

REPORT TO COUNCIL TEXT AMENDMENT



Date: October 7, 2024
To: Council
From: City Manager
Address: 230-240 Lougheed Rd
File No.: TA24-0010

	Existing	Proposed
OCP Future Land Use:	IND – Industrial	IND – Industrial
Zone:	I1 – Business Industrial	I1 – Business Industrial

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA24-0010 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule “A” attached to the Report from the Development Planning Department dated October 7, 2024, for

- STRATA LOT 1 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 240 Lougheed Rd, Kelowna, BC;
- STRATA LOT 2 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 240 Lougheed Rd, Kelowna, BC;
- STRATA LOT 3 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 240 Lougheed Rd, Kelowna, BC;
- STRATA LOT 4 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141, located at 230 Lougheed Rd, Kelowna, BC;
- STRATA LOT 5 SECTION 2 TOWNSHIP 23 ODYD STRATA PLAN KAS3141 located at 230 Lougheed Rd;

to allow for the use of Religious Assemblies, be considered by Council;

AND THAT final adoption of the Zoning Bylaw Text Amendment Bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.

2.0 Purpose

To amend the Zoning Bylaw by creating a site-specific regulation to allow Religious Assemblies as a permitted principal use on the subject property.

3.0 Development Planning

Staff support the proposed site-specific Text Amendment application to create a site-specific regulation to allow Religious Assemblies as a permitted principal use on the subject property.

The House commenced operations on the property in 2008, as a faith-based community centre and student lounge that operated under Evangel PAOC Church. This land use fell within Private Club & Participant Recreation Services, which was permitted under Zoning Bylaw No. 8000 at that time. In 2016 the House

became a registered church with a community centre and began regular religious assembly in addition to the community outreach component. The community outreach component is permitted as a principal use under the Participant Recreation Services, Indoor land use classification. However, Religious Assemblies was not permitted under Zoning Bylaw No. 8000 at the time the use began and is not permitted in the I1 – Business Industrial zone of the property under Zoning Bylaw No. 12375.

In 2024, The House applied for a building permit to expand into adjacent units to accommodate a greater capacity for their Sunday services, which was how the requirement for this text amendment application was identified, as the proposed use is not permitted in the I1 – Business Industrial zone. The larger capacity Sunday services are outside the operating hours of many of the industrial businesses in the area, which mitigates the impacts on neighbouring properties.

Should Council support the proposed site-specific text amendment application, a delegated Development Variance Permit to the minimum number of on-site parking stalls would be considered by Staff.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	I2 – General Industrial	IND – Industrial
East	I2 – General Industrial	IND – Industrial
South	I1 – Business Industrial	IND – Industrial
West	I1 – Business Industrial	IND - Industrial

Subject Property Map: 230-240 Lougheed Rd



The subject property is located on the north side of Lougheed Rd, at the intersection with Hollywood Rd N. It is 2.5 km from the University of British Columbia Okanagan and is approximately 163 m from the Rail Trail. It is surrounded by properties with the Industrial Future Land Use Designation in the Official Community Plan (OCP) and existing industrial businesses.

4.1 Background

In 2007, when the building permit was approved for Private Club & Participant Recreation Services, the House rationale stated that they are a “student services centre providing a study area, computer access, laundry facilities, drop-in sports and recreation, and counselling.” Special events were anticipated including “music, discussion, drama, and multimedia based on spiritual, humanitarian, and cultural issues” and “public forums and symposium discussions.” In 2016 the House became a registered church with a community centre. The House has stated that they continue to operate as a community outreach centre, which falls under the permitted use of Participant Recreation Services, Indoor. Their rationale letter (see Attachment C) states that they offer a student lounge, free laundry, and gathering and study spaces, as well as a “neighbourhood drop-in for moms and tots”.

5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

<p>Objective 6.1 Support the evolution of the University of British Columbia – Okanagan into a more complete community.</p>
<p><i>The House church provides a place of worship and community centre for students and the resident population in and around UBCO – Okanagan.</i></p>
<p>Objective 6.2 Build a complete University South Village Centre</p>
<p><i>Places of worship are an aspect of complete communities. Although The House is not directly within the University South Village Centre, it is located within proximity to the University South Village Centre.</i></p>

6.0 **Application Chronology**

Application Accepted: January 11, 2024
 Neighbourhood Notification Summary Received: August 8, 2024

Report prepared by: Alissa Cook, Planner I
Reviewed by: Dean Strachan, Community Planning & Development Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

- Schedule A: Proposed Text Amendments
- Attachment A: Summary of Neighbourhood Notification
- Attachment B: Letter of Rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.