



DP21-0116

3802 Gordon Drive

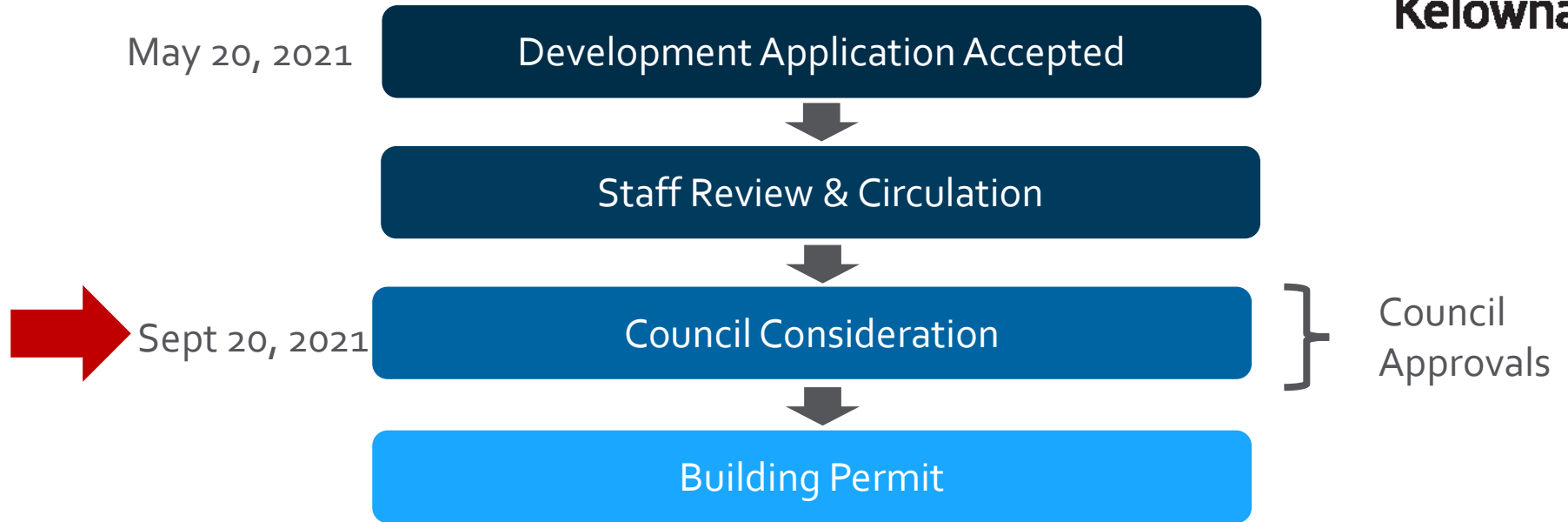
Development Permit Application



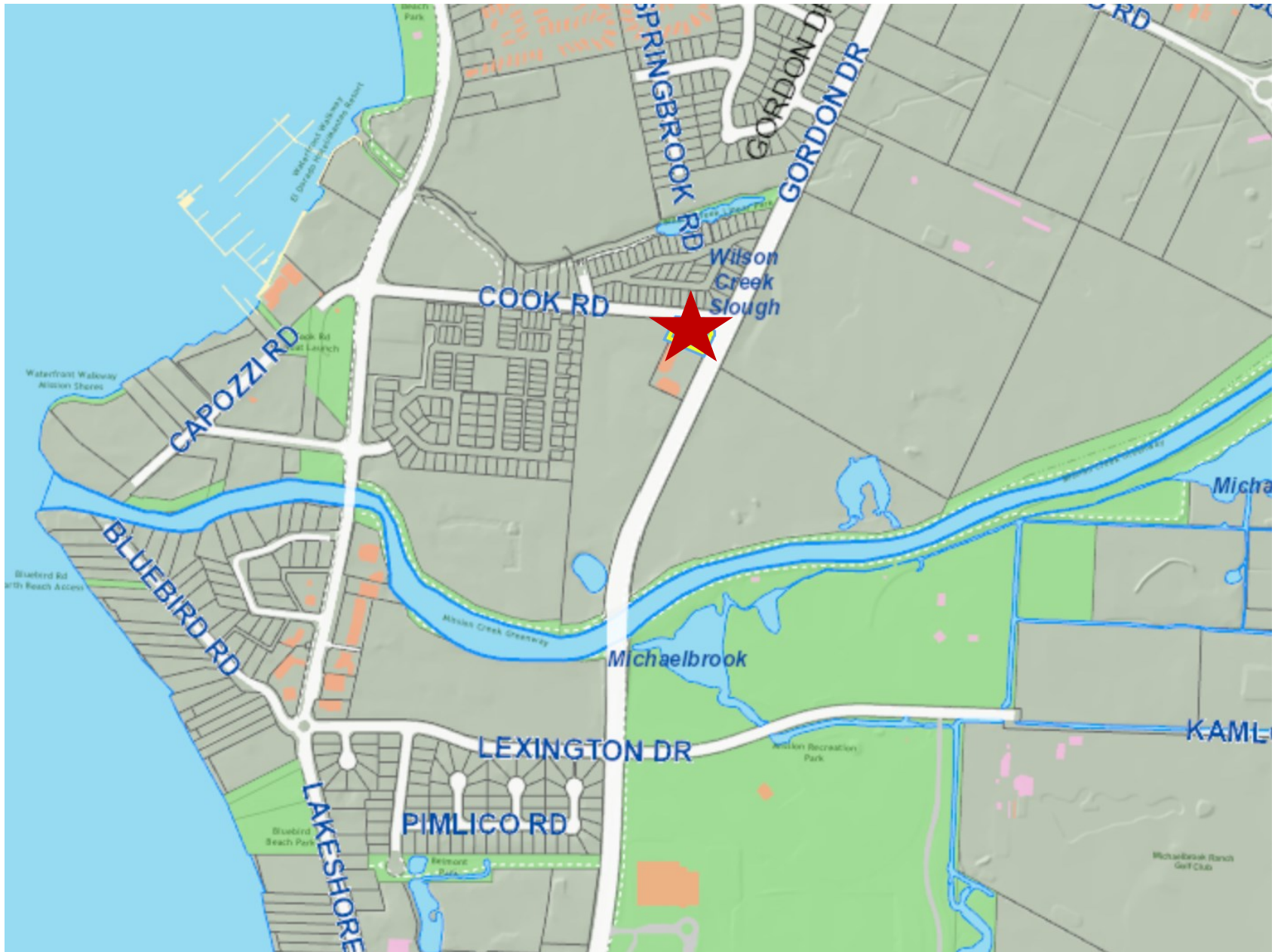
Proposal

- ▶ To consider a form and character Development Permit for the redevelopment of a gas station.

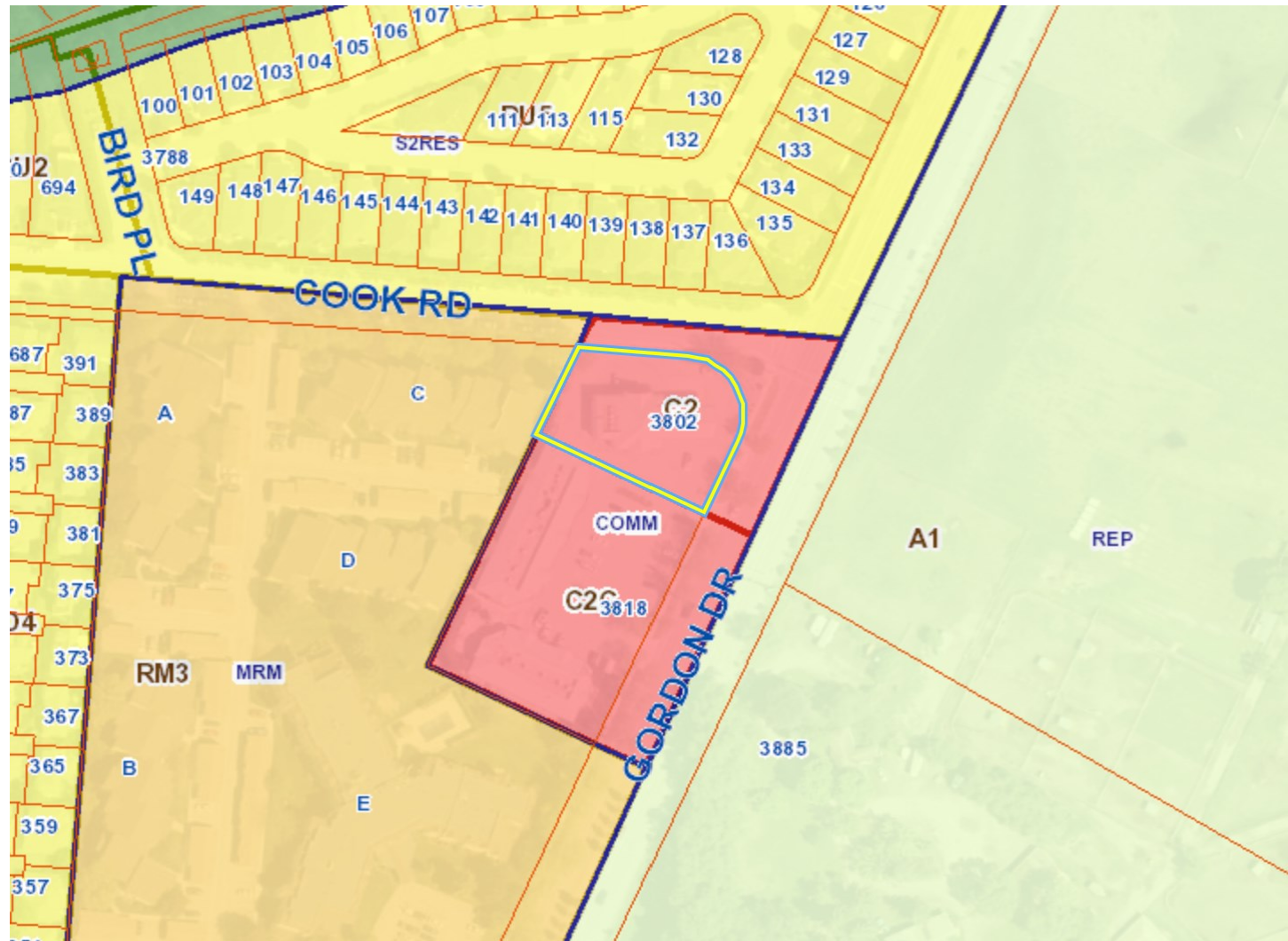
Development Process



Context Map



OCP Future Land Use / Zoning



City of Kelowna

Subject Property Map



Walk Score
41

Car-Dependent

Most errands require a car.

Transit Score
35

Some Transit

A few nearby public transportation options.

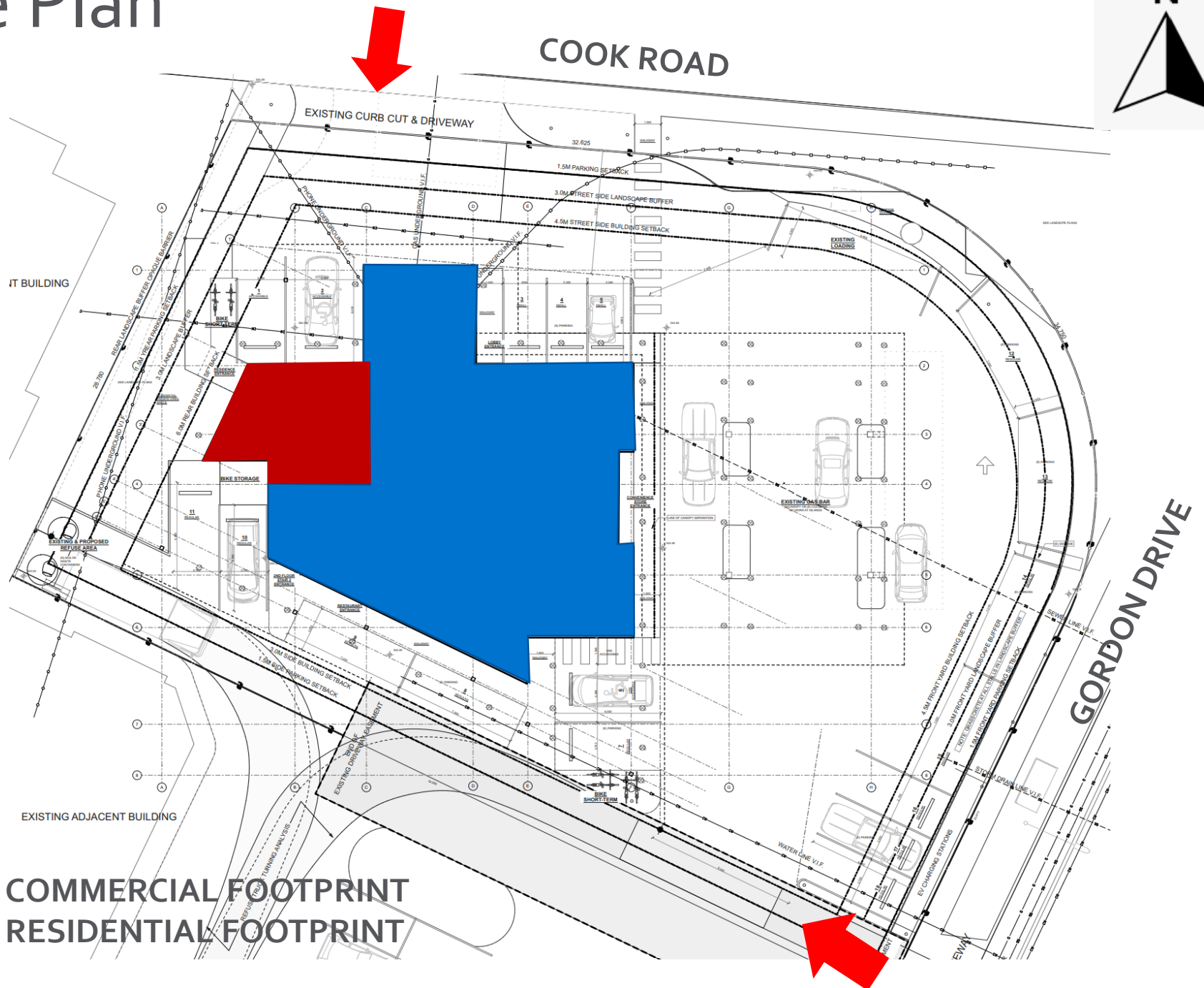
Bike Score
65

Bikeable

City of Kelowna

Project details

- ▶ Existing Gas Station and Pump Island to Remain
- ▶ Addition of a Second Floor
 - ▶ Offices
 - ▶ One Residential Security Operator Unit (Dwelling)
- ▶ Car Wash Removed
- ▶ Convenience Store size adjusted and additional small convenience store added
- ▶ Addition of a restaurant



Renderings – Gordon Drive



City of Kelowna

Renderings – Gordon Drive



City of Kelowna

Renderings – Cook Road



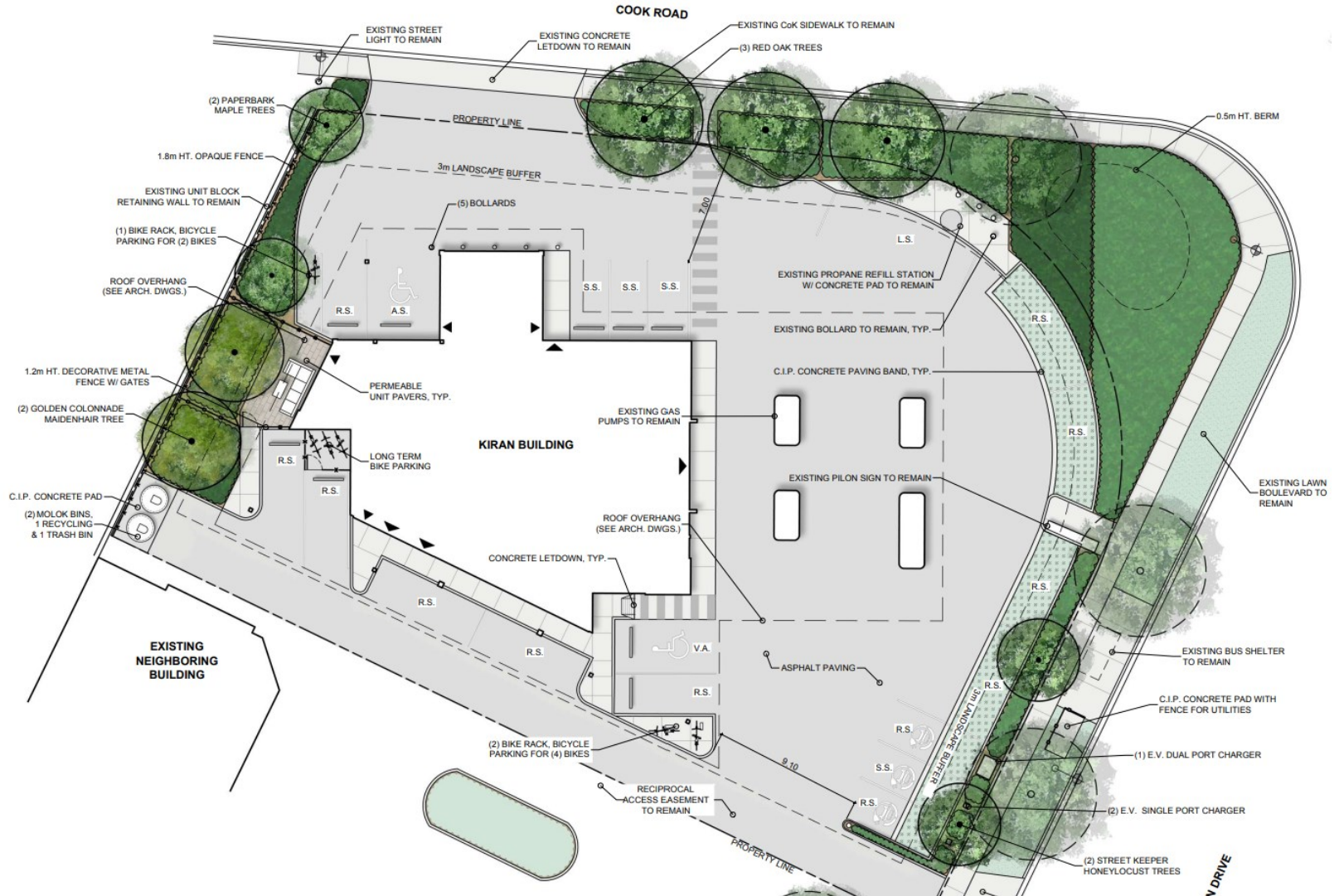
City of Kelowna

Renderings – South Elevation



City of Kelowna

Landscape Plan



City of Kelowna

Staff Recommendation

- ▶ Staff are recommending support for the Development Permit
 - ▶ Consistent with OCP Design Guidelines



Conclusion of Staff Remarks