

REPORT TO COUNCIL



Date: March 6, 2023

To: Council

From: City Manager

Department: Policy and Planning

Application: OCP22-0007

Owner: 0954654 BC LTD

Address: 4998 Gordon Drive

Applicant: City of Kelowna

Subject: OCP Amendment

Existing OCP Designation: S-MU – Suburban-Multiple Unit

Proposed OCP Designation: VC – Village Centre

Existing Zone: CA1 – Core Area Mixed Use

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP22-0007 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot 1 District Lot 579 ODYD Plan EPP45189, located at 4998 Gordon Drive, Kelowna, BC from S-MU – Suburban-Multiple Unit to VC – Village Centre, as outlined in the Report from the Policy & Planning Department dated March 6, 2023, be considered by Council;

AND THAT the Official Community Plan Amending Bylaw No.12474 be forwarded to a Public Hearing for further consideration;

AND FURTHER THAT the requirement to hold a Public Information Session, conduct Neighbour Consultation and post a Development Notice Sign, prior to the Official Community Plan Map Amending Bylaw receiving first reading, in accordance with the *Local Government Act*, and the City of Kelowna's Development Application and Heritage Procedures Bylaw No. 12310, be waived.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject property from Suburban – Multiple Unit (S-MU) to Village Centre (VC).

3.0 Development Planning

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

Staff support the proposed OCP amendment of 4998 Gordon Drive from Suburban – Multiple Unit (S-MU) to Village Centre (VC) Future Land Use designation. The proposed amendment reflects the current zoning of the site. Furthermore, it would allow for a larger commercial component on the property, which is closer to its previously designated Commercial use in the 2030 OCP. The site is near the Village Centre and could 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.

4.0 Proposal

4.1 Background

On June 20th, 2022, Council directed 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. This resolution followed Council's direction for staff to provide the rationale for the land use designation during the October 26, 2021 Public Hearing for the 2040 OCP.

Previous Council Resolution

Resolution	Date
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.	June 20, 2022
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:	October 26, 2021

4.2 Project Description

To date, development applications have not been proposed for the site.

The property is zoned CA1 – Core Area Mixed Use under Zoning Bylaw 12375 and the applicant is not proposing a change to the zone. The CA1 zone allows for a mix of commercial and residential uses within a Core Area and outside urban centres. The properties to the west and south of Gordon are designated Suburban Residential (S-RES) and the properties to the east of Gordon are designated Village Centre (VC).

The amendment to the Future Land Use designation of 4998 Gordon Drive from Suburban – Multiple Unit (S-MU) to Village Centre (VC) designation aligns with the commercial/mixed use zoning currently permitted. Furthermore, 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.

4.3 Site Context

The subject property is located at the southwest corner of Gordon Drive and Frost Road adjacent to the Ponds Village Centre in the upper Mission.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU1 – Large Lot Housing	S-RES – Suburban-Residential
East	VC1 – Village Centre	VC – Village Centre
South	P4 – Utilities	PSU – Public Services/Utilities
West	P4 – Utilities	NAT – Natural Areas

Subject Property Map: 4998 Gordon Drive



5.0 **Current Development Policies**

5.1 Kelowna Official Community Plan (OCP)

The Big Picture: 10 Pillars to Realize our Vision
Stop planning new suburban neighbourhoods
Imagine Kelowna focuses on limiting urban sprawl and growing in a way that is more environmentally and financially sustainable. In recognition of this goal, the Official Community Plan signals that suburban neighbourhoods already approved will continue to grow into more complete communities but no new suburban neighbourhoods would be considered.

Objective 7.1. Create more complete communities in Suburban Neighbourhoods	
Policy 7.1.1. Area Structure Plan Consistency	Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure. <i>The proposed OCP amendment is consistent with the original Neighbourhood 3 Area Structure Plan.</i>
Objective 7.1. Create more complete communities in Suburban Neighbourhoods	
Policy 7.1.4 The Ponds Village Centre.	Support development in the Ponds Village Centre that includes the following characteristics: <ul style="list-style-type: none"> • A mix of commercial and residential development to a maximum height of approximately four storeys; and • Orientation of buildings towards Frost Road, with minimal surface parking between the road and the buildings. <i>The proposed OCP amendment aligns with the commercial/mixed use zoning currently permitted.</i>

5.2 Development Application and Heritage Procedures Bylaw No. 12310

The purpose of the Bylaw is to establish procedures for the processing of land development applications, including amendments to the Official Community Plan. The Bylaw outlines that consultation requirements as identified in Council Policy No. 367 must be undertaken. This Policy establishes standards and procedures for applicant's public notification and consultation responsibilities in respect of development applications prior to initial Council consideration. This ensures transparent and consistent application of standards for the benefit of affected residents, the development community and the City.

As this proposed OCP amendment involves a major change to the Future Land Use class, public notification prior to consideration of first reading should include posting a development notice sign, conducting neighbour consultation and hosting a public information session. It is recommended that Council waive this pre-first reading public consultation requirement as the proposal is a result of the Public Hearing held for the 2040 Official Community Plan process. Notice will be given prior to public hearing should Council give the bylaw first reading.

6.o Application Chronology

Date of Application Accepted: July 8, 2022

Report prepared by: Lauren Sanbrooks, Planner II
Reviewed by: Robert Miles, Long Range Policy Planning Manager
Reviewed by: Danielle Noble-Brandt, Dept. Manager of Policy & Planning
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Map A: OCP Amendment File OCP22-0007