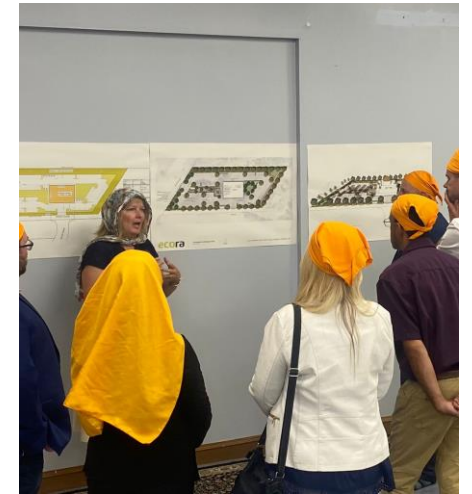
- The OCP does not provide much guidance on direction for institutional uses apart from the University and Hospital or regional facilities.
- Increasing development pressure may result in the loss of institutional lands, **making it more difficult for those uses to be accommodated in the future**. Any proposals for new uses, such as residential development, should be considered carefully on a site-by-site basis.
- The Educational / Institutional designation signals where key educational, cultural, government and **religious activities** take place. The designation is characterized by schools, hospitals, places of worship, recreation centres and other facilities that provide public services delivered by governments or not-for-profit institutions.

Community engagement

Several townhall meetings were conducted in Fall 2022

A canvass of the immediate neighbours was completed in November & an open house at the Gurdwara was held.

Neighbourhood representatives had personal meetings with members of the gurdwara



Concerns raised in letters to Council

- Preference for land to be utilized for agriculture purpose; current use is a residential home and no farm. Site has a history of non-confirming uses.
- Increased traffic on Fisher Rd from Kelowna residents who live in East Kelowna and Southeast Kelowna.
- Overflow parking on roads
- Noise from the Gurdwara events
- Dust and traffic during construction of new building.



Questions?