

REPORT TO COUNCIL



Date: January 18th, 2016

RIM No. 1250-20

To: City Manager

From: Community Planning Department (AC)

Application: OCP15-0004
Z15-0018

Owner: The BC Muslim Association

Address: 150 Homer Road

Applicant: Steve Shoranick (Trak Construction)

Subject: Official Community Plan Redesignation and Rezoning Application

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

Proposed OCP Designation: EDINST - Education / Institutional

Existing Zone: RU1 - Large Lot Housing

Proposed Zone: P2 - Education and Minor Institutional

1.0 Recommendation

THAT Official Community Plan amendment No. OCP15-0004 to amend Map 4.1 of the Kelowna 2030 - Official Community Plan Bylaw No. 10500 by changing the Future Land Use designation of portions of Lot 12, Section 27, Township 26, ODYD, Plan 14897 located at 150 Homer Road, Kelowna, BC, from the MRL - Multiple Unit Residential (Low Density) designation to the EDINST - Education / Institutional designation, as shown on Map "A" attached to the Report from the Community Planning Department dated January 18th 2016, be considered by Council;

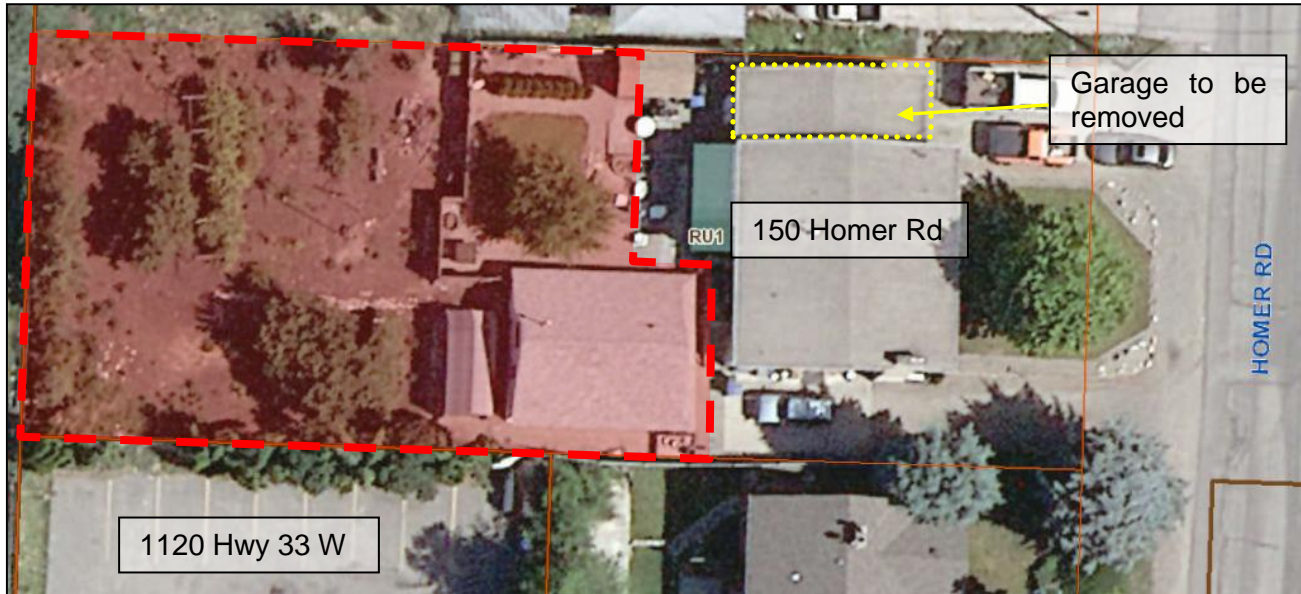
AND THAT Rezoning application No. Z15-0018 to amend the City of Kelowna Zoning Bylaw No. 8000 by changing the zoning classification of portions of Lot 12, Section 27, Township 26, ODYD, Plan 14897 located at 150 Homer Road, Kelowna, BC from the RU1 - Large Lot Housing zone to the P2 - Education and Minor Institutional zone, as shown on Map "B" attached to the Report from the Community Planning Department dated January 18th 2016, be considered by Council;

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

AND THAT final adoption of the Official Community Plan amending Bylaw and Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment "A" attached to the Report from the Community Planning Department dated June 17th 2015;

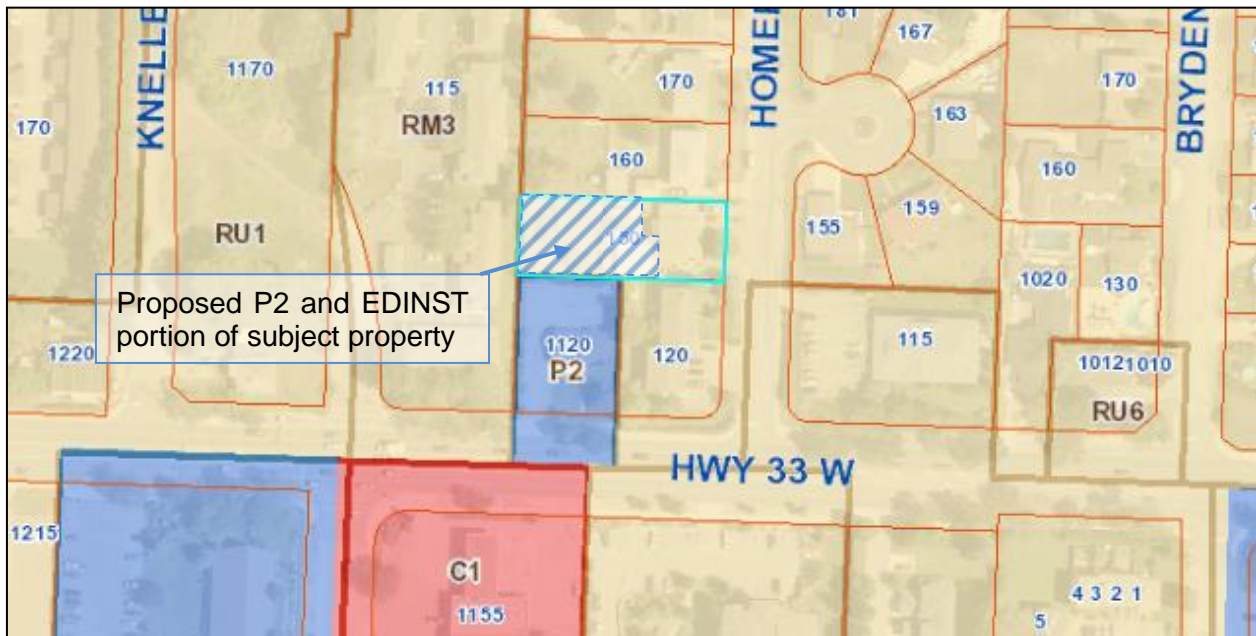
2.0 Purpose

To re-designate and to rezone a portion of the subject parcel, outlined in red, in order to facilitate the redevelopment of a religious assembly use on the adjacent property at 1120 Hwy 33 W for parking.



3.0 Community Planning

Community Planning Staff supports the proposal to re-designate and to rezone a portion of the subject parcel to P-2 Institutional (see image on below). The property is adjacent to the Kelowna Islamic Centre located at 1120 Hwy 33 W. The Islamic Centre is preparing to redevelop and build a new building at 1120 Hwy 33 W. In order to expand the floor area of the Kelowna Islamic Centre additional parking is required. The BC Muslim Association recently purchased 150 Homer Road to achieve this objective.



There were numerous discussions and negotiations with the Ministry of Transportation and Infrastructure (MOTI) about the Kelowna Islamic Centre's existing Highway 33 access. The solution that was adequate for MOTI and the applicant was to limit the existing access to right out on Hwy 33 and to develop an alternative access into the site from Homer Road. The existing garage on the northern half of 150 Homer Road will be removed and developed into a drive aisle.

4.0 Proposal

4.1 Background

The BC Muslim Association has purchased the neighbouring property at 150 Homer Road in order to be able to expand the parking capacity for the redeveloped Islamic Centre.

In fulfillment of Council Policy No. 367 respecting public consultation, the applicant has notified all of the neighbours within a 50 metre radius.

4.2 Project Description

The portion of 150 Homer Road subject to the OCP re-designation and rezoning is proposed to be developed into a parking lot. The remainder portion of the lot will remain as a separate residential lot. The new 570 m² Kelowna Islamic Centre will need a number of variances to be approved including: a 6% site coverage variance, setback variances to the existing garage and single family dwelling, and a 50% parking reduction variance.

Zoning Analysis Table		
CRITERIA	P2 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Site coverage for buildings, roads, & parking areas	60%	66% *
Side Yard for accessory building (east)	4.5m	TBD *
Other Regulations		
Minimum Parking Requirements	57 stalls	29 stalls *
Zoning Analysis Table		
CRITERIA	RU1 ZONE REQUIREMENTS	PROPOSAL
Rear Yard setback (west)	7.5m	TBD *
* Variances required		

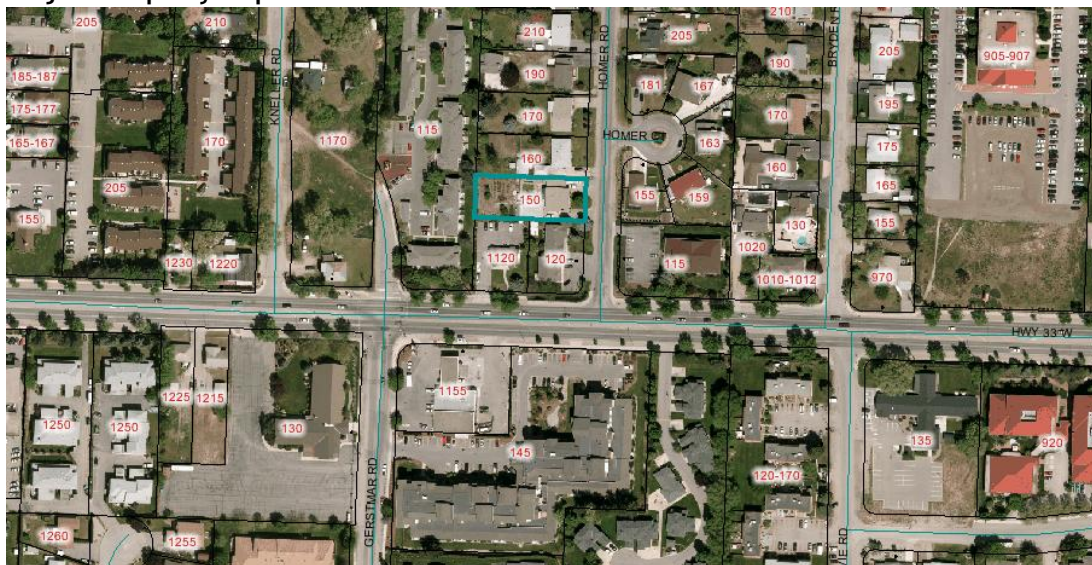
If Council adopts the OCP re-designation and rezoning at 150 Homer Road, then Staff will bring forward a Development Permit and a Development Variance Permit for the Kelowna Islamic Centre on a newly consolidated lot for Council's consideration.

4.3 Site Context

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 - Large Lot Housing	MRL - Multiple Unit Residential (Low Density)
East	RU1 - Large Lot Housing RM3 - Low Density Multiple Housing	MRL - Multiple Unit Residential (Low Density)
South	RU1 - Large Lot Housing P2 - Education and Minor Institutional	MRL - Multiple Unit Residential (Low Density) EDINST - Education / Institutional
West	RM3 - Low Density Multiple Housing	MRL - Multiple Unit Residential (Low Density)

Subject Property Map: 150 Homer Road



5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Development Process

Compact Urban Form.¹ Develop a compact urban form that maximizes the use of existing infrastructure and contributes to energy efficient settlement patterns. This will be done by increasing densities (approximately 75 - 100 people and/or jobs located within a 400 metre walking distance of transit stops is required to support the level of transit service) through development, conversion, and re-development within Urban Centres (see Map 5.3) in particular and existing areas as per the provisions of the Generalized Future Land Use Map 4.1.

Sensitive Infill.² Encourage new development or redevelopment in existing residential areas to be sensitive to or reflect the character of the neighbourhood with respect to building design, height and siting.

6.0 Technical Comments

6.1 Building & Permitting Department

- 1) Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s).
- 2) Placement permits are required for any sales or construction trailers that will be on site. The location(s) of these are to be shown at time of development permit application.
- 3) A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the form and character of the building(s):
 - a. Any security system that limits access to exiting needs to be addressed in the code analysis by the architect.

¹ City of Kelowna Official Community Plan, Policy 5.2.3 (Development Process Chapter).

² City of Kelowna Official Community Plan, Policy 5.22.6 (Development Process Chapter).

- 4) A Geotechnical report is required to address the sub soil conditions and site drainage at time of building permit application.
- 5) An exit analysis is required as part of the code analysis at time of building permit.
- 6) Size and location of all signage to be clearly defined as part of the development permit. This should include the signage required for the building addressing to be defined on the drawings per the bylaws on the permit application drawings.
- 7) Full Plan check for Building Code related issues will be done at time of Building Permit applications. Please indicate how the requirements of Radon mitigation, soffit protection the new requirements for part 9 buildings and NAFS are being applied to this structure at time of permit application.

6.2 Development Engineering Department

See Development Engineering Memo dated June 17th 2015.

6.3 Fire Department

- 1) The Fire Department has no issues with the zoning.

7.0 Application Chronology

Date of Application Received: April 17th 2015

Date Public Consultation Completed: July 29th 2015

Report prepared by:

Adam Cseke

Reviewed by:

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Terry Barton, Urban Planning Manager

Approved for:

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Ryan Smith, Community Planning Department Manager

Attachments:

Subject Property Map

Attachment 'A' Development Engineering Memo dated June 17th 2015

Site Plan

Conceptual Renderings

Preliminary Survey Plan

Map A

Map B