

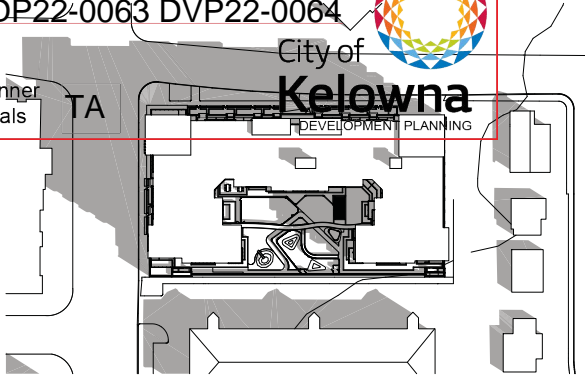
# ATTACHMENT C

This forms part of application  
# DP22-0063 DVP22-0064

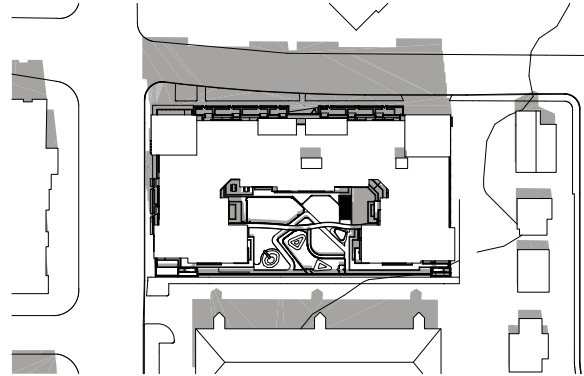


Planner  
Initials  
TA

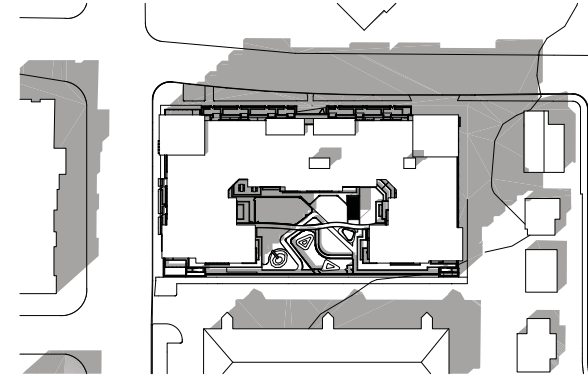
City of  
**Kelowna**  
DEVELOPMENT PLANNING



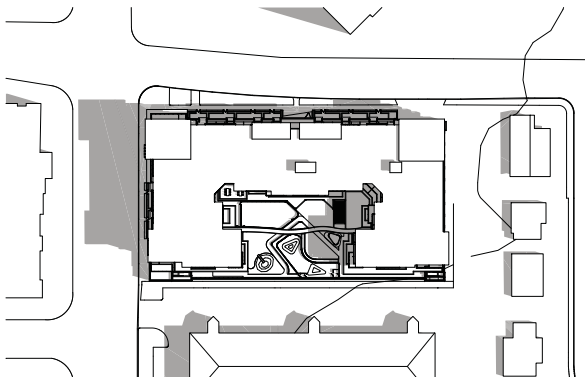
1 March 21st @ 09:00  
1/64" = 1'-0"



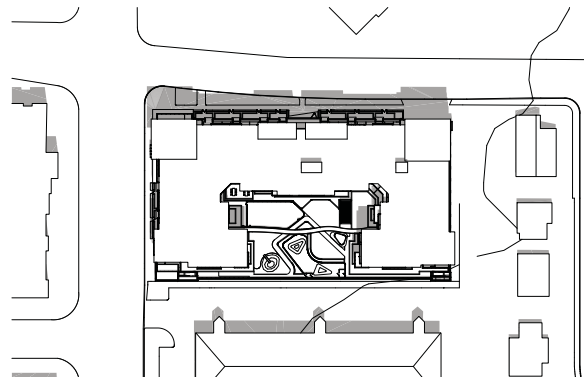
2 March 21st @ 12:00  
1/64" = 1'-0"



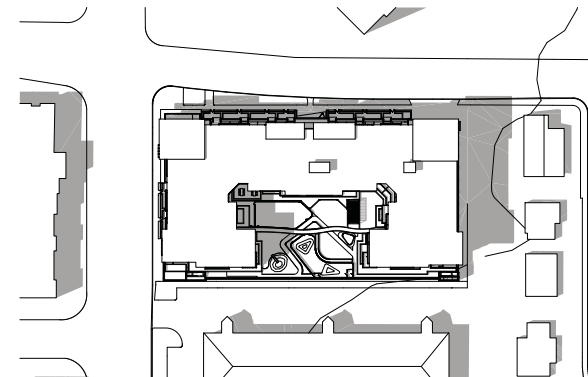
3 March 21st @ 15:00  
1/64" = 1'-0"



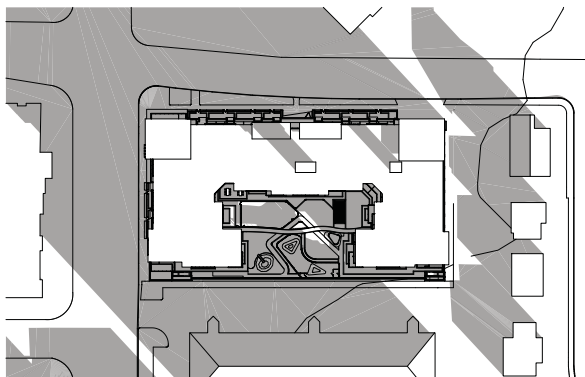
4 June 21st @ 9:00  
1/64" = 1'-0"



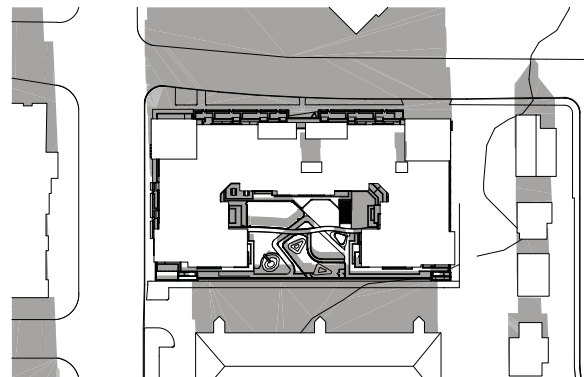
5 June 21st @ 12:00  
1/64" = 1'-0"



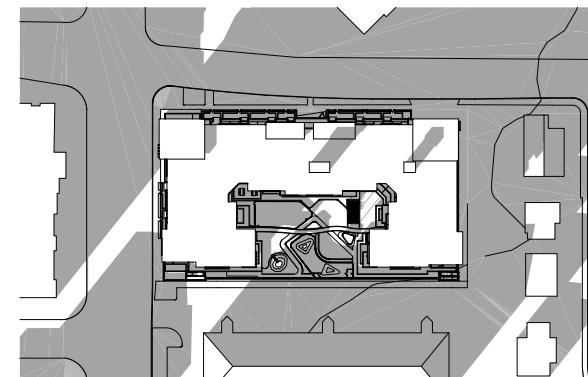
6 June 21st @ 15:00  
1/64" = 1'-0"



7 December 21st @ 9:00  
1/64" = 1'-0"



8 December 21st @ 12:00  
1/64" = 1'-0"



9 December 21st @ 15:00  
1/64" = 1'-0"



**Integra**  
ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND ALL RIGHTS RESERVED THE EXCLUSIVE PROPERTY OF INTEGRAL ARCHITECTURE INC. AND CANNOT BE REPRODUCED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



[CLIENT]

PC Urban

[PROJECT]

Gordon Rental

1835 Gordon Drive  
Kelowna, BC

[STYLE]

Shadow Study

[PROJECT]

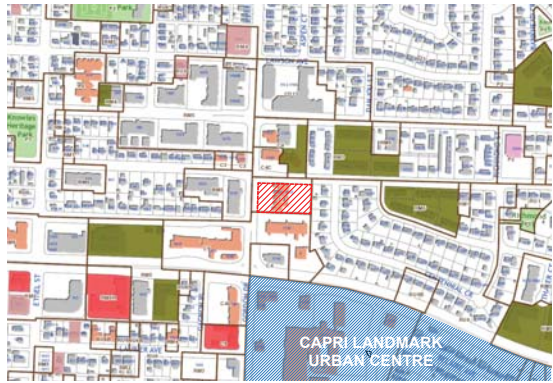
Not To Scale [SCALE]

June 6, 2022 [DATE]

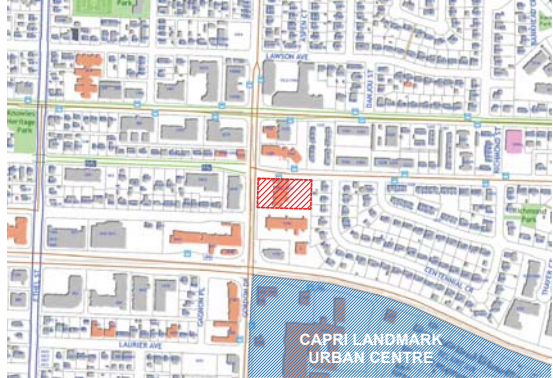
DP Resubmission [ISSUE]

[DRAWING]

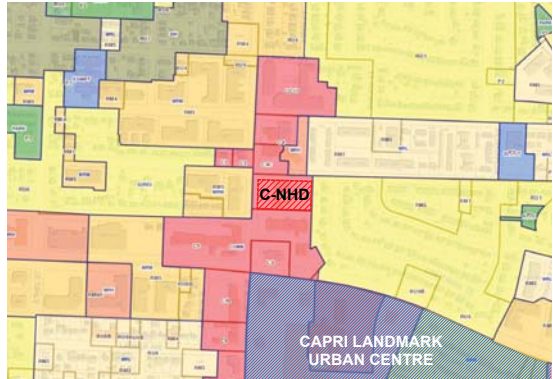
**A-8.200**



**EXISTING ZONING - C4 URBAN CENTRE COMMERCIAL**



**TRANSPORTATION - TRANSIT ROUTES**



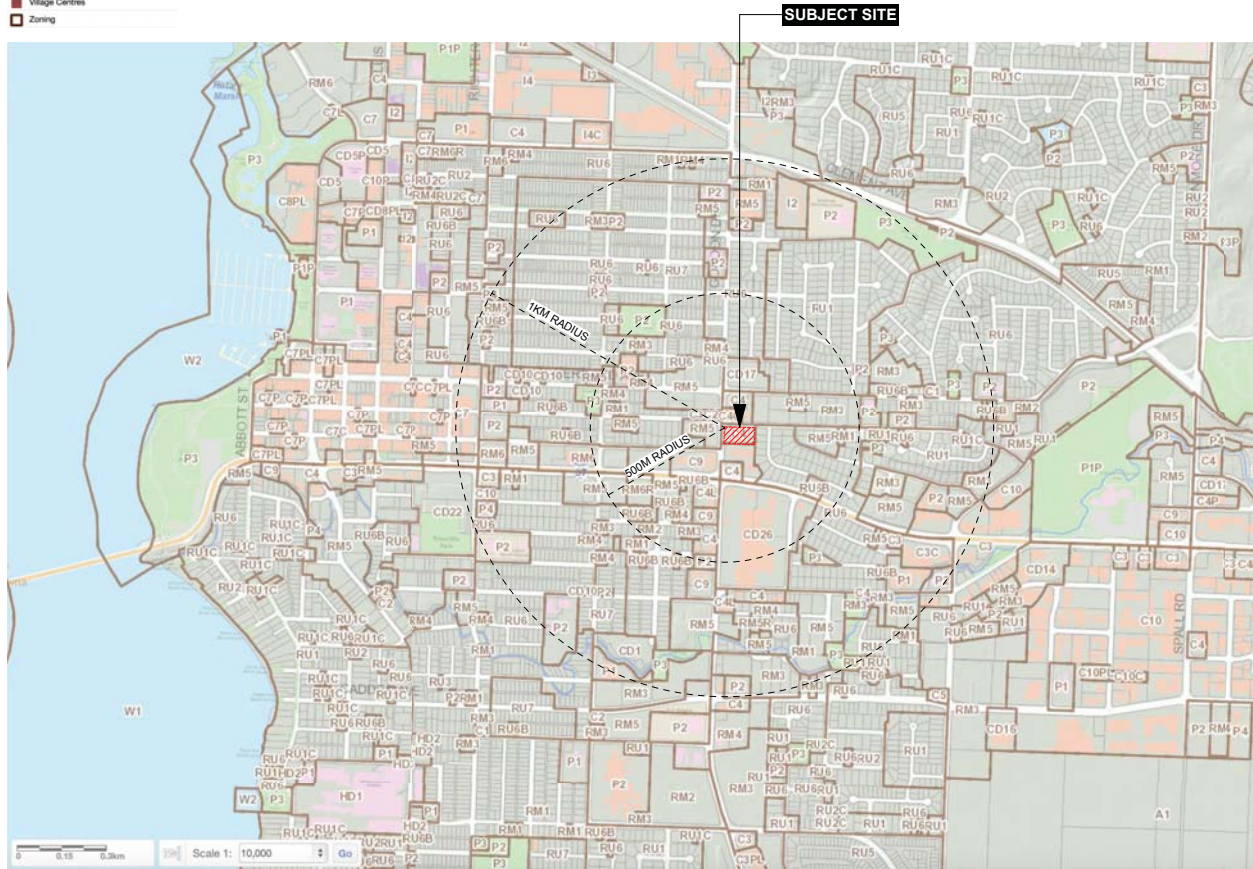
**OCP GUIDELINES - FUTURE ZONING & LAND USE**

**PROPOSED: CA1-R Core Area (Neighbourhood)**

1.8 FSR (BASE DENSITY)  
 + 0.25 PUBLIC AMENITY & STREETScape BONUS  
 + 0.30 RENTAL OR AFFORDABLE HOUSING BONUS  
 MAX. HEIGHT 6 STOREY (22M)

**EXISTING: C4 URBAN CENTRE COMMERCIAL**

1.3 FSR (BASE DENSITY)  
 + 0.2 FSR BONUS WHEN PARKING SCREENED FROM VIEW  
 + 0.2 FSR BONUS FOR 5-6 STOREY BUILDINGS  
 MAX. HEIGHT 4 STOREY  
 + EXCEPT MAX. HEIGHT 7 STOREY FOR MIXED-USE DEVELOPMENTS IN URBAN CENTRES WITH PUBLIC BENEFITS



**EXISTING ZONING OF CITY CENTRE**



**Integra**  
 ARCHITECTURE INC.

2330-200 Granville Street  
 Vancouver, BC, V6C 1S4  
 www.integra-arch.com  
 Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND IF ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRAL ARCHITECTURE INC. AND CANNOT BE REPRODUCED OR USED WITHOUT THE ARCHITECT'S CONSENT.

(PROJECT TEAM)



(CLIENT)

**PC Urban**

(PROJECT)

**Gordon Rental**

1835 Gordon Drive  
 Kelowna, BC

(STYLE)

**Zoning OCP**

(PROJECT)

**21550**

(SCALE)

**June 6, 2022**

(DATE)

**DP Resubmission**

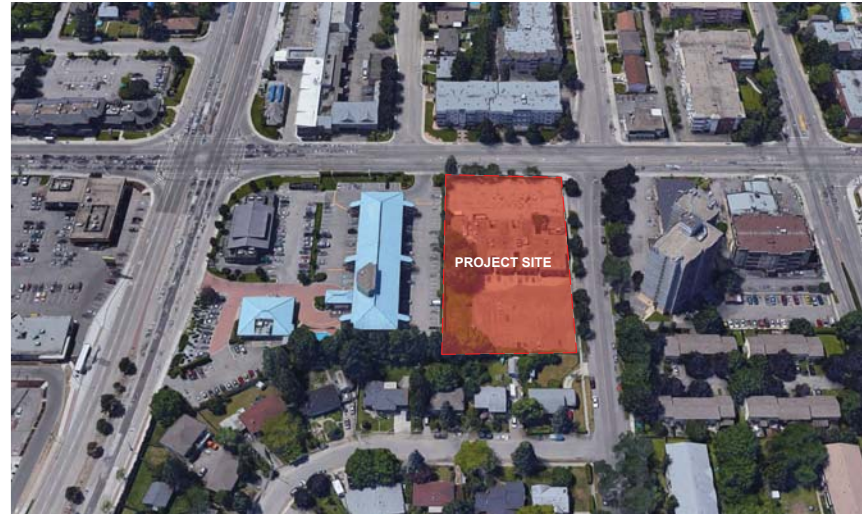
(ISSUE)

(DRAWING)

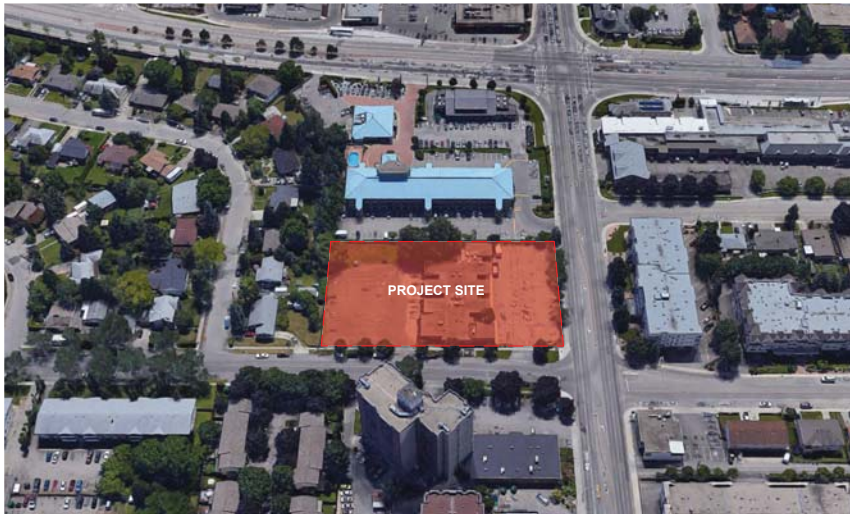
**A-0.200**



① North Aerial Perspective of Site  
NOT TO SCALE



② West Aerial Perspective of Site  
NOT TO SCALE



③ South Aerial Perspective of Site  
NOT TO SCALE



④ East Aerial Perspective of Site  
NOT TO SCALE



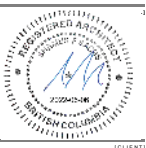
**Integra**

ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND IF ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

\_\_\_\_\_  
[PROJECT TEAM]



\_\_\_\_\_  
[CLIENT]

**PC Urban**  
\_\_\_\_\_  
[PROJECT]

**Gordon Rental**  
1835 Gordon Drive  
Kelowna, BC  
\_\_\_\_\_  
[STYLE]

**Site Context -  
Aerial Perspective**

21550  
\_\_\_\_\_  
[PROJECT]

Not To Scale  
\_\_\_\_\_  
[SCALE]

June 6, 2022  
\_\_\_\_\_  
[DATE]

DP Resubmission  
\_\_\_\_\_  
[ISSUE]

\_\_\_\_\_  
[DRAWING]

**A-0.300**



1 VIEW FROM GORDON DR



2 VIEW FROM GORDON DR



3 VIEW FROM GORDON DR + LAWRENCE AVE INTERSECTION



5 VIEW FROM LAWRENCE AVE



7 VIEW FROM LAWRENCE AVE



4 VIEW OF CORNER FROM LAWRENCE AVE



6 VIEW FROM LAWRENCE AVE



8 VIEW FROM ADJACENT PARKING LOT



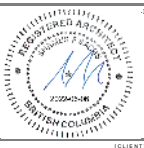
**Integra**

ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND IF ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRAL ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



[CLIENT]

PC Urban

[PROJECT]

**Gordon Rental**

1835 Gordon Drive  
Kelowna, BC

[STYLE]

**Site Context -  
Street View  
Photos**

[PROJECT]

21550

[SCALE]

June 6, 2022

[DATE]

DP Resubmission

[ISSUE]

[DRAWING]

**A-0.400**



**COURTYARD**  
COMMUNAL COURTYARD + GREEN SPACE + PLANTER BOXES



**SITING**

This project is situated along a busy transit corridor, bordering a quite residential neighbourhood to the east, commercial uses to the south and mixed use with high density to the north. The site offers an opportunity to integrate these uses, offering a middle ground of density and height to transition the scale between all three neighbours.

**COMMERCIAL FRONTING GORDON**

Providing appropriately sized CRU spaces fronting Gordon drive, the project articulates the pedestrian realm by framing the CRU entries with a strong rhythm of brick and glass canopies. Vertical brick elements are brought up the west building facade to tie in the residential volume into the commercial base. The prominent corner of Gordon Dr and Lawrence Ave is celebrated both at the commercial and residential levels. Framed with the warmth of wood, this commercial space has high value frontage and signage opportunities. Wrap around corner balconies above provide ample outdoor space for the larger 3 bedroom units with the popped roof line accentuating the corner.

**PEDESTRIAN FRIENDLY ON LAWRENCE**

Along the Lawrence Ave Street frontage a number of service entries are discretely tucked away to expose the maximum number of residential ground orientated townhomes. Centrally located two story lobby clearly landmarks the residential entrance, containing Canada post, parcel services, rental office and access direct to the parkade. The wood frame building above is set back from the Townhome frontage to provide a softened volumetric experience, the main building roof line is broken and raised above the lobby, mimicking the corners of the building, and assisting in breaking down the length of the building whilst also identifying the lobby location.

**AMENITY SPACES**

At the podium courtyard level a diverse variety of outdoor and indoor amenity facilities are available, varying soft landscaping has been used to delineate spaces and obscure sight lines. Seating, communal gathering spaces, work out areas, children's play areas and a mini dog park are some of the many facilities provided.

**ARCHITECTURE + MATERIAL**

Architecturally, the west coast material palette has been kept muted, with the use of soft and warm greys, whites, accented with warm wood appearing materials. The use of high value materials such as brick and polished concrete have been kept to commercial and residential touch points.



**COMMERCIAL SPACE**  
GROUND LEVEL COMMERCIAL SPACES ON GORDON DRIVE



**STREET PRESENCE**  
PRIVATE TOWNHOME ENTRANCES + GROUND LEVEL PARKADE



**BUILDING FORM**  
GENEROUS BALCONIES + WEST COAST MODERN STYLE + NATURAL MATERIALS



**Integra**  
ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND ALL RIGHTS RESERVED THE EXCLUSIVE PROPERTY OF INTEGRARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



[CLIENT]

**PC Urban**

[PROJECT]

**Gordon Rental**

1835 Gordon Drive  
Kelowna, BC

[STYLE]

**Design Rationale + Precedents**

[PROJECT]

**21550**

[SCALE]

**June 6, 2022**

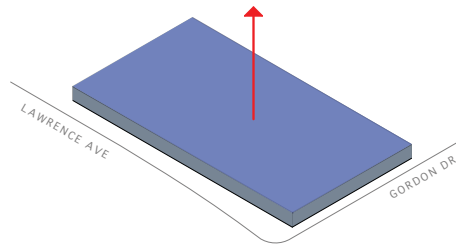
[DATE]

**DP Resubmission**

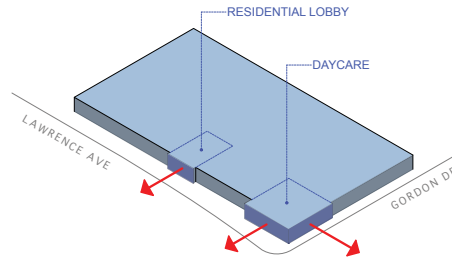
[ISSUE]

[DRAWING]

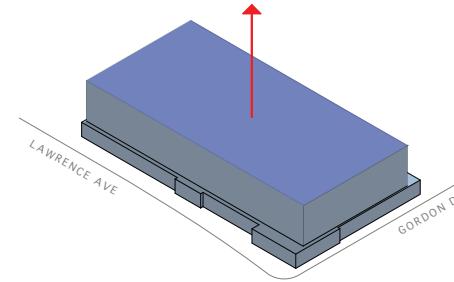
**A-0.500**



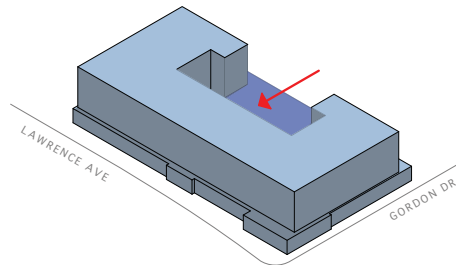
PODIUM



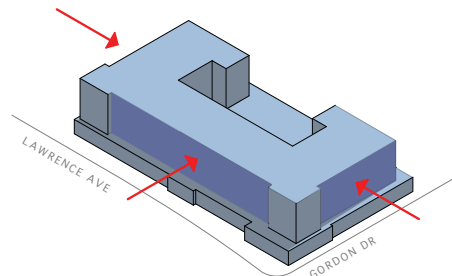
IDENTIFY LOBBY & DAYCARE,  
KEEP SETBACK FOR TOWNHOUSES



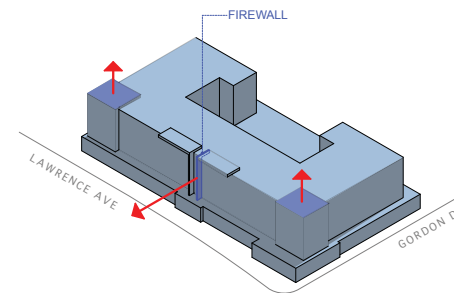
RESIDENTIAL  
ABOVE PODIUM



CREATE COURTYARD



CREATE PROMINENT CORNER  
BY INCREASE SETBACK



INTRODUCE VERTICAL BREAK  
AT FIREWALL



**Integra**  
ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND IF ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRAL ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

[PROJECT TEAM]



[CLIENT]

PC Urban

[PROJECT]

Gordon Rental

1835 Gordon Drive  
Kelowna, BC

[STYLE]

Massing Diagram

[PROJECT]

21550

[SCALE]

June 6, 2022

[DATE]

DP Resubmission

[ISSUE]

DP Resubmission

[DRAWING]

**A-0.510**



# Integra

ARCHITECTURE INC.

2330-200 Granville Street  
Vancouver, BC, V6C 1S4  
www.integra-arch.com  
Telephone: 604 688 4220

COPYRIGHT RESERVED. THIS DRAWING AND DESIGN IS AND IF ALL TIMES REMAINS THE EXCLUSIVE PROPERTY OF INTEGRAL ARCHITECTURE INC. AND CANNOT BE USED WITHOUT THE ARCHITECT'S CONSENT.

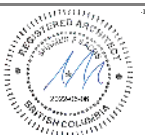
[PROJECT TEAM]



1 Street Elevation - Gordon Drive  
SCALE: 1/32" = 1'-0"



2 Street Elevation - Lawrence Avenue  
SCALE: 1/32" = 1'-0"



[CLIENT]

PC Urban

[PROJECT]

Gordon Rental

1635 Gordon Drive  
Kelowna, BC

[STYLE]

Street Elevations

21550 [PROJECT]

1/32" = 1'-0" [SCALE]

June 6, 2022 [DATE]

DP Resubmission [ISSUE]

[DRAWING]

A-4.000