



City of
Kelowna

**SUMMARY OF
NEIGHBOURHOOD
NOTIFICATION**

1-240 Lougheed Rd
Kelowna, BC, V1V 2M1
Canada

**TEXT AMENDMENT - 240 LOUGHEED**

- A) All notifications were delivered or mailed on August 7th, 2024.
- B) As shown in the supporting documentation all notices were dropped off in person with the exception of five which were left in the mailboxes/door, and three units which were for lease or vacant. We mailed letters to the vacant units on August 12, 2024. One letter was mailed out to Northspan (265 Lougheed Rd) on August 7, 2024.
- C) Addresses notified:
- 205, 225, 245, 250, 265 Lougheed Rd.
 - 210 Lougheed 101-111
 - 420, 230 Neve ct.
 - 250 Neve ct. 101-104
 - 260 Neve ct. 101-103
- D) See Neighbourhood letter.
- The House Contact info
 - Alissa Cook Contact info
- E) Our in person conversations were met with entirely positive feedback. The few comments we did receive indicated business would have thought we already had religious assembly as an allowable use. One business indicated they have had a tough run with crime, and appreciated the extra safe traffic on evenings and weekends. It's our hope that any relevant feedback is relayed to us or the city in the next couple of weeks.
- F) No changes at the time of writing this summary, as no negative feedback was received. If additional feedback comes to the table we will gladly consider accommodating the needs of the surrounding businesses.

APPLICATION

SITE SPECIFIC ZONING TEXT AMENDMENT

ATTACHMENT **B**

This forms part of application # TA24-0010

THE HOUSE
CHURCH

Planner Initials **AC**

City of **Kelowna**
COMMUNITY PLANNING



Intro

The House began as a faith based student lounge and community centre in 2008. We chose our current Reid's Corner location because of its proximity to UBCO, allowing us to focus on supporting university students and younger generations. We've been exploring different expansion options and the city has informed us we're no longer compliant in our I1 zoning and are seeking to resolve this issue.

Context

We began as a community outreach operated by Evangel PAOC Church (3261 Gordon Dr). Our vision was providing a safe home away from home experience for UBCO students by offering low cost meals, free laundry, and a study space. We also provided overflow space for various UBCO events and meetings. Over time this expanded into broader community outreach services including a food bank, moms and tots drop ins, community youth outreaches, and special events like concerts and fundraisers. We also began a regular Sunday night church worship service for university students which has since grown into 3 multi-generational gatherings each Sunday. By 2016 our organization outgrew the umbrella of Evangel Church and stepped out on our own. We became a registered BC society (The House Church of Kelowna Society), received charitable status with the CRA, and subsequently purchased our venue. We began as a community outreach centre operated by a church across town and are now operating as a church who facilitates a community centre in our own venue. Although we've been operating in the same way, in the same location, since 2008, it appears the change in our organizational structure has impacted our zoning compliance.

Request

We're seeking a site specific text amendment that adds "Religious Assembly" to the list of allowable uses to the I1 strata zoning at 230 and 240 Lougheed Road. We have the full support of our strata and neighbouring businesses. This will ensure we're in compliance with city bylaws and secure our continued success for the betterment of Kelowna.



Special considerations

Protecting Industrial Uses

We recognize the city is cautious of allowing non-industrial uses in industrial zoned spaces. It's worth noting we're the first and only occupants in our location and granting us a site specific zoning change will not result in the city "losing" industrial space.

Synergy with Allowable Uses

Kelowna's Zoning Bylaw No.12375 in section 14.9 lists a number of permitted uses in Light Industrial locations that subjectively are not industrial in nature. Among the allowable I1 uses are, cultural and recreation services, food services, child care centres, business support services, studios and office spaces; all of which are similar to our current operations and uses. Public gatherings and larger occupancy loads are permitted in I1 zones under liquor primary and food primary operations and we have a commercial kitchen space registered with Interior Health. Allowable I1 uses also include public gatherings under both Private Clubs and Participant Recreation Services, Indoor. It's worth pointing out the Private Clubs usage allows for other non-profit groups to operate in I1 locations by providing essentially the same core operations as a local church. It seems like organizations such as The Elk's Hall or the Kinsmen Club could operate within an I1 zoning and hold events for their own members as well as providing facility rentals for outside bookings. Fundraisers, community events, concerts, workshops, dances, funerals, weddings, ceremonies, community kitchen, and their own in-house member meetings are all permitted under I1 Private Club uses; all of which are also the core operations of local churches. Private club venues have essentially the same parking requirements, washroom amenities, and fire and life safety considerations as religious assembly venues. From our perspective, it seems the only distinguishing factor to having a private club or a church operating in an I1 zone is the faith based nature of a church's message, which seems to put us at a distinct disadvantage in securing a location.

Historical Legacy

We've operated in our current location for the past 16 years without complaint or problems. A site specific text amendment to our location does not introduce a new use or open up new risks; it just allows us to be in full compliance with the city's zoning requirements.



Proximity to UBCO

Our primary focus remains in reaching and supporting university students and we need to remain in close proximity to UBCO. We chose our current location in 2007 in part because it was the closest available building to UBCO at the time (and it was located on Hollywood Road). We've been waiting years for Hollywood Road to be finished which now seems closer than ever to finally happening. This would provide a direct corridor to the UBCO campus and create a city transit stop right on our door step. We envision this increased accessibility allowing more students to make use of our student lounge and related services. We've also provided meeting spaces to the Faculty of Education, Nursing, and the UBCO Heat sports teams. This is all part of who we are and what we do and we can't provide these same services in another area of town.

Limited Alternative Options

We've been looking for a larger venue for over three years and have found next to no suitable options available. Finding an affordable venue with enough square footage and parking for a church means the only available options are typically I1 or I2 zoned and we've been told the city will not support rezoning for church use in a new location. Our research shows Kelowna has grown by approximately 53% since 2001, but it doesn't seem like there's been a similar increase in venues that allow for church use. Kelowna's Zoning Bylaw No. 12375 places "Religious Assembly" in a very narrow, niche category that has limited to no options in buildings that meet the zoning requirements. The shortage of suitable locations is further exasperated in our desire to be located in our current area out by UBCO.

Uniqueness of Our Operations

As noted in the paragraphs above, we're not just a regular church who can essentially relocate to any address in Kelowna. We provide a specialized community service and offer a unique expression of the local church in Kelowna.

Relationship with our neighbours

We've fostered a good relationship with our neighbouring businesses and have had no complaints or conflicts over the 16 years we've been operating. It would seem a text amendment to our zoning that matches our current use would not introduce concern for our neighbours.

Relationship with the Strata

We've fostered a good relationship with our strata over the past 16 years and they've officially provided their support for our rezoning application. The strata has highlighted a number of other special considerations in their letter.

Increased weekend and evening traffic flow

Our primary operations take place during evening and weekend hours which compliment the Monday to Friday operations of the surrounding businesses. The majority of property crimes in industrial areas take place during off-business hours. The House generates traffic and activity during these off-business hours and our neighbouring businesses have welcomed our evening and weekend presence which subjectively helps keep crime down.

In summary

Adding a site specific text amendment that adds religious assembly to the allowable uses at 230 and 240 Lougheed Road should come with little to no risk to the City of Kelowna. We've demonstrated a precedent of success over the past 16 years of operations having generated no complaints or concern from the city or our fellow businesses. This decision will simply bring The House into full compliance with city zoning with no functional changes to our neighbourhood or current operations. Further, the city will not lose I1 space by granting us the zoning amendment as we've been the sole occupants of our location.

I trust this letter adds some clarity and context to the uniqueness of our rezoning request. Our wish is to be in compliance with city bylaws while fostering our continued growth, ensuring our ability to contribute to the betterment of Kelowna. We ask for City Staff's support of this application as it is presented before Council for consideration.

Regards,



Rev. Chad Johnson