

Request for Decision



To: Regular Meeting

From: **Development and Engineering**

Date: October 22, 2018

Subject: Consideration for Approval – Temporary Use Permit Application - 7255 Riverside Drive (Proposed Religious Centre)

Recommendation: **THAT Council grant a Temporary Use Permit for a Religious Centre (Church) on land zoned CC – Core Commercial, located at 7255 Riverside Drive; legally described as Lot A, District Lot 108, SDYD, Plan KAP82116 (PID: 026-838-575).**

Background

Proposal

At its Regular meeting of October 9, 2018, Council considered this proposal for a Religious Centre (Church) and directed staff to proceed with the statutory requirements for public notice as required by the Local Government Act.

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.

Public Notification

Notification of the permit was advertised in the October 17th issue of the Grand Forks Gazette and letters were sent out on October 12, 2018 to the fourteen (14) property owners within 30 metres of the subject property. The majority of the properties in the area are owned by the City. Notifications were also hand delivered to tenants in the area on October 16, 2018. Any comments received will be transmitted to City Council prior to or at the Council meeting on October 22, 2018. To date, no comments have been received by City staff.

Provisions of the Temporary Use Permit

The basic provisions of the Temporary Use Permit are as follows:

- Temporary Use approval lasts for 3 years after which the proponent may apply for an extension for an additional 3 years. After that, the Religious Centre must cease operation and the land would revert back to commercial use; and,
- General development of the Religious Centre must be in accordance with the attached plans/drawings.

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 were 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

THAT Council grant a Temporary Use Permit for a Religious Centre (Church) on land zoned CC – Core Commercial, located at 7255 Riverside Drive; legally described as Lot A, District Lot 108, SDYD, Plan KAP82116 (PID: 026-838-575).

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:	2018-10-22 TUP 1803 7255 Riverside Drive Final Approval.docx
Attachments:	- RFD Attachments 2018-10-22 TUP 1803 Final Approval.pdf
Final Approval Date:	Oct 16, 2018

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

Dolores Sheets - Oct 16, 2018 - 12:08 PM

Diane Heinrich - Oct 16, 2018 - 1:34 PM