



City of  
Kelowna

DP22-0063 DVP22-0064  
1603-1615 Gordon Dr

Development Permit & Development Variance Permit



# Purpose

- ▶ To issue a Development Permit and Development Variance Permit for the form and character of Multiple Dwelling Housing and a Child Care Centre Major; with variances to minimum setbacks, minimum stepback, and site coverage.

# Development Process

Mar 10, 2022

Development Application Submitted



Staff Review & Circulation



June 2, 2022

Public Information Session



Nov 14, 2022

Reading Consideration



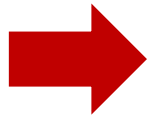
Mar 21, 2023

Final Reading & DP / DVP

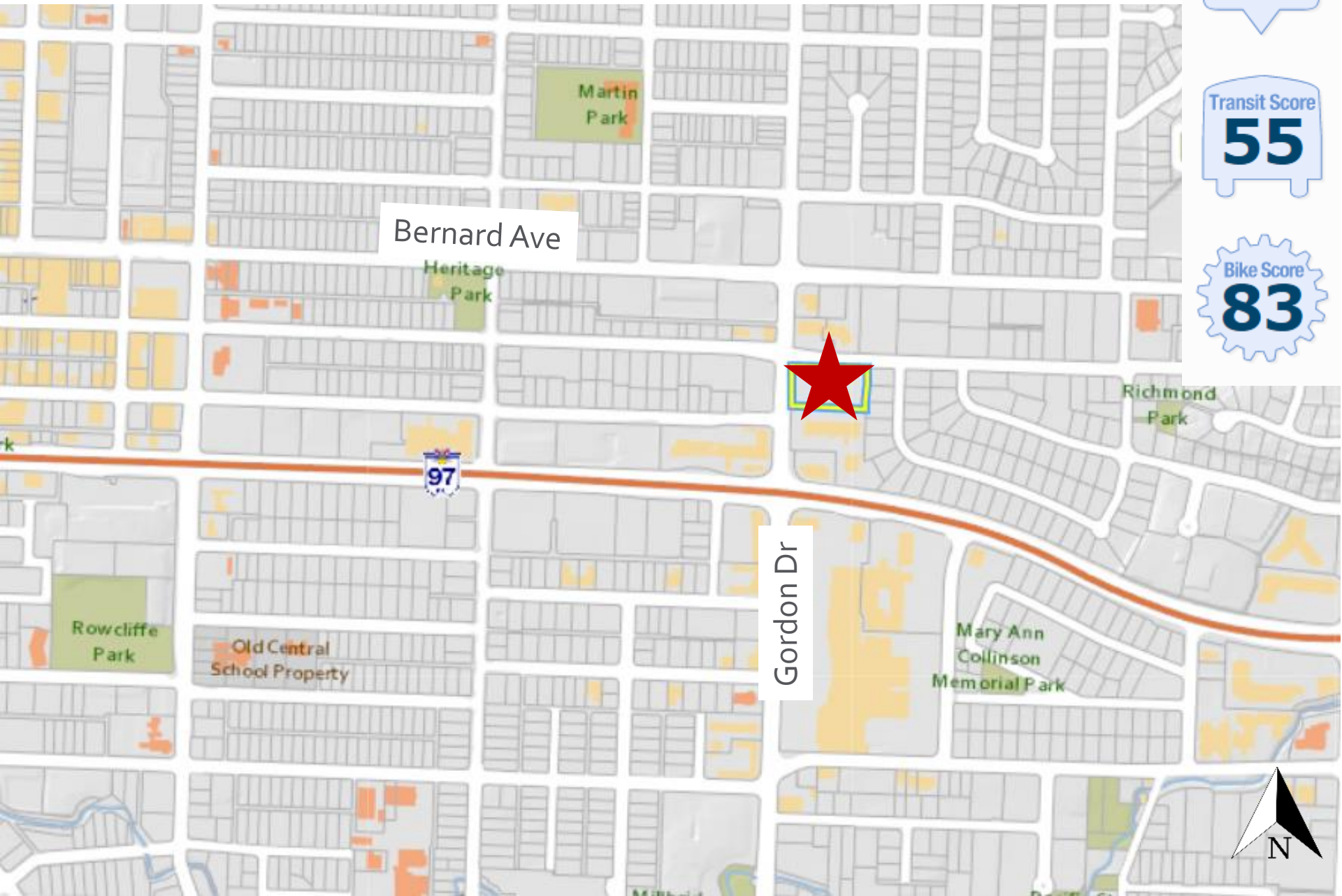


Building Permit

Council  
Approvals



# Context Map



Walk Score  
**82**

Transit Score  
**55**

Bike Score  
**83**





# Subject Property Map



# Technical Details

- ▶ CA1r – Core Area Mixed Use Rental Only
- ▶ 192 Rental Units
  - ▶ 27 three-bedroom units
  - ▶ 74 two-bedroom units
  - ▶ 91 one-bedroom units
- ▶ Child Care Centre Major (daycare) 353 m<sup>2</sup>
- ▶ 6 storeys in height
- ▶ 2 lower levels of parking
- ▶ 213 Parking Stalls (28 daycare/visitor)

# Variances

- ▶ Site Coverage
  - ▶ From 75% to 83.9% and 85% to 86.4%
- ▶ Front Yard & Flanking Yard Setback
  - ▶ From 2.0 m to 0.0 m
- ▶ Side Yard
  - ▶ From 3.0 m to 0.2 m
- ▶ Rear Yard Setback
  - ▶ From 6.0 m to 3.0 m
- ▶ Corner lot Triangular Setback

# Site Plan

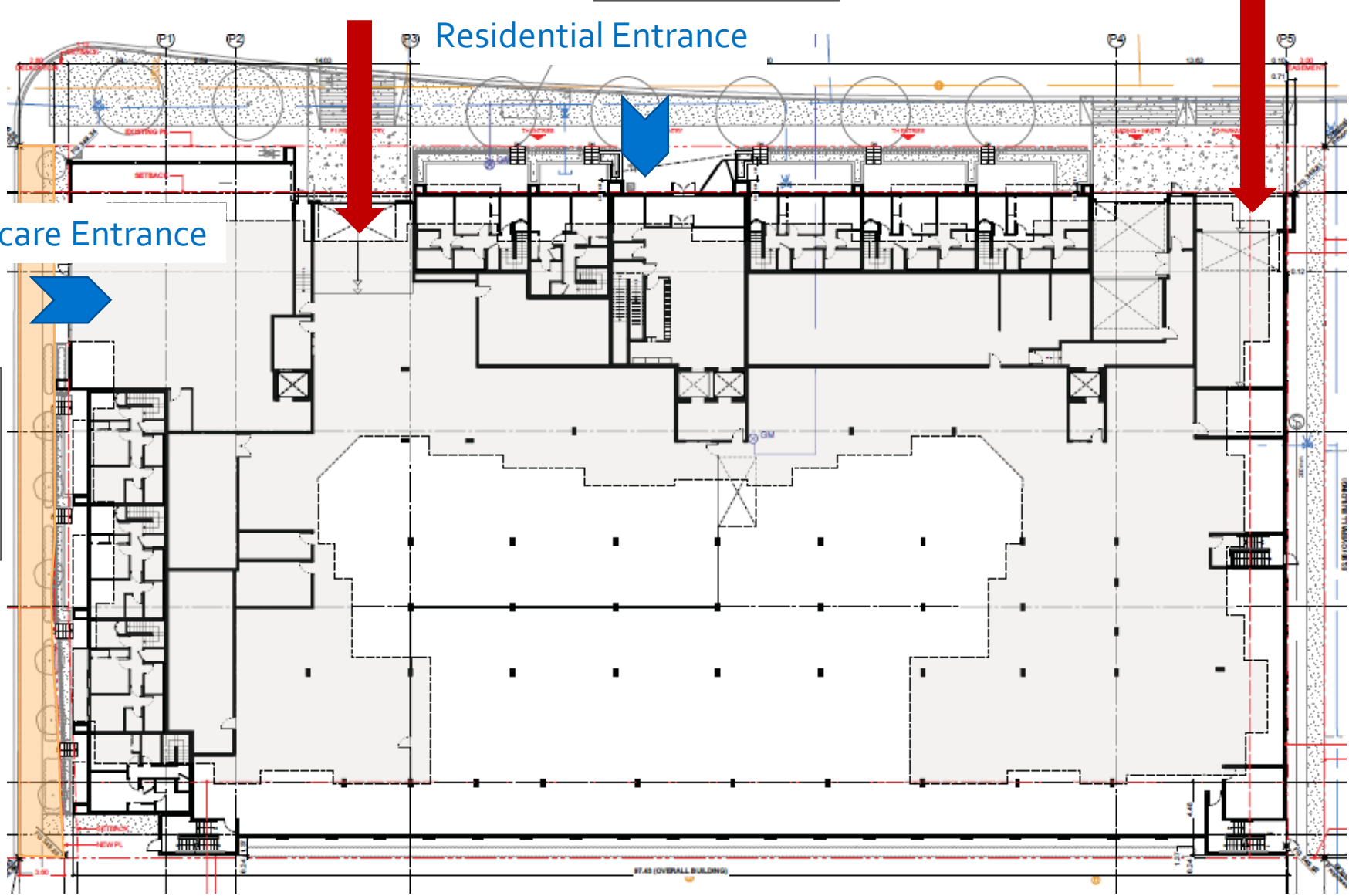


Lawrence Ave

Residential Entrance

Daycare Entrance

Gordon Dr



87.43 (OVERALL BUILDING)

65.16 (OVERALL BUILDING)



# Elevation – North (Lawrence Ave)

Building Stepback Variance (west)



# Elevation – South (Accent Inns)

Rear Yard Setback Variance (east)



# Elevation – West (Gordon Dr)



Flanking Yard Setback Variance (north)



# Elevation – East (Adjacent RU<sub>4</sub>)



Side Yard Setback Variance (south)

# Materials Board



**1.1** HARDIEPLANK LAP SIDING LIGHT GREY

**1.2** HARDIE-REVEAL PANEL WHITE

**1.3** HARDIE-REVEAL PANEL DARK GREY



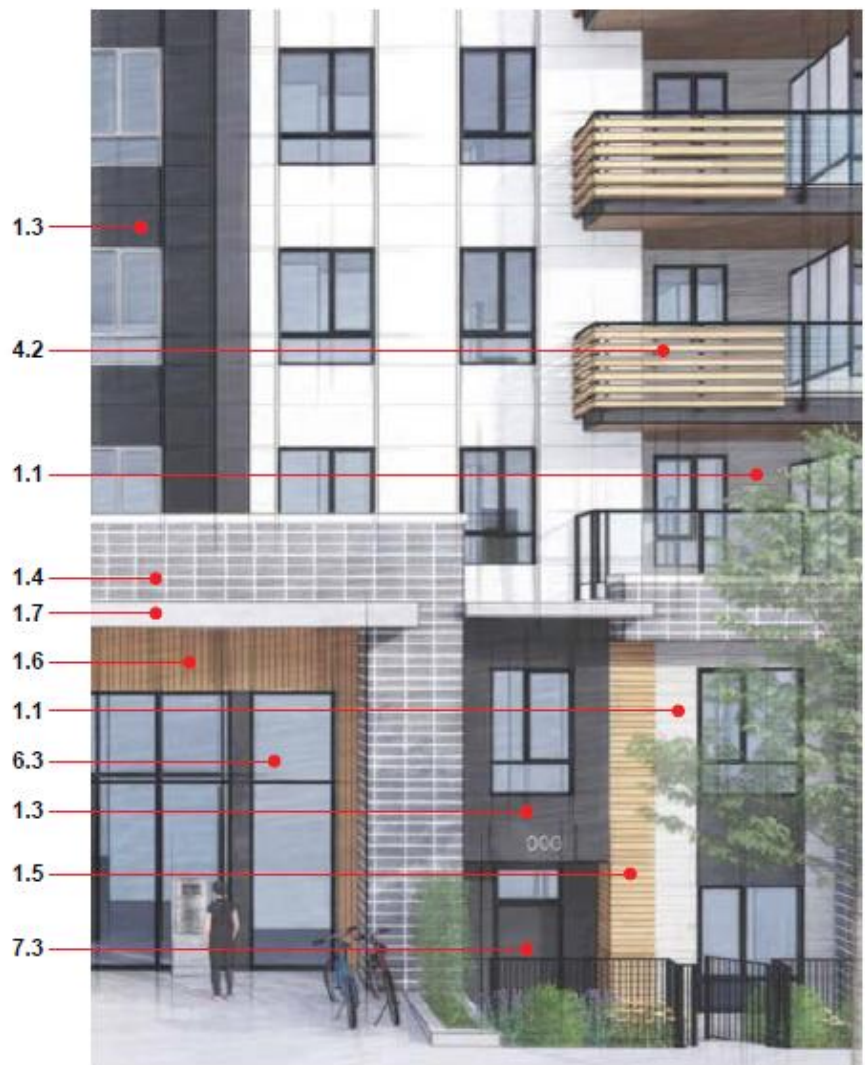
**1.5** HARDIE-PLANK LAP SIDING WOOD TEXTURE



**1.6** ALUMINUM LAP SIDING WOOD TEXTURE



**1.8** CEMENTIOUS SOFFIT PANEL WOOD TEXTURE



1.3

4.2

1.1

1.4

1.7

1.6

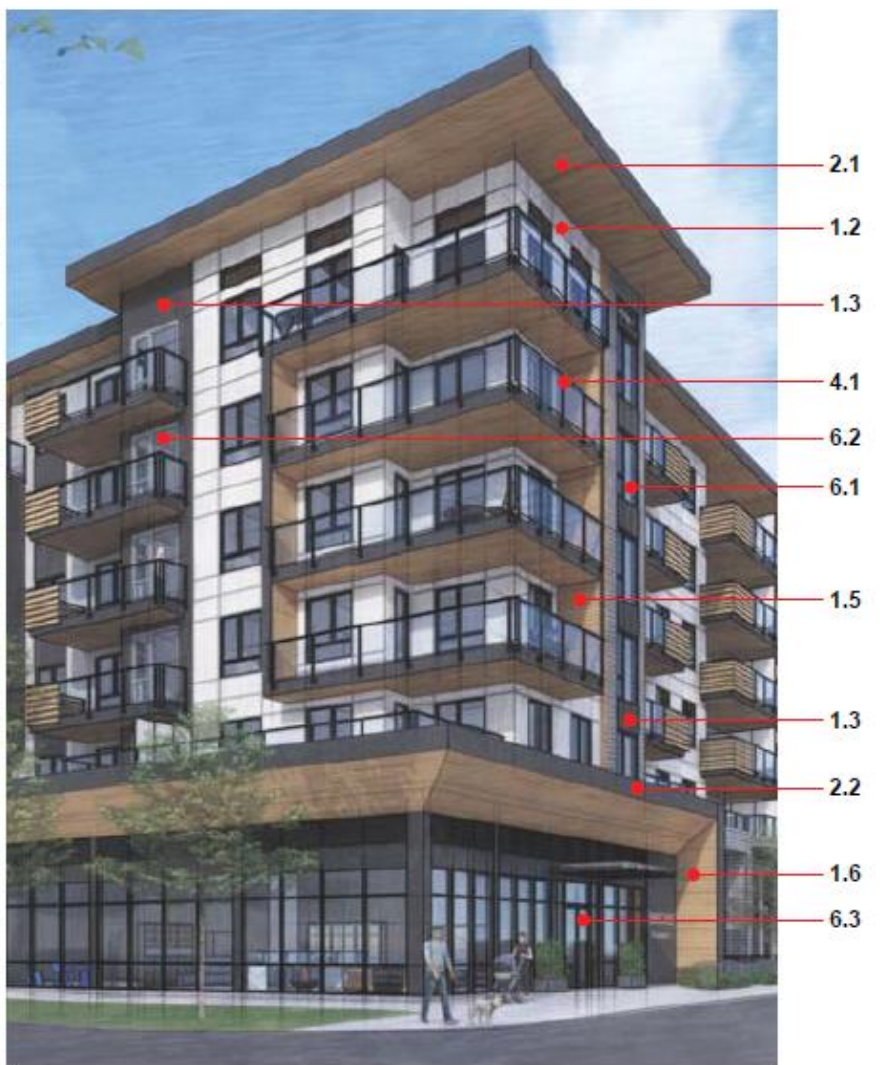
1.1

6.3

1.3

1.5

7.3



2.1

1.2

1.3

4.1

6.2

6.1

1.5

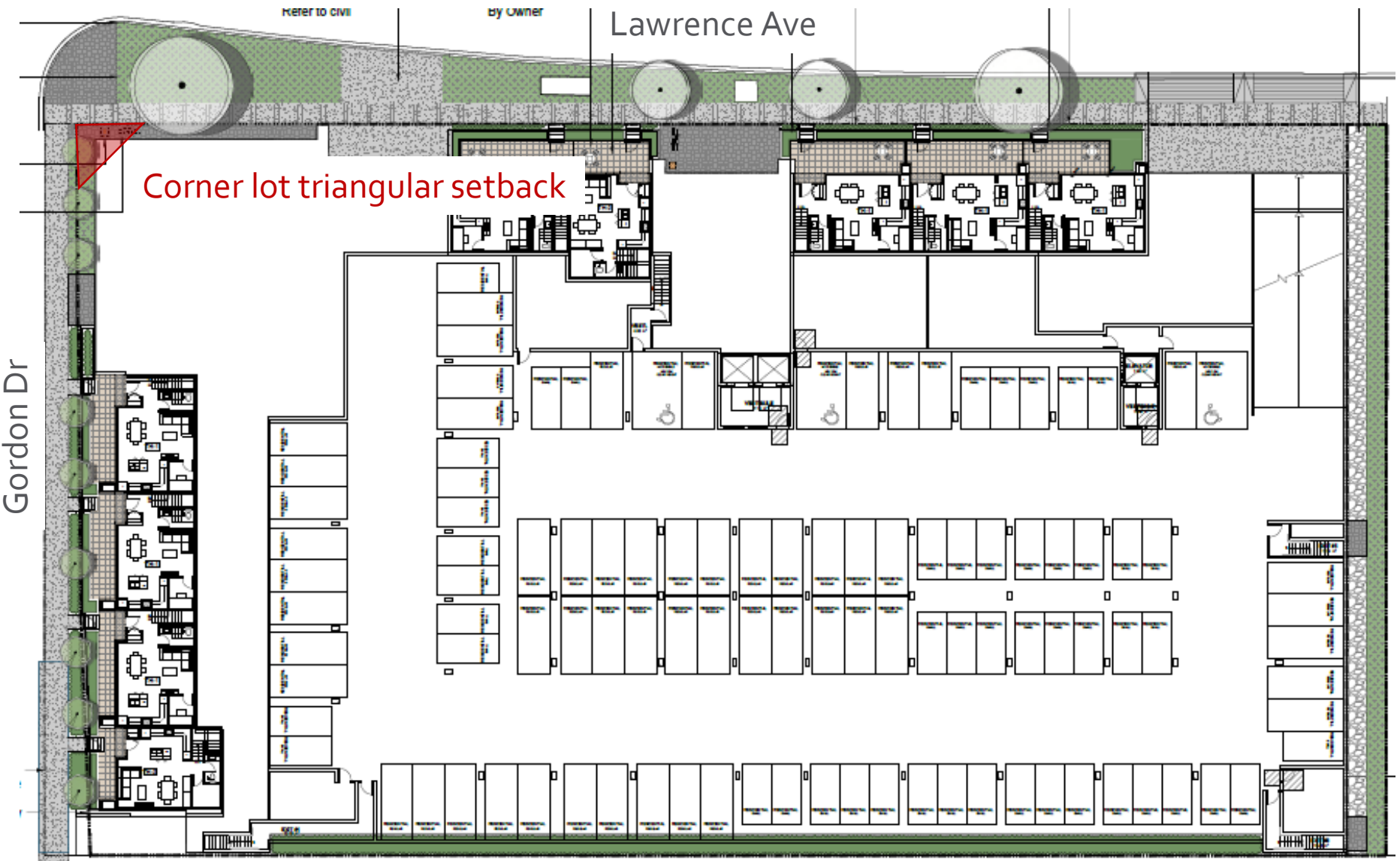
1.3

2.2

1.6

6.3

# Landscape Plan



Corner lot triangular setback

Gordon Dr

Lawrence Ave

meter to civil

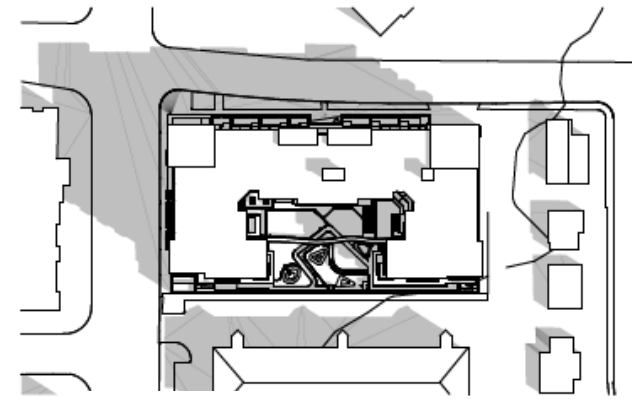
by Owner



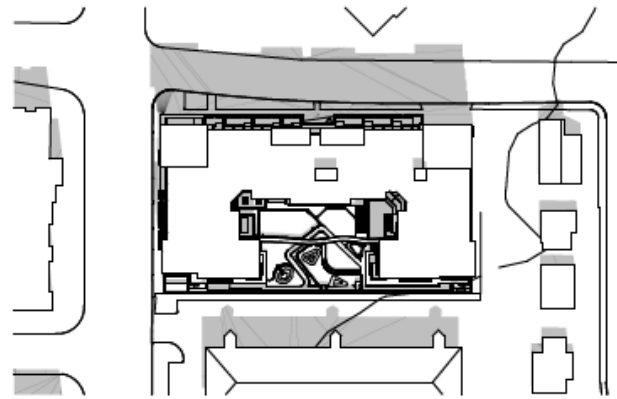
# Street Context



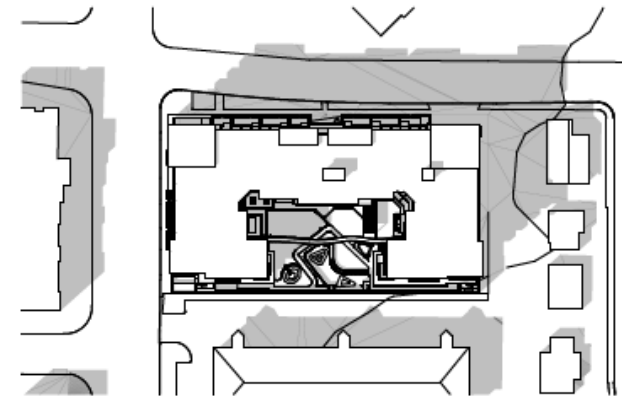
# Shadow Study



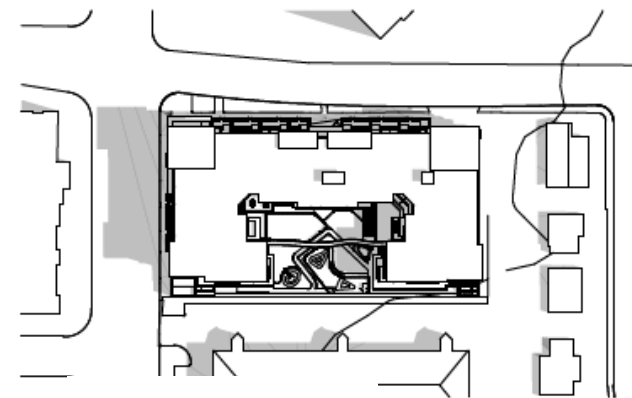
① March 21: 9 am



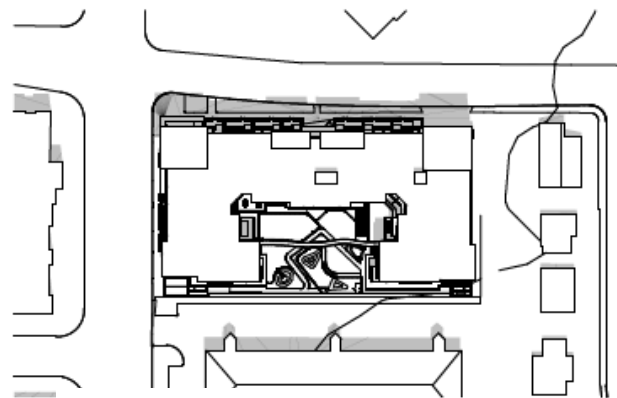
② March 21: 12 noon



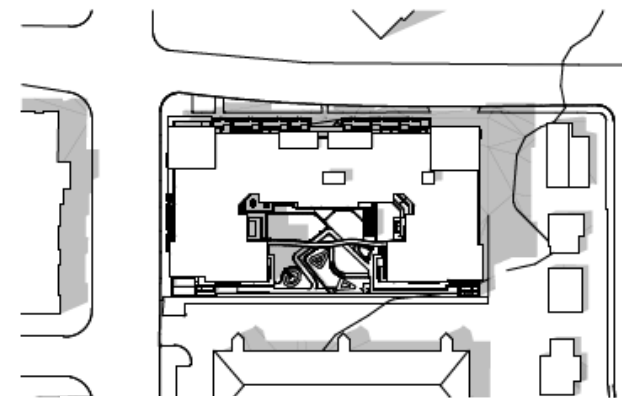
③ March 21: 3 pm



④ June 21: 9 am



⑤ June 21: 12 noon



⑥ June 21: 3 pm

# Rendering – NW





# Rendering – SW





# Rendering – Amenity Level



# OCP Design Guidelines

- ▶ Relationship to the street:
  - ▶ Entries at street level
  - ▶ Prominent main entrances
- ▶ Building articulation:
  - ▶ Façade modulation
  - ▶ Repeating window and balcony patterns
  - ▶ Changes in roofline
- ▶ Building mass:
  - ▶ Well defined base, middle, and top
  - ▶ Corner prominence
  - ▶ Vertical break along long Lawrence Ave Frontage



# OCP Policies

- ▶ Policy 5.4.7. Child Care Spaces
  - ▶ Facilitate development of childcare spaces throughout the Core Area
- ▶ Policy 5.11.3. Family-Friendly Housing
  - ▶ Ground-oriented units
  - ▶ 14<sup>0</sup>% are three-bedroom units
  - ▶ Mix of townhomes and apartment style

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as the project:
  - ▶ Aligns with OCP Chapter 5 Policies
  - ▶ Meets majority of OCP Design Guidelines
  - ▶ Mitigated variances through design guidelines
  - ▶ Completed Public Information Session