



### Purpose

► To amend 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.

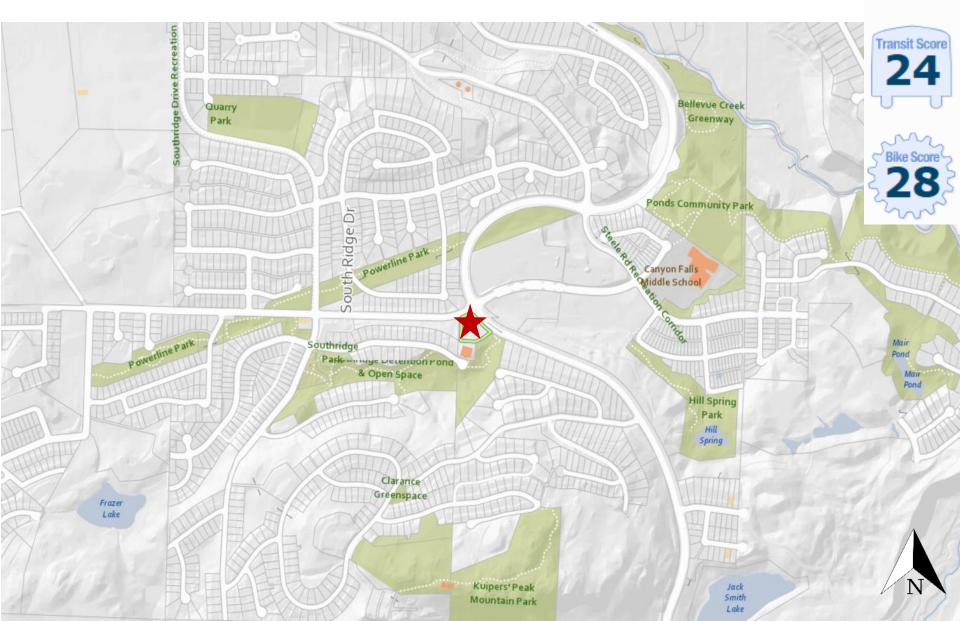
### **Development Process**





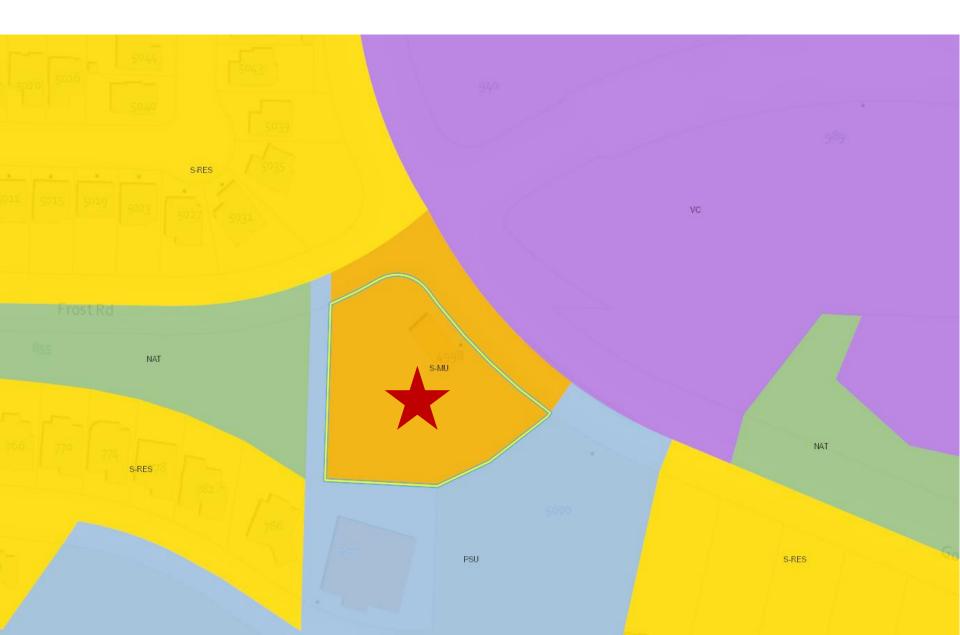
## Context Map





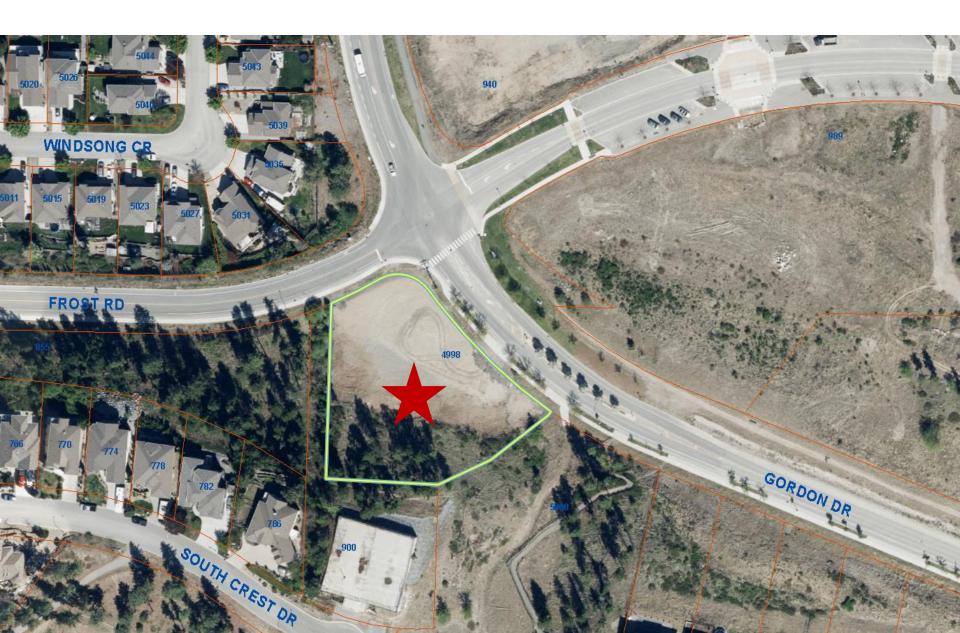
### **OCP Future Land Use**





# Subject Property Map







### Project Details

- ► Council direction following OCP 2040 Public Hearing October 26, 2021
- ► Council direction June 20, 2022
- ▶ To date, no development applications proposed for the site



### OCP Objectives & Policies

- ► VC Village Centre
  - A secondary activity of hub of commercial and residential activity
- ▶ Policy 7.1.1: Area Structure Plan Consistency
  - Support development that is consistent with adopted Area Structure Plans in Suburban Neighbourhoods
- ► Policy 7.1.4. The Ponds Village Centre
  - Support development in the Ponds Village Centre that includes a mix of commercial and residential development



#### Staff Recommendation

- ► Staff recommend support for the proposed OCP Amendment as it is consistent with:
  - Aligns with the Future Land Use of Neighbourhood 3 Area Structure Plan
  - Reflects current zoning of site
  - Consistent with the previously designated Commercial use in the 2030 OCP