

To: Mayor and Council
 From: Administration
 Date: January 7, 2025
 Subject: Technical Review - 86 Centennial Property Donation

Requestor	Williston Lake Elders Society (WLES)
Owner	District of Mackenzie
Subject Property	This proposed land donation would require subdivision from three District lots: A portion of PARCEL A DISTRICT LOT 12463 CARIBOO DISTRICT PLAN PGP44613 A portion of LOT 1 DISTRICT LOT 12463 CARIBOO DISTRICT PLAN PGP38247 A portion of LOT A DISTRICT LOT 12463 CARIBOO DISTRICT PLAN 31923
Proposal Overview	The WLES is requesting the District donate the land for a Senior’s Housing Development.
Official Community Plan	P1 – Public Institution The proposed use aligns with the objectives and policies of this OCP designation.
Zoning Bylaw 1368	P1 – Institutional A Community Care Facility is allowed in this zone. Other forms of seniors residences would require a zoning amendment application. RM2 - Multi-family Residential Zone 2 (High-Density) Apartments, townhomes, and row homes are allowed in this zone. Other forms of seniors residences would require a zoning amendment application.
Other Policy/Plan Alignment	2021-2025 Council Strategic Priorities: This proposal supports the goals and actions of Council’s “Community & Social Development” priority. 2024 Active Transportation Plan: The proposal does not support the site recommendations in Section 4.1 of the plan, which suggest the introduction of a gravel walking path for summer that can be flooded and transformed into a skating loop during the winter. Additionally, a picnic area and community garden

	<p>with a sheltered space. A copy of the recommendations and concepts have been attached for further information.</p> <p>2024 – Age-Friendly Access and Inclusion Action Plan: This proposal aligns with the recommendations regarding housing need in the community for seniors, people with disabilities, and those with low income.</p> <p>2023 Downtown Vision and Action Plan: This proposal aligns with Recommendation 5 of Section 3.4 Housing – “The development of seniors housing and seniors supportive housing will be supported throughout the Plan Area.”</p> <p>2021 Community Economic Development Plan: This proposal supports Resident Attraction and Retention Complex Action C3 – “Support diversifying out housing stock (age-friendly homes, larger rural lots, recreational properties, etc.)”</p> <p>2019 Housing Needs Assessment: The proposal supports the development of housing for seniors and accessible housing, which was identified as a need for the community.</p>
Noise Impacts	Limited noise impact anticipated.
Visual Impacts	The complex would be encouraged to align with the District’s Downtown Vision and Action Plan goals for beautifying the downtown and enhancing walkability and accessibility.
Odor Impacts	Limited odor impact anticipated.
Snow Removal	Snow removal would be the responsibility of the property owner and would need to adhere to the District’s property maintenance policies and bylaws.
Appropriateness of Use	The use of seniors care facility would be appropriate for the site and aligns with the P1 – Institutional zone. Other housing development on the site would require a rezoning application.
Utilities	Staff recommend an engineering review of max utility demand to the site prior to decision to determine if the potential builds are able to be serviced.
Property Maintenance	Upon ownership transfer, the WLES would be responsible for the maintenance of the property (lawn mowing etc.) as per the District’s Unsightly Properties Bylaw.