



**Schedule A – Proposed Text Amendments**

Section	Current Wording	Proposed Wording			Reason for Change	
<b>Section 10 – Agriculture &amp; Rural Residential Zones, Section 10.7 – Site Specific Regulations</b>	N/A		Legal Description	Civic Address	Regulation	This text amendment is a site specific text amendment to allow the use of 'Temporary Shelter Services' as a Principal Use on the subject property located 212 Valley Road N, Kelowna, BC.
		5	That Part of Lot 13 Block 5 Section 4 Township 23 Osoyoos Division Yale District 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	212 Valley Road N	To allow for Temporary Shelter Services as a Principal Use on the subject property	

August 14, 2024

City of Kelowna  
Development Services  
1435 Water Street  
Kelowna, BC V1Y 1J4  
250-469-8960

**Re: The Bridge Youth & Family Services Society– Youth Recovery Centre  
Valley Road North**

Hello,

MQN Architects have been engaged by the Hall Family Foundation for the Bridge Youth & Family Services Society to develop a new Youth Recovery Centre.

The greater Kelowna area is experiencing an ever-increasing number of youth who are dealing with serious substance use challenges. At the same time, Kelowna has very limited capability to help these youth access withdrawal and treatment services.

The Bridge Youth & Family Services and The Hall Family Foundation have partnered to help ameliorate this situation in our community. Our concept is to create a friendly and welcoming campus of care for youth, experiencing substance use disorders, who want to turn their lives around.

The campus of care will feature four key components:

- Withdrawal management services (detox)
- Treatment and recovery services
- Aftercare & Transitional housing
- Agriculture (care farming) and animal assisted therapy working with distressed animals.

For this campus of care to function optimally, the project requires an urban setting with rural components. This would include features such as being close to city services; (bus routes, schools, emergency services, police services and shopping) while also having an agricultural setting for land based learning and the animal assisted therapy operation.

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Finding the appropriate site was a challenge, but with the help of the City of Kelowna Property Services Department, we were able to identify a city owned property that met the required criteria. When the City learned of our intentions and that this project is to be entirely funded with charitable donations, the city looked at ways to assist. We now understand the City may be prepared to support this charitable undertaking by granting us a rent free 99 year lease for this City of Kelowna owned parcel of land.

**ATTACHMENT** A  
This forms part of application  
# TA24-0014  
Planner Initials ak  
City of Kelowna  
DEVELOPMENT PLANNING

## Design Concept

The proposed architectural design is for a Youth Recovery Centre on Valley Road North in Kelowna (KAP 896 Lot 13 Block 5). This project includes the development of five buildings: three cottages, a centre learning hub and a barn building. These buildings are designed as one and two storey buildings with a scale consistent with the size of other buildings in this semi-rural setting.

The 2.9 acre project site is located in the Glenmore neighbourhood. The Valley Road North area consists of a number of single family houses and small farm operations. The site for this proposed project has been subdivided off an existing farm property which shares access through the project property and is a residual parcel from a planned road alignment many years ago. Topography includes a rolling site with natural wetlands to the Northeast. Previous use of this property has been for agricultural purposes.

This site is currently zoned A2 Agricultural / Rural Residential and is outside the Agricultural Land Reserve. For this project the City of Kelowna Planning department has recommended a text amendment to the A2 zone to allow for this project under the Temporary Shelter Services use. The proposed project design does not anticipate any zoning variances.

The Youth Recovery Centre has been designed as a campus model. Youth who are using this facility will be staying in one of three cottage buildings which are further divided into a total of six houses. These houses include five bedrooms and associated living spaces. One of the houses has been developed with additional spaces to be able to function as a detoxification centre to address youth with higher medical needs. In addition to the housing, there is a centralized Learning Hub building which is designed to provide meals, recreation and learning within a common location. The Learning Hub also contains office space for staff as well as cooking and central laundry areas. The final building proposed in this project is a barn this space is planned as a part of the farming operation around this site to provide youth with an opportunity learn skills and interact with farm operations through an animal assisted treatment therapy program. By providing services through a number of small buildings, this project deinstitutionalizes the treatment process, providing youth with a safe space to receive help to put their lives back together.

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Working with the existing site topography, required setbacks from ALR lands and zoning setback requirements, the project is designed following the property alignment from southwest to northeast. The project is situated primarily to the southwest of the site to avoid the existing natural drainage wetland area as identified by Okanagan Environmental Health & Safety.

The form and character of the proposed buildings have been developed to fit into the existing North Glenmore neighbourhood and all buildings are 1 to 2 stories and have their mass broken up into components consistent with the scale and character of the neighbourhood. The buildings are proposed with residential style cladding and roofing to blend in with the existing neighbourhood.

Thank-you for your assistance in making this project a reality as we believe that this is an important facility for addressing the needs of our community.

Regards

Roger Green, Architect AIBC, Partner  
**MQN** Architects



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