
CITY OF KELOWNA

MEMORANDUM

Date: April 25, 2001
File No.: Z01-1020

To: Advisory Planning Commission

From: Planning & Development Services Department

Subject:

APPLICATION NO. Z01-1020

OWNER: SERBIAN ORTHODOX
PARISH – HOLY PROPHET
ST. ILIJA

AT: 585 GERSTMAR ROAD

APPLICANT: SERBIAN ORTHODOX
PARISH – HOLY PROPHET
ST. ILIJA

PURPOSE: TO REZONE THE PROPERTY FROM THE RU1 – LARGE LOT
HOUSING ZONE TO THE P2 – EDUCATION AND MINOR
INSTITUTIONAL ZONE TO PERMIT THE CONSTRUCTION OF A
PARISH CHURCH AND HALL

EXISTING ZONE: RU1 – LARGE LOT HOUSING

PROPOSED ZONE: P2 – EDUCATION AND MINOR INSTITUTIONAL

REPORT PREPARED BY: KIRSTEN G. BEHLER

1.0 RECOMMENDATIONS

THAT City of Kelowna Zoning Bylaw No. 8000 be amended by changing the zoning classification of Lot 1, Section 22, Township 26, ODYD, Plan 4877, located on Gerstmar Road, Kelowna, B.C., from the RU1 – Large Lot Housing zone to the P2 – Education and Minor Institutional zone;

AND THAT the zone amending bylaw be forwarded to a Public Hearing for further consideration;

AND THAT final adoption of the zone amending bylaw be considered subsequent to the registration of a road dedication;

AND THAT final adoption of the zone amending bylaw be considered subject to the Council approval for the Sewer Specified Area for Gerstmar Road.

2.0 SUMMARY

The applicants propose to rezone the property from the RU1 – Large Lot Housing zone to the P2 – Education and Minor Institutional zone to allow for the construction of a parish church and hall.

3.0 ADVISORY PLANNING COMMISSION

The application was reviewed by the Advisory Planning Commission at the meeting of April 3, 2001, and the following recommendation was passed:

THAT the Advisory Planning Commission supports Rezoning Application No. Z01-1020 by Serbian Orthodox Parish (Dragi Djordjevich) to rezone from the existing RU1 – Large Lot Housing zone to the P2 – Education and Minor Institutional zone, subject to the applicant revisiting the exterior design of the building to make sure it was of equal quality to that of other churches of the same size.

The applicant subsequently provided elevation drawings that show a more detailed design of the building. The proposed building is of equal quality to that of other churches of the same size.

3.0 BACKGROUND

3.1 The Proposal

The Serbian Orthodox Parish wishes to construct a parish church and hall for its Kelowna members. The parish is currently renting other community halls in Kelowna. Over the past years, the parish has ensured financing for the construction of its own church and hall. After preliminary inquiry regarding a potential rezoning of the subject property, the Serbian Orthodox Parish acquired the site at 585 Gerstmar Road.

The applicants propose to construct a one storey church and hall. The building would contain the main hall and an altar, as well as storage, kitchen and washroom facilities. At the Gerstmar Road frontage, the building would have two storeys, in order to accommodate an operator unit on the upper storey. The main entrance to the church hall would be at the west elevation and thus visible from Gerstmar Road, and an additional door will be located at the north elevation. The building design submitted with this rezoning application is conceptual in nature, and the detailed design of the building will be addressed at the building permit stage. The quality of the building design is comparable to that of other churches of the same size. Proposed architectural features include a portico at the Gerstmar Road elevation, vertical windows and the use of decorative rock as finishing material for parts of the façade. One or two small domes with crosses will be positioned on the gable roof, provided they do not exceed the maximum allowable building height.

The remainder of the site will be used for parking and landscape buffers. 20 parking spaces and one loading stall will be provided on the site. Landscape buffers, ranging from three metres to 5.5 metres in width, will provide buffering between parking and adjacent lots, as well as substantially enhance the visual appearance of the subject property. At the Gerstmar Road frontage, the applicants will provide a 2.0 metre wide landscape buffer, in order to screen the parking lot from the road.

Currently, this section of Gerstmar Road is not serviced by the Community Sewer System. The applicants will extend the sewer service to the subject property. They have petitioned other residents on Gerstmar Road who are willing to pay for the connection. The Sewer Specified Area project has received third reading on April 9, 2001. The required petitioning period, allowing affected property owners the opportunity to submit counter-petitions in opposition to the project, ends on May 7th. The rezoning depends on the connection of the lot to the community sewer system, and final approval should therefore be withheld until the Sewer Specified Area has been approved.

The proposal meets the requirements of the P2 – Education and Minor Institutional zone as follows:

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Site Area (m ²)	1457m ²	660m ²
Site Width (m)	27m	18.0m
Site Depth (m)	61m	30.0m
Site Coverage (%)	17.2% 60%	40% for buildings 60% for building, parking areas and roads
Total Floor Area (m ²)	302m ²	1457m ² max.
F.A.R.	0.21	1.0
Storeys (#)	2	3 storeys / 13.5m
Setbacks (m)		
- Front	7.5m	6.0m
- Rear	26m	7.5m
- Side	4.5m	4.5m
Landscape Buffers (m)		
- Front	2.0m	3.0m, 2.0 for parking
- Rear	3-5.5m	3.0m
- Side	3.0m	3.0m
Parking Stalls (#)	20	19 ①
Bicycle Parking Stalls (#)	6	5
Loading Stalls (#)	1	1 per 2800m ²

Notes

① Parking requirement calculations:

10 per 100m² GFA: GFA of assembly hall is 165m² = 17 stalls

2 additional stalls for the operator unit

Total: 19 stalls required

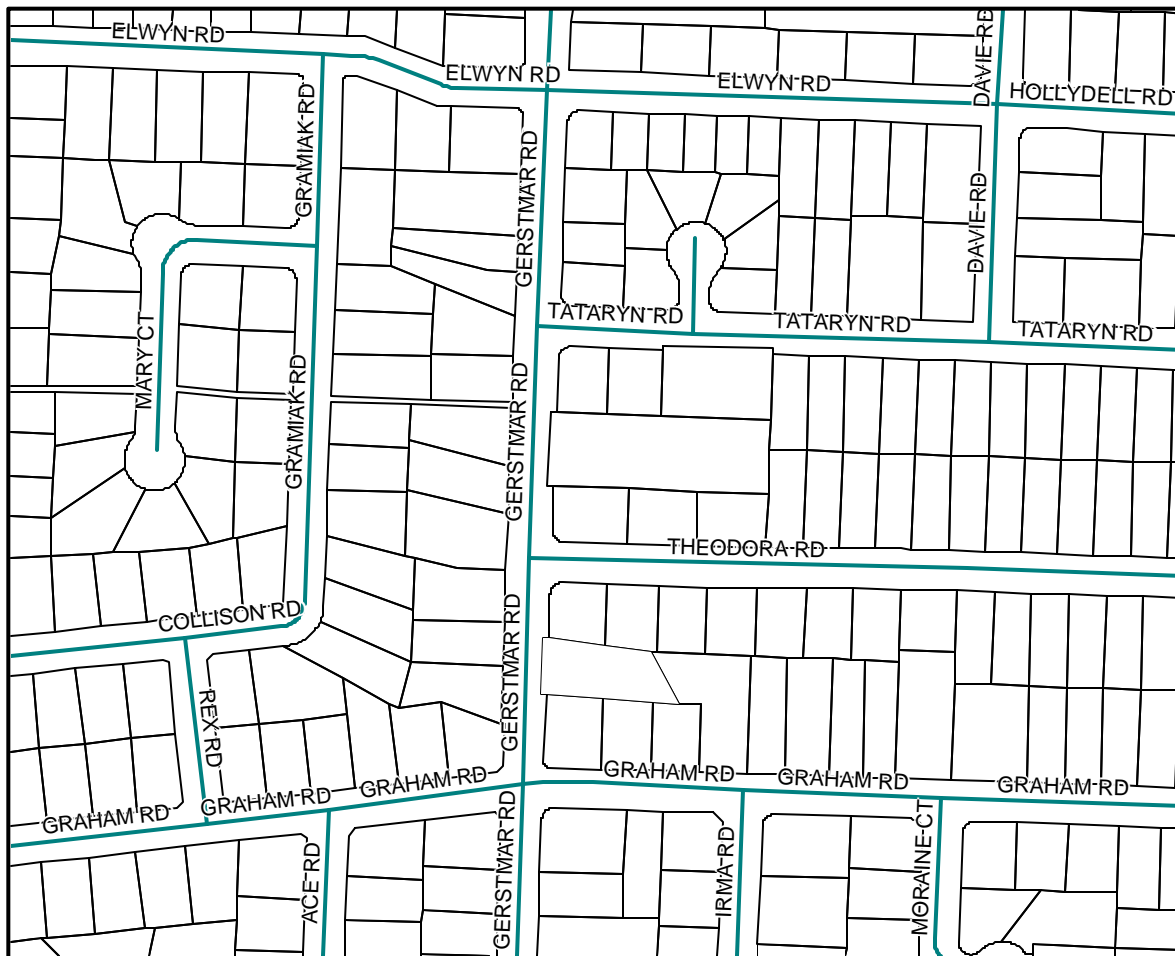
3.2 Site Context

The subject property is zoned RU1 – Large Lot Housing, a zone intended for single detached housing and compatible secondary uses. The surrounding neighbourhood is predominantly zoned RU1 – Large Lot Housing, with some lots being zoned for two dwelling housing (RU6) and secondary suites (RU1s). The Spring Valley / Okanagan Chinese Baptist church is located one block north of the subject property, at 515 Gerstmar Road.

Adjacent zones and uses are, to the:

- North - RU1 – Large Lot Housing – single family homes
- East - RU6 – Two Dwelling Housing – semi-detached dwelling
- South - RU1 – Large Lot Housing – single family homes
- West - RU1 – Large Lot Housing – single family homes

Site Location



3.3 Existing Development Potential

The subject property is zoned RU1 – Large Lot Housing. The purpose of this zone is to provide for single detached housing on larger serviced urban lots. Compatible secondary uses in this zone are bed and breakfast homes, minor care centres and group homes, home based businesses and secondary suites on lots zoned RU1s.

3.4 Current Development Policy

3.4.1 Kelowna Official Community Plan

The subject property is designated as single/two family in the Official Community Plan. This designation allows for complementary uses that are integral components of urban neighbourhoods, such as churches, schools, daycare facilities, parks and local commercial development. The proposed rezoning to allow for the construction of a church and hall is therefore consistent with the future land use designation of this site.

The Official Community Plan furthermore contains the policy to encourage churches and other non-secular facilities throughout the City to locate within the Proposed Urban Town Centres and Residential Villages. The subject property is not located in an Urban Town Centre or a Residential Village, and the application is therefore not consistent with this objective.

3.4.2 City of Kelowna Strategic Plan (1992)

The Strategic Plan includes the objective to provide for an increased diversity of land use in the existing and proposed future urban areas. The addition of a church and hall to the existing predominantly single family neighbourhood is consistent with this objective.

3.4.3 Rutland Sector Plan (1997)

The Rutland Sector Plan does not make any reference to churches or other non-secular facilities.

4.0 TECHNICAL COMMENTS

The proposal was circulated to various agencies, and the following relevant comments have been received:

4.1 BC Gas

The existing service requires to be abandoned or altered prior to any works beginning on site. Alterations are at the owner's expense.

4.2 Fire Department

Fire department access and hydrants as per the BC Building Code and City of Kelowna Subdivision By-law. Engineered fire flows should be required.

4.3 Public Health Officer

Should the kitchen be intended for commercial catering etc. uses, approval from the public health officer will be required.

The applicant assured that the kitchen would be used for non-commercial use by the parish or by other groups renting the facility. Should any other use of the kitchen be considered in the future, the applicants will contact the public health officer.

4.4 Shaw Cable

Owner/contractor to supply and install conduit system as per Shaw Cable drawings and specifications.

4.5 Telus

Telus will provide underground facilities to this development. The developer will be required to supply and install as per Telus policy.

4.6 Works and Utilities

4.6.1. Subdivision

- a) Provide easements as may be required.
- b) Dedicate the necessary widening along Gerstmar Road to provide for one half of the 20.0 m. right of way, measured from the centre of the road right of way.

4.6.2. Geotechnical Study.

We recommend that a comprehensive geotechnical study be undertaken over the entire site. The geotechnical study should be undertaken by a Professional Engineer or a Geoscientist competent in this field. This study should analyse the soil characteristics and suitability for development of the requested zoning. As well, the study should address drainage patterns including the identification of ground water and the presence of any surface springs and the suitability of the lands for disposal of site generated storm drainage. In addition this study must describe soil sulphate contents, the presence or absence of swelling clays,

4.6.3. Domestic water and fire protection

This development is within the service area of the Rutland Waterworks District (RWD). The developer is required to make satisfactory arrangements with the RWD for these items. All charges for service connection, and upgrading costs are to be paid directly to the RWD. The developer is required to provide a confirmation that the district is capable of supplying fire flow in accordance with current requirements.

A watermeter is mandatory as well as a sewer credit meter to measure all the irrigation water. Watermeters must be housed in an above-ground, heated, accessible and secure building, either as part of the main site buildings or in a separate building. Remote readers units are also mandatory on all meters.

4.6.4. Sanitary Sewer

- (a) The subject property is not currently serviced by the municipal sanitary sewer collection system. This item is under the jurisdiction of the Public Health Officer.
- (b) The subject property is located within the Sewer Service Area #22. The applicant has initiated the creation of a specified sewer area to service the subject and adjacent properties. All the fees and charges associated with the construction of the sanitary sewer must be paid to the City prior to the approval of this application.

4.6.5. Drainage

A comprehensive site drainage management plan and design to comply with the City's drainage design and policy manual, is a requirement of this application.

4.6.6. Power and Telecommunication Services

The services to and fronting this development are to be installed underground. It is the developer's responsibility to make a servicing application to the respective utility companies. The utility companies are then required to obtain the city's approval before commencing their works.

4.6.7. Gerstmar Road improvements

The applicant is responsible to upgrade Gerstmar Road to a paved urban collector standard. The construction consists of curb, gutter and sidewalk, fillet paving, storm drainage works, removal and/or relocation of utilities as may be required, etc. The estimated cost for this work, for bonding purpose, would be \$19,000.00, inclusive of a bonding contingency (Utility pole relocation not included).

4.6.8. Street lights.

Street lights must be installed on all fronting roads as determined by the Manager of Electrical Utilities.

4.6.9. Engineering.

Design, construction, supervision and inspection of all off-site civil works and site servicing must be performed by a consulting civil Engineer and all such work is subject to the approval of the city engineer.

4.6.10. DCC Credits.

None of the required improvements qualify for DCC credit consideration, as these upgrades are not identified in the current DCC schedules.

4.6.11. Bonding and Levies Summary

a) Performance Bonding

Gerstmar Road upgrading	Deferred to building permit application
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b) Levies	N/A
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4.6.12 Transportation Demand Management

A bike rack capable of holding a minimum of six bicycles must be installed on a concrete pad near the front entrance.

The applicant allocated space for the bike rack in front of the building.

4.7. Rutland Waterworks Districts

The hydrant spacing to accommodate this rezoning is proposal is adequate, as is the existing service size and service capacity. The fire-flows are also adequate. There are no further upgrades required at this time.

5.0 PLANNING COMMENTS

The Planning and Development Services Department has no concerns with the proposed rezoning. Churches are considered a complementary use in single and two family neighbourhoods, and the proposed use of the site for a church is therefore consistent with the OCP future land use designation. The proposal furthermore meets the objective of the City of Kelowna Strategic Plan to increase the diversity of land use in urban areas.

The applicant contacted the residents in the vicinity of the subject property to make them aware of the rezoning application.

Andrew Bruce
Current Planning Manager

Approved for inclusion

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R.L. (Ron) Mattiussi, ACP, MCIP
Director of Planning & Development Services

KGB
Attach.

FACT SHEET

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|---|---|
| 1. APPLICATION NO.: | Z01-1020 |
| 2. APPLICATION TYPE: | Rezoning |
| 3. OWNER: | Serbian Orthodox Parish – Holy Prophet St. Ilija |
| . ADDRESS | C/o 1085 Crawford Road |
| . CITY | Kelowna, BC |
| . POSTAL CODE | V1W 4N4 |
| 4. APPLICANT/CONTACT PERSON: | Serbian Orthodox Parish – Holy Prophet St. Ilija / Dragi Djordjevich |
| . ADDRESS | Same as above |
| . CITY | |
| . POSTAL CODE | |
| . TELEPHONE/FAX NO.: | 764-8828 / 763-1897 |
| 5. APPLICATION PROGRESS: | |
| Date of Application: | March 15, 2001 |
| Date Application Complete: | |
| Servicing Agreement Forwarded to Applicant: | N/A |
| Servicing Agreement Concluded: | N/A |
| Staff Report to APC: | March 28, 2001 |
| Staff Report to Council: | April 25, 2001 |
| 6. LEGAL DESCRIPTION: | Lot 1, Section 22, Township 26, ODYD, Plan 4877 |
| 7. SITE LOCATION: | In Rutland, south of Highway 33, on the east side of Gerstmar Road |
| 8. CIVIC ADDRESS: | 585 Gerstmar Road, Kelowna |
| 9. AREA OF SUBJECT PROPERTY: | 1457m" |
| 10. AREA OF PROPOSED REZONING: | 1457m" |
| 11. EXISTING ZONE CATEGORY: | RU1 – Large Lot Housing |
| 12. PROPOSED ZONE: | P2 – Education and Minor Institutional |
| 13. PURPOSE OF THE APPLICATION: | To rezone the property to permit the construction of a parish church and hall |
| 14. MIN. OF TRANS./HIGHWAYS FILES NO.: | 2-81-19160 |
| NOTE: IF LANDS ARE WITHIN 800 m OF A CONTROLLED ACCESS HIGHWAY | |
| 15. DEVELOPMENT PERMIT MAP 13.2 IMPLICATIONS | N/A |

ATTACHMENTS
(Not included in electronic version of report)

- Location Map
- Site Plan
- Floor Plans (Conceptual)
- Elevations (Conceptual)