



City of  
**Kelowna**

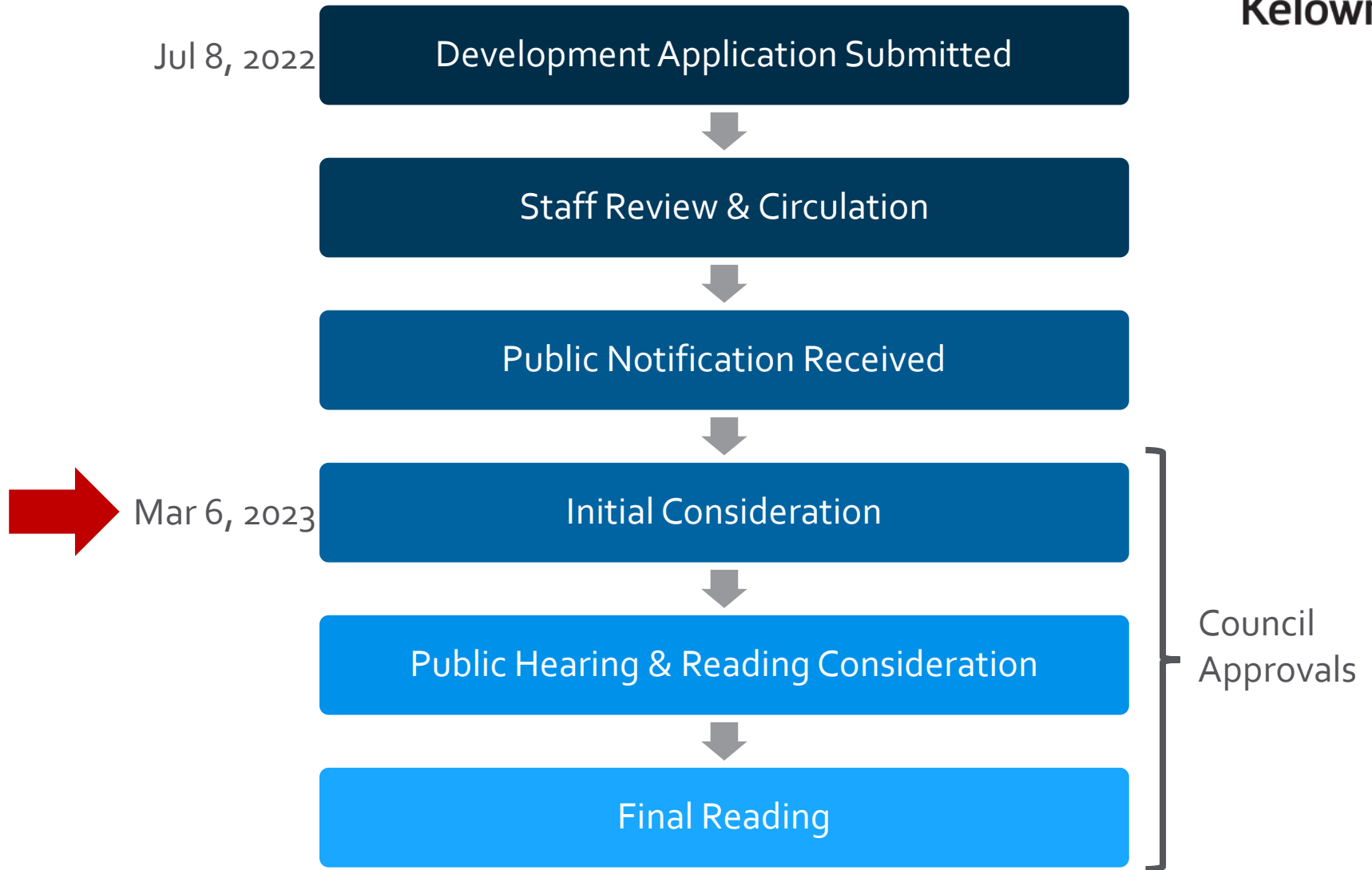
# OCP22-0007 4998 Gordon Drive

OCP Amendment Application

# 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

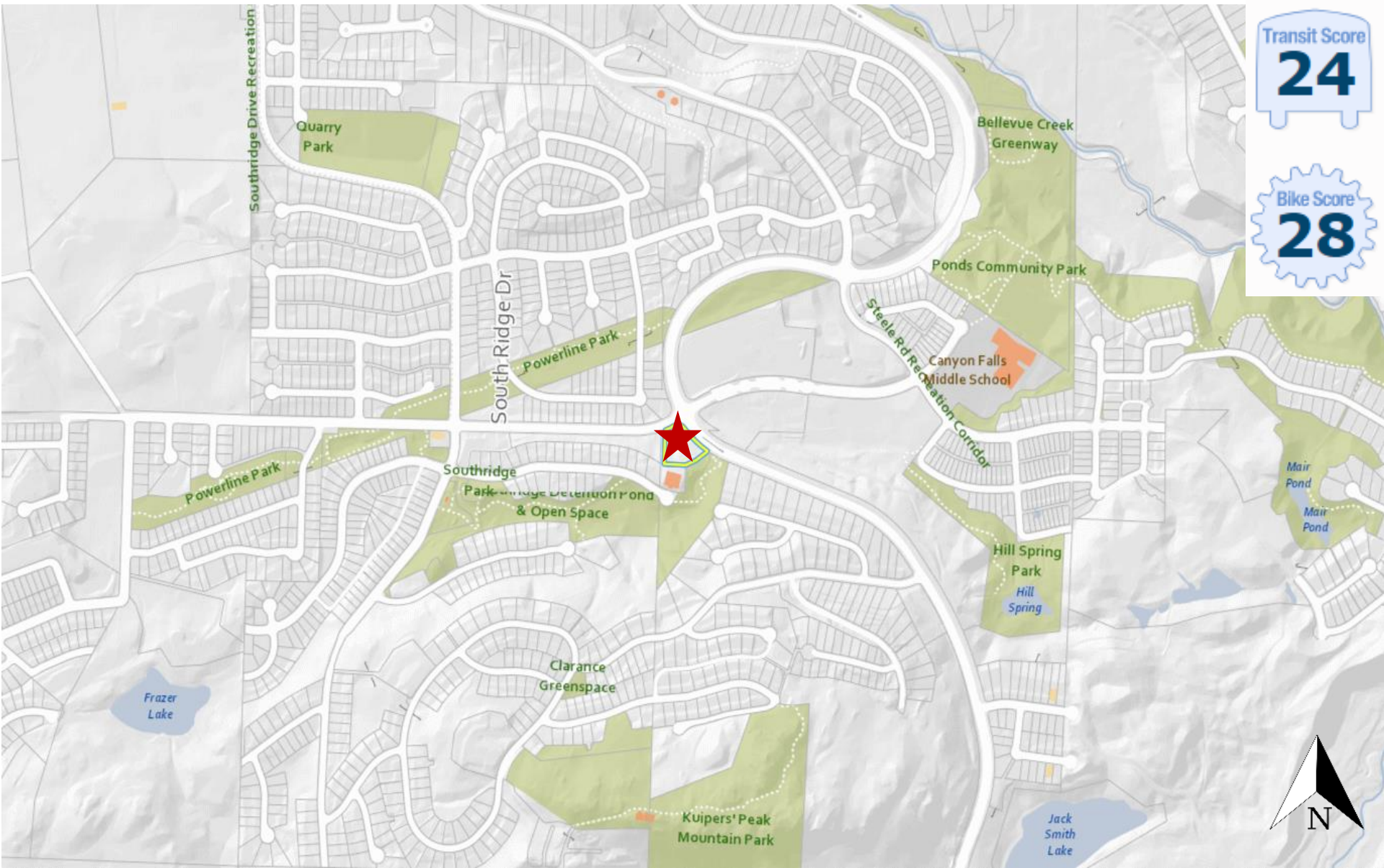


# Context Map

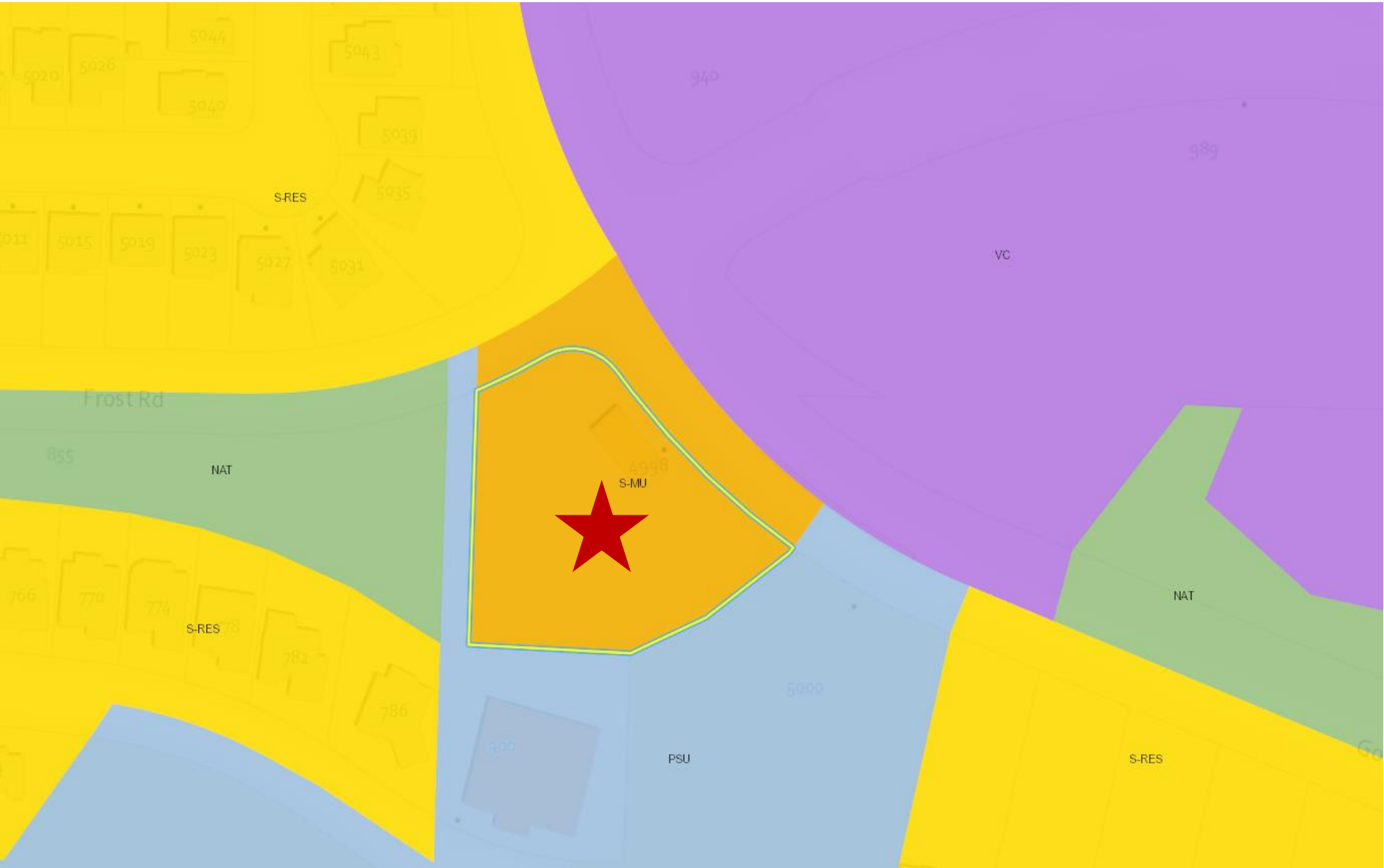
Walk Score  
**14**

Transit Score  
**24**

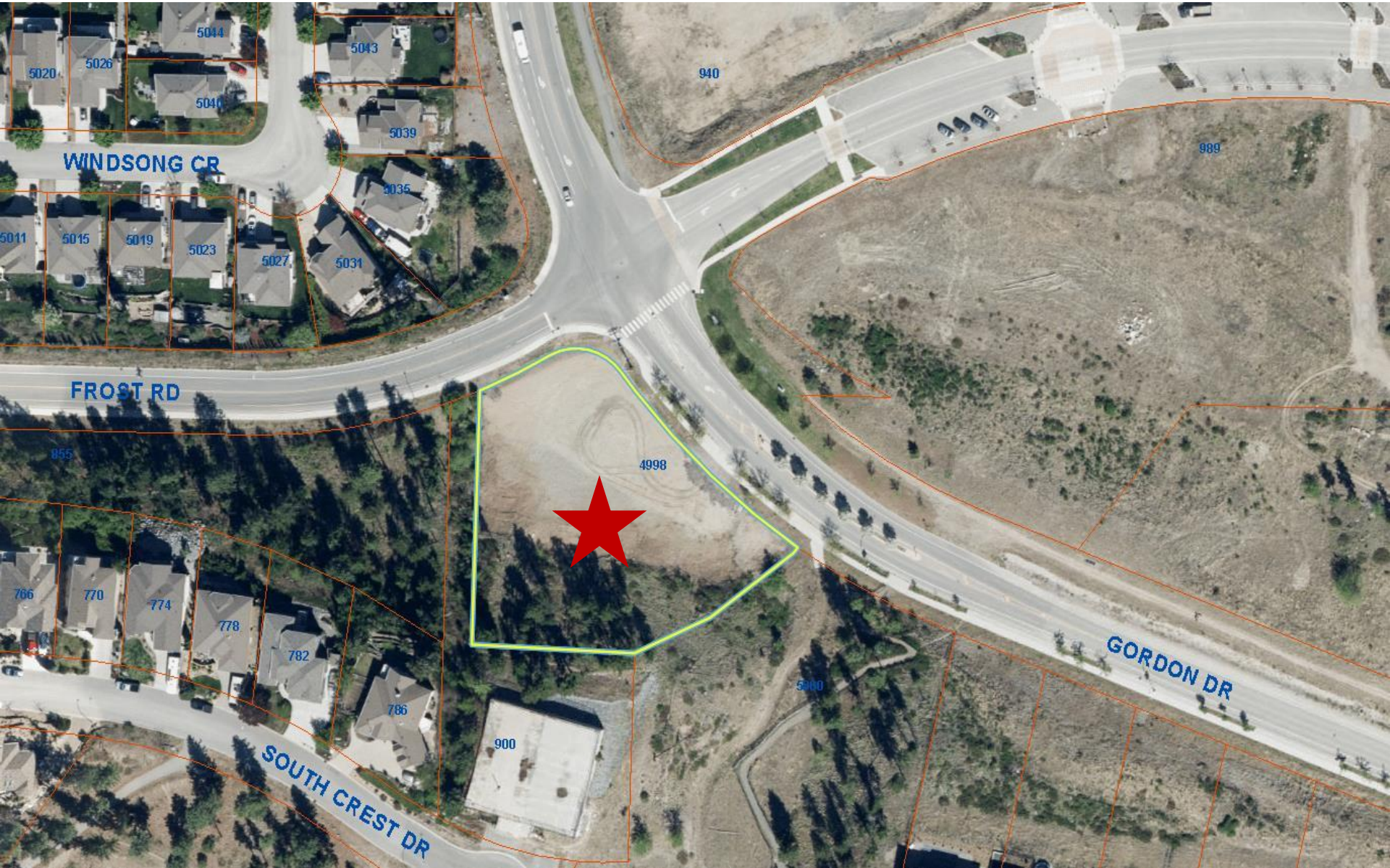
Bike Score  
**28**



# 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