

## Schedule A – Proposed Text Amendments

No.	Section	Current Wording	Proposed Wording			Reason for Change
1.	Section 13 – Multi-Dwelling Zones, Section 13.7 – Site-Specific Regulations	N/A	<b>Legal Description</b>	<b>Civic Address</b>	<b>Regulation</b>	This text amendment is a site specific text amendment to allow the use of 'Health Services' as a Principal Use on the subject property located at 1498 Lombardy Square, Kelowna, BC.
			Lot 13 District Lot 137 ODYD Plan 16308	1498 Lombardy Square	This property is permitted to have Health Services as a Principal Use.	

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## Letter of Rationale

**Zoning / Development Application – Site-Specific Text Amendment**  
**1498 Lombardy Square, Kelowna, BC**

**Applicant:** Autism Okanagan

**Current Zoning:** MF1 – Infill Housing

**Requested Amendment:** Site-specific text amendment to permit *Health Services*

**Proposed Use:** Non-clinical, community-based programming (Home for Belonging)

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### Purpose of Application

Autism Okanagan is seeking a site-specific text amendment to the MF1 – Infill Housing zone to permit **Health Services** at 1498 Lombardy Square. This amendment will allow the property to function as Autism Okanagan's permanent **Home for Belonging**, a non-clinical, community-based facility providing structured, pre-registered programming for neurodivergent individuals and their families.

The proposed use aligns with the intent of the City of Kelowna's Official Community Plan (OCP) to support inclusive, healthy neighbourhoods and community-serving uses that enhance social well-being.

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### Organization and Project Overview

Autism Okanagan is a Kelowna-based charity operating since 2014 that currently supports over 1,100 individuals annually across the Central Okanagan through social, recreational, and life-skills programming.

Programs are presently delivered across multiple rented and borrowed locations, which limits capacity, consistency, and scheduling. Establishing a permanent Home for Belonging will consolidate these existing programs into a single, stable location, improving service delivery. The Home for Belonging is not a clinical or medical facility. It functions as a community-based hub focused on connection, skill development, and belonging.

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## Proposed Use and Program Operations

All Autism Okanagan programs are pre-registered and scheduled; there are no drop-in services. Programs are delivered in small groups by trained facilitators and follow consistent schedules that are essential for neurodivergent participants.

Programs to be delivered from the site include:

- Life skills programs for youth and young adults
- Social skills programs - e.g. our Youth and Adult Program, and Dungeons & Dragons (youth and adult groups)
- Interest-based social groups for children and teens e.g. Lego, Cosplay, Minecraft & Pokemon Clubs
- Arts-based programs for teens and young adults e.g. Digital Arts, Drawing, and Comic Clubs
- Caregiver support and connection programs

Most programs operate on a drop-off / pick-up model, where parents or caregivers briefly park and return later.

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## Parking, Traffic, and Neighbourhood Compatibility

The proposed use is expected to generate minimal parking and traffic impacts:

- Parking demand is limited to short drop-off and pick-up periods
- The property includes a large on-site driveway
- On-street parking is available immediately adjacent to the home
- Program start and end times are scheduled and staggered
- There are no walk-in services, large events, or high-turnover uses

Overall, traffic and parking activity will be comparable to typical residential use and will not adversely impact neighbouring properties.

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## Policy Alignment

The proposed amendment aligns with the City of Kelowna's Official Community Plan by:

- Supporting **Healthy Neighbourhoods** through access to community-based services that enhance social connection and well-being
- Advancing **Inclusive Communities** by enabling spaces that serve people of diverse abilities, ages, and socio-economic backgrounds

- Encouraging **Complete Neighbourhoods** where residents can access supportive community services close to home
- Recognizing the role of **social infrastructure** in improving quality of life and long-term community resilience

The Home for Belonging directly supports OCP objectives related to equity, accessibility, and social sustainability.

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## Zoning Bylaw Considerations

While MF1 zoning is primarily residential in intent, the requested site-specific text amendment allows for a carefully limited Health Services use that:

- Is non-clinical and community-focused
- Operates by appointment and registration only
- Generates minimal traffic and parking impacts
- Maintains residential character and scale
- Serves a demonstrated community need

The amendment enables an appropriate, low-impact community service use without setting a broad precedent for unrelated commercial or institutional activity within the MF1 zone.

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## Community Benefit and Public Inclusiveness

### Addressing a Community-Identified Need

Neurodivergent individuals and their families in the Central Okanagan face persistent barriers to inclusive community participation. Formal supports are limited in scope, diagnostic wait times are lengthy, and appropriate non-clinical community spaces are scarce.

The Home for Belonging will be the first permanent, non-clinical hub in the region dedicated to neurodivergent social, recreational, and life-skills programming. It provides a stable, predictable environment where participants can build skills, relationships, and a sense of belonging over time.

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### Community-Wide Benefits

Consolidating programs into a single location will:

- Increase program capacity and scheduling flexibility

- Improve operational efficiency
- Strengthen participant outcomes through consistency
- Provide families with reliable respite and peace of mind

The project also includes a supported caretakers suite for a neurodivergent tenant, offering an affordable, structured living opportunity while contributing to property upkeep and addressing a local gap in supported housing.

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### **Inclusiveness and Accessibility**

The Home for Belonging is inclusive of people of all ages, abilities, genders and gender expressions (including LGBTQ2S+), cultures, languages, and socio-economic backgrounds.

Barriers are reduced through:

- Low program fees and available subsidies
- No requirement for formal diagnostic assessments
- Flexible, adaptive programming

Programs are designed to meet participants where they are, ensuring dignity, respect, and meaningful participation for all.

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### **Conclusion**

The proposed site-specific text amendment will enable a compatible, community-serving use at 1498 Lombardy Square that aligns with the City of Kelowna's OCP objectives, respects the intent of the MF1 zone, and addresses a well-documented community need.

Autism Okanagan respectfully requests the City of Kelowna's support and approval of this application.

# SITE PLAN OF LOT 13 DISTRICT LOT 137 OSOYOOS DIVISION YALE DISTRICT PLAN 16308


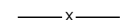

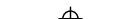


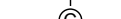


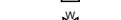
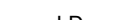

PID: 008-361-053  
 CLIENT: AUTISM KELOWNA  
 CIVIC ADDRESS: 1498 LOMBARDY SQUARE, KELOWNA, BC

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)

DATE OF FIELD SURVEY: DECEMBER 22, 2025

REFER TO THE CURRENT STATE OF TITLE FOR CHARGES,  
 LIENS, AND INTERESTS AFFECTING THIS LAND.

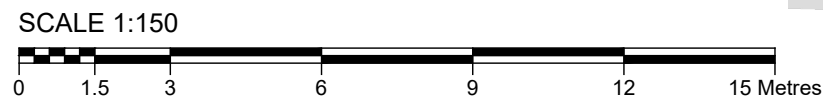
## LEGEND

-  Subject Property
-  Fence
-  Catch Basin
-  Fire Hydrant
-  Irrigation Box
-  Lamp Standard
-  Communication Manhole
-  Tree (dia.)
-  Vault
-  Water Valve
-  Letdown
-  Asphalt

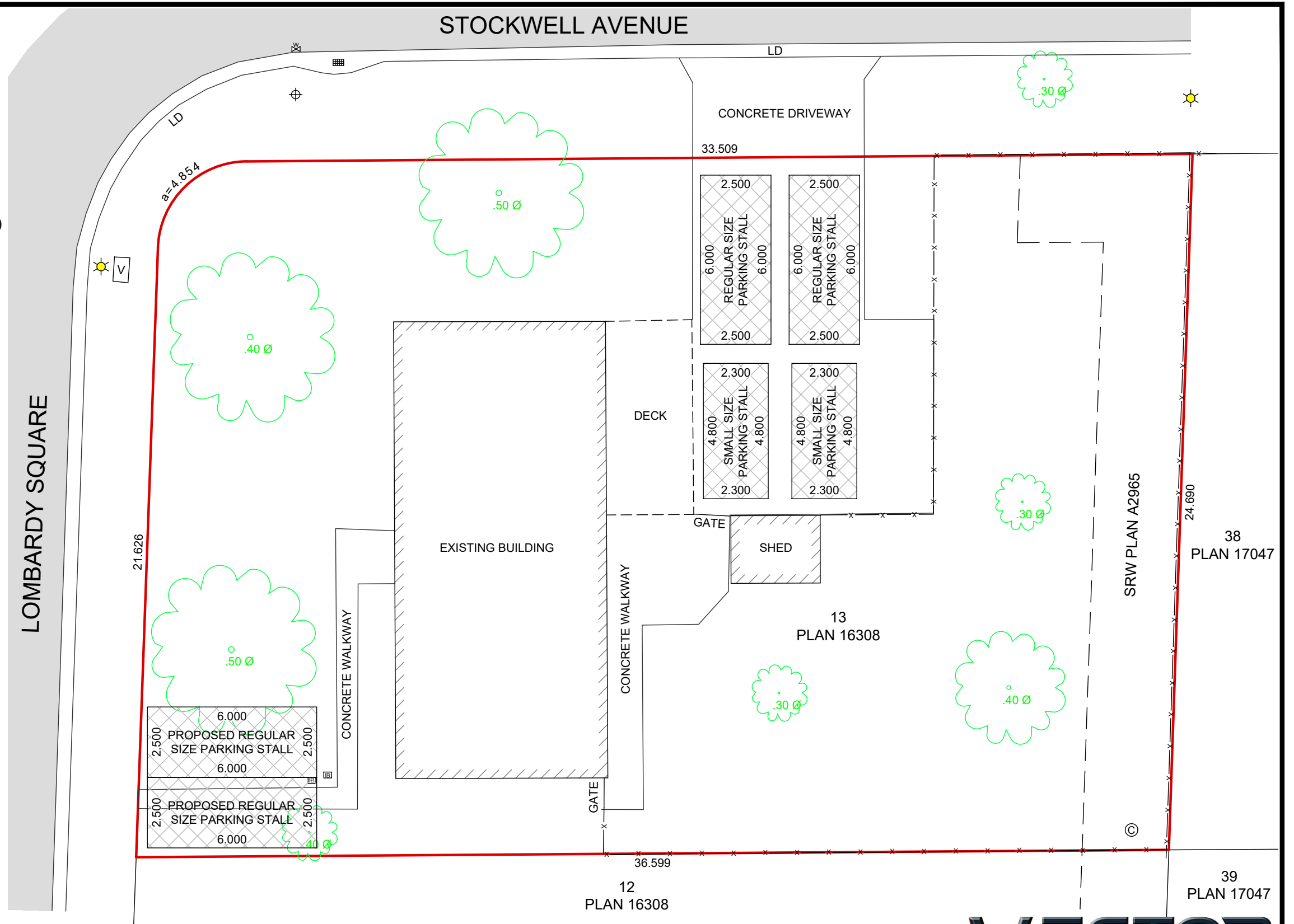


**ATTACHMENT B**  
 This forms part of application  
 # TA26-0002

Planner Initials **AF**

THIS PLAN WAS PREPARED FOR DESIGN PURPOSES AND IS FOR THE EXCLUSIVE USE OF OUR CLIENT. BOUNDARIES SHOWN ARE SUBJECT TO CHANGE WITH LEGAL SURVEY. VECTOR GEOMATICS LAND SURVEYING LTD. ACCEPTS NO RESPONSIBILITY OR LIABILITY FOR ANY DAMAGES THAT MAY BE SUFFERED BY A THIRD PARTY AS A RESULT OF REPRODUCTION, TRANSMISSION, OR ALTERATION TO THIS DOCUMENT WITHOUT THE CONSENT OF VECTOR GEOMATICS LAND SURVEYING LTD.



DRAWING REVISIONS		
Revision #	Date	Comment
0	2026-01-12	Original Issue
1		
2		
3		



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File: 2502600R0 Date: 2026-01-12  
 Drafted by: CM Checked by: TF



# AUTISM OKANAGAN

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## Summary of Neighbour Notification

February 4, 2026

**Zoning / Development Application – Site-Specific Text Amendment**  
**1498 Lombardy Square, Kelowna, BC**

**Application Number: TA26-0002**

**Applicant:** Autism Okanagan

**Current Zoning:** MF1 – Infill Housing

**Requested Amendment:** Site-specific text amendment to permit *Health Services*

**Proposed Use:** Non-clinical, community-based programming (Home for Belonging)

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On Thursday, January 22, 2026 we hand-delivered a Neighbour Notification Letter to the 18 properties within 50 m of the property line of 1498 Lombardy Square. The properties delivered to were:

1387 Lombardy Square  
1388 Lombardy Square  
1391 Lombardy Square  
1394 Lombardy Square  
1483 Lombardy Square  
1486 Lombardy Square  
1490 Lombardy Square  
1491 Lombardy Square  
1495 Lombardy Square  
1496 Lombardy Square  
1497 Lombardy Square  
1499 Lombardy Square  
1370 Richmond Street  
1380 Richmond Street  
1400 Richmond Street  
1404 Richmond Street  
1406 Richmond Street  
1408 Richmond Street



Of the 18 homes, we spoke directly with 11 homeowners/residents. The remaining homes were left a letter outlining our plans with the zoning amendment we are seeking and a site plan with proposed changes to the lot, a copy of which is attached.

All of the feedback received was positive. The residents were very welcoming of Autism Okanagan into the neighborhood and looked forward to seeing the home being used to support the local autism community. There was no negative feedback or concerns about the property being rezoned to non-clinical, health services use. We encouraged all the residents to review the letter and contact either the City or Autism Okanagan directly if they had additional questions or concerns.

Since delivery of the Neighbour Notification on January 22, 2026 we have received no responses from any of the neighbours by phone or by email. Since we have received no feedback, we are not making any changes to our plans.

Respectfully Submitted,

Autism Okanagan Association

[www.autismokanagan.ca](http://www.autismokanagan.ca) | [info@autismokanagan.ca](mailto:info@autismokanagan.ca) | [@autismokanagan](https://www.instagram.com/autismokanagan)  
102 - 2040 Springfield Road, Kelowna, BC, V1Y 9N7



# AUTISM OKANAGAN

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## Neighbour Notification Letter – Applicant Notice

**Application Number:** TA26-0002

**Property Address:** 1498 Lombardy Square, Kelowna, BC

Jan. 20, 2026

Dear Neighbour,

This letter is being sent to you by the applicant, Autism Okanagan, as part of the City of Kelowna's Neighbour Notification process. This notification is **not** from the City of Kelowna.

We are writing to inform you about a development application affecting the property at **1498 Lombardy Square**.

Autism Okanagan is applying for a **site-specific text amendment** to the current MF1 (Infill Housing) zoning to allow a limited, non-clinical "Health Services" use at 1498 Lombardy Square. This will allow the property to become Autism Okanagan's permanent **Home for Belonging**.

The Home for Belonging is a **community-based, non-clinical space** that provides structured social, recreational, and life-skills programs for neurodivergent children, youth, adults, and caregivers. It is not a medical clinic and does not provide clinical or diagnostic services.

Programs that will operate from the site include:

- Life skills programs for youth and young adults
- Social programs such as Youth and Adult Programs and Dungeons & Dragons groups
- Interest-based clubs such as Lego, Cosplay, Minecraft, and Pokémon Clubs
- Arts programs such as Digital Arts, Drawing, and Comic Clubs
- Caregiver support and connection programs

All programs are:

- **Pre-registered only** – there are **no drop-in programs**
- Operated on a **set schedule**
- Delivered in **small groups** by trained facilitators

Parking and traffic impacts are expected to be minimal and similar to normal residential use.

Key operational features include:

- Most programs operate on a **drop-off and pick-up model**
- Parents and caregivers briefly park, leave, and return at the end of the session



- **Program times are staggered**, with a break between sessions so that parking does not overlap between groups
- The property includes a large on-site driveway
- There are **no walk-in services, no large events, and no high-turnover use**

Programs are scheduled during daytime and early evening hours. There are:

- No late-night programs
- No unscheduled activities
- No casual drop-ins

The structured schedule is essential for participants and helps ensure predictability for neighbours.

A site plan is included showing the existing building, driveway, walkways, and proposed parking layout, including regular and small parking stalls on site.

## Contact Information

### Applicant:

Autism Okanagan

Christy Phillips, Executive Director

Email: [info@autismokanagan.ca](mailto:info@autismokanagan.ca)

Phone: 250-859-1010

### City of Kelowna Contact:

Andrew Ferguson, Planner

Email: [aferguson@kelowna.ca](mailto:aferguson@kelowna.ca)

Phone: 250-469-8648

Autism Okanagan has served the Central Okanagan since 2014 and supports over 1000 individuals annually through inclusive, community-based programming. The Home for Belonging will provide a stable, predictable space for these programs while maintaining the residential character of the neighbourhood.

We appreciate you taking the time to review this information. More information about Autism Okanagan and our programs is available at [www.autismokanagan.ca](http://www.autismokanagan.ca).

If you have any questions or would like more details, please feel free to contact us directly.

Sincerely,

Autism Okanagan