



City of
Kelowna

Z24-0030
5091 Gordon Dr.

Rezoning Application

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

Development Process

June 21, 2024

Development Application Submitted



Staff Review & Circulation



Oct 22, 2024

Neighbourhood Notification Received



Feb 24, 2025

Initial Consideration



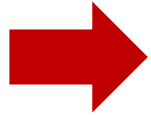
Reading Consideration



Final Reading

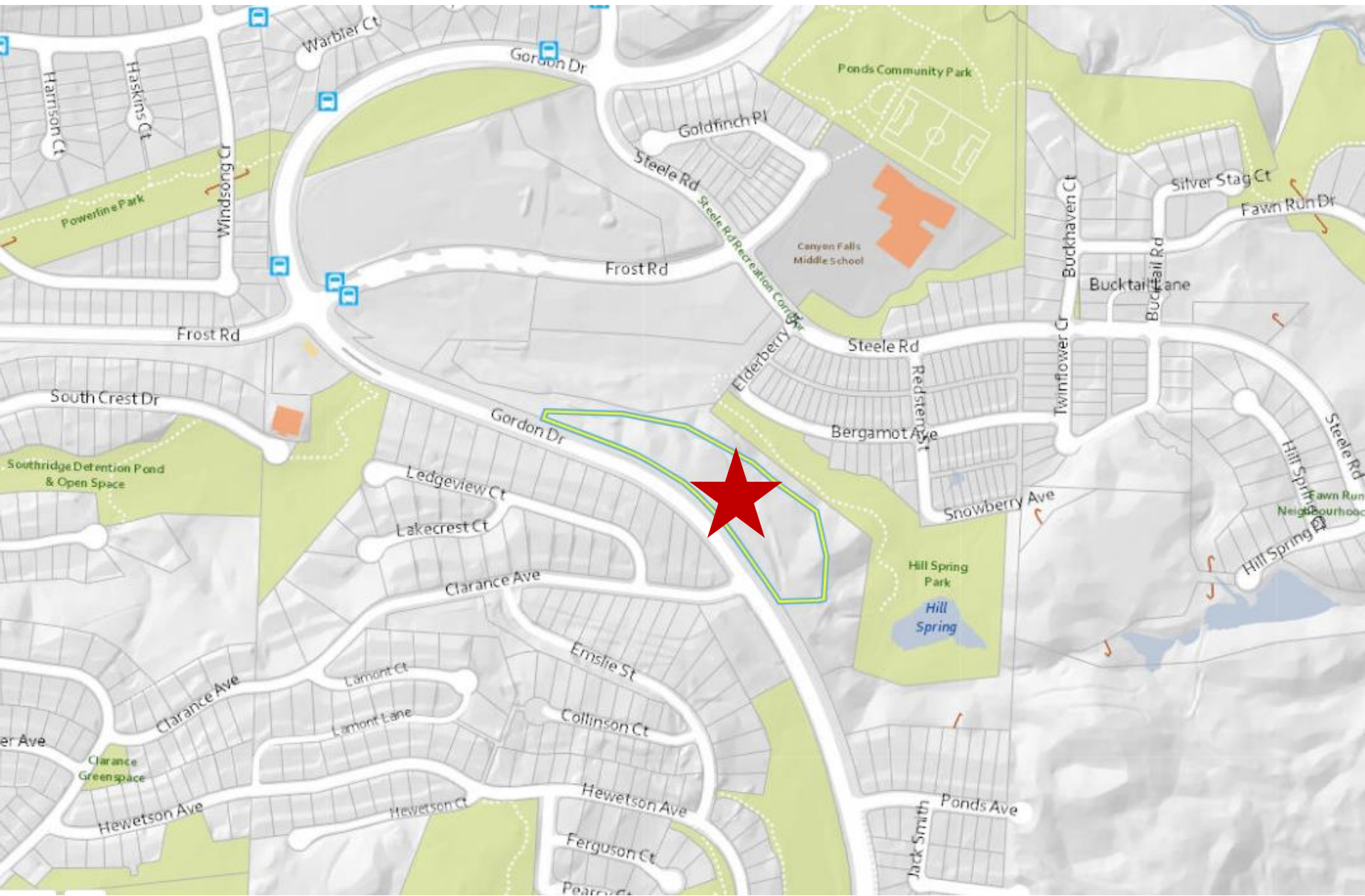


Building Permit

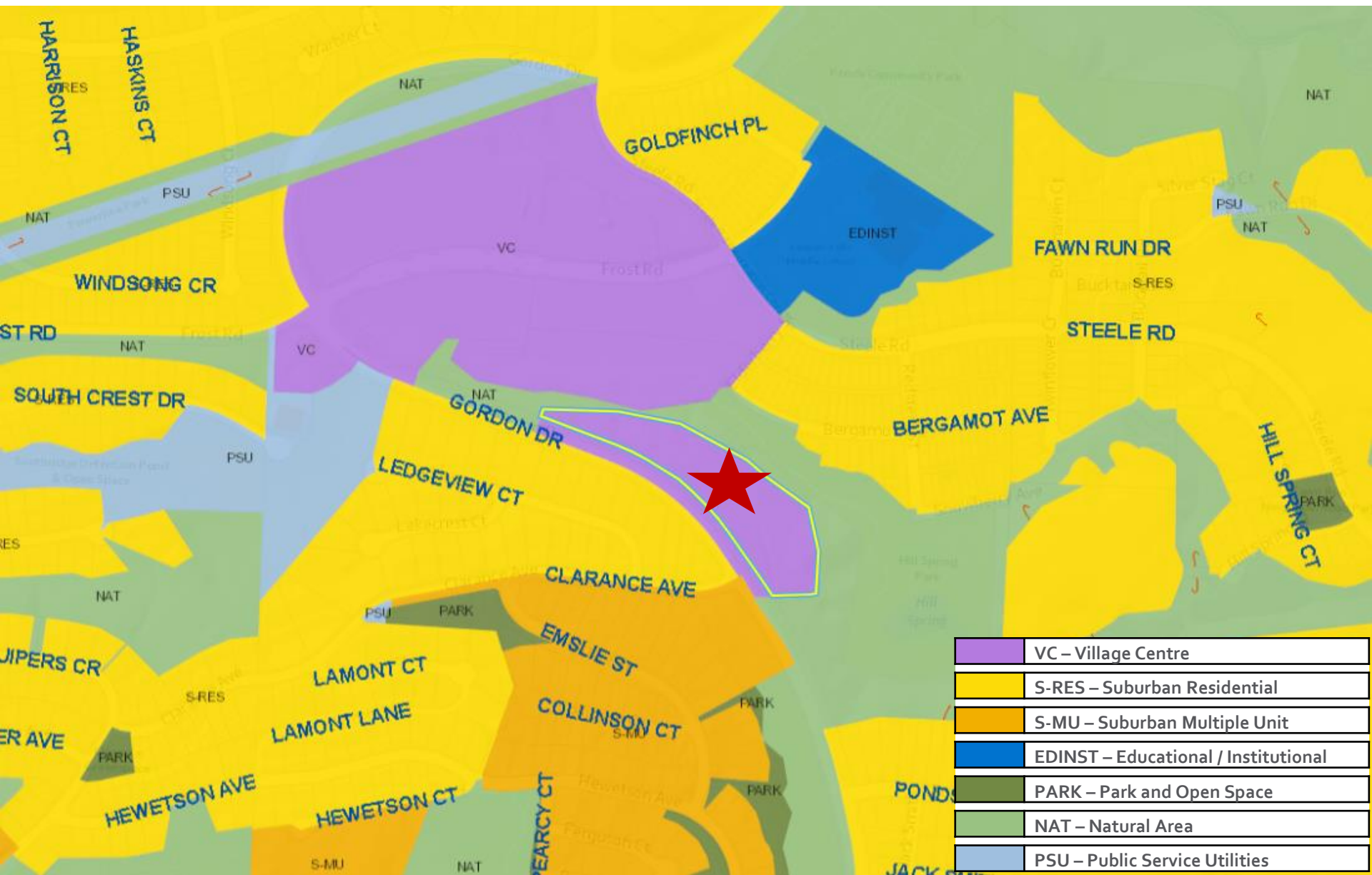









Council
Approvals

Context Map

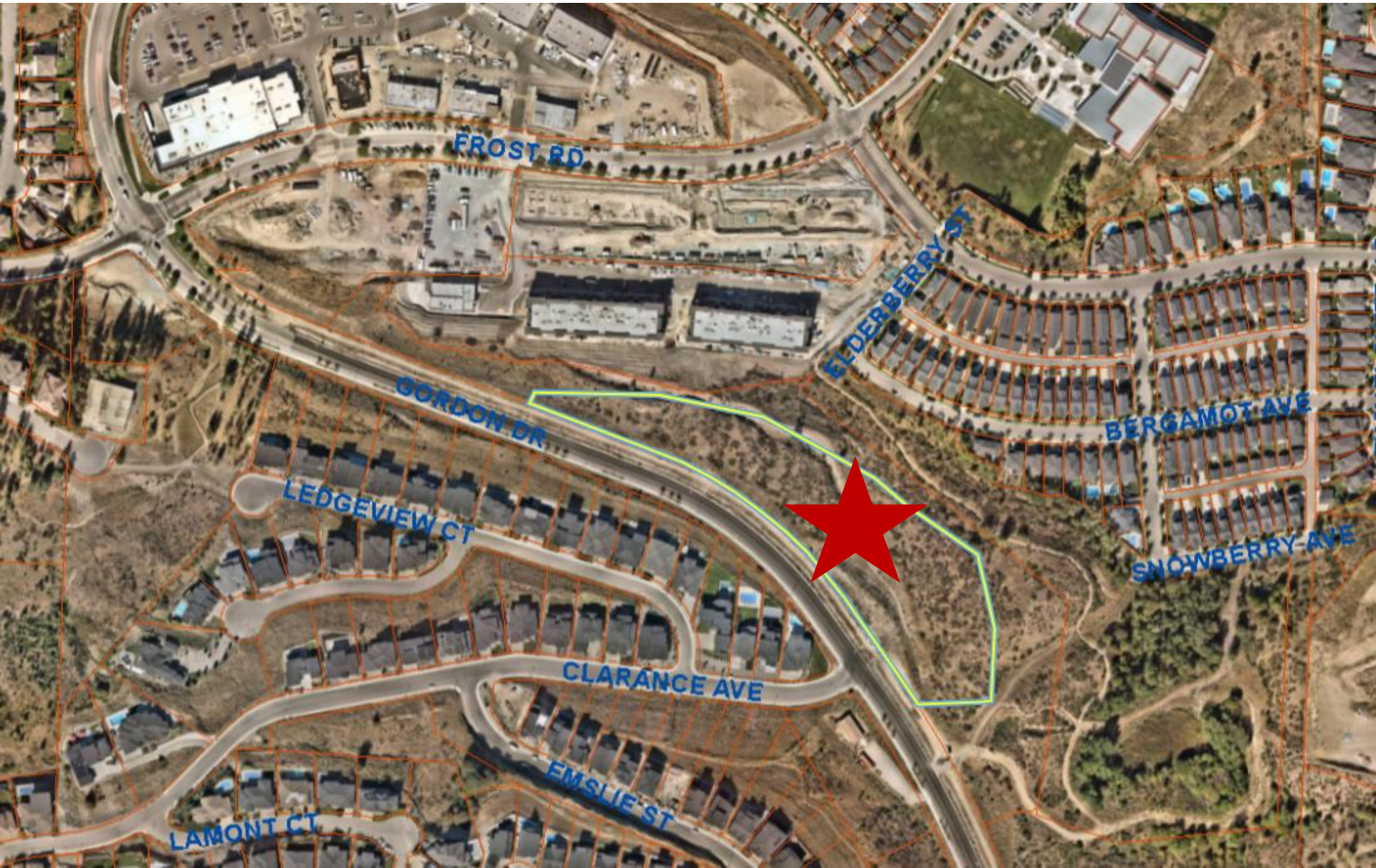


OCP Future Land Use



	VC – Village Centre
	S-RES – Suburban Residential
	S-MU – Suburban Multiple Unit
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area
	PSU – Public Service Utilities

Subject Property Map



MF2 – Townhouse Housing Zone

Purpose

- To provide a zone for ground-oriented multiple housing (typically townhouses) up to 3 storeys on serviced urban lots.

Summary of Uses

- Townhouses
- Stacked Townhouses
- Duplex Housing
- Semi-Detached Housing
- Home Based Businesses

OCP Objectives – Climate Resilience

Climate Criteria

Dark Green – Meets Climate Criteria

Light Green – Will Meet Criteria Soon

Yellow – Does not meet Climate Criteria

10 min Walk to Retail/Restaurants	Dark Green
5 min Walk to Park	Dark Green
10 min Bike to Public School	Dark Green
20 min Bus to Urban Centre/Village Centre/Employment Hub	Dark Green
Retaining Trees and/or Adding Trees	Dark Green
OCP Climate Resilience Consistency	Dark Green

OCP Objectives & Policies

▶ Policy 7.1.4: The Ponds Village Centre

- ▶ Support development in the Ponds Village Centre that includes a mix of commercial & residential development to a maximum height of approximately four storeys.

▶ Policy 7.2.1: Ground Oriented Housing

- ▶ Consider a range of low-density ground-oriented housing development. 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.

▶ Policy 7.2.2: Hillside Housing Forms

- ▶ Encourage housing forms that best match to the topography & have the lowest amount of impact in hillside areas to provide the greatest environmental protection.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed rezoning as it is consistent with:
 - ▶ OCP Future Land Use Village Centre
 - ▶ OCP Objectives in Chapter 7 Suburban Neighbourhoods
 - ▶ Create complete communities
 - ▶ Low impact, context sensitive & adaptable