

Request for Decision



To: Regular Meeting
From: **Development and Engineering**
Date: October 9, 2018
Subject: Temporary Use Permit Application 7255 Riverside Drive for a Church
Recommendation: **THAT Council direct staff to proceed with the statutory requirements for public notice respecting a Temporary use Permit Application for a Church located at 7255 Riverside Drive.**

Background

The City has received a temporary use permit application from the Church of Jesus Christ of Latter-day Saints to continue operating a leased space to host religious worship services and classes at 7255 Riverside Drive (see location map and photo attached).

A temporary use permit for the church was originally issued in October 2013 and was renewed in 2016. The current temporary use permit expires on October 29, 2019. The Church requires that it be re-issued in advance of the expiry date to renew its lease agreement with the owner.

The Church occupies approximately 284 square metres (3,060 square feet) of space in the most southerly unit of the multi-unit commercial building (see conceptual floor plans attached). The Church has invested in considerable improvements to the space and has about 60 community members.

The site is designated Commercial Core in the Official Community Plan and is zoned CC - Core Commercial - which does not permit religious centres. The Church has operated at this location for five years with no known impacts and full taxes have been paid on the entire building.

If Council approves this application to move forward, the permit application would be advertised in the Gazette on October 17, 2018, the immediate neighbours would be notified of the application and a draft permit would be prepared for Council's consideration at its regular meeting of October 22, 2018.

Benefits or Impacts

General

As a temporary use, the space can be converted back to full commercial in 3 years if there is shortage in the commercial core.

Strategic Impact



Community Engagement

- The public and neighbours will be invited to review and comment on this proposal thereby encouraging community participation on land use decisions in the city.



Community Livability

- If approved, residents will continue to have this religious centre as a community option.



Economic Growth

- The commercial building, including this space, has been and would continue to contribute to the commercial tax base in the city.



Fiscal Responsibility

- The permit application cost of \$750 covers the application processing and administration costs.

Policy/Legislation

The Local Government Act and the Official Community Plan.

Attachments

Location Map

Floor Plans (2)

Photo (front of building)

Recommendation

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Options

1. RESOLVED THAT Council accepts the report.
2. RESOLVED THAT Council does not accept the report.
3. RESOLVED THAT Council refers the matter back to staff for further information.

Report Approval Details

Document Title:	2018-10-09 TUP 1803 7255 Riverside Drive.docx
Attachments:	- RFD Attachments 2018-10-09.pdf
Final Approval Date:	Sep 28, 2018

This report and all of its attachments were approved and signed as outlined below:

Dolores Sheets - Sep 28, 2018 - 1:41 PM

Diane Heinrich - Sep 28, 2018 - 4:25 PM