

REPORT TO COUNCIL



Date: October 14, 2011

To: City Manager

From: Land Use Management, Community Sustainability (PMc)

Application: OCP11-0015

Owner: Trustees of the Congregation of St. Paul's United Church

Address: 3131 Lakeshore Road

Applicant: Rob Couch

Subject: Temporary Use Permit

Existing OCP Designation: Mixed Use (Residential / Commercial)

Proposed OCP Designation: Temporary Commercial

Existing Zone: P2 - Education and Minor Institutional

1.0 Recommendation

THAT OCP Bylaw Text Amendment No. OCP11-0015 to amend *Kelowna 2030 - Official Community Plan* Bylaw No. 10500 by deleting the Temporary Use Permit Area table 4.3 in Chapter 4 - Temporary Use Permits and replacing it with a new table as per Table "A" attached to the report of Land Use Management Department, dated October 14, 2011 be considered by Council;

AND THAT Council considers the APC public process to be appropriate consultation for the purpose of Section 879 of the *Local Government Act*, as outlined in the report of the Land Use Management Department dated October 14, 2011;

AND THAT the OCP Bylaw Amendment No. OCP11-0015 be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT final adoption of the OCP Amendment be considered in conjunction with Council's consideration of a Temporary Use Permit on the subject property.

2.0 Purpose

The applicant is seeking a Temporary Use Permit in order to utilize a portion of the subject property for "non-accessory parking". This OCP amendment will add that Temporary Use Permit to table 4.3 of Chapter 4 of the *Kelowna 2030 - Official Community Plan*.

A handwritten signature in blue ink, located in the bottom right corner of the page.

3.0 Land Use Management

The Temporary Use Permit will allow the church to utilize a portion of the subject property adjacent to KLO Road as a “non-accessory” parking lot as an interim use until a comprehensive redevelopment of the subject property is pursued. Notably, this area of the property has been used by patrons of the neighbouring commercial uses for parking while conducting business at those locations. The temporary use of this portion of the property as a pay parking lot will not replace any existing uses in the area. At this time, there have been no changes proposed to the overall site landscaping as it would be addressed in the future as part of the comprehensive redevelopment of the property.

4.0 Proposal

4.1 Background & Project Description

The subject property has been the location of the St. Paul’s United Church since 1958. The church development has been expanded several times. The current building and site development has reached the end of the life cycle, and the church membership is exploring ways to redevelop the property. However, the plans have not been developed to an advanced stage and the church is not in a position to make an application for a comprehensive redevelopment of the property at this time.

Currently, the church is looking at ways to manage the property adjacent to KLO road. This portion of the property has been developed as a parking lot and outdoor play area for the church. However, the existing site development does not clearly delineate the property boundaries from the neighbouring parking lots and a portion of the Mission Park Shopping Centre tenants have benefited from these available stalls.

The current P2 - Education and Minor Institutional zone does not allow “non-accessory parking” as a permitted use. The church has seating for 410 parishioners in the sanctuary, which requires parking for 82 vehicles (1 stall per 5 seats). The site plan submitted indicates a total of 132 parking stalls available on site. The applicant is proposing a Temporary Use Permit to allow “non-accessory parking” and to hire a parking company to manage 32 parking stalls adjacent to KLO Road as pay parking.

4.2 Site Context

Site Location Map

3131 Lakeshore Road



The subject property is located on the east side of Lakeshore Road, south of KLO Road, in the South Pandosy Urban Centre.

The adjacent zones are as follows:

<i>Direction</i>	<i>Zoning Designation</i>	<i>Land Use</i>
North	C4 - Urban Centre Commercial	Commercial
East	C4 - Urban Centre Commercial	Commercial
South	C4 - Urban Centre Commercial	Commercial
West	C4 - Urban Centre Commercial C4p/rls - Urban Centre Commercial/Liquor Primary/Retail Liquor Sales	Commercial Neighbourhood Pub

5.0 Current Development Policies

5.1 Kelowna Official Community Plan 2030 (OCP) ¹

In accordance with the *Local Government Act* (Sections 879 and 921), an Official Community Plan may designate areas where Council may consider allowing temporary uses, and may specify general conditions regarding the issuance of temporary use permits in those areas.

The temporary use designation is intended to apply to operations that are temporary in nature and the designation does not in itself permit specific uses on the designated sites. Within these

¹ City of Kelowna Official Community Plan 2030, Chapter 4, page 4.9

areas, Council may, by resolution, issue a Temporary Use Permit and specify the conditions under which the temporary use be carried on. Upon the expiration of a Temporary Use Permit, the permitted uses revert to those outlined in the City of Kelowna Zoning Bylaw 8000.

6.0 Technical Comments

6.1 Development Engineering Department

The Temporary Use Permit application, to use the property for temporary parking lot, does not compromise servicing requirements.

6.2 Fire Department

No Concerns

7.0 Application Chronology

Date of Application Received: July 27, 2011

Advisory Planning Commission August 30, 2011

The above noted application was reviewed by the Advisory Planning Commission at the meeting on August 30, 2011 and the following recommendations were passed:

THAT the Advisory Planning Commission supports Temporary Use Permit Application No. TUP11-0001 for 3131 Lakeshore Road, to allow non-accessory parking on a portion of the P2 zoned church property.

Anecdotal Comment:

The Advisory Planning Commission supported the Temporary Use Permit as it was believed that the interim parking was a well thought out plan that will solve the parking and liability issues for the church and will not further impact parking in South Pandosy business area.

Report prepared by:


Paul McVey, Urban Land Use Planner


Reviewed by:  Shelley Gambacort, Director, Land Use Management

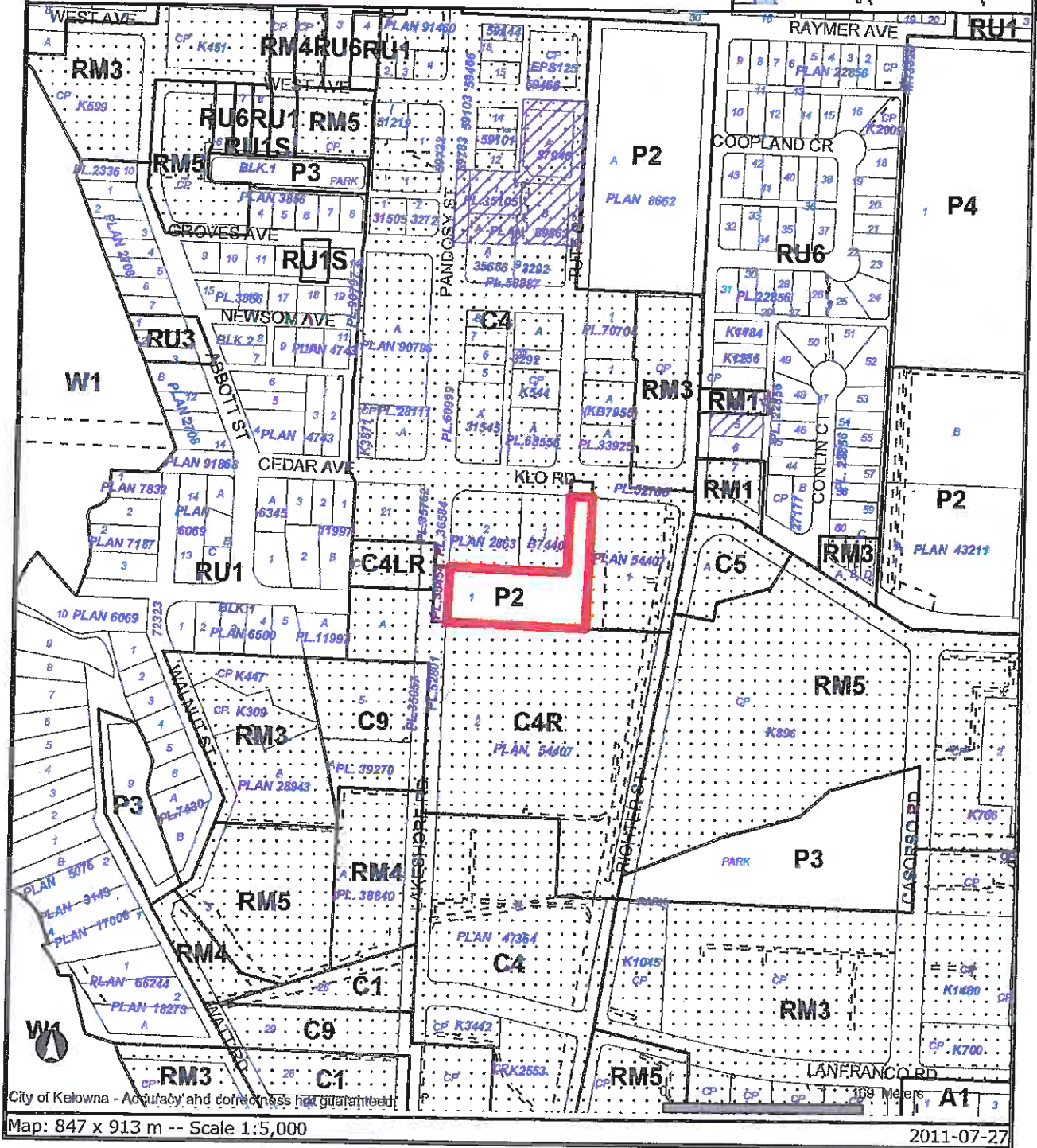
Approved for Inclusion:  Jim Paterson, General Manager of Community Sustainability

Attachments:

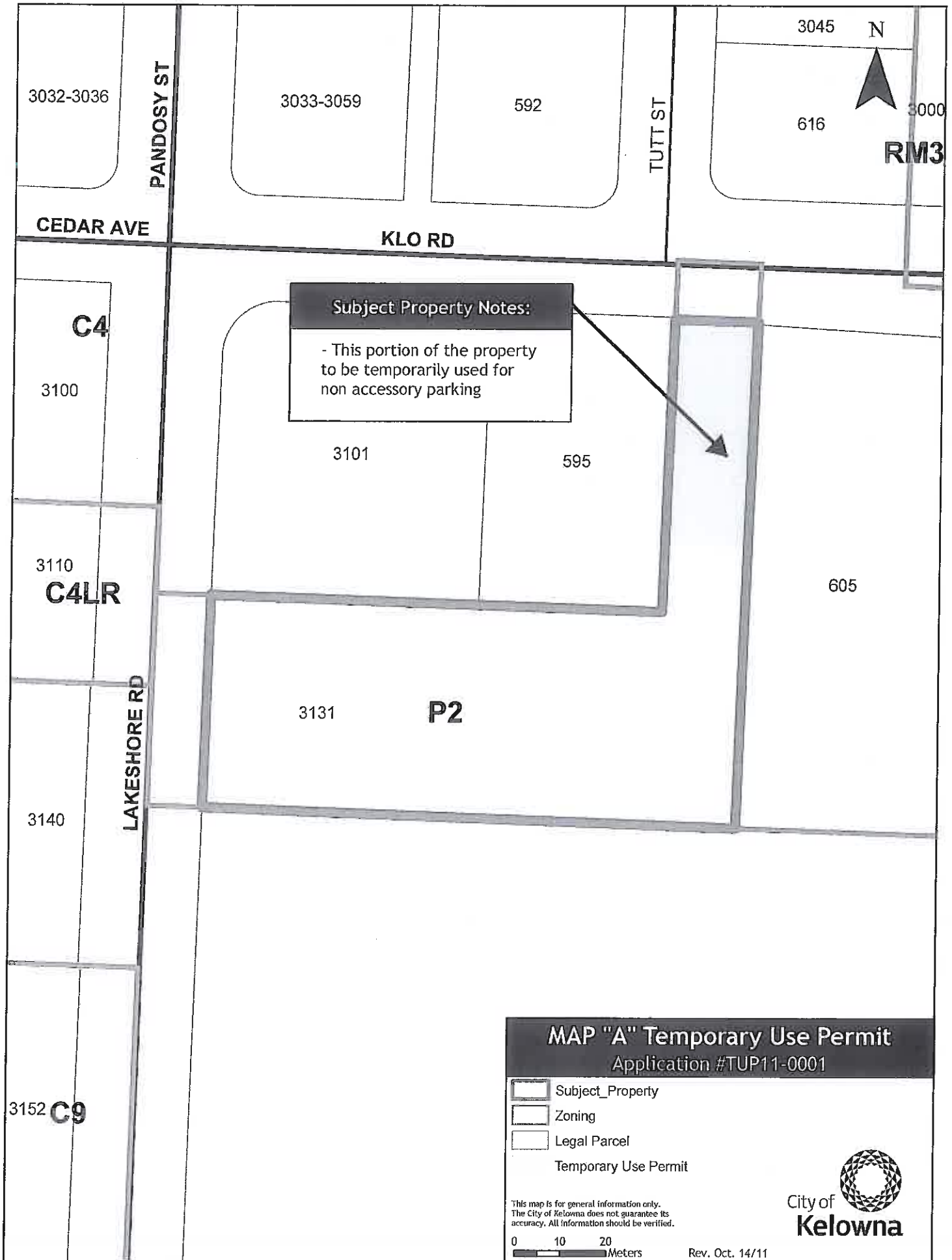
Subject Property Map
Site Plan
Site Photos
Landscape Plan

Application
TUP11-0001

 Subject Property



Certain layers such as lots, zoning and dp areas are updated bi-weekly. This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



3032-3036

PANDOSY ST

3033-3059

592

TUTT ST

3045

N

616

3000

RM3

CEDAR AVE

KLO RD

C4

Subject Property Notes:
 - This portion of the property to be temporarily used for non accessory parking

3100

3101

595

3110

C4LR

605

LAKESHORE RD





3131

P2

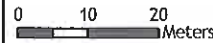
3140

3152 C9

MAP "A" Temporary Use Permit
 Application #TUP11-0001

-  Subject_Property
-  Zoning
-  Legal Parcel
-  Temporary Use Permit

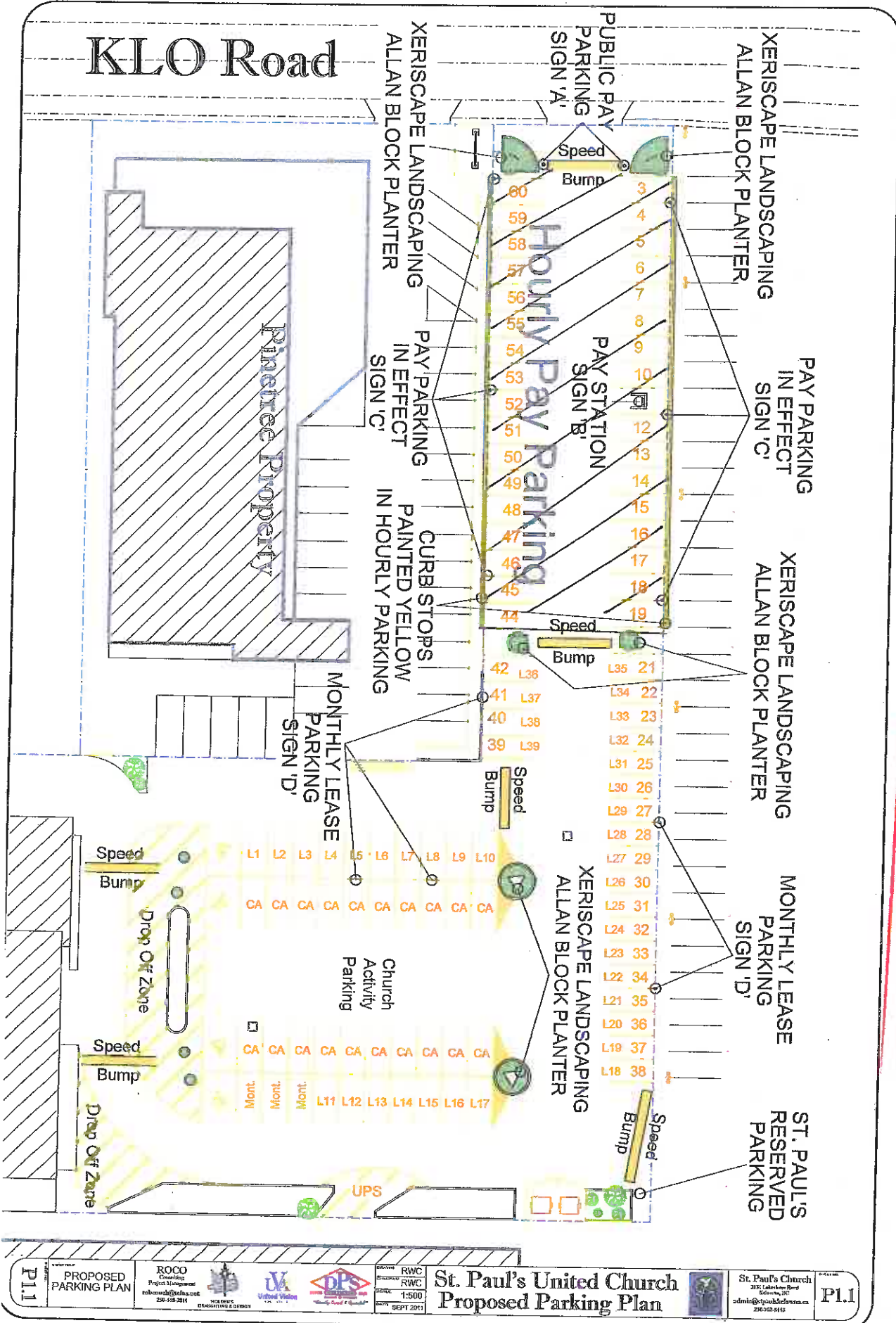
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Rev. Oct. 14/11



KLO Road



SCHEDULE A
 This forms part of development
 Permit # TU 011-0001

	RWC RWC SCALE: 1:500 DATE: SEPT 2011	St. Paul's United Church 2011 Lakeside Road St. Paul, BC admin@stpaulsbc.ca 250-522-6110	P1.1
	PROPOSED PARKING PLAN		
	ROCO Consulting Project 310/30982 info@roco.ca 250-418-2811		

Rec'd Oct 13/11

SCHEDULE A
 This forms part of development
 Permit # TJ211-0001



ENTRY AT KLO ROAD



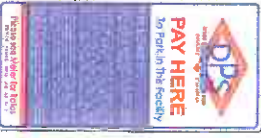
GRAPHIC ILLUSTRATION # 1



GRAPHIC ILLUSTRATION # 2



SIGN 'A'



SIGN 'B'



SIGN 'C'



SIGN 'D'



TABLE "A"

Chapter 19 – Future Land Use

Temporary Commercial and Industrial Use Permits

TEMPORARY USE TYPE	EFFECTIVE DATES	DESIGNATED PERMIT AREA
Non-Accessory Parking use for a portion for the Church parking area	From final date of adoption until July 27, 2014	<u>Legal Description:</u> Lot 1, District Lots 14 & 135, ODYD, Plan 34984 <u>Street Address:</u> 3131 Lakeshore Road