

REPORT TO COUNCIL



Date: April 10, 2017

RIM No. 1250-20 & 1250-30

To: City Manager

From: Community Planning Department (TB)

Application: OCP16-0024 & Z16-0071

Owner: Seventh-Day Adventist Church
(British Columbia Conference)

Address: 1225 Hwy 33 W

Applicant: Paul Schuster, Novation Design
Studio

Subject: Official Community Plan Amendment, Rezoning

Existing OCP Designation: MRL – Multiple Unit Residential (Low Density)

Proposed OCP Designation: EDINST – Educational / Major Institutional

Existing Zone: RU1 – Large Lot Housing

Proposed Zone: P2 – Educational & Minor Institutional

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP16-0024 to amend Map 4.1 in the Kelowna 2030 – Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of Lot 1, Section 22, Township 26, ODYD, Plan EPP64302, located at 1225 Hwy 33 W, Kelowna, BC from the S2RES - Single / Two Unit Residential designation to the EDINST – Educational / Major Institutional designation, be considered by Council;

AND THAT Council considers the Public Notification public process to be appropriate consultation for the *Purpose* of Section 879 of the *Local Government Act*, as outlined in the Report from the Community Planning Department dated April 10, 2017;

AND THAT Rezoning Application No. Z16-0071 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of Lot 1, Section 22, Township 26, ODYD, Plan EPP64302, located at 1225 Hwy 33 W, Kelowna, BC from the RU1 – Large Lot Housing zone to the P2 – Educational & Minor Institutional zone be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Schedule "A" attached to the Report from the Community Planning Department dated March 23, 2017.

2.0 Purpose

To amend the Official Community Plan to change the Future Land Use Designation of the subject property to EDINST – Educational/Major Institutional and to rezone the property from RU1 – Large Lot Housing to P2 – Educational & Minor Institutional.

3.0 Community Planning

Community Planning recommends support for the proposed Official Community Plan (OCP) Amendment and rezoning as it reflects the actual use of the property which is supportive housing for the Seventh-Day Adventist Church located next door at 130 Gerstmar Road. The application will harmonize the uses onto one consolidated site and is supported by the OCP Policy for Social Sustainability and Housing Availability.

4.0 Proposal

4.1 Background

The Seventh-Day Adventist Church purchased the subject property several years ago with the intent to use the property for additional parking or support buildings for the Church located next door at 130 Gerstmar Road.

4.2 Project Description

The OCP Amendment and Rezoning application would change the subject property from Residential to Institutional. This is reflective of the current use of the property which is for supportive housing for the Seventh-Day Adventist Church at 130 Gerstmar Road. A component of this application is to consolidate the subject property with the church property next door to allow for continued use as supportive housing as well as to allow for future additional parking or other support buildings as needed. This will harmonize the existing uses, and the properties will be consolidated as a function of this application. Access to the property will be restricted to Gerstmar Road, and a 3.5m road dedication on the north of the property will allow for potential future upgrades or widening of Hwy 33 W.

At this time, there are no immediate plans to develop or construct on the subject property other than to repair and renovate the existing dwelling. The OCP Policy on Social Sustainability and Housing Availability supports the provision of different types of housing including providing core housing for those in need and special needs housing.

4.3 Site Context

The subject property is located on the south side of Hwy 33 W between Taylor Road and Gerstmar Road. It is located in a neighbourhood that has a mix of uses including single family, multi-family, and commercial.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	Residential

East	P2 – Educational & Minor Institutional	Religious Assembly
South	P2 – Educational & Minor Institutional	Religious Assembly
West	RM3 – Low Density Multiple Housing	Multi-family Residential

Subject Property Map: 1225 Hwy 33 E



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	P2 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Lot Area	660 m ²	2707.7 m ²
Lot Width	18.0 m	37.9 m
Lot Depth	30.0 m	71.5 m

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Social Sustainability

Housing Availability¹. Support the provision of housing for all members of the community, including those in core housing need or requiring special needs housing (transitional, age in place, emergency, or shelter).

6.0 Technical Comments

6.1 Development Engineering Department

Please see attached Schedule "A" dated March 23, 2017.

6.2 Ministry of Transportation

Preliminary Approval is granted for the rezoning for one year pursuant to Section 52(3)(a) of the Transportation Act, subject to the following conditions:

- No direct access to Highway 33.

7.0 Application Chronology

Date of Application Received: September 30, 2016

Date Public Consultation Completed: February 6, 2017

Report Prepared by: Trisa Brandt, Planner

Reviewed by: Terry Barton, Urban Planning Manager

Approved for Inclusion by: Ryan Smith, Community Planning Department Manager

Attachments:

Site Plan

Schedule "A" Dated January 9, 2017

¹ City of Kelowna Official Community Plan Chapter 10 Policy 10.3.1