

# REPORT TO COUNCIL

## ZONING BYLAW TEXT AMENDMENT



**NDate:** January 20, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 212 Valley Road N  
**File No.:** TA24-0014

	Existing	Proposed
<b>OCP Future Land Use:</b>	R-AGR – Rural – Agricultural and Resource	R-AGR – Rural – Agricultural and Resource
<b>Zone:</b>	A2 – Agricultural/Rural Residential	A2 – Agricultural/Rural Residential

### 1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA24-0014 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule "A" attached to the Report from the Development Planning Department dated January 20, 2025 for that part of Lot 13 Block 5 Section 4 Township 23, ODYD Plan 896 shown as Okanagan Hwy (proposed) and two parts as 50 ft Access Road all of which are dedicated as road on Plan 11656, located at 212 Valley Road, Kelowna, BC, be considered by Council;

### 2.0 Purpose

To amend the Zoning Bylaw to allow 'Temporary Shelter Services' as a principal use on the subject property.

### 3.0 Development Planning

Staff are recommending support for the proposed text amendment as it would allow for the development of a youth recovery center on the subject property. The proposal aligns with Council priorities related to Crime and Safety. Council 2023-2026 priorities include the advancement of the implementation of the Mayor's Task Force on Crime Reduction recommendations. Specifically, the Task Force recommendations include partnering with regional and provincial government and non-government organizations to establish youth and adult sobering and assessment centres.

The City's Official Community Plan includes objectives to develop diverse partnerships to advance complex social planning issues and increase community wellbeing and includes specific policy related to collaborating with community organizations to support mental health, social and addiction services.

If approved the text amendment would allow the non-profit organization, The Bridge Youth and Family Services, to proceed with detailed planning for the use of the site as a youth recovery centre. Subsequently, Development Permit approvals for the form and character of the proposed buildings and environmental protection as well as site-servicing and issuance of a building permit would be required prior to construction of the facility.

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	A1 – Agriculture	Agriculture
East	A2 – Agriculture/Rural Residential	Agriculture/Residential
South	A1 – Agriculture	Residential
West	A1 – Agriculture	Residential

Subject Property Map:



The subject property is a vacant 3-acre city-owned lot located in the North Glenmore neighborhood. The property is located outside of the Permanent Growth Boundary and is designated R-AGR – Rural – Agricultural & Resource in the Official Community Plan. The property is zoned A2 – Agricultural/Rural Residential. The property is not located within the Agricultural Land Reserve (ALR) but is located adjacent to land within the ALR. A tributary of Brandt Creek runs through the middle of the property.

4.1 Background

The Bridge Youth and Family Services Society has expressed interest in this location as it meets the Society’s specific needs to create a friendly and welcoming campus of care for youth experiencing substance use disorders. Specifically, the land has an urban setting close to city services (bus routes, schools, emergency services, police services and shopping) while also having a rural/agricultural setting for land-based learning and animal-assisted therapy.

**5.0 Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

<b>Objective 9.3. Develop diverse partnerships to advance complex social planning issues and increase community wellbeing.</b>		
Policy	9.3.5	Collaborate with all levels of government and community organizations to support integrated planning and coordination of a continuum of health and wellness amenities, recreation programs and facilities, mental health, social and addiction services and care.
Coordination of Services		<i>The proposal is meant to be an important part of an integrated system of health care that offers comprehensive patient care to youth.</i>

**6.0 Application Chronology**

Application Accepted: September 12<sup>th</sup> 2024  
 Neighbourhood Notification Summary Received: November 26<sup>th</sup> 2024

**Report prepared by:** Alex Kondor, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

**Attachments:**

- Schedule A: Text Amendment Table
- Attachment A: The Bridge Youth and Family Services Society Letter of Rational

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).