

REPORT TO COUNCIL

TEXT AMENDMENT



Date: March 30, 2026
To: Council
From: City Manager
Address: 1498 Lombardy Square
File No.: TA26-0002

	Existing	Proposed
OCP Future Land Use:	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
Zone:	MF1 – Infill Housing	MF1 – Infill Housing

1.0 Recommendation

THAT Zoning Bylaw Text Amendment Application No. TA26-0002 to amend City of Kelowna Zoning Bylaw No. 12375 as outlined in Schedule “A” attached to the Report from the Development Planning Department dated March 30, 2026, for Lot 13 District Lot 137 ODYD Plan 16308, located at 1498 Lombardy Square, Kelowna, BC be considered by Council.

2.0 Purpose

To amend the Zoning Bylaw to allow ‘Health Services’ as a principal use on the subject property.

3.0 Development Planning

Staff support the proposed Site-Specific Text Amendment to allow the use of ‘Health Services’ on the subject property. The applicant is seeking to amend the Zoning Bylaw to facilitate a permanent and long-term location for Autism Okanagan. Autism Okanagan is a non-clinical, Kelowna-based charity that currently supports over 1,100 individuals throughout the Central Okanagan through social, recreational and life-skills programming. They currently lease or borrow space in various locations throughout Kelowna, however, this approach limits program capacity, consistency, scheduling, and increases coordination difficulty of managing multiple program spaces. Should the proposed Text Amendment be supported by Council it would allow the applicant to consolidate all the existing programs and spaces into a single integrated location which would improve program coordination and service delivery.

The applicant intends to convert the existing dwelling to provide usable programming space through minor interior renovations to the existing house. These renovations would include minor floor plan changes to convert the existing bedrooms into programmable office spaces in addition to facilitating a 41 m² dwelling unit for an on-site caretaker. The on-site caretaker would be the long-term resident on the property and would also contribute towards property security and upkeep. Additionally, the lot is a corner property and will require one additional driveway on Lombardy Square to meet site parking requirements for the dwelling units and Health Services programming space.

The City’s Official Community Plan (OCP) includes objectives and policies to support healthy and inclusive neighbourhoods that incorporate community-serving uses to achieve complete communities. Additionally, the Core Area Neighbourhood Future Land Use Designation for the property supports small-scale institutional uses which align with the community service scope provided by Autism Okanagan.

Lot Area	Proposed (m ²)
Gross Site Area	900.98 m ²
Road Dedication	n/a
Undevelopable Area	n/a

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF1 – Infill Housing	Single Detached Dwelling
East	MF1 – Infill Housing	Single Detached Dwelling
South	MF1 – Infill Housing	Single Detached Dwelling
West	MF1 – Infill Housing	Single Detached Dwelling

Subject Property Map: 1498 Lombardy Square



The subject property is a corner lot located at the intersection of Stockwell Avenue and Lombardy Square. It is within a five-minute walk to Lombardy Park as well as bus stops on Clement Avenue and Bernard Avenue. The majority of homes in the area are single detached dwellings and the predominate zoning is MF1 – Infill Housing, which allows up to a maximum of six dwelling units per lot.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision
Incorporate Equity Into City Building: Equity is the fair distribution of opportunities, power, and resources to meet the needs of all citizens. It’s a common theme in Imagine Kelowna, with goals that include providing opportunities for people of all ages, abilities and identities, and building a community where everyone has the same opportunity to succeed and thrive and no one is excluded.

To address these goals, equity and inclusion policies are woven throughout the Official Community Plan to ensure that as Kelowna grows the benefits are shared across the community. It also identifies ways that reconciliation with syilx/Okanagan people and culture can be strengthened as the city grows.

Objective 9.1 Incorporate equity into planning decisions and resource allocation in our community

Policy 9.1.3. Equitable Allocation of Resources	Incorporate an equity lens into allocation of City resources to build City-wide equity as well as neighbourhood resiliency and inclusivity. <i>This application advances equitable allocation of resources by supporting the Autism Society's presence within an established neighbourhood. Locating services for neurodivergent children and families in an accessible, integrated setting promotes city-wide inclusion, reduces barriers to participation and strengthens neighbourhood resilience by ensuring equity seeking groups have appropriate community-based supports.</i>
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Objective 9.4 Ensure that all community members are safe and included

Policy 9.4.2. Embrace Diversity	Look for opportunities to implement the OCP in a way that celebrates Kelowna's growing diversity. Consider the needs of all equity-seeking groups, those who are new to Kelowna, and community members of all cultures <i>This proposal supports Kelowna's growing diversity by providing inclusive space and programming for neurodivergent individuals within an existing neighbourhood. Integrating these supports into the community fosters safety, belonging and social inclusion.</i>
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6.o Application Chronology

Application Accepted: January 13, 2026
 Neighbourhood Notification Summary Received: February 4, 2026

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Jocelyn Black, 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: Applicant's Letter of Rationale
 Attachment B: Draft Site Plan
 Attachment C: Summary of Neighbour Notification

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.