



Bylaw Amendment Application

Referral Form – RDCK File Z2401K

Amendment to Zoning Bylaw No. 1675

Amendment to Official Community Plan Bylaw No. 2022

Date: February 5, 2024

You are requested to comment on the attached DEVELOPMENT PERMIT for potential effect on your agency’s interests. We would appreciate your response WITHIN 30 DAYS (PRIOR TO March 5, 2024). If no response is received within that time, it will be assumed that your agency’s interests are unaffected.

PURPOSE OF THE BYLAW AMENDMENTS: To consider an Official Community Plan (OCP) amendment and rezoning to facilitate the development of a ten unit “affordable seniors housing” project. Consistent with the RDCK’s Housing Needs Assessment (2020) and Regional Housing Action Plan (2023) this proposal would provide an option for local seniors to ‘age in place’ within the community of Edgewood.

As the current Community Residential (R1) OCP designation and Suburban Residential K (R1K) zoning are inconsistent with the proposed seniors housing project, amendments to the OCP and Zoning Bylaw to create a new designation and zone are required for a 1.2 hectare (ha) portion of the site. The ten unit single-storey building is proposed to include six single-bedroom and four two-bedroom units. The development will also include a multi-purpose common area, vehicle parking and outdoor landscaped amenity space.

LEGAL DESCRIPTION & GENERAL LOCATION: 218 Lakeshore Avenue, Edgewood, Electoral Area ‘K’
LOT A DISTRICT LOT 183A KOOTENAY DISTRICT PLAN NEP23556 (PID: 023-636-122)

AREA OF PROPERTY AFFECTED	ALR STATUS	ZONING DESIGNATION	OCP DESIGNATION
Approx. 1.2 ha (3 acres)	None	Suburban Residential K (R1K)	Community Residential (R1)

APPLICANT/AGENT: Edgewood Community Club Society c/o Rob Tupper BCLS – Monashee Surveying

OTHER INFORMATION: ADVISORY PLANNING COMMISSION PLEASE NOTE:

If your Advisory Planning Commission plans to hold a meeting to discuss this Bylaw Amendment application, please note that the applicants must be provided with an opportunity to attend such meeting, in accordance with Section 461, subsection (8) of the *Local Government Act*, which reads as follows:

“If the commission is considering an amendment to a plan or bylaw, or the issue of a permit, the applicant for the amendment or permit is entitled to attend meetings of the commission and be heard.”

Please fill out the Response Summary on the back of this form. If your agency’s interests are ‘Unaffected’ no further information is necessary. In all other cases, we would appreciate receiving additional information to substantiate your position and, if necessary, outline any conditions related to your position. Please note any legislation or official government policy which would affect our consideration of this permit.

**STEPHANIE JOHNSON, PLANNER
REGIONAL DISTRICT OF CENTRAL KOOTENAY**

<input checked="" type="checkbox"/> TRANSPORTATION West Kootenay <input checked="" type="checkbox"/> HABITAT BRANCH <input checked="" type="checkbox"/> FRONT COUNTER BC (FLNRORD) <input type="checkbox"/> AGRICULTURAL LAND COMMISSION <input checked="" type="checkbox"/> ARCHAEOLOGY BRANCH	FIRST NATIONS <input checked="" type="checkbox"/> KTUNAXA NATION COUNCIL (ALL REFERRALS) YAQAN NU?KIY (LOWER KOOTENAY) ?AKINK’UM?ASNUQ?I?IT (TOBACCO PLAINS) ?AKISQNUK (COLUMBIA LAKE)
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Nelson Office: Box 590, 202 Lakeside Drive, Nelson, BC. V1L 5R4

Phone: 250.352.6665 | Toll Free: 1.800.268.7325 (BC) | Email: info@rdck.ca | Fax: 250.352.9300

- ENERGY & MINES
- MUNICIPAL AFFAIRS & HOUSING
- INTERIOR HEALTH HBE Team, Nelson
- KOOTENAY LAKES PARTNERSHIP
- SCHOOL DISTRICT NO.
- WATER SYSTEM OR IRRIGATION DISTRICT
- UTILITIES (FORTIS, BC HYDRO, NELSON HYDRO, COLUMBIA POWER)
- REGIONAL DISTRICT OF CENTRAL KOOTENAY
- DIRECTORS FOR:
- A B C D E F G H I J K
- ALTERNATIVE DIRECTORS FOR:
- A B C D E F G H I J K
- APHC AREA
- RDCK FIRE SERVICES – DISTRICT CHIEF (BY AREA)
- RDCK EMERGENCY SERVICES
- RDCK BUILDING SERVICES
- RDCK UTILITY SERVICES - **WATER**
- RDCK REGIONAL PARKS

- ʔAQ'AM (ST. MARY'S)
- OKANAGAN NATION ALLIANCE
 - C'ƏC'ƏWIXAʔ (UPPER SIMILKAMEEN)
 - KƛK'ƏR'MÍWS (LOWER SIMILKAMEEN)
 - SNPÍNTKTN (PENTICTON)
 - STQAʔTKWƏƛWT (WEST BANK)
 - SUKNAQÍNX (OKANAGAN)
 - SWÍWS (OSOYOOS)
 - SPAXOMƏN (UPPER NICOLA)
- SHUSWAP NATION TRIBAL COUNCIL
 - KENPÉSQT (SHUSWAP)
 - QWʔEWT (LITTLE SHUSWAP)
 - SEXQELTQÍN (ADAMS LAKE)
 - SIMPCW ((SIMPCW)
 - SKEMTSIN (NESKONLITH)
 - SPLATSÍN (SPLATSÍN FIRST NATION)
 - SKEETCHESTN INDIAN BAND
 - TK'EMLUPS BAND

The personal information on this form is being collected pursuant to *Regional District of Central Kootenay Planning Procedures and Fees Bylaw No. 2457, 2015* for the purpose of determining whether the application will affect the interests of other agencies or adjacent property owners. The collection, use and disclosure of personal information are subject to the provisions of FIPPA. Any submissions made are considered a public record for the purposes of this application. Only personal contact information will be removed. If you have any questions about the collection of your personal information, contact the Regional District Privacy Officer at 250.352.6665 (toll free 1.800.268.7325), info@rdck.bc.ca, or RDCK Privacy Officer, Box 590, 202 Lakeside Drive, Nelson, BC V1L 5R4.

RESPONSE SUMMARY
FILE: Z2401K APPLICANT: ROB TUPPER

Name:

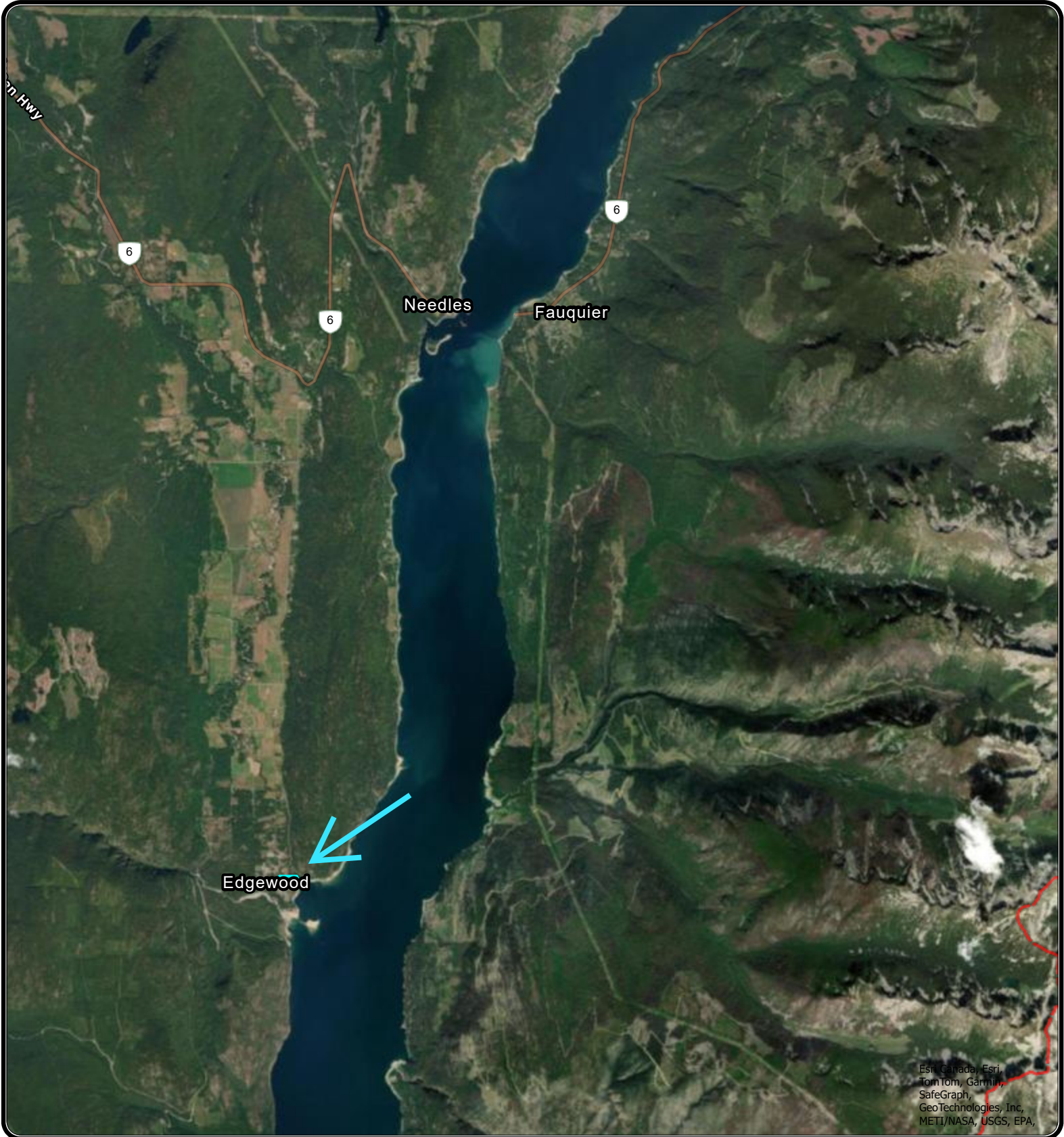
Date:

Agency:

Title:

RETURN TO: **STEPHANIE JOHNSON**, PLANNER
DEVELOPMENT AND COMMUNITY SUSTAINABILITY SERVICES
REGIONAL DISTRICT OF CENTRAL KOOTENAY
BOX 590, 202 LAKESIDE DRIVE
NELSON, BC V1L 5R4
Ph. 250-352-8175
Email: plandept@rdck.bc.ca

RDCK Map



Esri Canada, Esri,
TomTom, Garmin,
SafeGraph,
GeoTechnologies, Inc.,
METI/NASA, USGS, EPA,



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maps@rdck.bc.ca

Legend

 Electoral Areas

Map Scale:

1:144,448

Date: January 10, 2024



The mapping information shown are approximate representations and should only be used for reference purposes. The Regional District of Central Kootenay is not responsible for any errors or omissions on this map.

RDCK Map



Esri Community Maps
Contributors, Esri Canada,
Esri, TomTom, Garmin,
SafeGraph,
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Legend

- Electoral Areas
- Cadastre
- Address Points

Map Scale:

1:4,514

Date: January 10, 2024



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Development Permit Areas

Environmentally Sensitive Residential Cluster

Legend

- Small Scale Food Processing
- RDCK Streets
- Electoral Areas
- Cadastre
- Address Points

Map Scale:

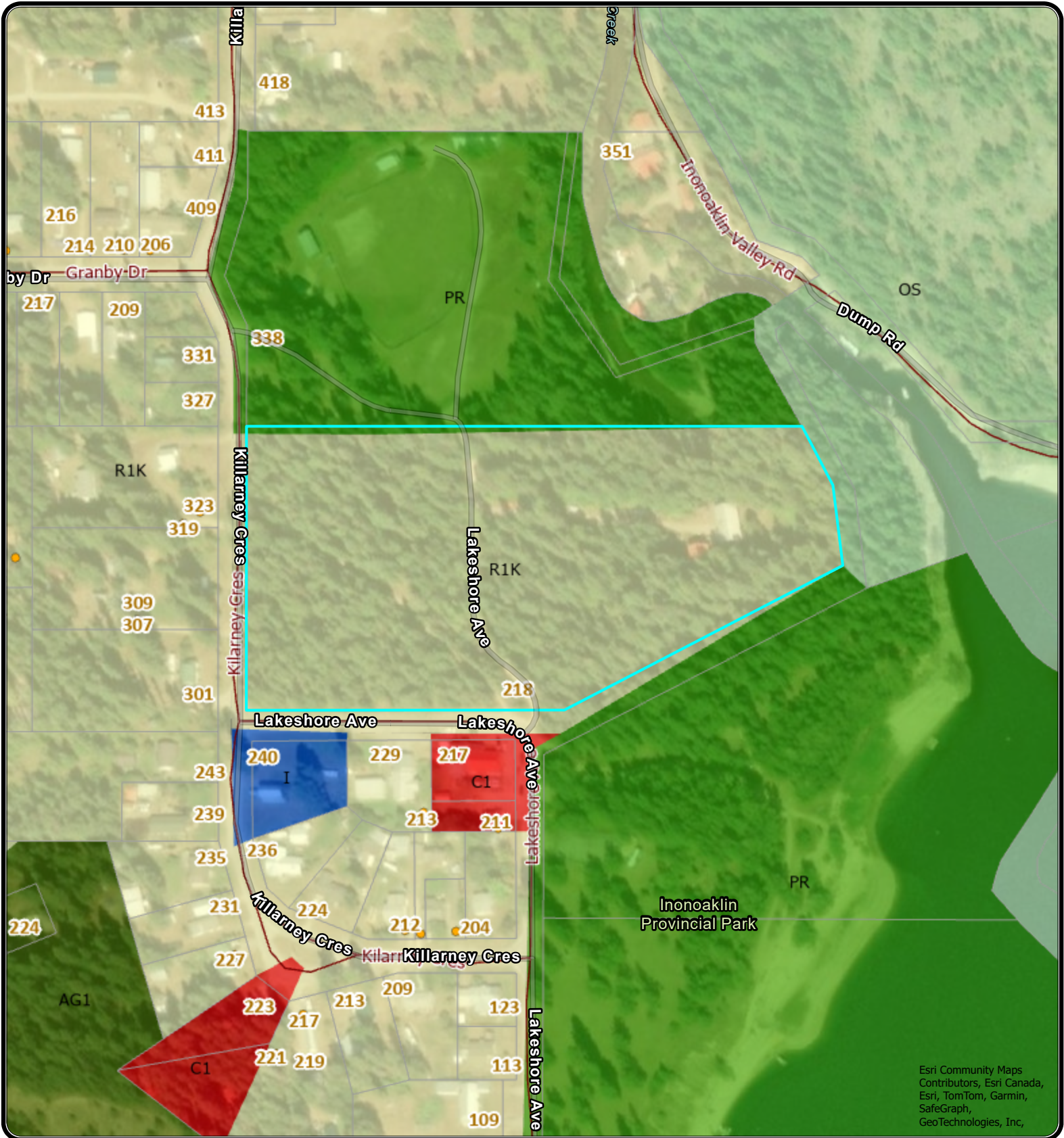
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Zoning Class

- Agriculture
- Commercial
- Institutional
- Open Space

Legend

- Parks and Recreation
- Residential 1
- RDCK Streets
- Electoral Areas
- Cadastre
- Address Points

Map Scale:

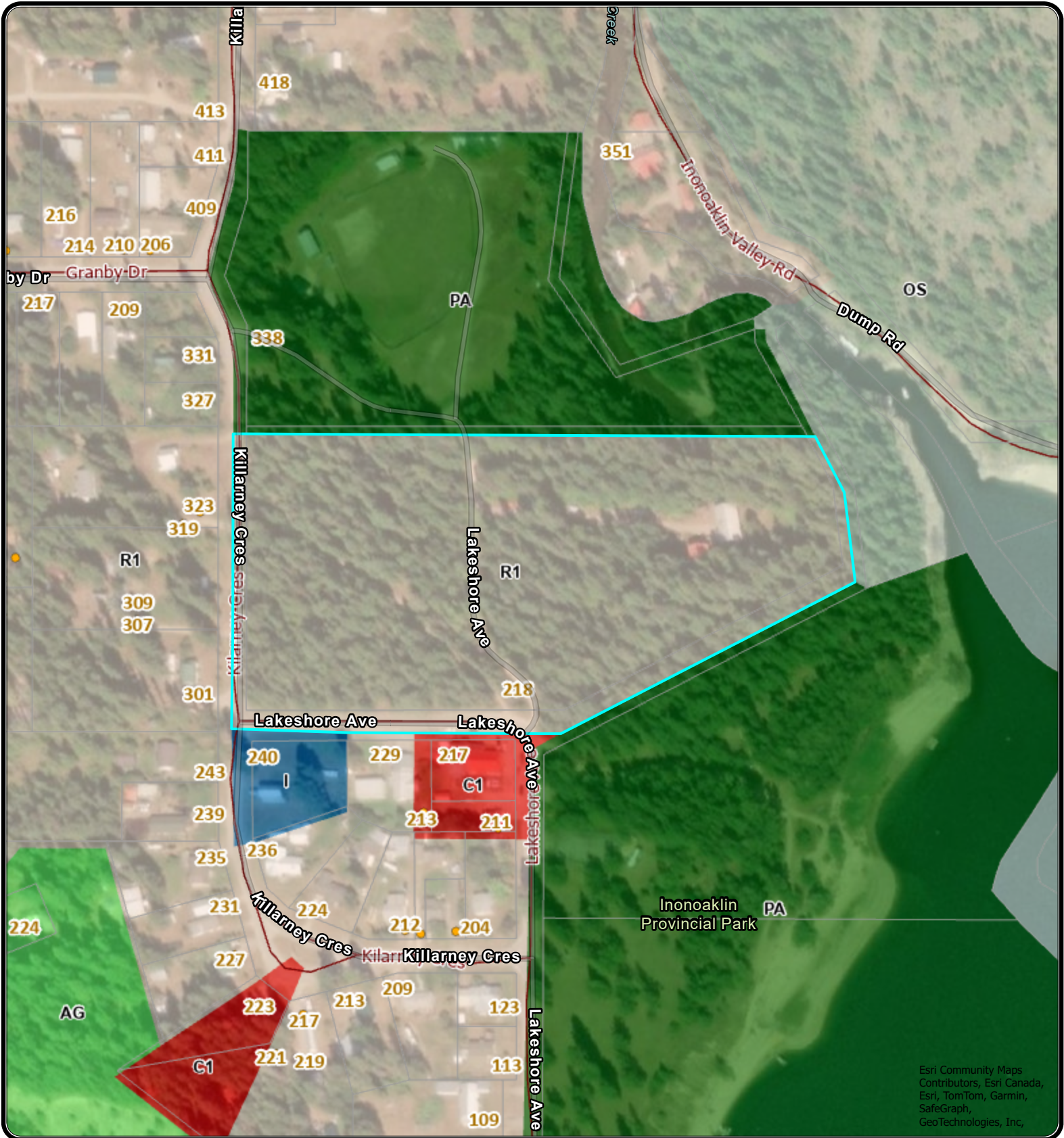
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Official Community Plan

- Agriculture
- Commercial
- Community Services
- Open Space

Legend

- Parks and Recreation
- Suburban Residential
- RDCK Streets
- Electoral Areas
- Cadastre
- Address Points

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Legend

- Parks and Rec
- Valves
- Water Systems**
- RDCK OWNED
- Main Line
- Service Connections

Hydrants

- Stand Pipe
- Other
- RDCK Streets
- Electoral Areas
- Cadastre
- Address Points

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Legend

- Non Standard Flooding
- Erosion Area
- RDCK Streets
- Electoral Areas
- Cadastre
- Address Points

Map Scale:

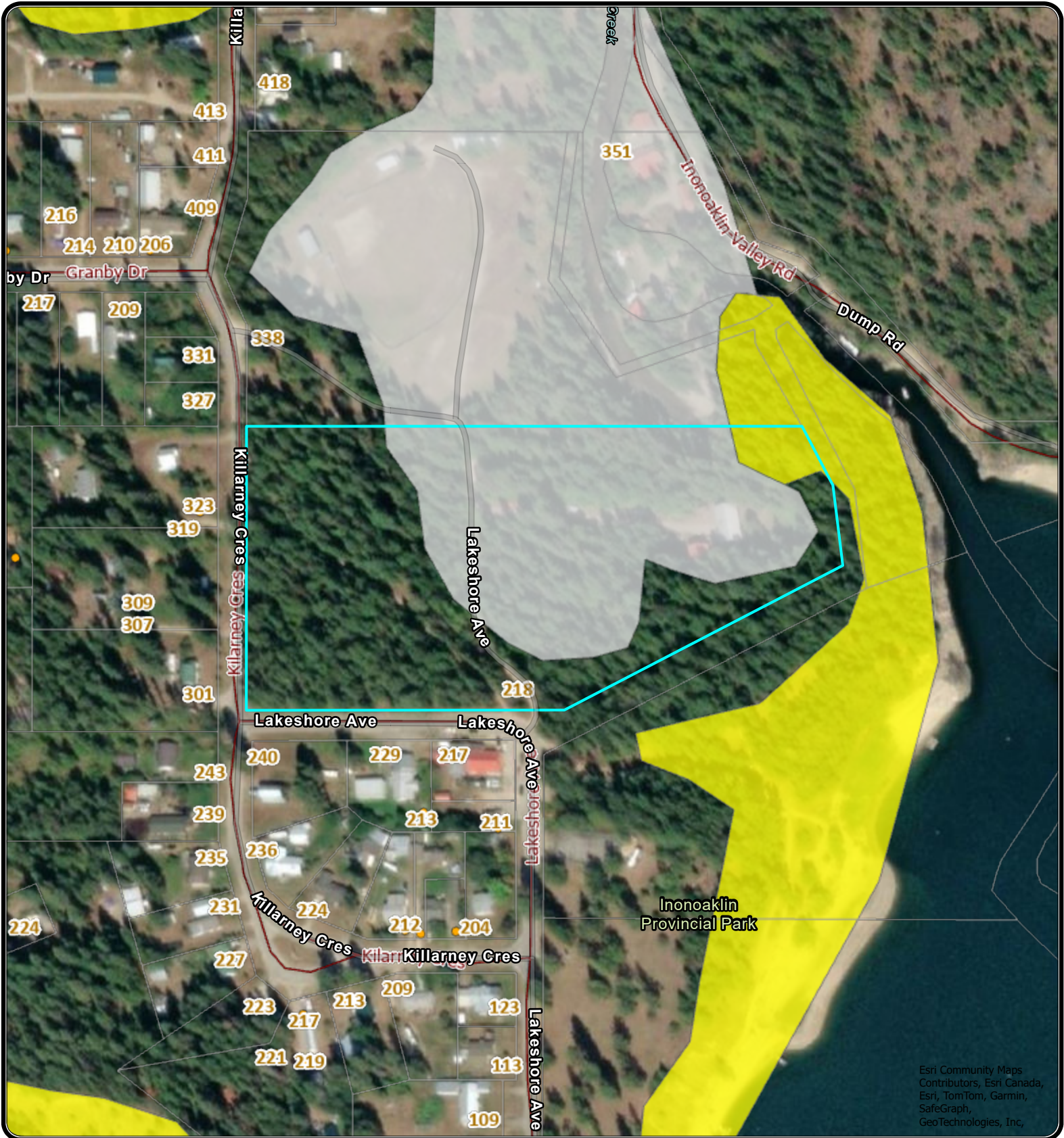
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Steep Creek Hazard Rating - 2020 Composite

- Deposition
- Moderate

Legend

- Low
- Not Studied
- RDCK Streets
- Electoral Areas
- Cadastre
- Address Points

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Legend

- Flood Construction Levels - 1990
- RDCK Streets
- Agriculture Land Reserve
- Electoral Areas
- Cadastre
- Address Points

Map Scale:

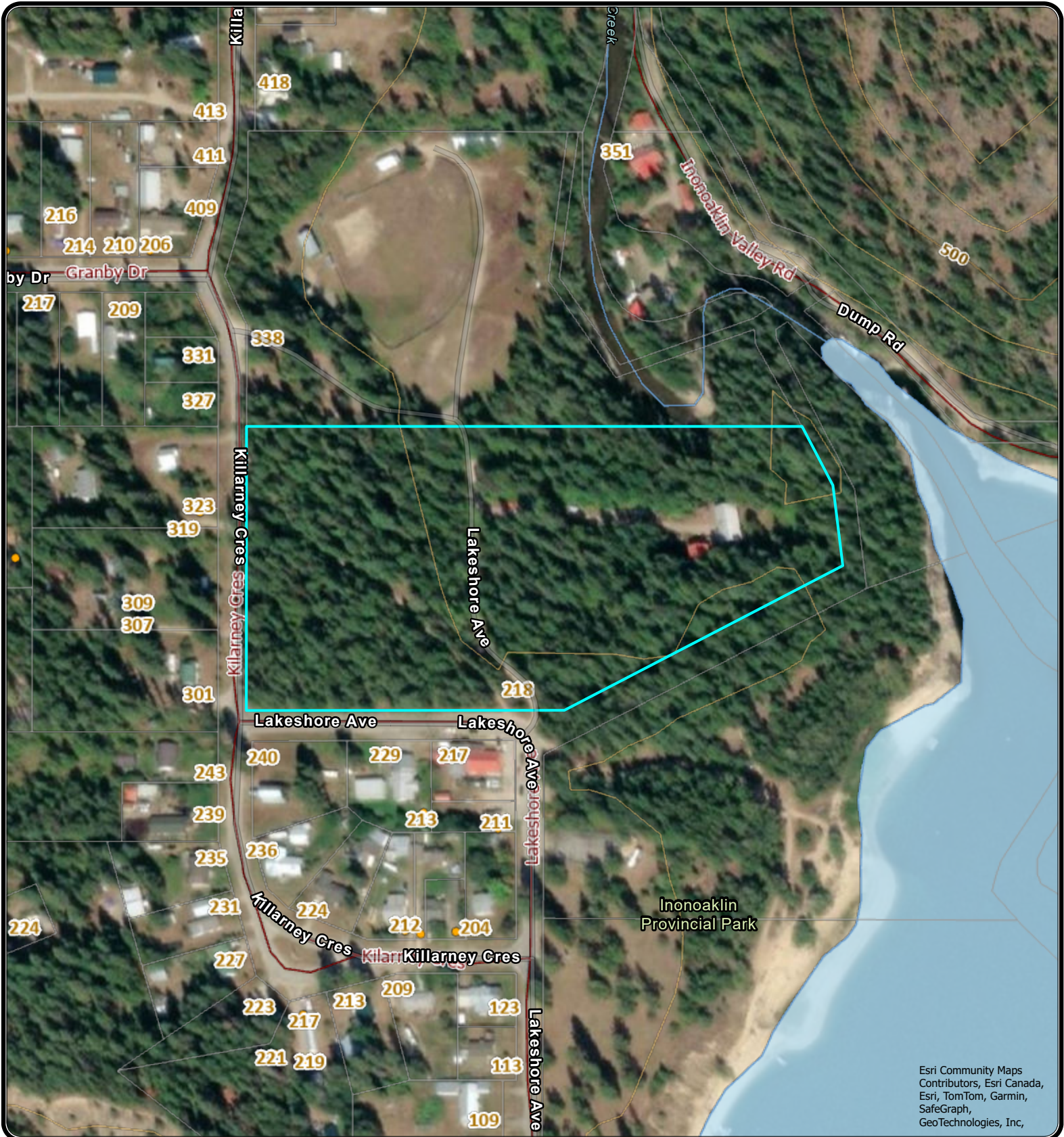
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Legend

- Lakes and Rivers
- RDCK Streets
- Electoral Areas
- Cadastre
- Address Points
- 20 meter
- 100 meter
- Streams and Shorelines

20 Meter Contours

Map Scale:

1:4,514

Date: January 10, 2024



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Proposal Summary:

To rezone part of the property legally described as:

Parcel Identifier: 023-636-122

LOT A DISTRICT LOT 183A KOOTENAY DISTRICT PLAN NEP23556

from R1K to whichever zone RDCK planning deems appropriate.

Rational:

To facilitate the building of seniors housing in Edgewood.

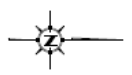
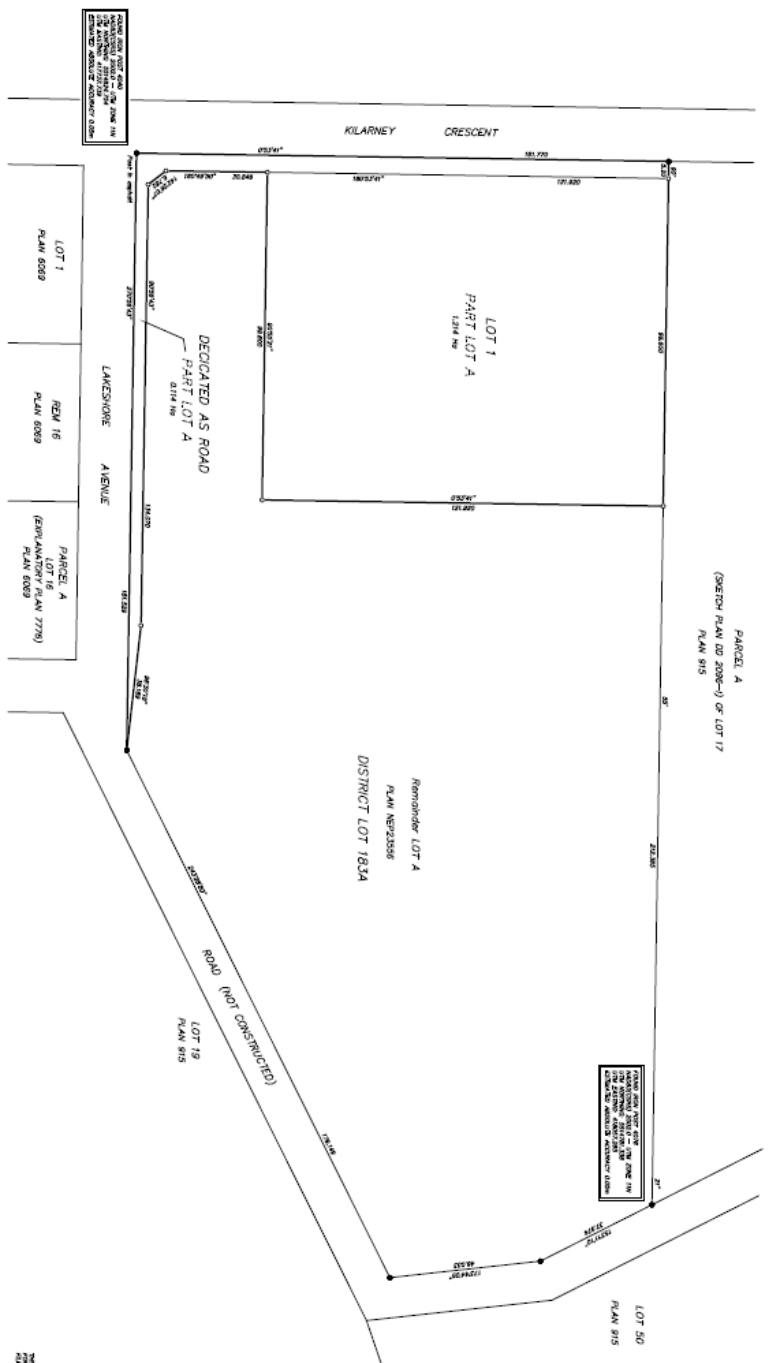
Positive effects: Edgewood would have seniors housing.

Negative effects: None.

**SUBDIVISION PLAN OF PART OF LOT 1 DISTRICT
LOT 1834 KOOTENAY DISTRICT PLAN NRP293556**



PLAN EPP132362



LEGEND

1. BOUNDARY OF LOT 1 PART LOT A
2. BOUNDARY OF LOT 19
3. BOUNDARY OF LOT 50
4. BOUNDARY OF PARCEL A
5. BOUNDARY OF ROAD (NOT CONSTRUCTED)
6. BOUNDARY OF REMAINDER LOT A
7. BOUNDARY OF LOT 1
8. BOUNDARY OF REU 18
9. BOUNDARY OF PARCEL A (LOT 16)

NOTICE TO CONTRACTORS

THIS PLAN IS TO BE USED AS A GUIDE ONLY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY.

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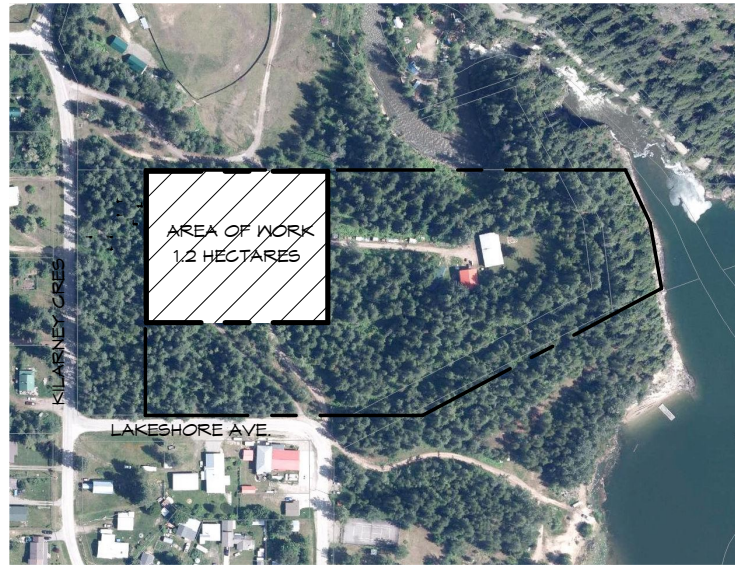
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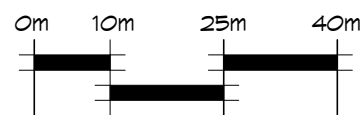
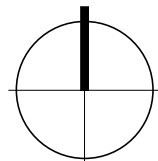
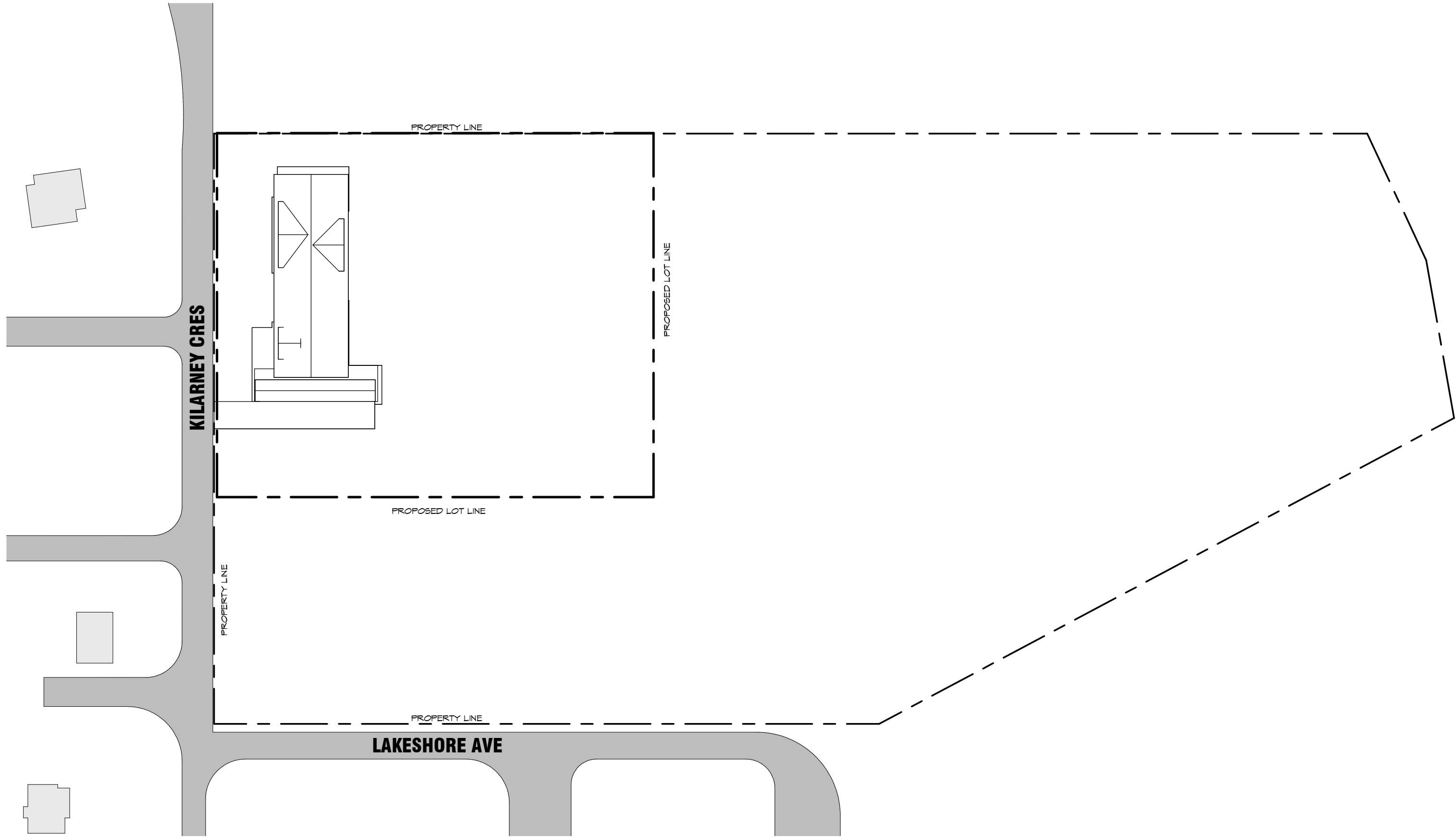
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SITE CONTEXT



Cover Sheet
EDGEWOOD SENIORS HOUSING
16 10 2023



Site Plan

EDGEWOOD SENIORS HOUSING

16 10 2023

PROPERTY BOUNDARY

7500
24' - 7 1/4"
5535
18' - 2"
3465
11' - 4 3/8"

54050
177' - 3 7/8"

10425
34' - 2 3/8"
7000
22' - 11 5/8"
5500
18' - 0 1/2"
18215
54' - 4 1/8"
6900
22' - 7 5/8"
5500
18' - 0 1/2"



MULTI PURPOSE PATIO

LINE OF ROOF ABOVE

WALKWAY

MULTI PURPOSE

WALKWAY

Room
95.60 m²

WALKWAY

WALKWAY

LINE OF ROOF ABOVE

MECH +
ELEC ROOM

LINE OF COVERED PARKING ABOVE

LINE OF ROOF ABOVE

Enlarged Site Plan

EDGEWOOD SENIORS HOUSING

16 10 2023



© BERRY ARCHITECTURE + ASSOCIATES

Covered Parking
EDGEWOOD SENIORS HOUSING
16 10 2023



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Entry & Multipurpose
EDGEWOOD SENIORS HOUSING
16 10 2023



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Entry
EDGEWOOD SENIORS HOUSING
16 10 2023



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View from Rear of Site
EDGEWOOD SENIORS HOUSING
16 10 2023



Rear Walkway
EDGEWOOD SENIORS HOUSING
16 10 2023

