

REPORT TO COUNCIL

OCP & REZONING



Date: May 4, 2026
To: Council
From: City Manager
Address: 4482 and 4498 Gordon Drive
File No.: OCP25-0023 Z25-0053

	Existing	Proposed
OCP Future Land Use:	S-RES – Suburban Residential	S-MU – Suburban Multiple Unit
Zone:	RU1 – Large Lot Housing	MF2 – Townhouse Housing

1.0 Recommendation

THAT Official Community Plan Map Amendment Application No. OCP25-0023 to amend Map 3.1 in the Kelowna 2040 – Official Community Plan Bylaw No. 12300 by changing the Future Land Use designation of Lot A, District Lot 358, ODYD, Plan 10315, located at 4482 Gordon Drive, Kelowna and Lot 2, District Lot 358, ODYD Plan 26147, located at 4498 Gordon Drive, Kelowna, BC from the S-RES – Suburban Residential designation to the S-MU – Suburban Multiple Unit designation, as shown on Map “A” attached to the Report from the Development Planning Department dated May 4, 2026, be considered by Council;

AND THAT Rezoning Application No. Z25-0053 to amend the City of Kelowna Zoning Bylaw No. 12375 by changing the zoning classification of Lot A, District Lot 358, ODYD, Plan 10315, located at 4482 Gordon Drive, Kelowna and Lot 2, District Lot 358, ODYD Plan 26147, located at 4498 Gordon Drive, Kelowna, BC from the RU1 - Large Lot Housing zone to the MF2 – Townhouse Housing zone as shown on Map “B” attached to the Report from the Development Planning Department dated May 4, 2026, be considered by Council;

AND THAT the Official Community Plan Map Amending Bylaw and Zoning Amendment Bylaw be forwarded to a Public Hearing for further consideration;

AND THAT Council considers the Public Consultation process to be appropriate for the Purpose of Section 475 of the *Local Government Act*, as outlined in the Report from the Development Planning Department dated May 4, 2026;

AND THAT final adoption of the Rezoning Bylaw be considered subsequent to the outstanding conditions of approval as set out in Attachment “A” attached to the Report from the Development Planning Department dated May 4, 2026;

AND FURTHER THAT final adoption of the Official Community Plan Map Amending Bylaw and Rezoning Bylaw be considered subsequent to the subject properties being consolidated.

2.0 Purpose

To amend the Official Community Plan to change the future land use designation of the subject properties from the S-RES - Suburban Residential designation to the S-MU - Suburban Multiple Unit designation, and to amend the Zoning Bylaw by to rezone the subject properties from the RU1 - Large Lot Housing zone to the MF2 – Townhouse Housing zone to facilitate a future townhouse development.

3.0 Development Planning

Staff are recommending support for the Official Community Plan (OCP) Amendment and the Rezoning Application which aims to facilitate a future townhouse development. The subject properties are within the Permanent Growth Boundary and the proposal would meet OCP Suburban Neighbourhood policy objectives which encourage more intensive and varied ground-oriented housing near to community services. Under policy 7.2.1 townhouses may be appropriate depending on the site context, and a multifamily development in this location would provide for common amenity spaces which enhance the potential for social connections and provides for more efficient use of available land.

Lot Area	Proposed (m ²)
Gross Site Area	16,050m ²
Road Dedication	88.5m ²
Undevelopable Area	47m ²
Net Site Area	15,915m ²

The current applications are limited to the OCP future land use and Zoning Bylaw map amendments and a Development Permit for the site build-out is not being proposed at this time. However, at staff's request the applicant has provided a conceptual plan to help evaluate the potential site usage, building typology, density, massing and circulation relative to the neighbourhood context (Attachment B). The estimated potential yield would be 65 units, and in Staff's opinion the intensity of built forms would not be excessive compared to the existing zoning which has equivalent height regulations and comparable setbacks.

The applicants have also provided a comparative analysis of the potential yield under the current RU1 zoning and sought input from a traffic engineer (Attachment D). They estimate that under either development scenario the potential build-out's peak-hour trip generation would have a minimal impact on Gordon Drive, and that the site will function in a safe and efficient manner for the vehicle, bike, and pedestrian corridor. Under Schedule 4 Section 4.23 of Subdivision, Development & Servicing Bylaw, traffic assessments are not typically required unless a development generates more than 100 peak hour trips.

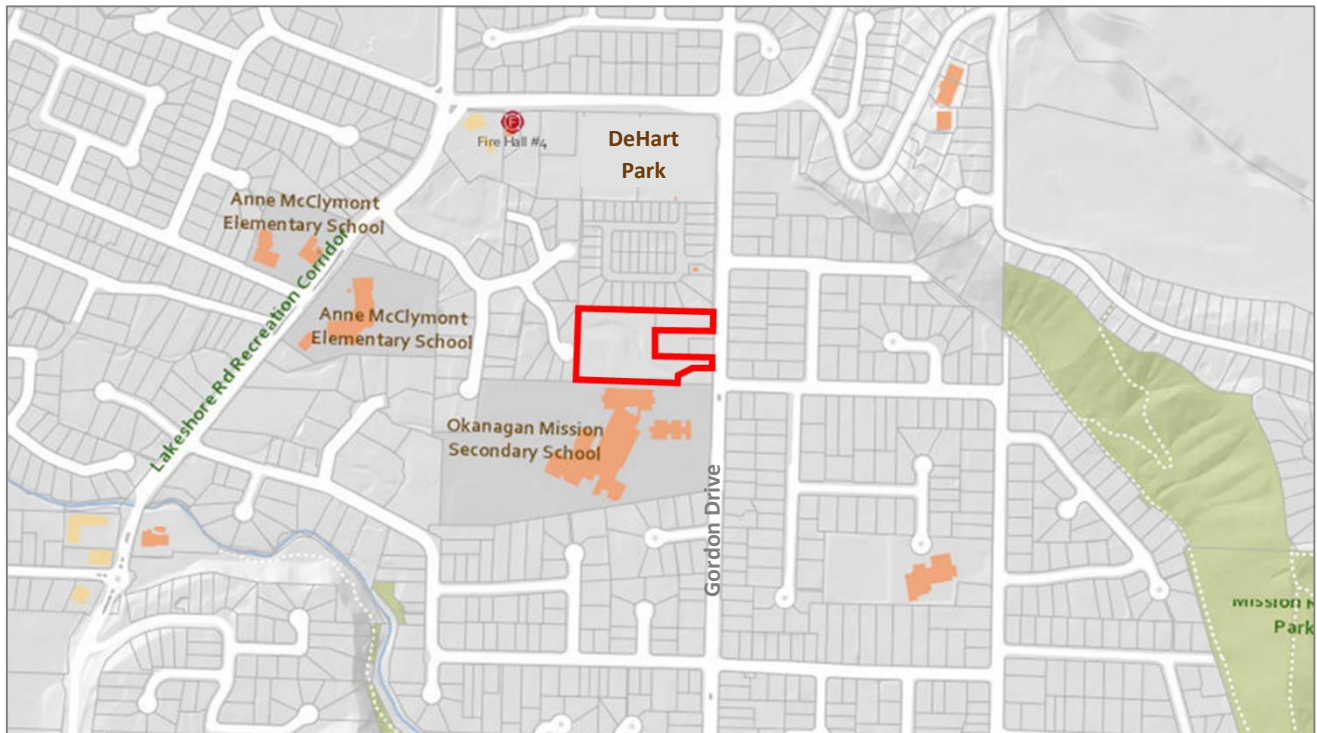
Public consultation was completed in accordance with Council Policy No. 367. Notices were mailed to all property owners within 100m of the subject property and approximately 35 residents attended a Public Information Session at Mission Community Hall on March 4th. Attachment E includes the applicant's summary of public feedback, which included concerns about the densification, setbacks, visual impacts and traffic impacts.

Staff have reviewed this application, and it may move forward without affecting either the City's Financial Plan or Waste Management Plan.

4.0 Site Context & Background

Surrounding Uses

Orientation	Zoning	Land Use
North	RU2 – Medium Lot Housing	44-unit strata development (single-family dwellings)
East	RU1 – Large Lot Housing	Gordon Drive / single-family dwellings
South	P2 – Education and Minor Institutional	Okanagan Mission Secondary School
West	RU1 – Large Lot Housing	Single-family dwellings

Subject Property Map:

The subject properties are relatively flat parcels with a combined area of 1.6ha, located approximately 300m south of the intersection of Gordon Drive and DeHart Road. The properties have road frontage on Gordon Road, and while there is no road access to Rattenbury Court on the western side of the parcel, there are easements to allow services through this area.

Due to the irregular lot shapes and to optimize site functionality the lots would require consolidation as a condition of rezoning, and 2m road dedication is also required along Gordon Drive. Vehicle access would be limited to a single driveway near the northern property boundary to avoid conflicts with the Raymer Avenue intersection where the pedestrian crosswalk was upgraded in 2025.

Okanagan Mission Secondary School and a YMCA daycare is directly south of the property and Anne McClymont Elementary School, Bellevue Creek Elementary School, Dorothea Walker Elementary are also nearby. Bus stops for routes 5 and 16 are immediately adjacent to the property, DeHart Park is approximately 3 minutes' walk to the north, and the nearest commercial amenities are at the corner of Lakeshore Road and Collett Road to the west.

Other residential properties in the area are predominantly RU1 – Large Lot Housing, with some multifamily development on larger parcels. Immediately north of the project location is the Trafalgar Square RU2 – Medium Lot Housing strata subdivision, which includes an 18m wide Fortis Gas right of way with an associated no-build area along the southern boundary. Any future construction activity with 30m of the right of way will require approval from Fortis.

5.0 Current Development Policies

5.1 Kelowna Official Community Plan (OCP)

Chapter 3 Future Land Use – Suburban Multiple Unit

Growth Strategy Role	Suburban Multiple Unit lands support a greater variety of multi-unit housing in the Gateway and Suburban Neighbourhoods, located strategically to support the viability of local commercial areas, Village Centres and, in some cases, transit service, schools and other community amenities. Some Suburban Multiple Unit lands are located in the Rural Lands District to reflect existing multi-unit development only. <i>The subject properties are in close proximity to a number of schools, a daycare, park amenities and transit routes. Commercial amenities at the corner of Lakeshore and Collett Roads are approximately 18 minutes walk away, and Mission Village is approximately 5 minutes drive.</i>
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Objective 7.2 Design Suburban Neighbourhoods to be low impact, context sensitive and adaptable

Policy 7.2.1 Suburban Housing Variety	Consider a range of low-density ground-oriented housing development to improve housing diversity 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. Proposals for stacked townhouses, low-rise apartments up to four storeys, and mixed-use buildings may be considered based on the degree of alignment with the following factors: • The costs of utility servicing (including construction and long-term maintenance) are not excessive; • The property, at the time a rezoning or development permit application is made, is significantly larger than the typical lot size or lot pattern in the adjacent area; and • The project proposal illustrates that the larger buildings will be able to transition their height and massing towards adjacent lower density suburban neighbourhoods with the first priority being a transition to ground-oriented multi-unit housing within the project; and • The project proposal includes a public park component; and • The project proposal includes an affordable housing and/or rental housing component; and • The project is located close to services such as public transit routes, active transportation routes, bike routes, and commercial uses; and • Projects of a similar size and scale are already located in the area; and • The project is consistent with applicable OCP Guidelines including but not limited to Form & Character, Natural Environment, Hillside, Farm Protection, and Hazardous Conditions Guidelines. <i>More intensive ground-oriented housing is suitable for this location as it would align with each of the factors described above, except that a public park component would not be included (a townhouse development would include strata amenity spaces, and DeHart Park is approximately 160m away) and an affordable or rental housing component has not proposed at this stage.</i>
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Objective 7.6 Support a variety of low-density housing.	
Policy 7.6.2 Social connections through design.	Encourage design for multi-unit residential buildings that incorporates common spaces that foster social connections, such as gardens, greenspace and children's play areas.
	<i>The proposed MF2 zoning allows for a greater degree of shared amenities and design options for social connections, compared to the expected development that may occur under the existing RU1 zoning.</i>

6.o Application Chronology

Application Accepted: December 23, 2025
Public Information Session: March 4, 2026
Neighbourhood Notification Summary Received: March 16, 2026

Report prepared by: Shaun O'Dea, Planner Specialist
Reviewed by: Carla Eaton, Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

MAP A: Official Community Plan Map Amendment
MAP B: Zoning Map Amendment
Attachment A: Development Engineering Memoranda: Rezoning Comments and Works & Services
Attachment B: Conceptual Site Plan
Attachment C: Project Rationale
Attachment D: Supplemental Information for the Project Rationale
Attachment E: Summary of Public Information Session

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