

Applicant's Submission

September 20, 2019

Proposed Land Use Amendment at 6420 1A St SW

Superior Investments is the owner of Lot 3A, Block C, Plan 9212031 located at 6420 1A Street SW, directly south of the Chinook LRT Station. The site contains three principle buildings. One building contains the Southside Victory Church, while the other two buildings contain several Commercial Retail Units. Southside Victory Church has been leasing the northern most building since 2006. The Church's main sanctuary presently accommodates 300 members, and they wish to expand their seating capacity to 430 non-fixed chairs, bringing the main assembly area to 615m². To allow for an expanded assembly area, the church will be removing one wall and will expand the sanctuary into space that is currently used as storage. There are no changes to the exterior façade of the building or the existing parking layout.

When the Church originally began operations, the site was zoned as General Light Industrial (I-2) under the 2P80 Land Use Bylaw and the Church was listed as a Public and Quasi-public Building use. With implementation of the 1P2007 Land Use Bylaw, the site was redesignated to Commercial – Corridor 3 (C-COR3), which makes the existing size of the Church non-conforming despite the fact that it has not changed since 2006.

Under the 1P2007 Land Use Bylaw, the proposed expansion of the Church's assembly area will bring the use classification to Place of Worship - Large. The current land use designation of C-COR3 does not permit a Place of Worship – Large, so a land use redesignation is required.

In conversations with planning staff at The City, various land use alternatives have been explored. In order to allow for the Place of Worship – Large, meet the policies of The City's Chinook Station Area Plan (2008), the vision of the draft Chinook Station Area Redevelopment Plan (2019), and to accommodate the existing commercial uses on site, a Direct Control (DC) based Mixed Use – General (MU-1) district has been determined to be the best land use for the site. The MU-1 district allows for increased building heights and density to accommodate potential future redevelopment on the site. The DC will add a use for Place of Worship – Large within an existing building. Limiting the use to within an existing building would prevent a Place of Worship from occupying the entire site in the future, which would not align with the intent of the area as per City planning documents – both the Chinook Station Area Plan and the draft Chinook Station Area Redevelopment Plan note that the site should be mixed use.

There are currently no plans to redevelop the site and the landowner is committed to maintaining the existing tenants. As of now, the land use redesignation will be completed to allow the Church to have a larger assembly area.

Previous communications indicated that Mixed Use – General district was being applied for on the site. This update adds a Place of Worship – Large to the uses of Mixed Use – General district.