

# REPORT TO COUNCIL EXTENSION



**Date:** June 9, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 1444-1448 Gordon Dr and 1085 Martin Ave  
**File No.:** Z24-0003

	Existing	Proposed
<b>OCP Future Land Use:</b>	C-NHD – Core Area Neighbourhood	C-NHD – Core Area Neighbourhood
<b>Zone:</b>	MF1 – Infill Housing	MF3 – Apartment Housing

## 1.0 Recommendation

THAT in accordance with Development Application and Heritage Procedures Bylaw No. 12310, the deadline for the adoption of Rezoning Bylaw No. 12657 be extended from May 27, 2025 to May 27, 2026;  
AND THAT Council direct Staff to not accept any further extension requests.

## 2.0 Purpose

To extend the deadline for adoption of Rezoning Bylaw No. 12604 to May 27, 2026.

## 3.0 Discussion

Final adoption of the Rezoning Bylaw is subject to the applicant meeting requirement of the Attachment "A": Development Engineering Memorandum. The applicant has been working with Staff and has requested additional time to complete the outstanding requirements. Staff are recommending that Council supports extending the deadline for the adoption of Rezoning Bylaw No. 12657 by one year to May 27, 2026, with no further extension requests to be granted.

## 4.0 Background

Resolution	Date
THAT Rezoning Application No. Z24-0003 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot 4 District Lot 138 ODYD Plan 1472, located at 1085 Martin Avenue, Kelowna, BC, Lot 2 District Lot 138 ODYD Plan 1472, located at 1444 Gordon Drive, Kelowna, BC, and Lot 1 District Lot 138 ODYD Plan 1472, located at 1448 Gordon Drive, Kelowna, BC from the MF1 – Infill Housing zone to the MF3 – Apartment Housing zone, be considered by Council;  AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out Attachment "A" attached to the Report from the Development Planning Department dated May 6, 2024;  AND FURTHER THAT final adoption of the Rezoning bylaw be considered subsequent to the approval of the Ministry of Transportation and Infrastructure.	May 27, 2024

## 5.0 Application Chronology

Application Accepted: May 22, 2025  
Reading Consideration: May 27, 2024

**Report prepared by:** Tyler Caswell, Planner Specialist  
**Reviewed by:** Adam Cseke, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).