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The subject properties are approximately 1,875 m<sup>2</sup> in area cumulatively and are situated on the north side of Gwendoline Avenue between 1<sup>st</sup> Street and 3<sup>rd</sup> Street. It is understood that the lots which make up the easterly property currently contain the Naramata Centre's Robson House, while the westerly property is vacant.

The surrounding pattern of development is generally characterised by low density residential development.

**Background:**

On April 23, 2024, a Public Information Meeting (PIM) was held by the applicant at the Naramata Centre Alberta Hall, 460 Ellis Avenue, Naramata, and was attended by an unknown number of members of the public, representing four households.

At its meeting of May 13, 2024, the Electoral Area "E" Advisory Planning Commission (APC) resolved to recommend to the RDOS Board that the subject development application be approved.

At its meeting of May 23, 2024, the Regional District Board resolved to approve first and second reading of the amendment bylaws and scheduled a public hearing ahead of its meeting of June 13, 2024.

All comments received to date in relation to this application are included with this report.

Approval from the Ministry of Transportation and Infrastructure (MoTI) is not required prior to adoption as the proposed amendments involve lands beyond 800 metres of a controlled access highway (i.e. Highway 97/3).

**Analysis:**

In considering this proposal, it is understood that the lands under application have been deemed to be surplus to the needs of the Naramata Centre Society, and that the Society had undertaken a process in which the applicant was selected to re-purpose the properties for a residential development.

While the proposal would ultimately result in a reduction to the Administrative, Cultural and Institutional (AI) land base in the Electoral Area, Administration recognizes that the re-designation of Naramata Centre lands for mixed-density development is contemplated under the Electoral Area "E" OCP Bylaw.

Specifically, the OCP speaks to "re-designating Naramata Centre in order to allow mixed density development including townhouses, apartment buildings, duplexes, assisted living and special needs housing ..."

While the lands are understood to be surplus to the operational needs of Naramata Centre, given the remaining amount of AI designated lands within Naramata, the re-designation of these parcels will not adversely impact the provision of facilities such as schools, religious buildings, recreation facilities, community centres, public health facilities, etc. in future.

Additionally, Administration notes that increasing residential densities within the "Lower Naramata" ("townsite") area is generally consistent with the designation of Naramata as a Rural Growth Area under the RGS as well as various policies in the OCP Bylaw.

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The “Lower Naramata” area contains supportive amenities such as small-scale commercial businesses, elementary school, and parks and is serviced by the Naramata Water System, which makes the area suitable for supporting increased residential use.

Furthermore, the OCP Bylaw contains policy which directs the development of new housing to existing vacant lots (with servicing), and further encourages residential infill development.

While infill development does not generally include proposals which require OCP amendments, Administration notes that the seven parcels already exist and that subdivision is not required to facilitate the proposed development.

Alternative:

Conversely, Administration recognises that the proposal to develop the properties to single detached dwellings is not consistent with the existing Administrative, Cultural and Institutional (AI) designation of the properties.


Summary:

In light of the comments above, Administration is supportive of the proposed amendments.

**Alternatives:**

1. THAT first and second readings of the Electoral Area “E” Official Community Plan Amendment Bylaw No. 3010.01, 2024, and the Okanagan Valley Zoning Amendment Bylaw No. 2800.39, 2024, be rescinded and the bylaws abandoned.

**Respectfully submitted:**



Shannon Duong, Planner II

**Endorsed By:**



C. Garrish, Senior Manager of Planning

Attachments: No. 1 – Applicant’s Context Plan

No. 2 – Applicant’s Site Plan

No. 3 – Applicant’s 3D Rendering

No. 4 – Applicant’s Building Elevations (Lots 1 – 4)

No. 5 – Applicant’s Building Elevations (Lot 5)

No. 6 – Applicant’s Building Elevations (Lot 6)

No. 7 – Applicant’s Building Elevations (Lot 7)

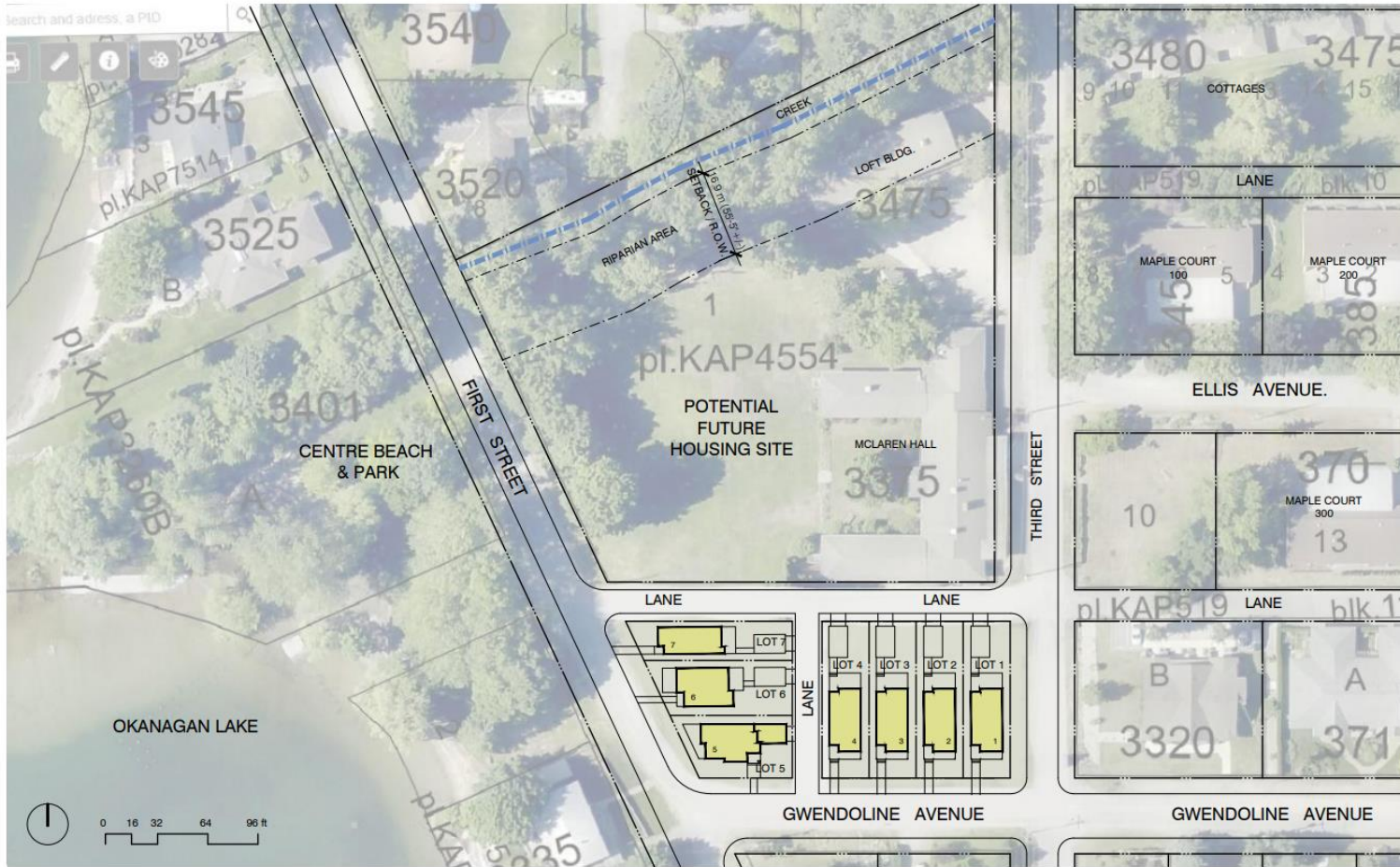
No. 8 – Aerial Imagery (2023)

No. 9 – Site Photo (Google Earth)



Attachment No. 1 – Applicant’s Context Plan

NARAMATA CENTRE



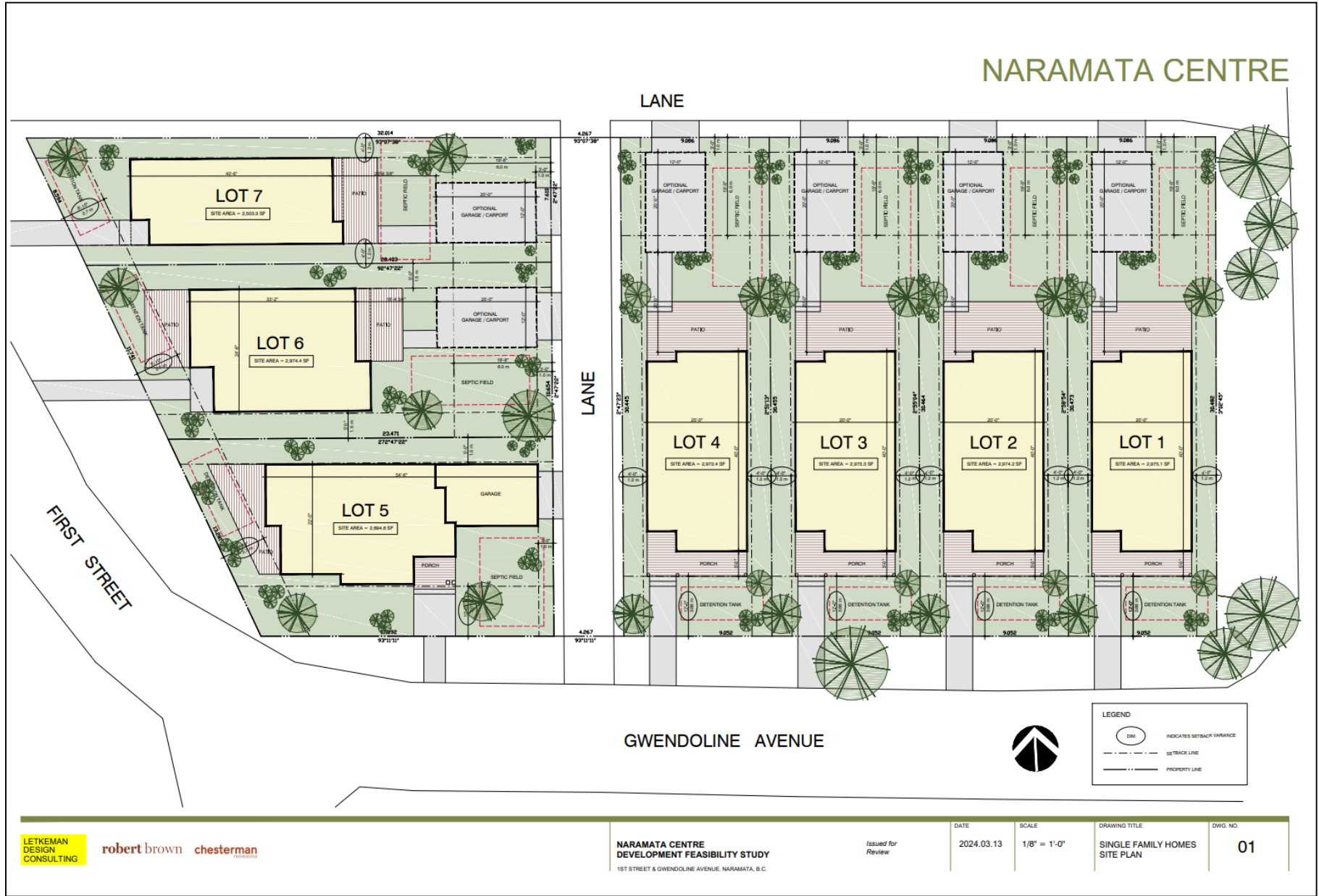
LETYEMAN DESIGN CONSULTING robert brown chesterman

NARAMATA CENTRE DEVELOPMENT FEASIBILITY STUDY  
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

Issued for Review

DATE	SCALE	DRAWING TITLE	DWG. NO.
2024.03.13	1/32" = 1'-0"	SINGLE FAMILY HOMES CONTEXT PLAN	00

Attachment No. 2 – Applicant’s Site Plan



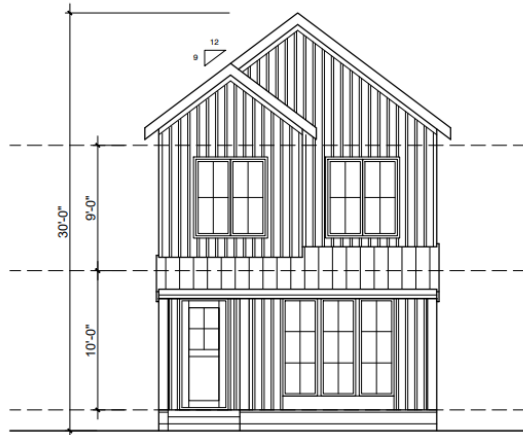


Attachment No. 3 – Applicant's 3D Rendering

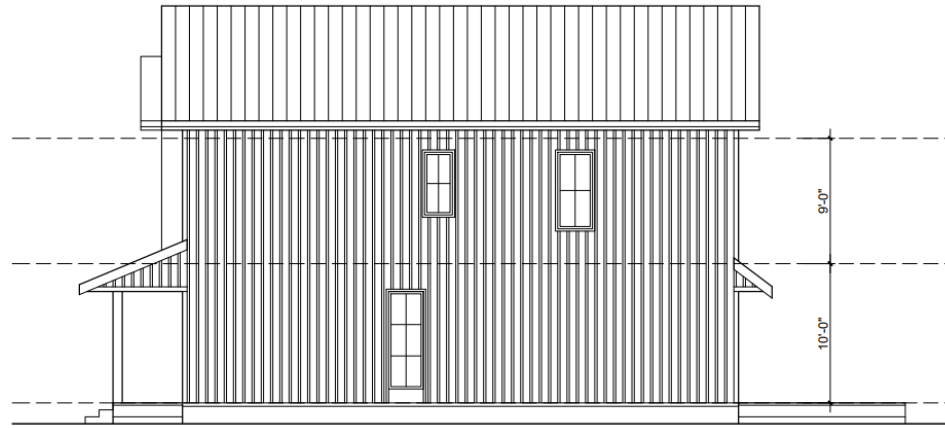


Attachment No. 4 – Applicant’s Building Elevations (Lots 1 – 4)

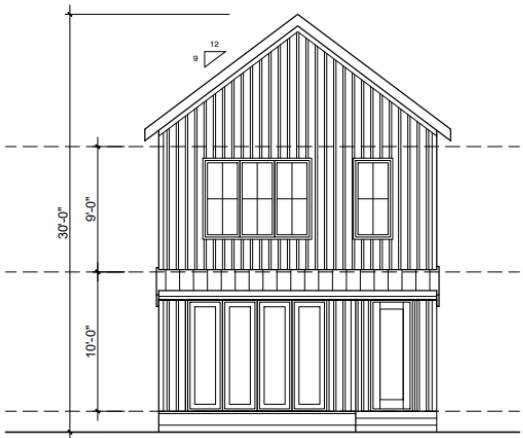
NARAMATA CENTRE



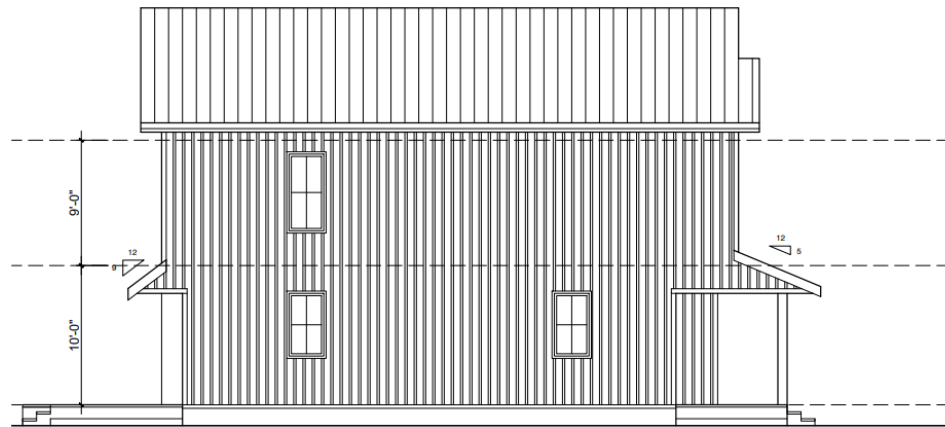
FRONT ELEVATION (SOUTH)



SIDE ELEVATION (EAST)



REAR ELEVATION (NORTH)



SIDE ELEVATION (WEST)

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NARAMATA CENTRE  
DEVELOPMENT FEASIBILITY STUDY  
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

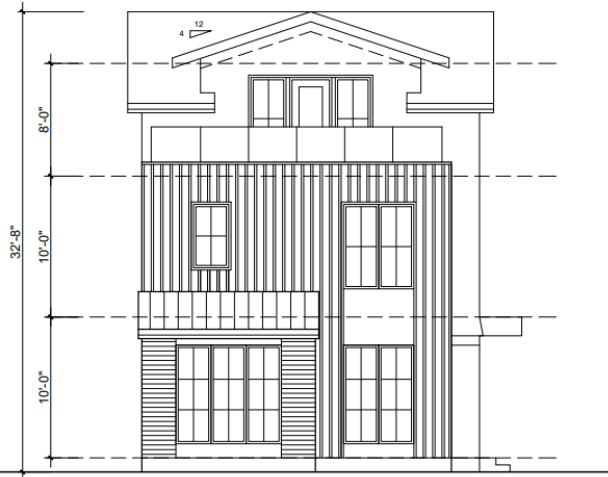
Issued for  
Review

DATE	SCALE	DRAWING TITLE	DWG. NO.
2024.03.13	1/4" = 1'-0"	LOTS 1-4 SINGLE FAMILY HOME ELEVATION STUDY	02.1



Attachment No. 5 – Applicant’s Building Elevations (Lot 5)

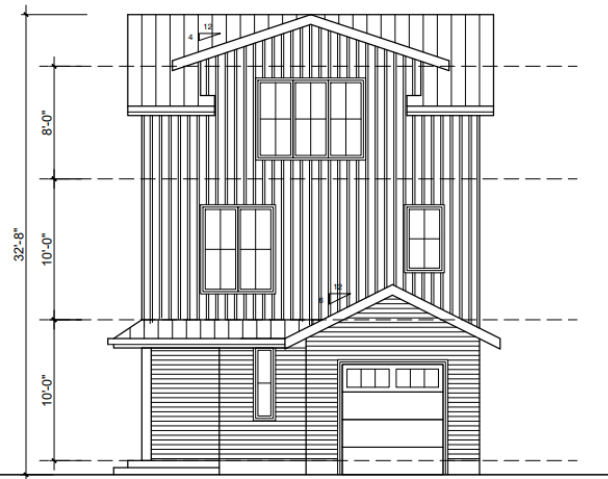
NARAMATA CENTRE



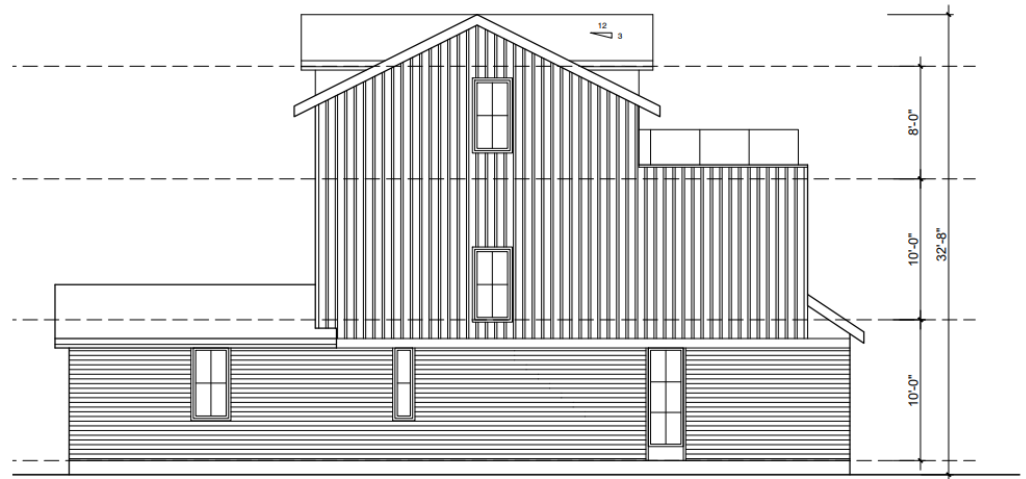
FRONT ELEVATION (WEST)



SIDE ELEVATION (NORTH)



REAR ELEVATION (EAST)



FRONT ELEVATION (SOUTH)

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NARAMATA CENTRE  
DEVELOPMENT FEASIBILITY STUDY  
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

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Review

DATE  
2024.03.13

SCALE  
1/4" = 1'-0"

DRAWING TITLE  
LOT 5  
SINGLE FAMILY HOME  
ELEVATIONS

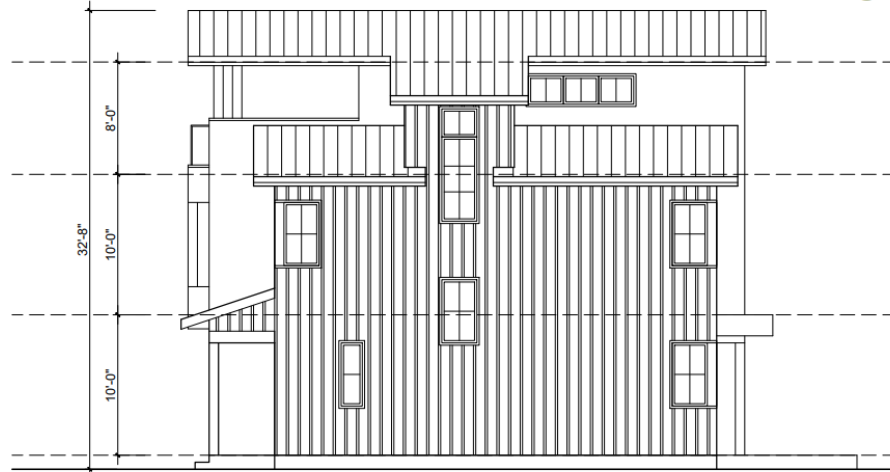
DWG. NO.  
03.1

Attachment No. 6 – Applicant’s Building Elevations (Lot 6)

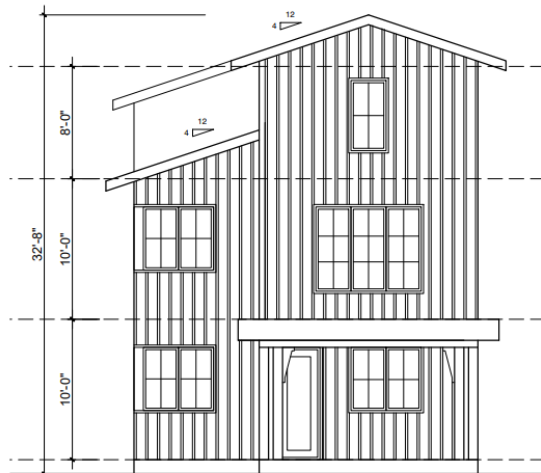
NARAMATA CENTRE



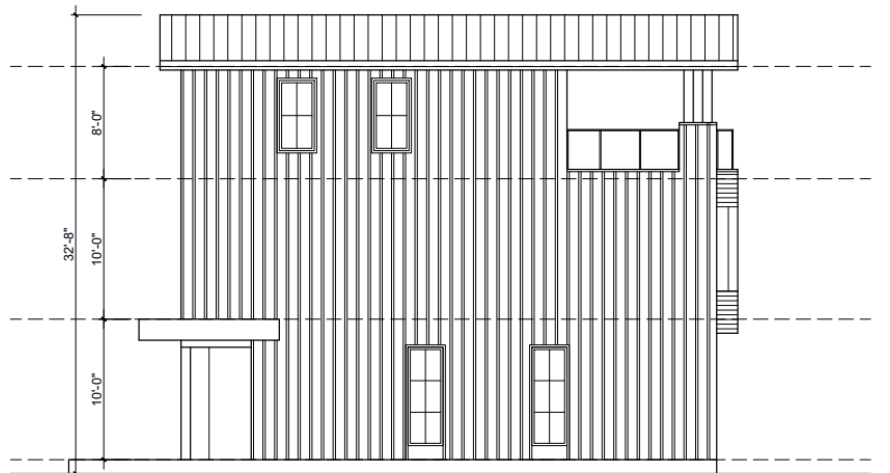
FRONT ELEVATION (WEST)



SIDE ELEVATION (SOUTH)



REAR ELEVATION (EAST)



SIDE ELEVATION (NORTH)

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DESIGN  
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NARAMATA CENTRE  
DEVELOPMENT FEASIBILITY STUDY  
1ST STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

Issued for  
Review

DATE  
2024.03.13

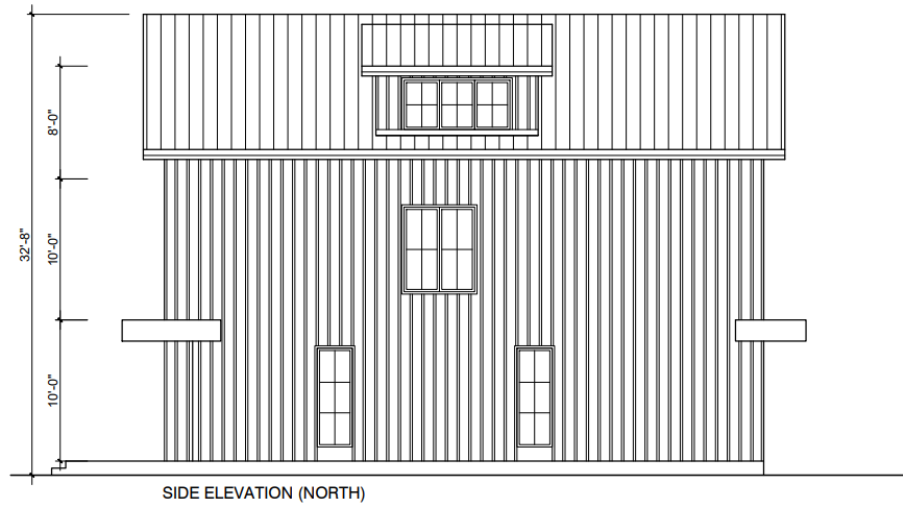
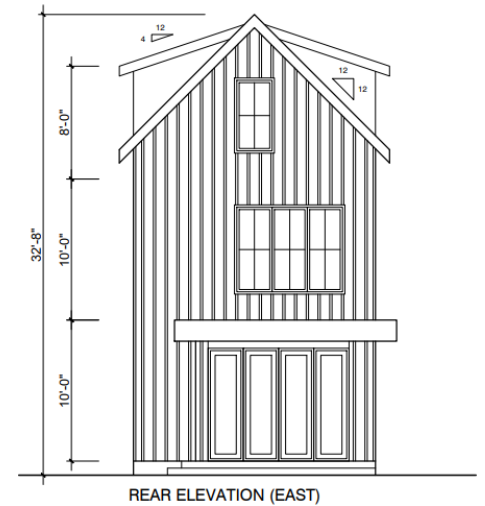
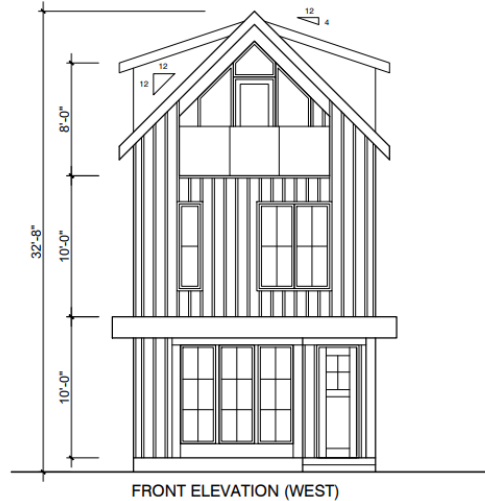
SCALE  
1/4" = 1'-0"

DRAWING TITLE  
LOT 6  
SINGLE FAMILY HOME  
ELEVATIONS

DWG. NO.  
04.1

Attachment No. 7 – Applicant’s Building Elevations (Lot 7)

NARAMATA CENTRE



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DESIGN  
CONSULTING

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NARAMATA CENTRE  
DEVELOPMENT FEASIBILITY STUDY  
151 STREET & GWENDOLINE AVENUE, NARAMATA, B.C.

Issued for  
Review

DATE  
2024.03.13

SCALE  
1/4" = 1'-0"

DRAWING TITLE  
LOT 7  
SINGLE FAMILY HOME  
ELEVATIONS

DWG. NO.  
05.1



Attachment No. 8 – Aerial Photo (2023)





Attachment No. 9 – Site Photo (Google Earth)

