
CITY OF KELOWNA

MEMORANDUM

Date: July 26, 2002
File No.: DVP02-0029

To: City Manager

From: Planning & Development Services Department

APPLICATION NO. DVP02-0029 OWNER: Christian and Missionary Alliance-
Canadian Pacific District

AT: 2091 Springfield Road APPLICANT: Stutters Construction Restorations

PURPOSE: To allow three minor additions to an existing Religious Assembly.

EXISTING ZONE: P2 – Education and Minor Institutional

REPORT PREPARED BY: Josephine Duquette

SEE ATTACHED FACT SHEET FOR COMPLETE APPLICATION DETAILS

1.0 RECOMMENDATION

THAT Council authorize the issuance of Development Variance Permit No. DVP02-0029; Lot A, DL 128, ODYD, Plan 20452 except Plan 43402, located on Springfield Road, Kelowna, B.C.;

AND THAT variances to the following sections of Zoning Bylaw No. 8000 be granted:

Section 16.2.5 (b) Development Regulations

The maximum site coverage of 60% for buildings, parking areas and roads be varied to 86% as proposed;

Section 7.6 Minimum Landscape Buffers

Landscaping buffers as required by section 7.6.1 be varied to:

North – from 3.0 m required to 1.0 m proposed;

East – from 3.0 m required to 1.0 m proposed;

South - from 3.0 m required to a range of 1.3 m to 3.0 m proposed;

West – from 3.0 m required to 2.0 m proposed;

Section 8.1.10 Parking Regulations

Required parking setback requirements be varied from 2.0 m required to 1.0 m proposed for north & east property lines;

Section 8.1.2 Number of parking spaces

The number of additional required parking stalls is varied from 4 to 0 as proposed.

AND FURTHER THAT the applicant be required to complete the above-noted conditions within 180 days of Council approval of the development permit application in order for the permit to be issued.

2.0 SUMMARY

The application is to construct three small building additions to the existing Religious Assembly for a total of 37.3 m² (402 sq. ft.). The largest of the three additions will enlarge the front foyer and the two smaller additions will improve the rear exits from the multi-purpose room.

The applicant is requesting a variance to a portion of the P2 – Education and Minor Institutional zone, the Landscaping and Screening, and the Parking and Loading sections of Zoning Bylaw 8000.

The proposed amendment to the P2 – Education and Minor Institutional zone relates to the maximum site coverage allowed for buildings, parking areas and roads as stated in the development regulations for the zone. The maximum site coverage allowed is 60 % for buildings, parking areas, and roads. The building already exceeds the maximum and the proposed building additions will increase the site coverage from 85.8 % (existing) to 86 % (proposed).

The proposed amendment to the Landscaping and Screening section of the bylaw relates to the minimum required landscaping adjacent to frontage roads and to lands within the Agricultural Land Reserve. The landscaping is proposed to be enhanced with solid fencing proposed abutting the two property lines adjacent to the lands within Agricultural Land Reserve. This will serve the screening function. The landscaping adjacent to the two frontage roads is limited in area due to the existing required parking for the facility.

The applicant is proposing two amendments to the Parking and Loading section of the bylaw. The first proposed amendment relates to the minimum required setback for parking adjacent a public road from 2.0 m to 1.0 m. The proposed amendment is to recognize the existing parking situation. The second proposed amendment relates to the minimum number of parking stalls required on the site. The required number of parking stalls is calculated by either 1 stall per 5 seats in the sanctuary or 10 stalls per 100 m² of G.F.A., whichever is the greater. The applicant proposed to increase the existing number of stalls by creating additional small car parking to the maximum of 40 %. There will still be a deficiency based on the current bylaw, however this is considered to be a legal non-conformity. The proposed additions will increase the G. F. A. by 37.3 m thereby increasing the required parking by 4 parking stalls. The variance to number of parking spaces is considered supportable as the building additions do not create any additional seating or assembly area.

4.0 BACKGROUND

4.1 The Proposal

The applicant is proposing to construct three small building additions to the existing Religious Assembly for a total of 37.3 m² (402 sq. ft.). The largest of the three additions will enlarge the front foyer and the two smaller additions will improve the rear exits from the multi-purpose room. The exterior façade of the building will be modified by eliminating the belfrey and adding a cornice along the entire building. The front foyer will be increased by 26.2 m² (282 sq. ft) and the two rear exits will be increased by 5.6 m² (60 sq. ft.) each.

CRITERIA	PROPOSAL	P2 ZONE REQUIREMENTS
Site Area (m ²)	9267	660
Site Width (m)	84.79	18.0
Site Depth (m)	108.55	30.0
F.A.R		1.0

Site coverage *	20 % for buildings & 86 % for buildings, parking areas and roads.	40 % for buildings & 60 % for buildings, parking areas and roads.
Building height	8.1 or 2 Storeys	13.5 or 3 Storeys
Site Setbacks (m)		
- Front (Cooper Road)	21.0	6.0
- Rear (west)	21.9	7.5
- Side (south)	31.3	4.5
- Flanking Side (Springfield Road)	16.67	6.0
Parking Stalls (#) total required	195	340
Parking Stalls (#) * for building additions	4	0

* Variance required

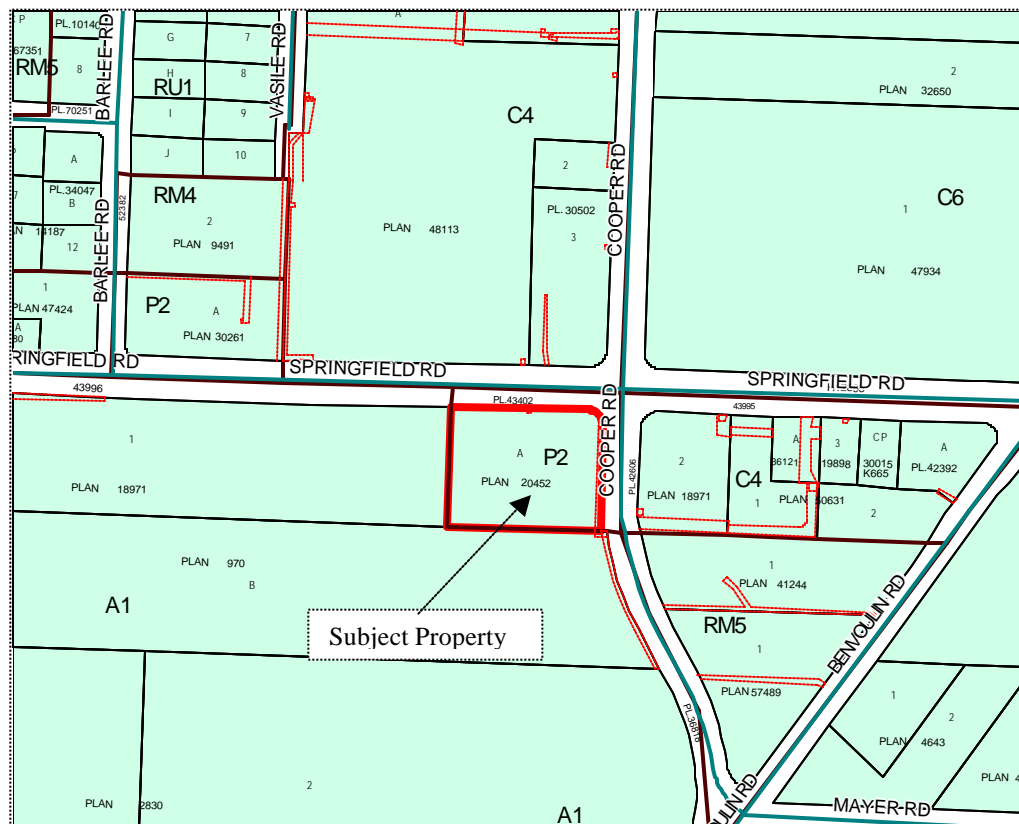
4.2 Site Context

The subject property is located south of Springfield Road and west of Cooper Road. Orchard Park and Orchard Plaza Shopping Centres are located to the north and northeast of the site.

Adjacent zones and uses are, to the:

- North - C4 – Town Centre Commercial & C6 – Regional Commercial; Orchard Plaza Shopping Centre & Orchard Park Shopping Centre
- East - C4 – Town Centre Commercial & RM5 – Medium Density Multiple Housing; mix of commercial uses & retirement housing
- South - A1 – Agriculture 1; Orchard
- West - A1 – Agriculture 1; Vacant

The site is located on the map below.



4.3 Existing Development Potential

The development potential for the subject property is private and public educational, recreational uses and religious assemblies.

4.4 Current Development Policy

4.4.1 City of Kelowna Strategic Plan (1992)

A policy identified in the Strategic Plan is to reduce conflicts between urban and agricultural uses in the City.

4.4.2 Kelowna Official Community Plan

The future land use designation of the site is indicated as Educational / Minor Institutional. The plan encourages the location of places of worship within the town centres.

5.0 TECHNICAL COMMENTS

5.1 Utility and Civic Departments

Works & Utilities Department

The Works & Utilities Department comments and requirements regarding this application are as follows:

1. Domestic Water and Fire Protection

This development is within the service area of the City of Kelowna. All charges for service connection, and upgrading costs are to be paid directly to the City of Kelowna.

This property is currently serviced by the municipal water main. The existing 25mm-diameter copper water services may not be adequate for the proposed building expansion and interior renovation. The water service issues will be reviewed when a Building Permit application including a mechanical plan is submitted.

2. Sanitary Sewer

The existing 100mm-diameter sanitary sewer service is adequate for the requested building addition but will also be re-evaluated when a mechanical drawing is provided.

3. Storm Drainage

This property is currently serviced by the municipal storm main on Springfield Road and a drainage ditch on Cooper Road. No existing storm drainage service is available for this parcel. The development will be required to contain and dispose of site generated storm water on the site by installing a ground recharge system consisting of dry-wells and perforated pipe bedded in drain rock. The storm service issues will be reviewed when a Building Permit application including a site drainage plan is submitted.

4. Road Improvements

No road upgrading is requested for this application. Future development on site may trigger the need to construct a curb and gutter, catchbasins storm system and fillet pavement

5. Road Dedication and Subdivision Requirements

As part of the City's 2002 Sidewalk construction Program, the City will be constructing a sidewalk adjacent to the applicant's property on Cooper Road. Presently, the sidewalk's alignment will be in a temporary location. The City would like the opportunity to meet with the applicant to discuss placing the sidewalk in its ultimate location.

Property requirements vary from approximately -2 meters to + 2meters. In other words, the City has excess right-of-way at the south-end of the subject property and deficit right-of-way at the north-end of the subject property. The benefit to the property to have the sidewalk in its ultimate location is that future development on site may trigger the need to relocate a temporary sidewalk to its ultimate location at the property owner's expense.

6. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

7. Development Permit and Site Related Issues

The variance permit application to increase the Site Coverage percentage does not compromise Works and Utilities servicing requirements.

Inspections, Fire and Parks Departments

The Inspections, Fire and Parks Departments have no objection to the proposed development variances.

5.2 Planning & Development Services Department Comments

The Planning and Development Services Department supports the variances as proposed. The proposed additions are relatively small and will not increase the intensity of the use. Also, the perimeter landscaping will be improved on the site with the renovations.

Andrew Bruce
Current Planning Manager

Approved for inclusion ☐

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

RGS/JD/jd
Attachments

FACT SHEET

1. **APPLICATION NO.:** DVP02-0029
2. **APPLICATION TYPE:** Development Variance Permit
Urban Centre DP Area – Highway Centre
3. **OWNER:** Christian and Missionary Alliance-
Canadian Pacific District, (Inc. No. 15034S)
· **ADDRESS** 201-11471 Blacksmith Place
· **CITY/POSTAL CODE** Richmond, BC V7A 4T7
4. **APPLICANT/CONTACT PERSON:** Stutters Construction Restorations /
Keith Stutters
· **ADDRESS** 1216 St. Paul Street
· **CITY/POSTAL CODE** Kelowna, BC V1Y 2C8
· **TELEPHONE/FAX NO.:** 763-1555 / 763-2455
5. **APPLICATION PROGRESS:**
Date of Application: April 11, 2002
Date Application Complete: April 15, 2002
Servicing Agreement Forwarded to Applicant:
Servicing Agreement Concluded:
Staff Report to Council: July 18, 2002
6. **LEGAL DESCRIPTION:** Lot A, DL 128, ODYD, Plan 20452 except
Plan 43402, Sec. 20, Twp. 26
7. **SITE LOCATION:** South of Springfield Road and west of
Cooper Road.
8. **CIVIC ADDRESS:** 2091 Springfield Road
9. **AREA OF SUBJECT PROPERTY:** 0.93 ha (2.29 ac)
10. **AREA OF PROPOSED REZONING:** 0.93 ha (2.29 ac)
11. **EXISTING ZONE CATEGORY:** P2 – Education and Minor Institutional
12. **PURPOSE OF THE APPLICATION:** To attain a development variance
permit to increase the maximum
percentage of site coverage and to
reduce the required yards and
landscaping.
13. **DEVELOPMENT PERMIT MAP 13.2
IMPLICATIONS** NA

Attachments that are missing from the Electronic Version

Subject Property Map
Proposed Landscaping and Site Plan
Proposed Building Elevations