



City of
Kelowna

TA24-0010 230-240 Lougheed Rd

Site Specific Text Amendment Application

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.

Development Process



Jan 11, 2024

Development Application Submitted

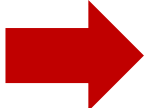


Staff Review & Circulation



Aug 13, 2024

Public Notification Received



Oct 7, 2024

Initial Consideration



Reading Consideration



Final Reading

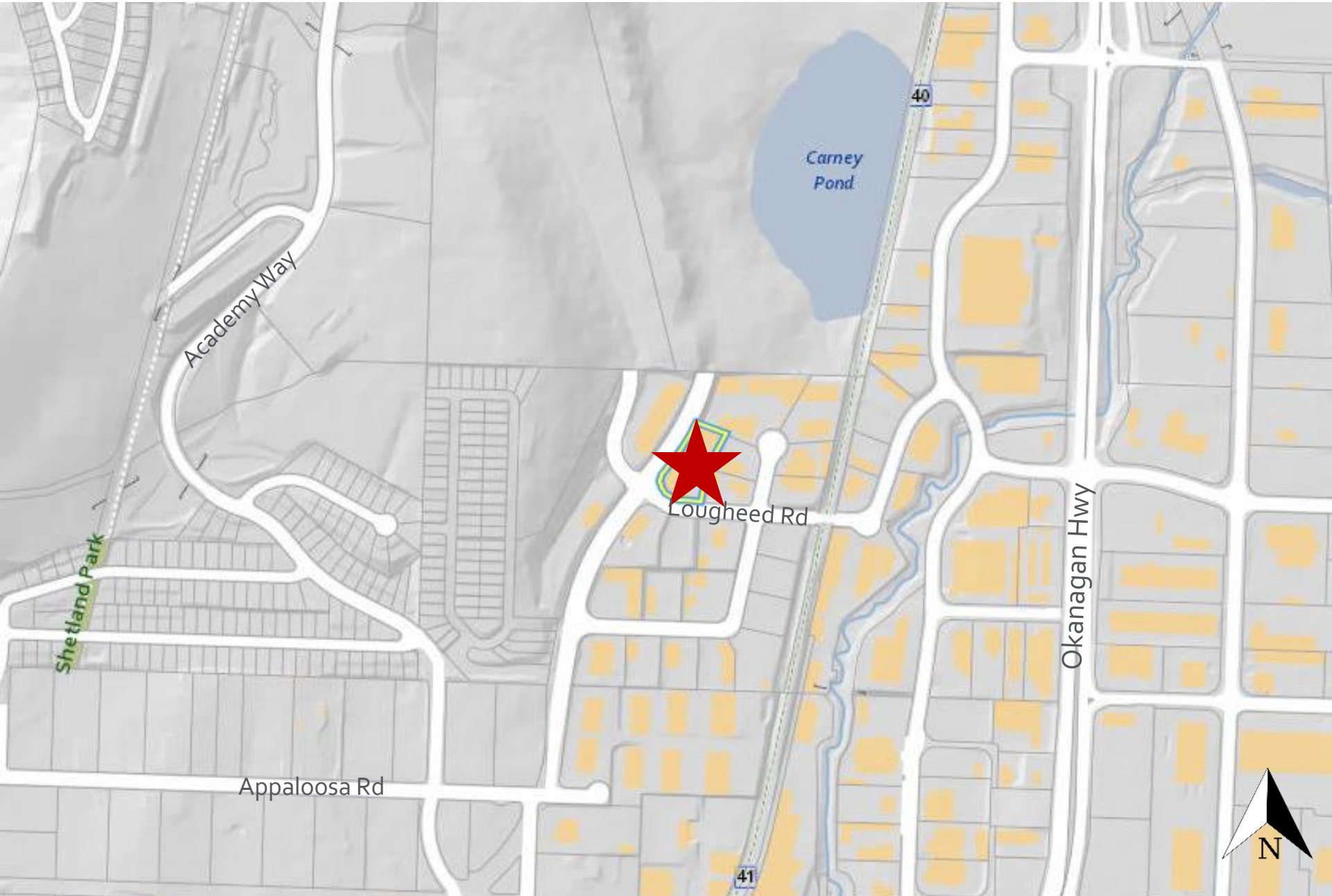


Building Permit









Council Approvals

Context Map

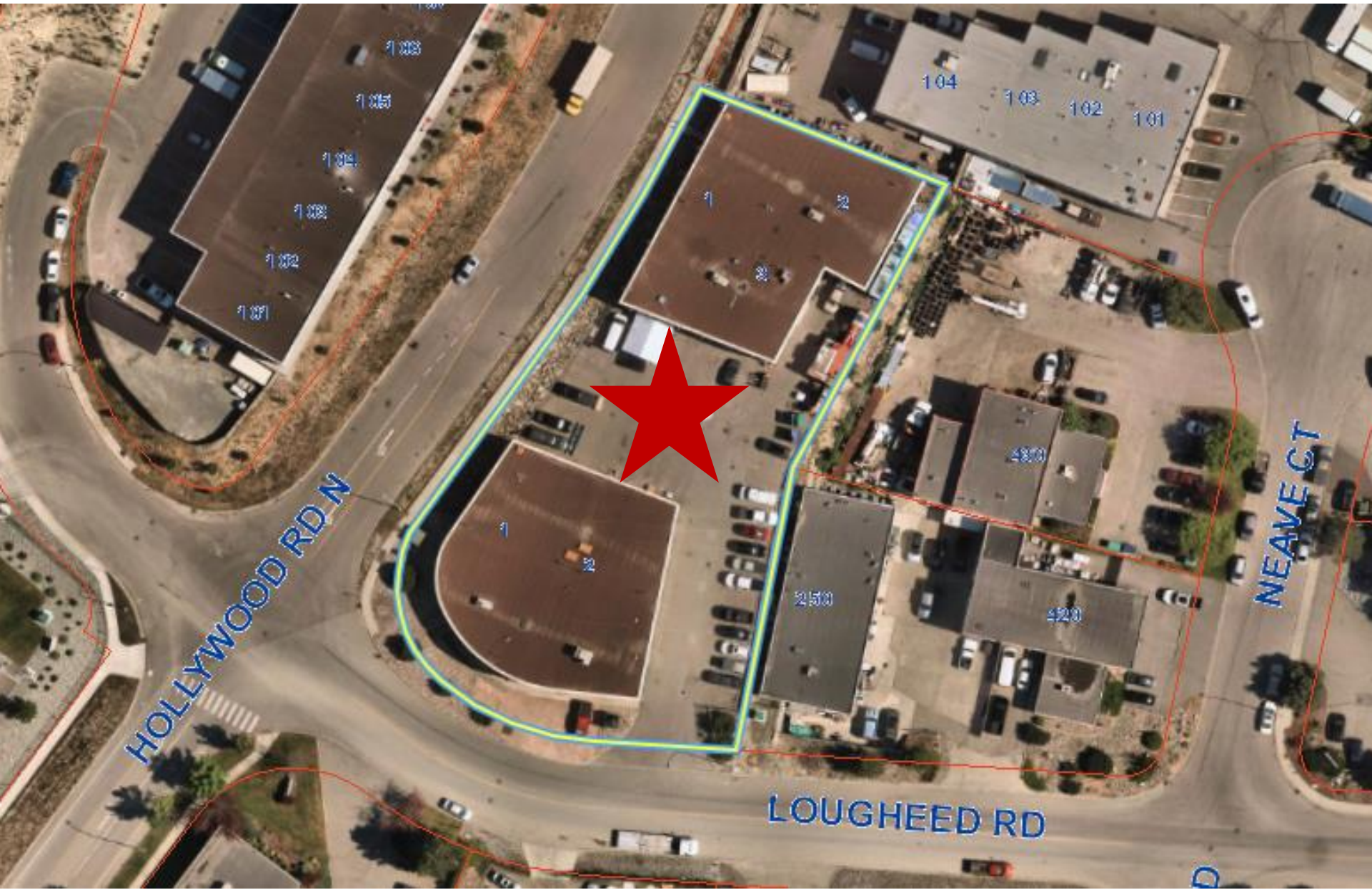


OCP Future Land Use



	VC – Village Centre
	IND - Industrial
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	S-RES – Suburban Residential

Subject Property Map



Background

- ▶ Commenced operations in 2008 as a faith-based community centre and student lounge.
 - ▶ Land use for original Building Permit under Bylaw No. 8000: Private club & Participant Recreation Services
- ▶ In 2016, became a registered church with a community centre and began regular religious assembly.
- ▶ TA identified through Building Permit application.
- ▶ Religious assembly not permitted in the I1 zone.

OCP Objectives & Policies

- ▶ Objective 6.1 Support the evolution of University of British Columbia - Okanagan into a more complete community
 - ▶ Place of worship and community centre for students and the resident population
- ▶ Objective 6.2 Build a complete University South Village Centre
 - ▶ Close proximity to the University South Village Centre
 - ▶ Places of worship are a part of complete communities

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Text Amendment as it is consistent with:
 - ▶ OCP Future Land Use IND - Industrial
 - ▶ OCP Objectives in Chapter 6 The Gateway
 - ▶ Places of worship are aspects of complete communities
 - ▶ Close proximity to University South Village Centre
 - ▶ Larger capacity Sunday services outside of operating hours of many of the neighbouring industrial businesses.