

REPORT TO COUNCIL REZONING



Date: February 24, 2025
To: Council
From: City Manager
Address: 5091 Gordon Dr
File No.: Z24-0030

	Existing	Proposed
OCP Future Land Use:	VC – Village Centre	VC - Village Centre
Zone:	RR1 – Large Lot Rural Residential	MF2 – Townhouse Housing

1.0 Recommendation

THAT Rezoning Application Z24-0030 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 579 Similkameen Division Yale District Plan EPP118981, located at 5091 Gordon Dr, Kelowna, BC from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone, be considered by Council.

2.0 Purpose

To rezone the subject property from the RR1 - Large Lot Rural Residential zone to the MF2 - Townhouse Housing zone to facilitate a multi-family development.

3.0 Development Planning

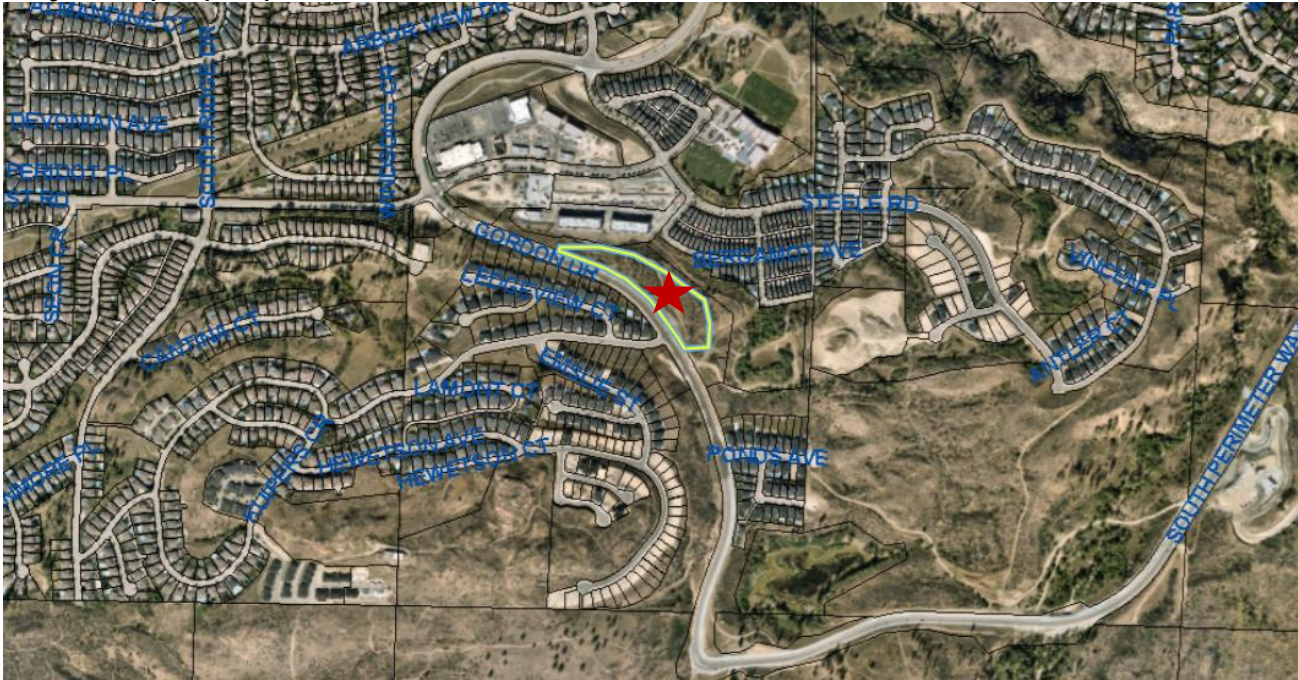
Staff support the proposed rezoning application from the RR1 – Large Lot Rural Residential zone to the MF2 – Townhouse Housing zone to facilitate the construction of 39 new residential units. The subject property has a future land use designation of VC – Village Center and is located within the Permanent Growth Boundary. The MF2 zone allows for a subtle transition in density into the established neighbourhood. The proposed development is designed to provide a transition in the community from the adjacent high-density land use (MF3 – Apartment Housing zone) to the north, to the lower density suburban residential neighbourhoods nearby. The proposal meets the intent of the Suburban Neighbourhood policies, which are intended to provide additional ground-oriented housing in a variety of housing typologies in areas that are near small scale commercial services, and amenities like schools and parks.

Lot Area	Proposed (m ²)
Gross Site Area	19,299
Road Dedication	N/A
Undevelopable Area	Approx. 2,400
Net Site Area	Approx. 16,899

4.0 Site Context & Background

Orientation	Zoning	Land Use
North	MF ₃ – Apartment Housing RU ₃ – Small Lot Housing P ₃ – Parks and Open Spaces	Multiple apartment housing Single detached housing Park and Open Space
East	P ₃ – Parks and Open Spaces	Park and Open Space
South	Gordon Dt RU ₂ – Medium Lot Housing	Road Single detached housing
West	P ₃ – Parks and Open Spaces	Park and Open Space

Subject Property Map: 5091 Gordon Dr.



The vacant subject property is located on Gordon Dr. within the Ponds Village Center in the Upper Mission neighbourhood. The surrounding area consists of the Village Centre, Natural Area, and Suburban Residential future land use designations. The development form of the surrounding area consists of apartment housing to the north and single detached housing to the north and south. The subject site is close to several parks and open spaces, is within walking distance to a public school, and the Ponds Village Centre for commercial amenities. Additionally, there are public transit stops within 350 m of the subject property along Gordon Dr. and Frost Rd.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

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

	<ul style="list-style-type: none"> • Orientation of buildings towards Frost Road, with minimal surface parking between the road and the buildings <p><i>The proposal adds increased density in the form of townhouse housing into an established single detached housing neighbourhood and growing Ponds Village Centre.</i></p>
Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable	
Policy 7.2.1 Ground Oriented Housing	<p>Consider a range of low-density ground-oriented housing development to improve housing diversity and affordability and to reduce the overall urban footprint of Suburban Neighbourhoods. Focus more intensive ground-oriented housing where it is in close proximity to small scale commercial services, amenities like schools and parks, existing transit service and/or active transportation facilities</p> <p><i>The proposal will provide ground-oriented townhouse housing units that are close to the Ponds Village Centre, school and parks, with access from Gordon Dr.</i></p>
Policy 7.2.2 Hillside Housing Forms	<p>Encourage housing forms that best match to the topography and have the lowest amount of impact in hillside areas, such as minimum cuts and fills, for example, and provide the greatest environmental protection. Discourage housing forms and associated roadways that cause high amounts of slope disturbance and visual impact</p> <p><i>To adapt to the existing sloped terrain, the proposed site layout is designed as tiered approach, making use of the natural topography while minimizing the required land alteration to create hill-side walkout units.</i></p>

6.o Application Chronology

Application Accepted: June 21, 2024
 Neighbourhood Notification Received: October 22, 2024
 Date of Revisions Received: December 15, 2024

Report prepared by: Barbara B. Crawford, Planner II
Reviewed by: Dean Strachan, South Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Draft Site Plan
 Attachment B: Summary of Neighbourhood Information Session
 Attachment C: Letter of Rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.