

Report to Council



Date: June 20, 2022
To: Council
From: City Manager
Subject: 2040 OCP: Suburban – Multi Unit Future Land Use for 4998 Gordon Drive
Department: Policy and Planning

Recommendation:

THAT Council direct staff to bring forward a proposed amendment to Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of 4998 Gordon Drive from Suburban – Multiple Unit (S-MU) to Village Centre (VC) future land use designation.

Purpose:

To provide Council with the rationale for designating the property located at 4998 Gordon Drive as Suburban – Multi Unit as part of the 2040 Official Community Plan Process.

Background:

A Public Hearing was held to hear from the public on matters regarding the 2040 Official Community Plan on October 26, 2021. During the Regular Meeting that followed the Public Hearing, Council endorsed the following resolution:

Previous Council Resolution

Resolution	Date
THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Map 3.1 Future Land Use designation for 1205 High Road; AND THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Map 3.1 Future Land Use designation for 4998 Gordon Drive: AND FURTHER THAT Council direct staff to bring forward, upon adoption of the OCP 2040, the rationale for the OCP 2040 Downtown Building Heights Map 4.1, specifically the east side of Ellis Street from Bernard Avenue to Clement Avenue.	October 26, 2021

This report serves to address the portion of Council's resolution that speaks to the Future Land Use Designation for 4998 Gordon Drive.

Discussion:

The subject property is currently zoned C₃ – Community Commercial on its northern half (acknowledging its use as a real estate sales centre) and A₁ – Agriculture 1 (vacant) on the remainder. The draft Zoning Bylaw 12375 identifies the property as Core Area Mixed Use (CA₁) with the intent of aligning zoning as closely as possible with the existing C₃ zoning in place. This new zone would allow a mix of commercial and residential uses.

Staff have considered the correspondence received as part of the 2040 OCP's Public Hearing alongside the likelihood that the property would develop using existing zoning for guidance. Given these factors, staff support the initiation of a process to amend the 2040 OCP to apply the VC Future Land Use designation to the subject property that more closely aligns with the commercial/mixed use zoning currently permitted.

Staff had recommended a different future land use in the 2040 OCP because of a new approach being introduced for the City's Village Centre nodes which included consideration of adjustments to Village Centre boundaries and new policies to provide a clear vision and guidance for future development applications in these secondary hubs. During the development of the 2040 OCP, it was noted that 4998 Gordon Drive (the subject property) could be challenged to develop with the mix of uses and densities that were consistent with the new VC designation due to its size and its separation from the rest of the Village Centre by Gordon Drive. Given that Gordon Drive is a major arterial that divides this property from the Village Centre to the east, it was considered a potential barrier to connect with parks, plazas and other public realm improvements that are more pragmatically achieved with contiguous properties to create a more vibrant pedestrian environment. As such, the Suburban – Multi Unit (S-MU) Future Land Use designation was selected for the subject property's future land use designation, offering a housing form that could benefit from proximity to the Village Centre amenities and conveniences.

The S-MU designation would have allowed for multi-unit development on the property without necessitating a commercial component but with lower density (~1.3 FAR) than the 2.0 FAR that the VC designation enables. The 2030 Official Community Plan (OCP) had previously applied a Commercial Future Land Use designation to the subject property which was consistent with the original Neighbourhood 3 Area Structure Plan.

Subject Property Map: 4998 Gordon Drive



2040 OCP Policy

Future Land Use Designation: Suburban – Multi Unit

Growth Strategy Role: Suburban - Multiple Unit lands support a greater variety of multi-unit housing in the Gateway and Suburban Neighbourhoods, located strategically to support the viability of local commercial areas, Village Centres and, in some cases, transit service, schools and other community amenities. Some Suburban - Multiple Unit lands are located in the Rural Lands District to reflect existing multi-unit development only.

Supported Uses and Typologies: Suburban - Multiple Unit lands support various forms of single and two family residential, ground oriented multi-unit housing, including house-plexes, row housing and low rise apartments. Small scale commercial or institutional uses may be incorporated into Suburban Multiple Unit lands where they are integrated into the larger residential component.

Future Land Use Designation: Village Centre (VC)

Growth Strategy Role: Village Centres act as smaller hubs of activity in the city serving their immediate surroundings, providing basic day-to-day services within a short walking or biking trip. This contributes

to the overall livability of Core Area, Gateway and Suburban Neighbourhoods by providing these options closer to residents. Village Centres in the Core Area would typically have a larger commercial component, servicing a more densely populated neighbourhood, while Village Centres in Suburban Neighbourhoods would likely have a smaller commercial component and serve a more sparsely populated neighbourhood.

Supported Uses and Typologies: Village Centres should support a mix of commercial and multi-unit residential uses that form an activity hub, serving nearby neighbourhoods. Commercial floor space is typically between 3,000 and 15,000 square metres. Residential uses are supported at grade and commercial uses would be located at grade along key transportation routes or as signaled in more detailed policy.

Conclusion:

The designation of the subject property as VC reflects the current zoning of the site and is within close proximity to the Village Centre to benefit from amenities and day-to-day conveniences that achieve complete communities. The designation change also continues the alignments of the property's future land use with the original Neighbourhood 3 Area Structure Plan.

Internal Circulation:

Divisional Director, Planning and Development Services
Department Manager, Development Planning

Existing Policy:

Imagine Kelowna
2040 Official Community Plan

Attachments:

Attachment 1: 4998 Gordon Drive Location and Future Land Use

Submitted by: R. Miles, Long Range Policy Planning Manager

Approved for inclusion:



D. Noble-Brandt, Dept. Manager of Policy & Planning