

1605 Gordon Drive, Kelowna, BC
 Public Consultation Report – Spring, 2022
Application # Z22-0020, DP22-0063, DVP22-0064, TA22-0004

Introduction

PC Urban has submitted the above-noted applications to the City of Kelowna for the development of a 192 market-rental residential project at 1605 Gordon Drive. The following is a summary of the public consultation activities that were undertaken in support of the application during the period of April-June, 2022.

Copies of all display materials, neighbourhood notification materials and public comments are attached to this summary report.

One-on-One Neighbourhood Meetings:

In late April and early May, 2022 PC Urban completed an introductory neighbourhood ‘walk around’ – in order to introduce the project, to ensure that immediate neighbours were informed on details of the application and had an opportunity to ask questions and understand the opportunities for providing input in conjunction with the public approvals process. Where neighbours were not available, copies of a project information sheet and an introductory letter were left behind. Follow up meetings were offered for any neighbours who voiced concerns. To date, the team has received no email or telephone inquiries.

Neighbourhood Stakeholder	Action
Centennial Place Neighbours 1101, 1121, 1131, 1141, 1151, 1102, 1122, 1132, 1142, 1148	All addresses door-knocked. Neighbour letters delivered. Several conversations yielded no concerns and mostly ‘thanks’ for letting me know. One neighbour questioned loss of daycare. One immediate neighbour indicated he would probably sell.
Accent Inn Property - 1140 Gordon 1070/1080 Harvey (Hotel)	PCU team in dialogue. Project information, neighbour letter delivered to Michael (GM).
Royal Oak Apartments – 1610 Gordon	Project information and letter delivered by mail to 3 resident representatives on behalf of all owners.
Mediterranean Market - 1570 Gordon	Project information sheet, neighbourhood letter delivered in person.
Retail/Residential – 1115/1125 Bernard	Project information, neighbour letter delivered by mail to building manager, retail tenants.
1075 Bernard Apartments	Project information, neighbour letter delivered to each unit. Conversations with 3 residents.
1100 Lawrence (Legacy Tower – retail) Legacy Tower (Residential)	Project information delivered to each business. Project information sent electronically to building manager (Associated Property Management). PC Urban in dialogue with building owner.
1153 Bernard – Rochana Place Residences	All units door-knocked. Project information/letter delivered to all units. Conversations with 3 residents, (no interest/concern).
Building Blocks Daycare	PCU team discussing plans, timelines, impacts.

Public information Session:

in compliance with the City of Kelowna policy, on June 2nd, the project team hosted a 2-hour Public Information Meeting (PIM) to share development plans with the neighbourhood/community and to gain feedback on the proposal.

Date: Thursday, June 2nd, 2022

Time: 4:00 – 6:00pm

Location: First Baptist Church, 1309 Bernard Avenue, Kelowna, B.C

Notification:

The Public Information Session was advertised to the community by mail out (delivered to 2,912 recipients, extending approximately 250m from the site perimeter) and a newspaper advertisement placed in the Kelowna Capital News per the City's policy.

Project Information:

PC Urban displayed 12 project boards (copies attached) with all relevant project information, including details of proposed variances. A project information 'hand out' was also available to all attendees.

Attendance & Feedback:

Attendance at the meeting was sparse with 13 people attending (11 registered at the sign-in table). The Public Information Meeting followed an informal format, with 12 display boards positioned around the room, and 4 members of the project team available to speak to the material and answer questions. Comment sheets were made available and participants were encouraged to privately record their feedback on the proposal.

Comment Cards:

A total of one (1) comment card was completed and submitted, with the following feedback:

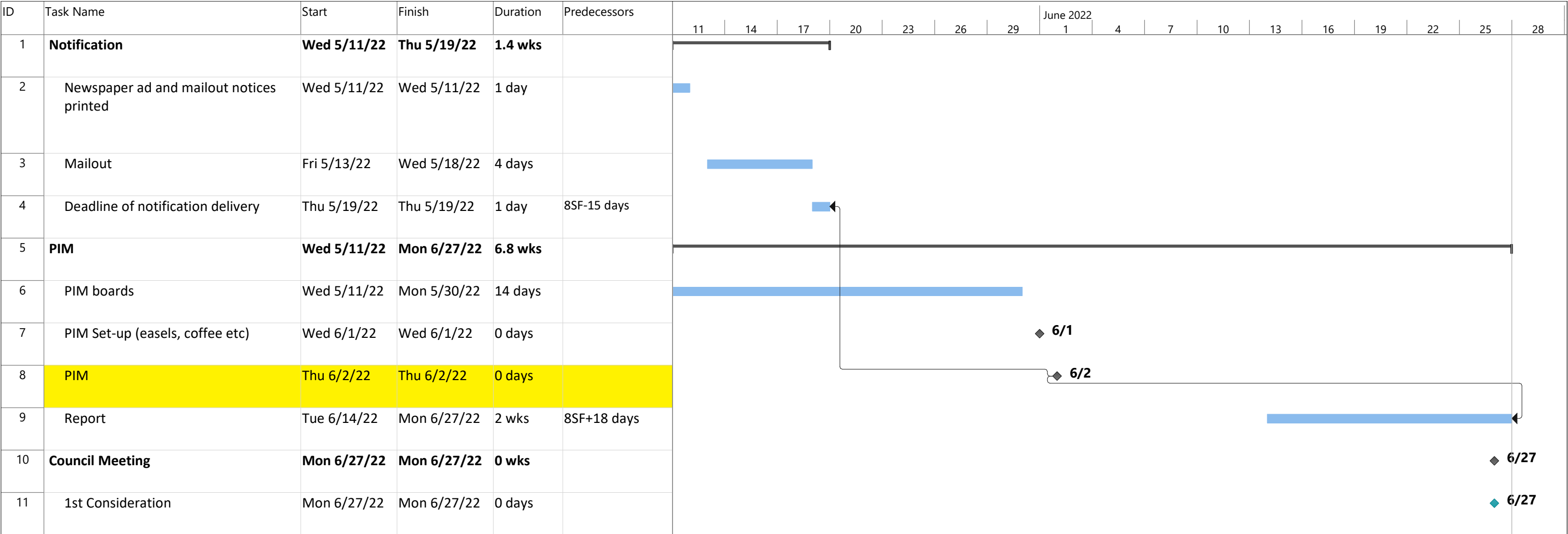
"Excellent project. Don't want to see downgrading of amenities at time of DVP and DP. Love the idea of solar, daycare, carsharing and EV."

Next Steps

PC Urban will provide additional project information to immediate neighbours as required by policy and will continue to respond to questions and concerns from the neighbourhood and the community through the approvals process.

Attachments

1. Consultation Timeline
2. Neighbourhood Letter (delivered by hand and by mail)
3. Project Information 'Handout'
4. Public Information Meeting – Kelowna Capital News Advertisement
5. Public Information Meeting – Neighbourhood Notification (delivered by mail)
6. Public Information Meeting – Information Display Boards (June 2, 2022)
7. Public Information Meeting – Sign-In Sheets, Comment Card (1 received)



Dear Neighbour,

We dropped by to connect in person! Sorry we missed you.

The PC Urban planning team was in the area earlier today hoping to meet you and to provide you with information regarding our application to the City of Kelowna for the property at 1605 Gordon Drive (southeast corner of Lawrence and Gordon). We are proposing to zone the property to create a 192-unit, rental-residential project - with 1-, 2- and 3-bedroom suites suitable for families, professionals, and seniors. The project will also accommodate a new secured daycare facility onsite.

Our development application has been submitted to the City of Kelowna and we will be hosting a Public Information Meeting later in May which we hope you can attend. More information will be sent to the neighbourhood when the date is confirmed.

In the meantime, additional project information is available at www.pcurban.ca or through the City of Kelowna website. If you cannot attend the Public Information Meeting and/or have feedback or questions, please contact us directly at mary.lapointe@telus.net or landuseplanning@shaw.ca. We would be pleased to arrange a time to meet with you.

Best regards,

On behalf of PC Urban

Mary Lapointe/Kim McKechnie





PC Urban is working to bring 192 rental homes and a secured daycare facility for families to Kelowna at 1605 Gordon Drive

New Rental Housing -

- Provides 192 units of much needed **market-rental housing** in a central, walkable location.
- Provides a range of housing types, including 1, 2 & 3-bedroom homes and 9 at-grade townhomes — suitable for **families, professionals and seniors**.
- 20% of units will be **adaptable units**.

Transportation & Accessibility -

- Located on a **transit route**.
- Parking provided in excess of bylaw.
- **Car share** services and memberships provided (MODO).
- **Walkable/accessible** to local shops & services.
- Excellent bicycle amenities, including repair station, wash station, secured storage.
- 20, Level 2 **EV chargers provided**; 100% of stalls roughed-in for additional EV.

Additional Amenities -

- **Indoor amenities** include gym, party room, co-working space. **Outdoor amenities** include urban agriculture, BBQ areas, children's play equipment, oversized dog-run.
- **Green building**: solar panels, electric vehicle chargers, Step Code 3 compliant.
- **Public art** proposed for Gordon & Lawrence.



Application Information –

Proposed Land Use Designation is consistent with the 2040 Official Community Plan. The application has been submitted to the City with a request for minor variances regarding setbacks and site coverage.

Project Milestones -

- **March 2022:** Rezoning application submitted to City of Kelowna. The application is under review.
- **June 2022:** Public Information Meeting – June 2, 2022 at the First Baptist Church
- **September 2022:** Early Input Council Meeting (initial consideration of the bylaw). Date TBD.
- **December 2022:** Approval by Staff and Council (estimated)

PC Urban has already completed *The Lodges* on Clement Ave and has nearly 500 rental homes completed across BC.

For more information, please visit
www.pcurban.ca

1605 GORDON DRIVE, KELOWNA, BC

UPCOMING PUBLIC INFORMATION SESSION

Notice of Rezoning, Development Permit & Development
Variance Permit Applications.
Mixed-Use Rental Residential Project.



PUBLIC INFORMATION MEETING DETAILS

Date: Thursday, June 2nd

Time: 4:00pm - 6:00pm

Location: First Baptist Church - 1309 Bernard Avenue

The public is invited to view project information and provide feedback at an upcoming Public Information Session for our application to create a mixed-used rental project at 1605 Gordon Drive in Kelowna.

The proposal requires rezoning from the current C4 - Urban Centre Commercial Zone to CA1r - Core Area Mixed Use Rental Only Zone to accommodate approximately 192 units of market rental residential suites and a 3,645 square foot ground-floor daycare facility. The proposal also requires Development Permit and Development Variance Permit approvals.

FOR MORE INFORMATION, PLEASE CONTACT:

Developer

Chris Karu

ckaru@pcurban.ca

City of Kelowna File Manager

Trisa Atwood

tatwood@kelowna.ca

pcurban
property re-imagined™

1605 GORDON DRIVE, KELOWNA, BC

UPCOMING PUBLIC INFORMATION SESSION

Notice of Rezoning, Development Permit & Development
Variance Permit Applications.
Mixed-Use Rental Residential Project.



PUBLIC INFORMATION MEETING DETAILS

Date: Thursday, June 2nd

Time: 4:00pm - 6:00pm

Location: First Baptist Church- 1309 Bernard Avenue

The public is invited to view project information and provide feedback at an upcoming Public Information Session for our application to create a mixed-use rental project at 1605 Gordon Drive in Kelowna.

The proposal requires rezoning from the current C4 - Urban Centre Commercial Zone to CA1r - Core Area Mixed Use Rental Only Zone to accommodate approximately 192 units of market rental residential suites and a 3,645 square foot ground-floor daycare facility. The proposal also requires Development Permit and Development Variance Permit approvals.

FOR MORE INFORMATION, PLEASE CONTACT:

Developer

Chris Karu

ckaru@pcurban.ca

City of Kelowna File Manager

Trisa Atwood

tatwood@kelowna.ca

PC Urban is a Vancouver-based real estate development and investment company. The PC Urban team is a multidisciplinary group of dedicated individuals focused on maximizing unrealized potential for our clients, for our communities and for the properties we re-imagine. PC Urban has developed over \$2.1 billion of projects across all asset classes. We currently have 2.4 million square feet of space under development including 891 residential units.



Welcome!



Thank you for attending our Public Information Meeting for Gordon Drive!

This meeting is an opportunity to introduce our proposal and gain insight from the community. Please take a moment to complete a comment card and share your thoughts with the project team.

Thank you!



1605 Gordon Drive, Kelowna - Public Information Meeting
Thursday, June 2nd 2022

The Proposal

PC Urban is proposing **192 secured, market rental homes** in a 6-storey, woodframe building over a two-level underground parkade located at 1605 Gordon Drive. The project is mixed-use and will include a new 3,645 sf daycare at the corner of Gordon Drive and Lawrence Avenue.

PROJECT STATISTICS	
Site Area	64,229 sf
Gross Floor Area	186,192 sf
Height	6-storey
Density	2.34 FSR

UNIT BREAKDOWN	
Number of Homes 192 Secured Market Rental	
Studios	0 (0%)
1 Bedrooms (avg size 600sf)	91 (47%)
2 Bedrooms (avg size 825sf incl. townhomes)	72 (38%)
3 Bedrooms (avg size 1085sf incl. townhomes)	29 (15%)
Total Family-Oriented Homes	
	101 (53%)

PARKING	
Vehicle Parking	Residential – 185 proposed (165 required) Visitor – 28 proposed (27 required) Daycare – 7 proposed (4 required) Modo Car Share – 1 proposed (0 required)
Bicycle Parking	164 proposed (148 required)



PROJECT VARIANCES – CAT1 Zone	
Item	Required
Minimum Setbacks	Front (Gordon): 2.0m Side (East): 6.0m
Site Coverage	85%
	Proposed
	1.1m 4.4m 87%



1605 Gordon Drive, Kelowna - Public Information Meeting
Thursday, June 2nd 2022

The Team



PC Urban Properties Corp. - Developer

PC Urban is a Vancouver-based real estate development and investment company, specializing in re-imagining commercial and residential properties that have untapped potential.



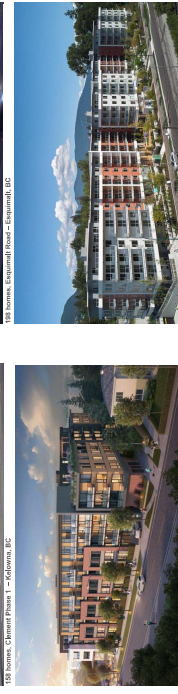
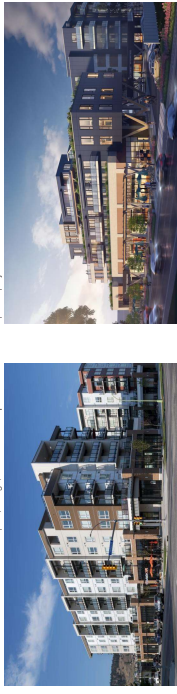
Integra Architecture Inc. - Architect

Integra Architecture is an award-winning, architectural firm based in Vancouver, BC, and is committed to the development of innovative as well as functional architectural solutions that give regard to the local community.



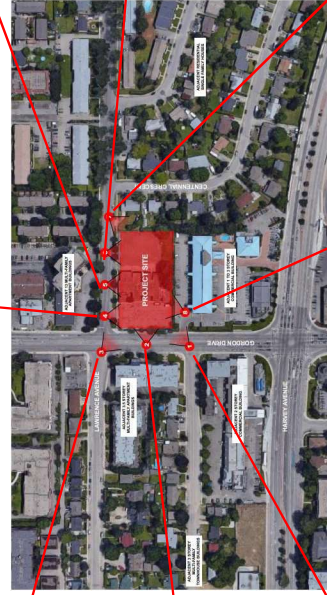
VDZ+A - Landscape Architects

VDZ+A is a team committed to improving public spaces for communities across North America. VDZ+A works with leading developers to masterplan, design, and realize complex mixed-use development projects across British Columbia.



1605 Gordon Drive, Kelowna - Public Information Meeting
Thursday, June 2nd 2022

Area Context



1605 Gordon Drive, Kelowna - Public Information Meeting
Thursday, June 2nd 2022

Building Form and Character - Gordon & Lawrence



pcurban
property reimagined™

1605 Gordon Drive, Kelowna - Public Information Meeting
Thursday, June 2nd 2022

Building Form and Character - Gordon Drive



pcurban
property reimagined™

1605 Gordon Drive, Kelowna - Public Information Meeting
Thursday, June 2nd 2022

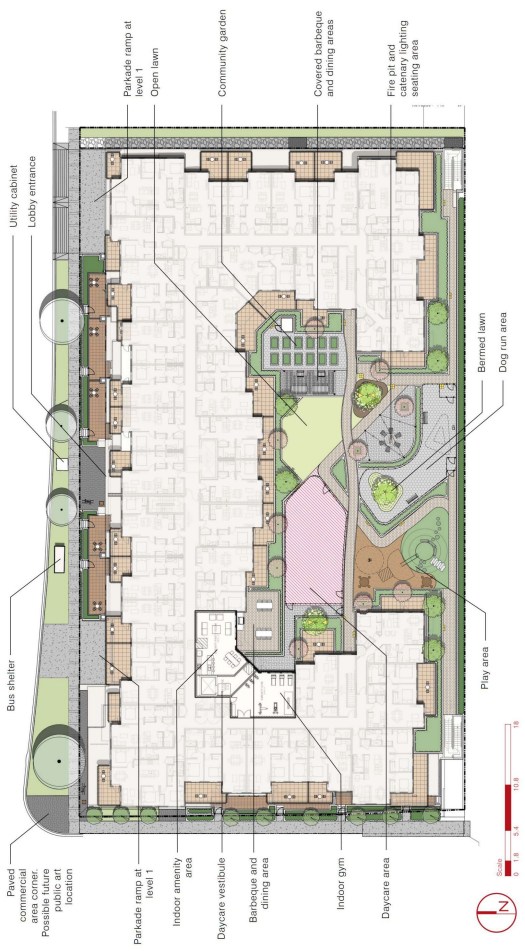
Building Form and Character — Podium Courtyard



pcurban
property reimagined™

1605 Gordon Drive, Kelowna - Public Information Meeting
Thursday, June 2nd 2022

Landscape Plan



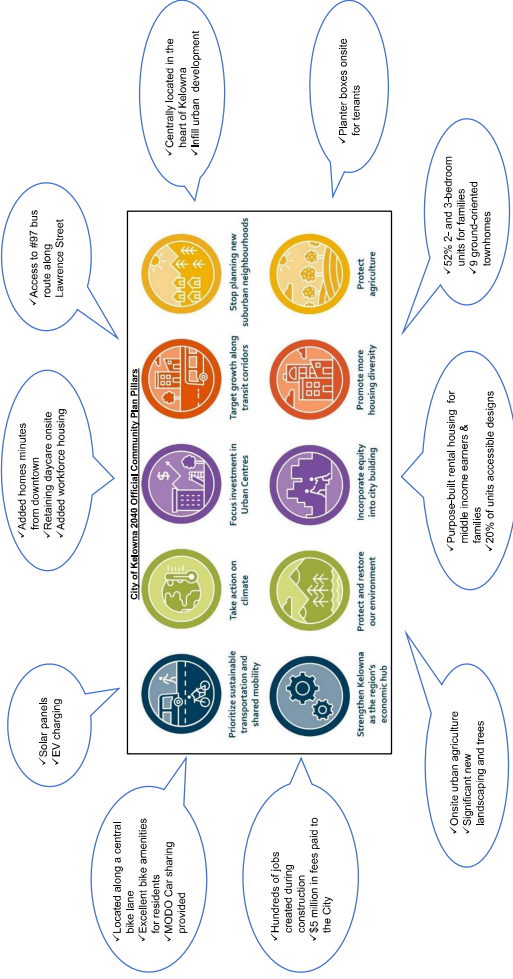
pcurban
property reimagined™

1605 Gordon Drive, Kelowna - Public Information Meeting
Thursday, June 2nd 2022

Landscape Plan



Community Benefits



Material Board



Next Steps

We Are Here



Thank you for attending our Open House!

Your feedback, insights and ideas are important to us. Please take a moment to fill out a comment card to share your feedback with the project team.

When you are finished, please return your comment card to the registration table.

June 2, 2022 @ 4:00 – 6:00 pm

[illegible]

June 2, 2022 @ 4:00 – 6:00 pm

[illegible]

Please provide any comments or feedback:

- Excellent project.
- Do not want to see downgrading of amenities @ time of DVP and DP.
- Love the idea of solar, day care, car sharing & EV.

Contact Information:

Name	LINDA CLARK.
Address or Neighbourhood	1424 Bankhead
Phone	250 763-8081
E-mail	lcbosch@telus.net

May we contact you with future updates on this proposal?

☒ Yes ☐ No

Please return your comment sheet to the Public Information Meeting registration table or by e-mail to ckaru@pcurban.ca by June 16th, 2022

THANK YOU!