

pcurban[®]
Potential. Created.

1603-1615 Gordon Drive, Kelowna BC
DP/DVP Application
DP22-0063 DVP22-0064

PC Urban – Kelowna History



Brandt's Crossing – Retail (Summer 2014)



The Lodges – Rental homes (Winter 2020)



IntraUrban Enterprise – Industrial (Spring 2020)



IntraUrban Powerhouse – Industrial (Summer 2021)



IntraUrban McCarthy – Industrial (Winter 2024)

PC Urban – Rental Focus

- 900 units built/under construction with 600 more planned!



158 homes, The Lodges – Kelowna, BC



152 homes, Gorge + Irma – Victoria, BC



198 homes, Esquimalt Road – Esquimalt, BC



336 homes, 612 7th Avenue – New Westminster, BC



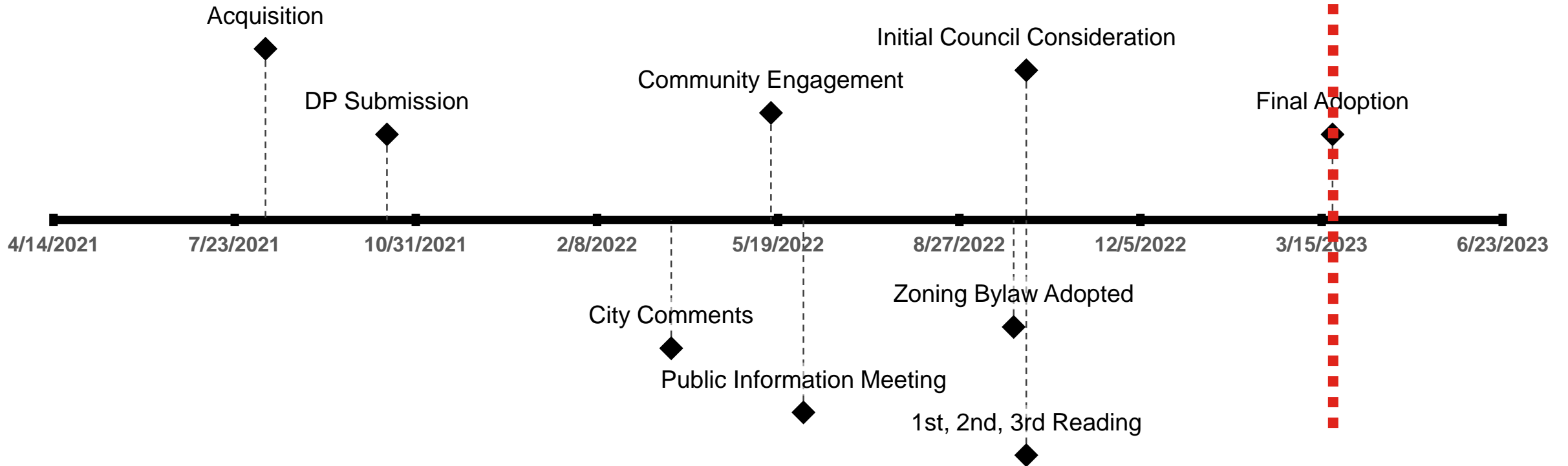
232 homes, Dewdney Trunk Road – Port Moody, BC



141 homes, E 41st Street – Vancouver, BC

Timeline

We Are Here



- **Construction ready to commence June 2023**
- **Timeline of acquisition to 1st renter moving in, will be over 4 years (August 2021 until August 2025)**

The Project

PROJECT STATISTICS

Site Area	64,229 sf
Gross Floor Area	182,023 sf
Height	6-storey
Density	2.27 FSR
Daycare Space	3,863 sf

UNIT BREAKDOWN

Number of Homes	192 Secured Market Rental
1 Bedrooms	91 (47%) ranging from 554 to 647sf
2 Bedrooms	75 (39%) ranging from 712 to 85sf
3 Bedrooms (incl 9 townhomes)	26 (13%) ranging from 1027 to 1054sf
<i>Total Family-Oriented Homes</i>	112 (57%)

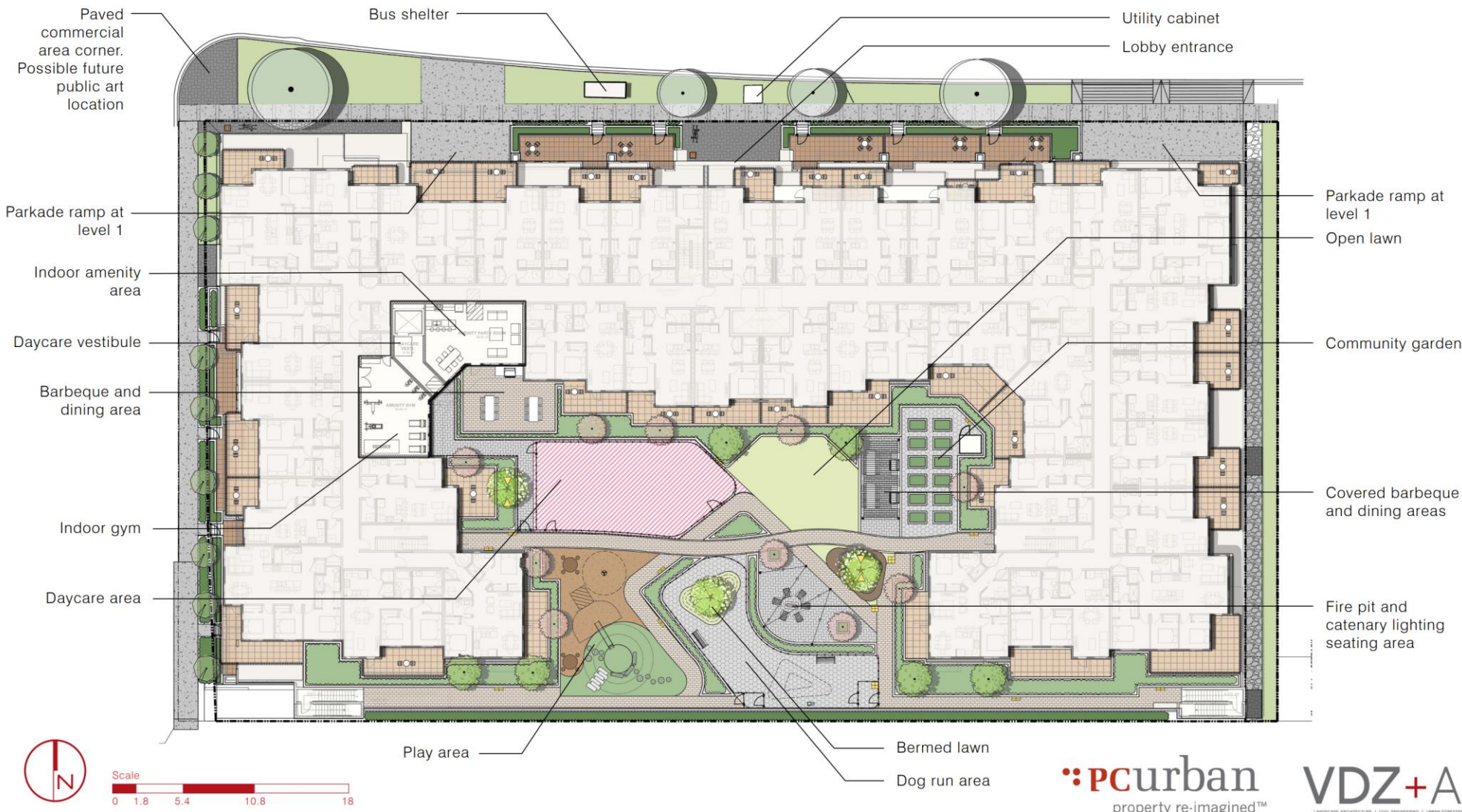
PARKING

Vehicle Parking	Residential – 186 proposed Visitor – 27 proposed Daycare – 4 proposed Modo Car Share – 2 proposed
Bicycle Parking (short term)	30 proposed
Bicycle Parking (long term)	153 proposed

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



Landscape Plan



PCurban
property re-imagined™

VDZ+A
LANDSCAPE ARCHITECTURE | CIVIL ENGINEERING | URBAN FORESTRY

Building Form & Character



Building Form & Character



Variances – CA1-r Zone

	Item	Required	Proposed
1	Setback – Front yard (west)	2.0m	0.0m
2	Setbacks – Flanking side yard (north)	2.0m	0.0m
3	Setbacks – Building setback from front yard (west)	3.0m	1.1m
4	Setbacks – Side yard setback (south)	3.0m	0.2m
5	Setbacks – Rear yard setback (east)	6.0m	3.0m
6	Setbacks - Corner lot setback (northeast)	4.5m triangle	0.0m
7	Building Site Coverage	75%	83.9%
8	Building, Structures & Impermeable Surfaces	85%	86.4%

Benefits

- 192 secured-rental homes
- 54% family-oriented housing
- New daycare for ~50 children
- Over \$6 million in city fees
- Step Code 3
- Solar panels onsite
- Public Art
- MODO Car Sharing
- Generous outdoor space
- Urban agriculture onsite





Thank you!

Community Benefits

City of Kelowna OCP Pillars

- ✓ Solar panels added on roof
- ✓ 20% of parking with EV charging

- ✓ Added homes minutes from downtown
- ✓ Retaining daycare onsite
- ✓ Added workforce housing

- ✓ Access to #97 bus route along Lawrence Street

- ✓ Centrally located in the heart of Kelowna
- ✓ Infill urban development

- ✓ Located along a central bike lane
- ✓ Excellent bike amenities for residents
- ✓ MODO car sharing provided



Prioritize sustainable transportation and shared mobility



Take action on climate



Focus investment in Urban Centres



Target growth along transit corridors



Stop planning new suburban neighbourhoods



Strengthen Kelowna as the region's economic hub



Protect and restore our environment



Incorporate equity into city building



Promote more housing diversity



Protect agriculture

- ✓ Planter boxes onsite for tenants
- ✓ Potential beehives on roof

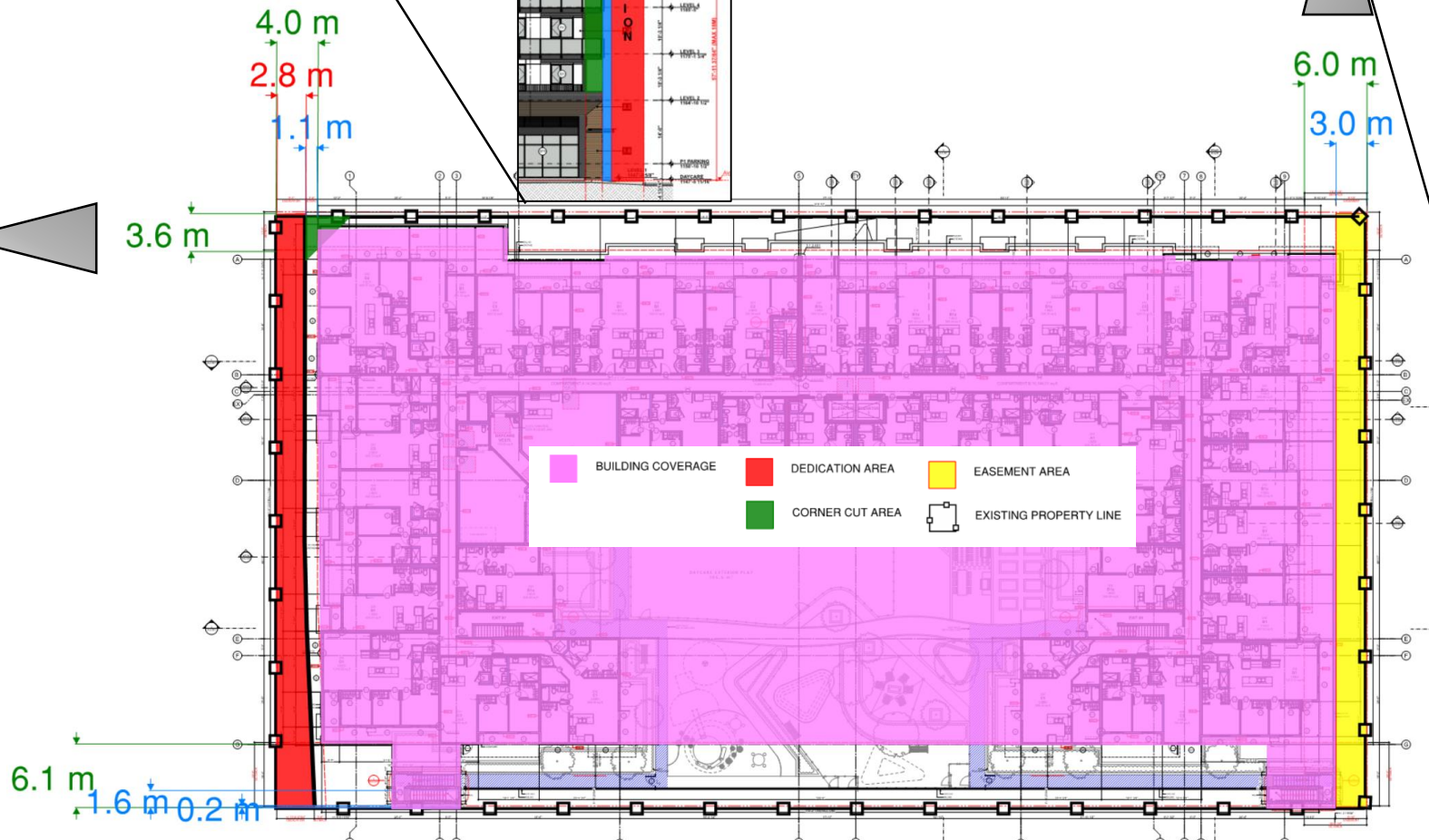
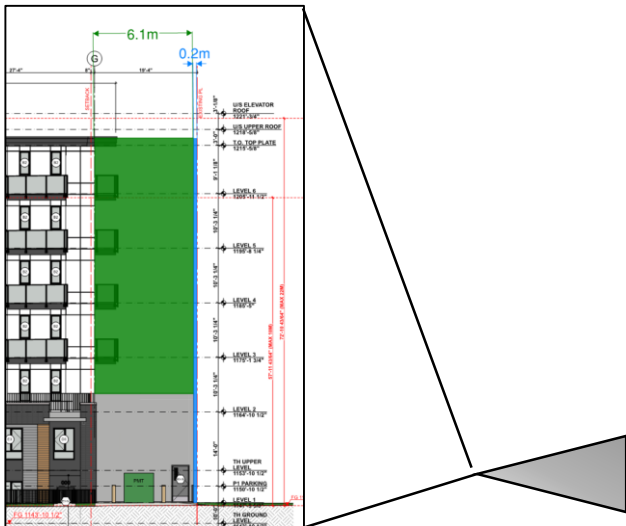
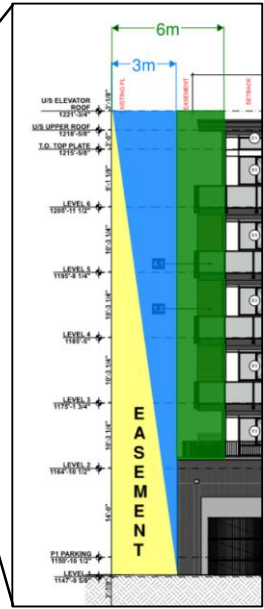
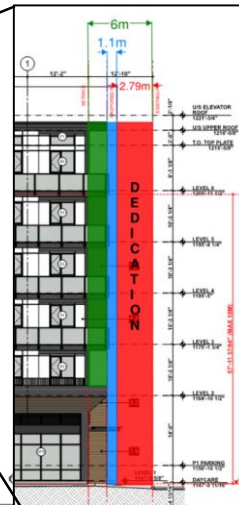
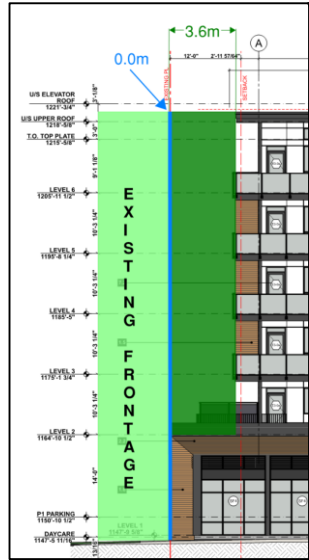
- ✓ Hundreds of jobs created during construction
- ✓ Over \$6million in fees paid to the City

- ✓ Onsite urban agriculture boxes
- ✓ 33 additional trees added

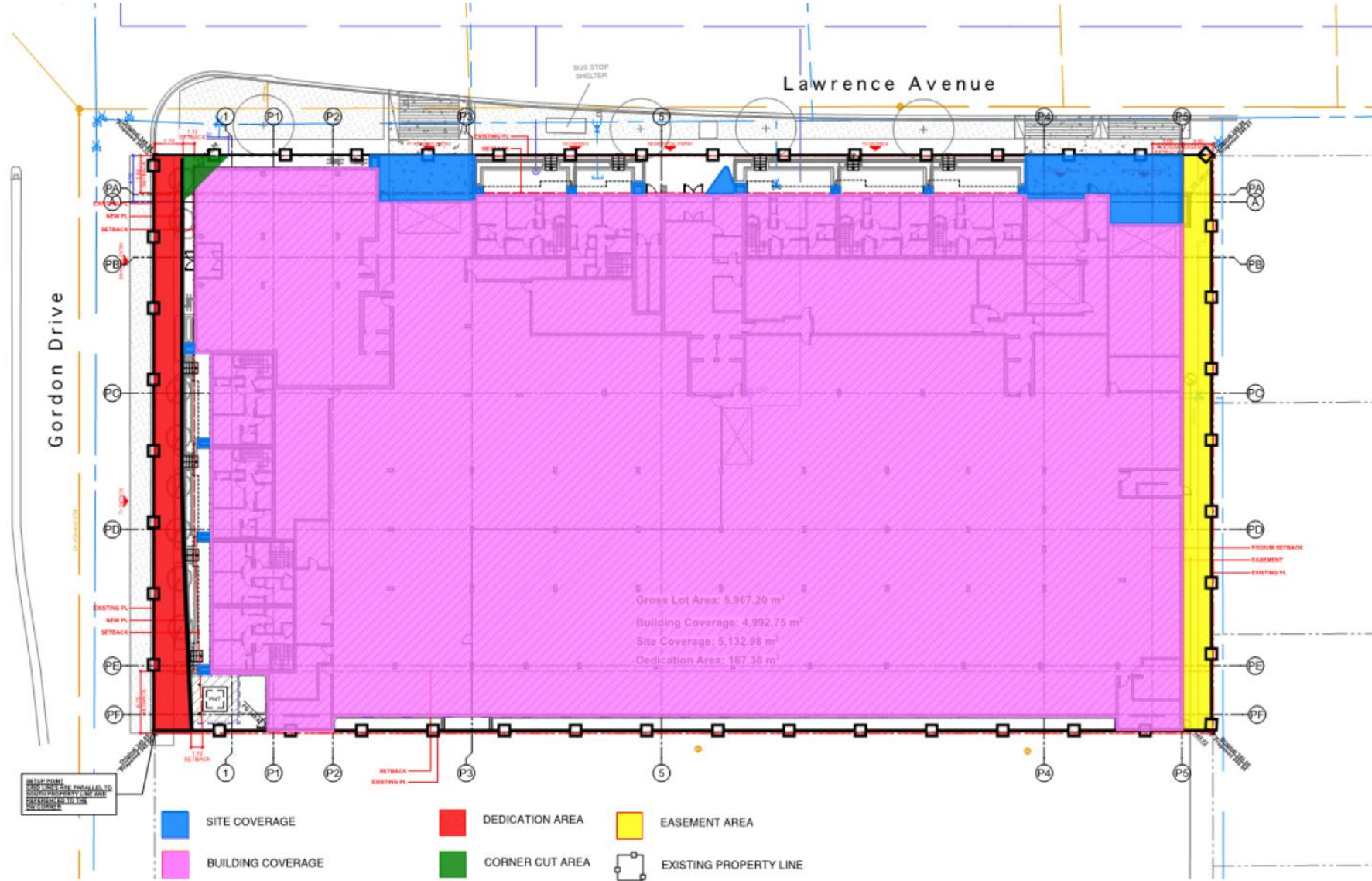
- ✓ Purpose-built rental housing for middle-income earners & families
- ✓ 20% of homes accessible

- ✓ 54% 2- and 3-bedroom homes for families
- ✓ 9 ground-oriented townhomes

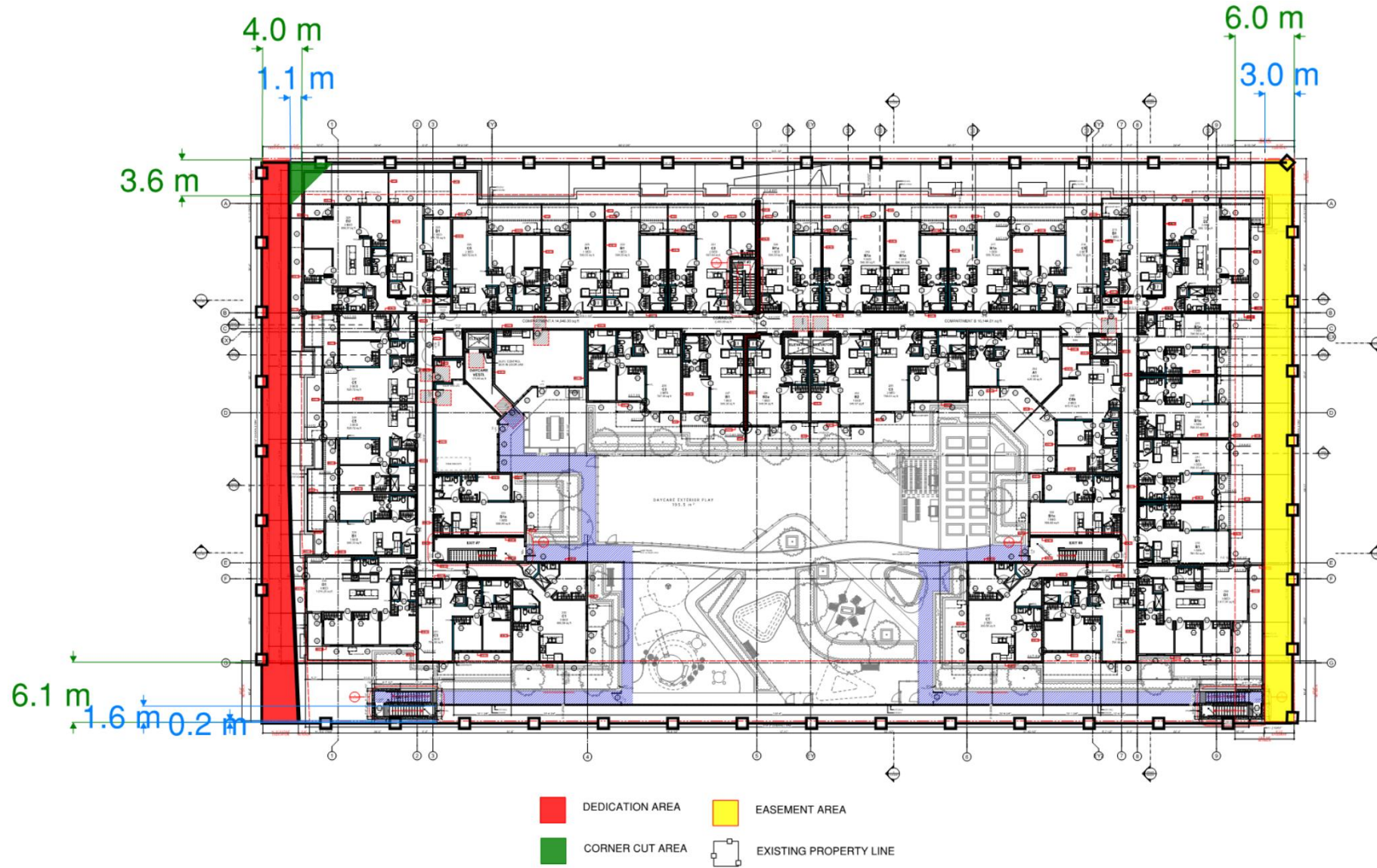
Variiances – CA1-r Zone



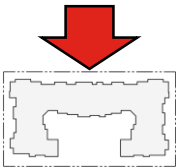
Variiances – CA1-r Zone



Variances – CA1-r Zone



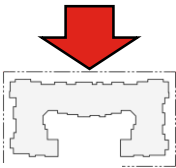
Elevation - North



1 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

6m
1 1m

Elevation - North



2 BUILDING ELEVATION - NORTH
SCALE: 1/8" = 1'-0"

Elevation - West



Material Board



1.1 HARDIEPLANK LAP SIDING
LIGHT GREY



1.2 HARDIE-REVEAL PANEL
WHITE



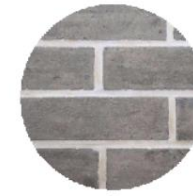
1.3 HARDIE-REVEAL PANEL
DARK GREY



1.5 HARDIE-PLANK LAP SIDING
WOOD TEXTURE



1.6 ALUMINUM LAP SIDING
WOOD TEXTURE



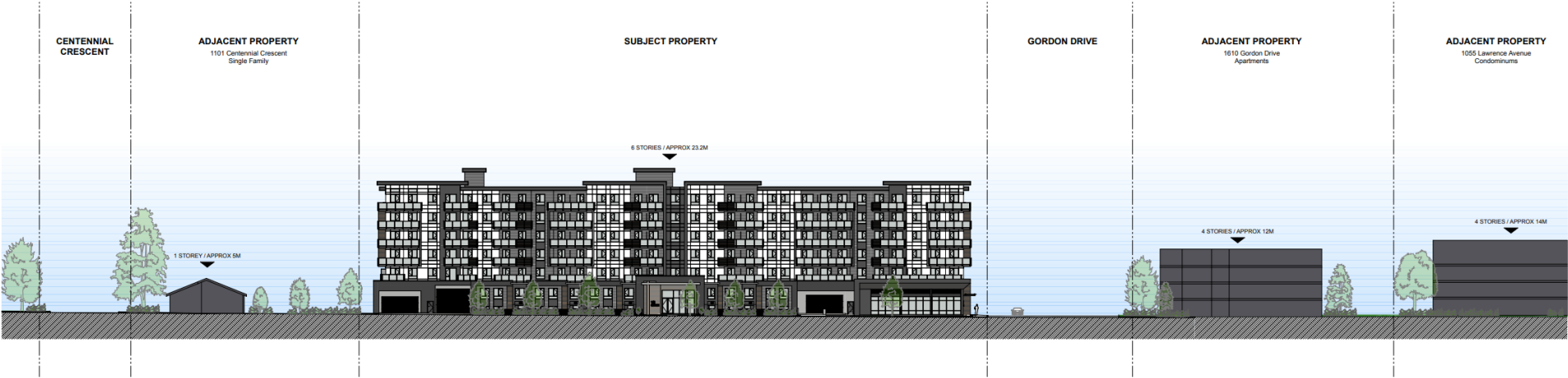
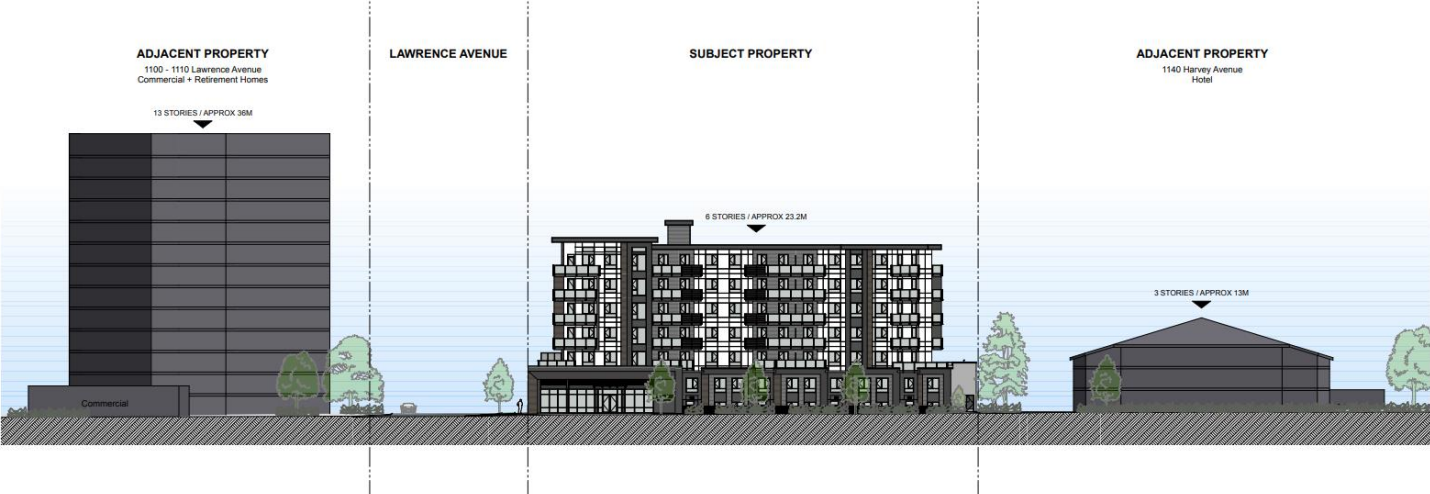
1.8 CEMENTITIOUS SOFFIT PANEL
WOOD TEXTURE



MATERIAL AND COLOUR LEGEND

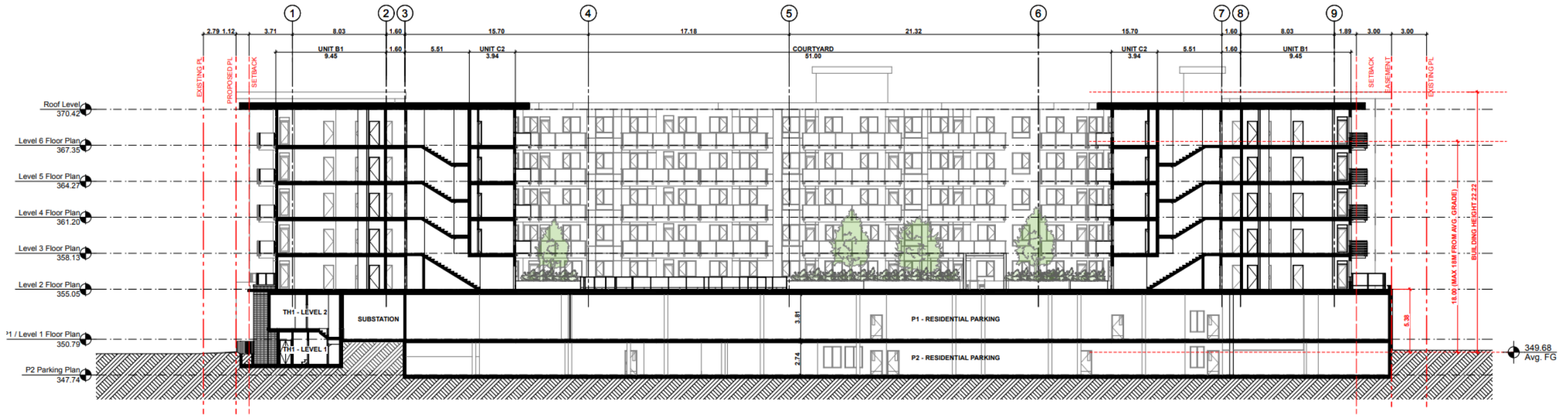
	Colour (to match)	Material	Finish (to match)	Location
1.0 CLADDING				
1.1	Light Grey	Cementitious Lap Siding	TBD	Exterior Walls
1.2	White	Cementitious Panel Board	TBD	Exterior Walls
1.3	Dark Grey	Cementitious Panel Board	TBD	Exterior Walls
1.4	Grey	Brick Veneer	TBD	Selected Exterior Walls (1st & 2nd Floor)
1.4A	Grey	Brick Veneer (Perforated)	TBD	Selected Exterior Walls (1st & 2nd Floor)
1.5	Orange / Brown	Cementitious Panel Board	Cedarmill Texture	Selected Exterior Walls
1.6	Orange / Brown	Metal Lap Siding	Wood Grain	Accent Exterior Walls & Feature Walls
1.7	Grey	C.I.P. Architectural Concrete	Natural Concrete	Retaining & Selected Exterior Walls (1st Floor)
1.8	Charcoal	Brick Veneer	TBD	Lobby Entry
2.0 SOFFIT / FASCIA				
2.1	Orange / Brown	Cementitious Soffit Panel	TBD	Typical Roof Soffit
2.2	Dark Grey	Cementitious Trim Board	TBD	Typical Fascia
3.0 FLASHINGS				
3.1	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Edge
3.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Raised Roof Overhang & Parapet Wall Cap
4.0 GUARDS / RAILINGS				
4.1	Prefinished Black	Metal & Glass Guards / Railings	Anodized Aluminum	Balconies, Exterior Stairs & Parking Ramp
4.2	Orange / Brown	Metal Lap Siding	Wood Grain	
5.0 ROOFS / DECKS				
5.1	Gray	Waterproof Deck Membrane	TBD	Typical Balconies
5.2	Gray	Porcelain Pavers	Natural Finish	Decks On Concrete Slab
6.0 WINDOWS				
6.1	Black	Vinyl Windows	TBD	Unit Windows
6.2	White	Vinyl Windows	TBD	Selected Windows
6.3	Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
7.0 DOORS				
7.1	Black	Aluminum Storefront	TBD	Lobby & Commercial Entry
7.2	Black	Vinyl Doors	TBD	Balcony Doors
7.3	Charcoal	Vinyl Doors	TBD	Townhouse Entry
7.4	Black	Metal	TBD	Parkade & Loading

Elevation - Streets



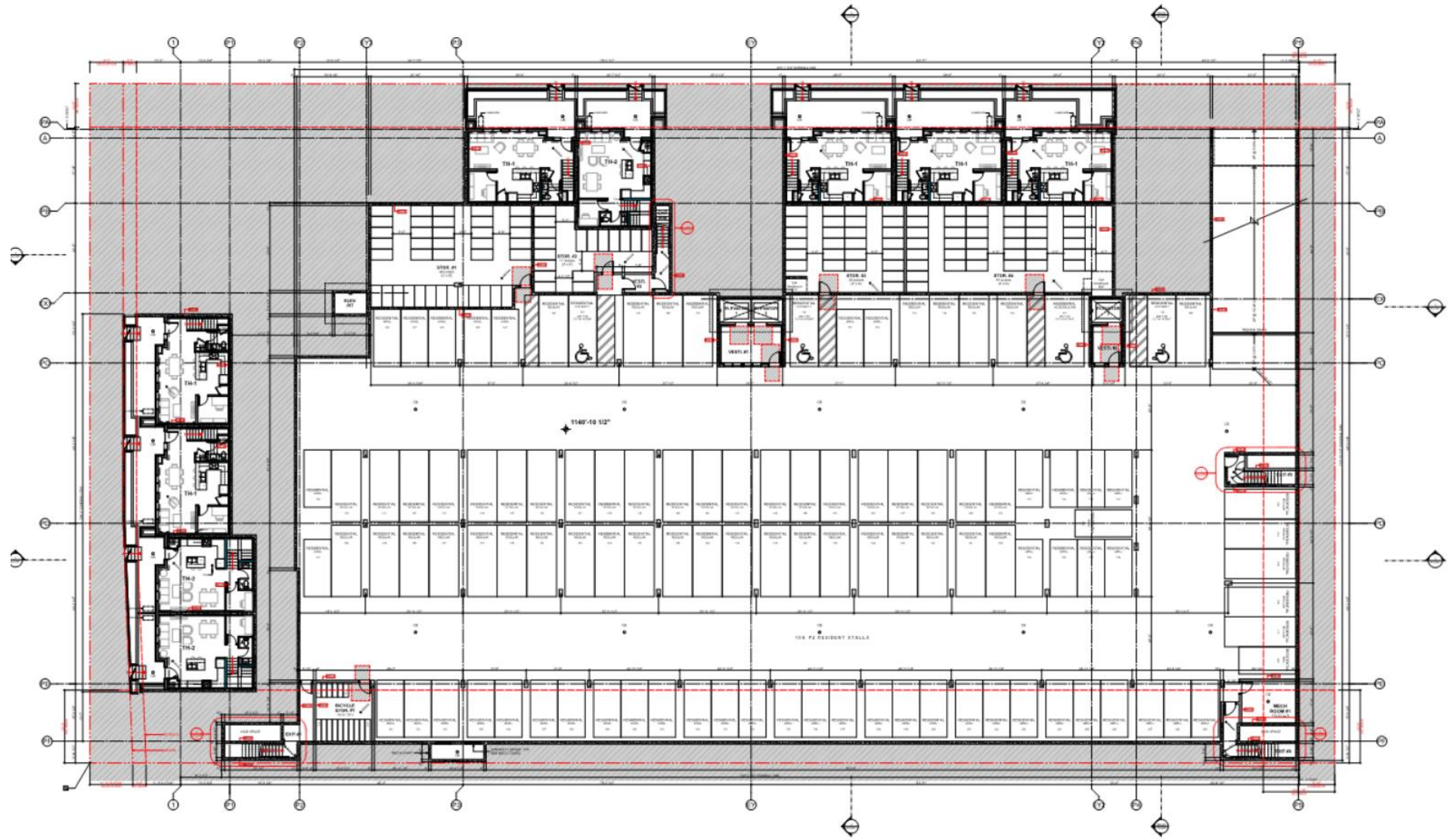
2 Street Elevation - Lawrence Avenue
SCALE: 1/32" = 1'-0"

Sections

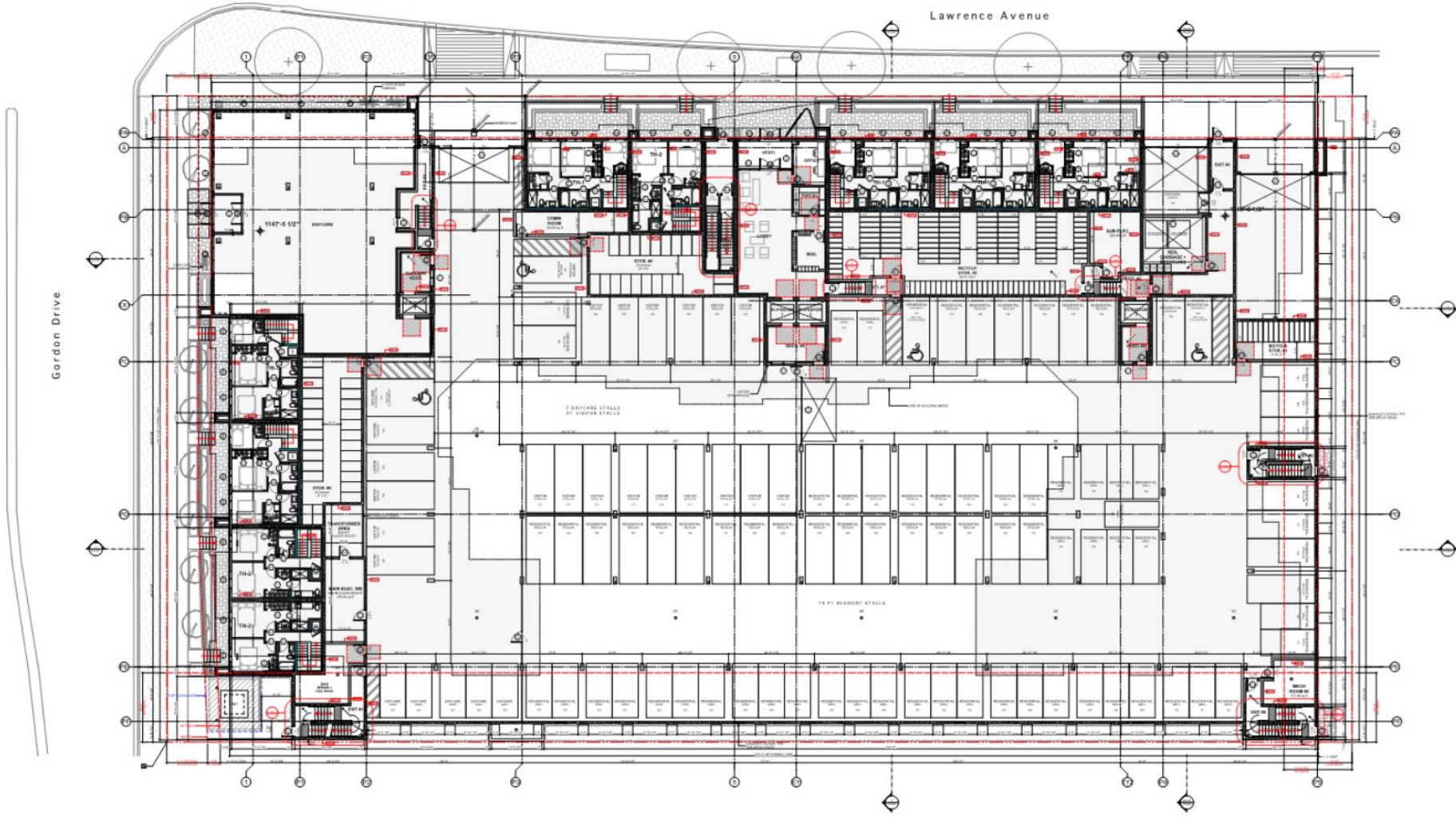


1 Building Section - West-East
1/16" = 1'-0"

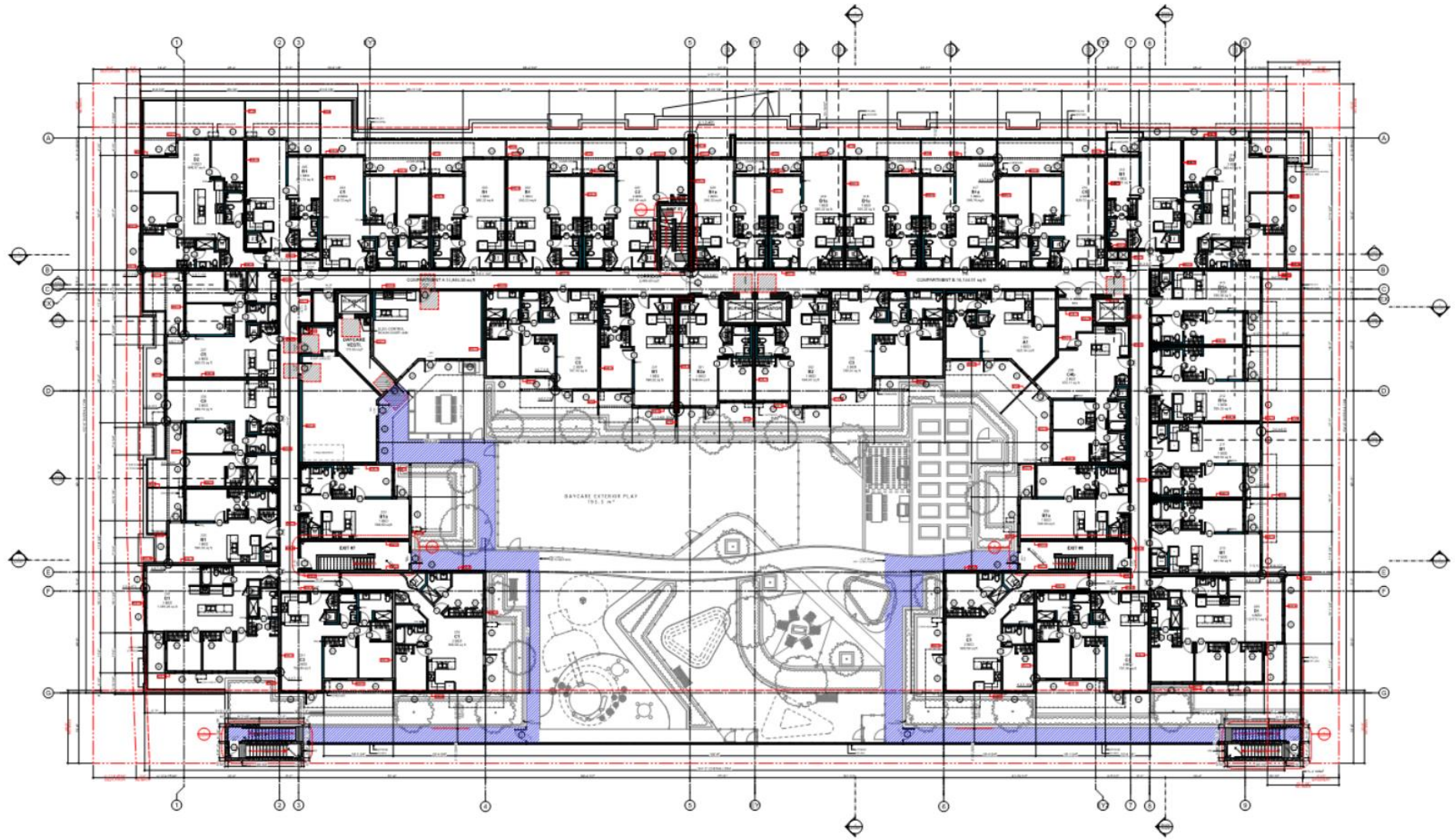
P2



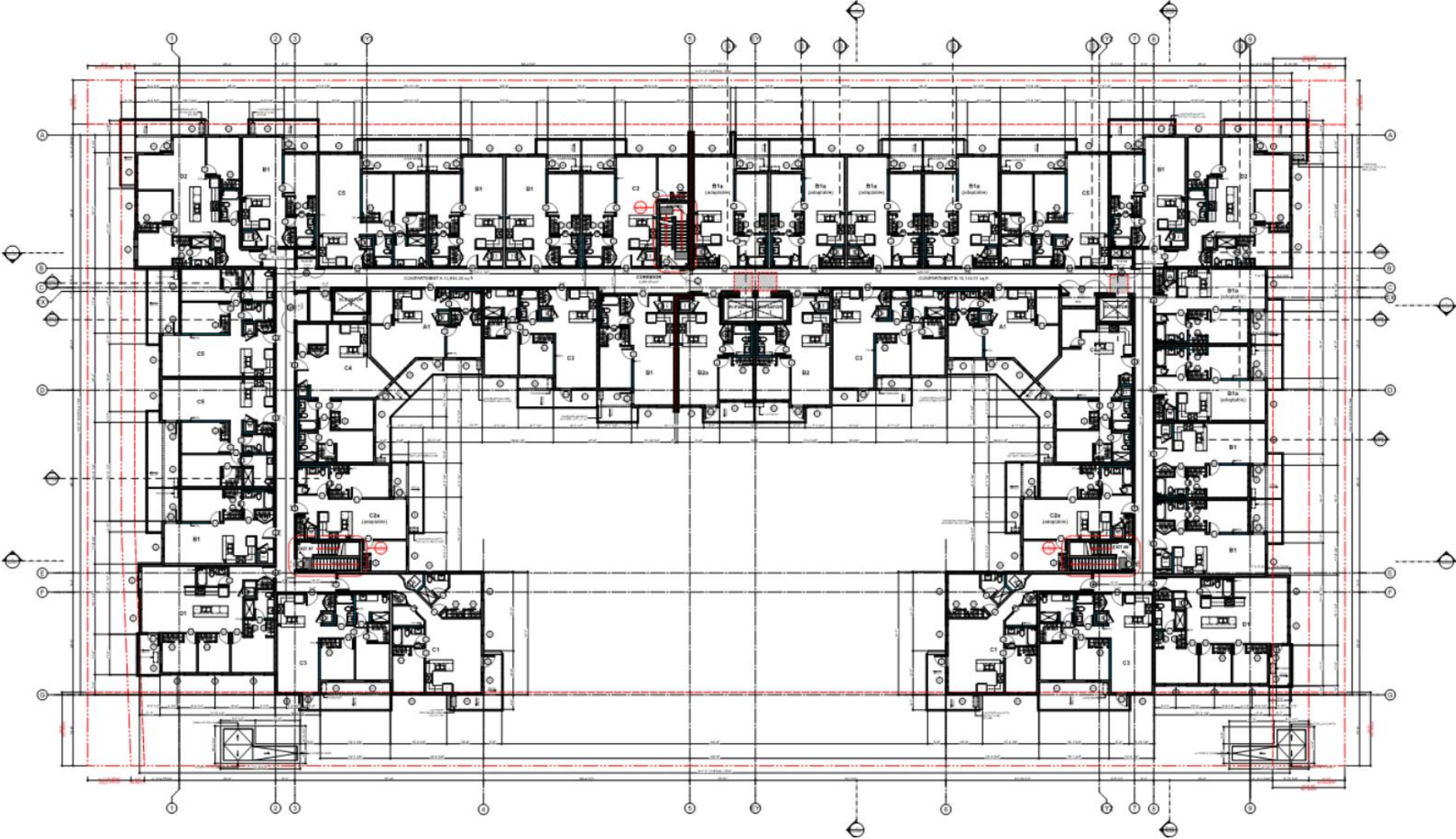
P1/L1



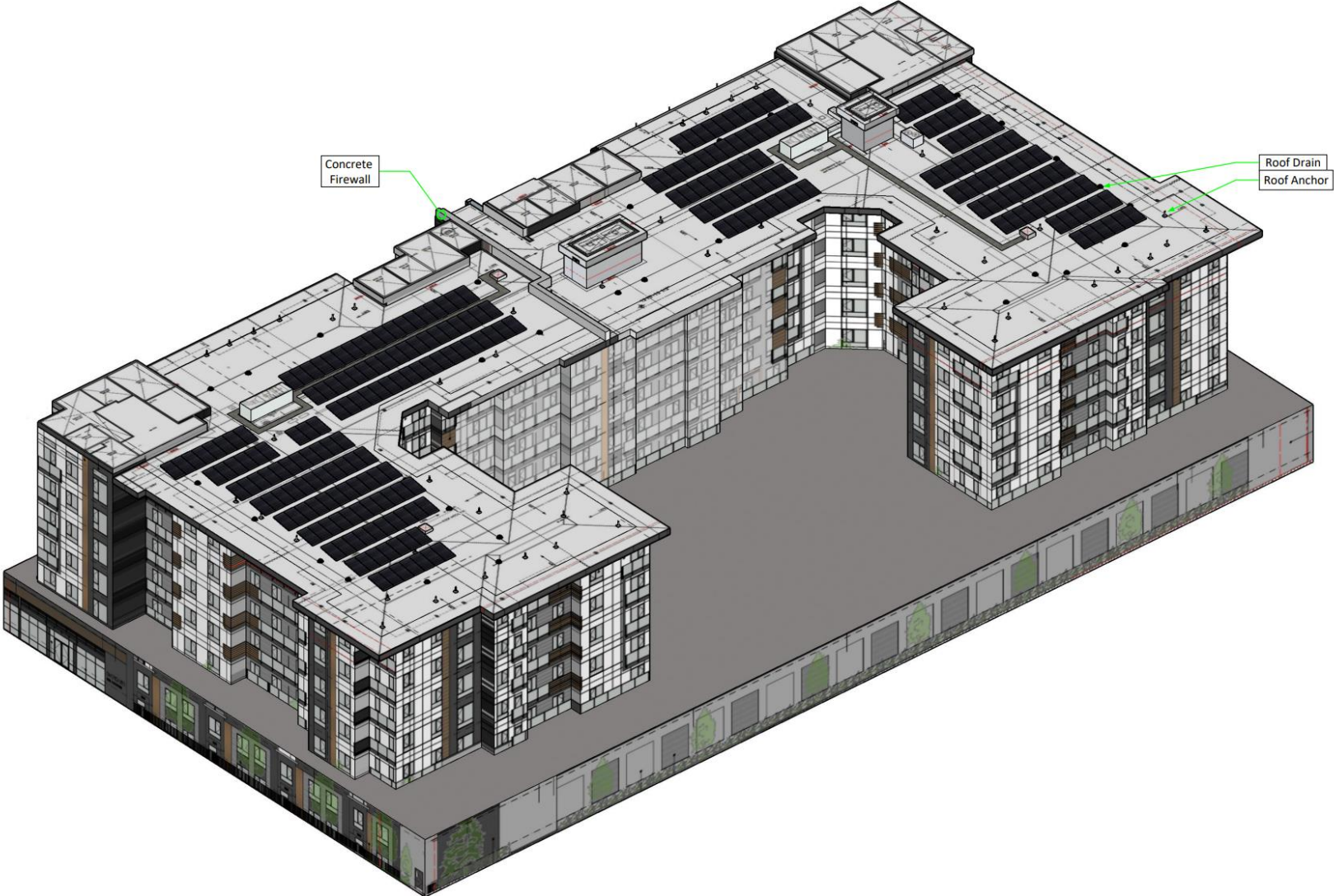
L2



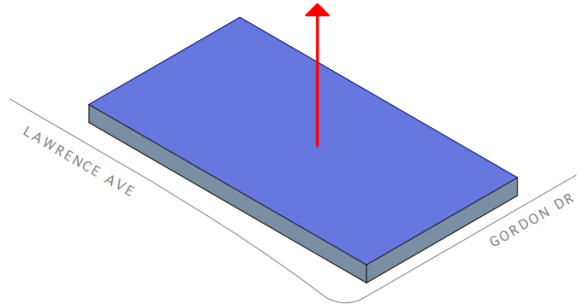
L3-L6



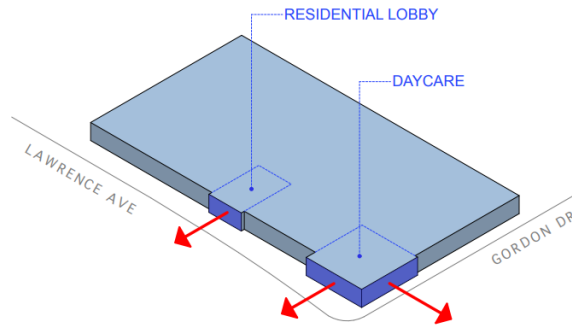
Roof + Solar Plan



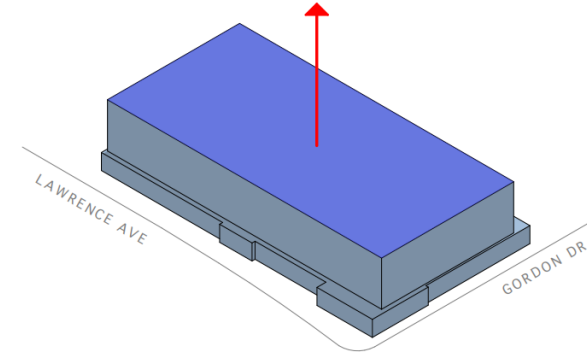
Massing Diagram



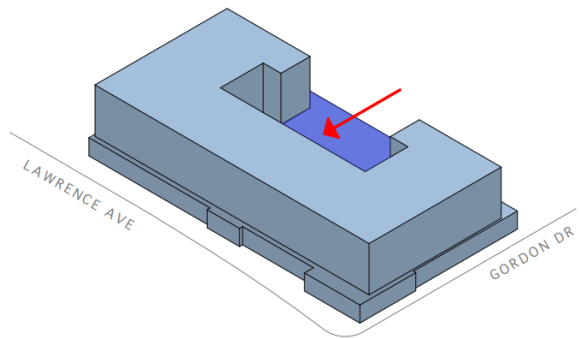
PODIUM



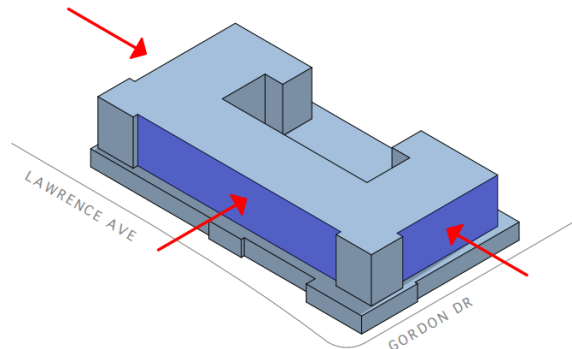
IDENTIFY LOBBY & DAYCARE,
KEEP SETBACK FOR TOWNHOUSES



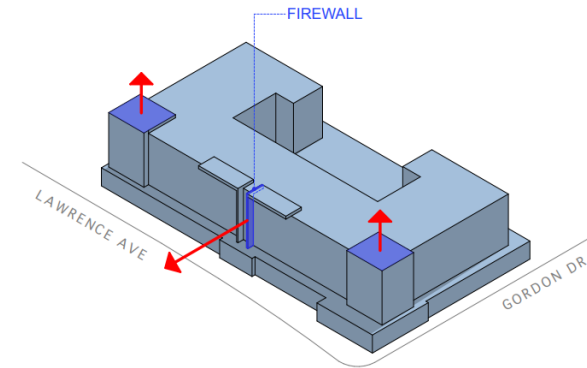
RESIDENTIAL
ABOVE PODIUM



CREATE COURTYARD

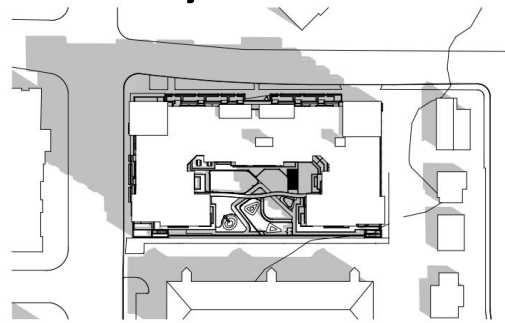


CREATE PROMINENT CORNER
BY INCREASE SETBACK

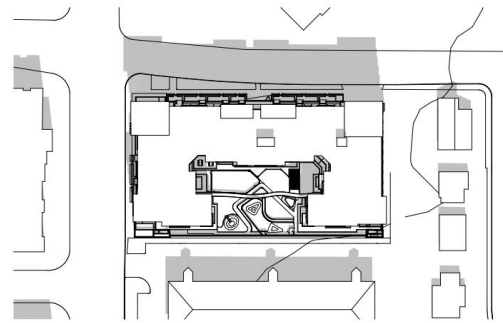


INTRODUCE VERTICAL BREAK
AT FIREWALL

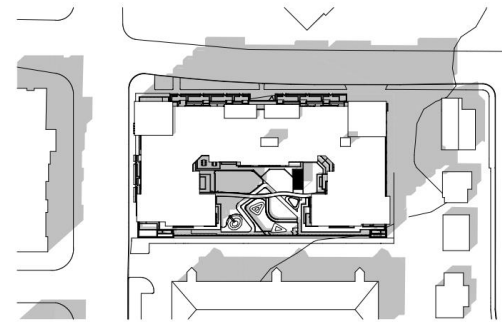
Shadow Study



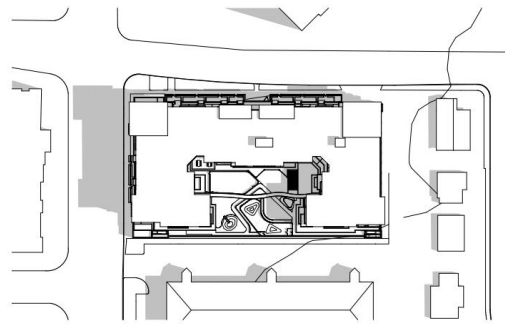
1 March 21st @ 09:00
1/8" = 1'-0"



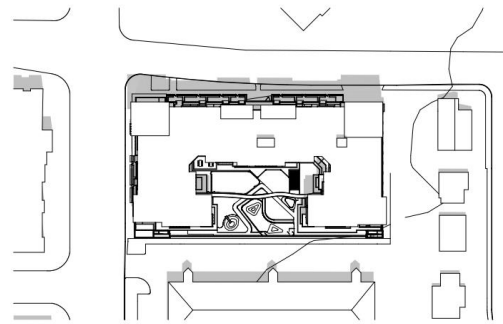
2 March 21st @ 12:00
1/8" = 1'-0"



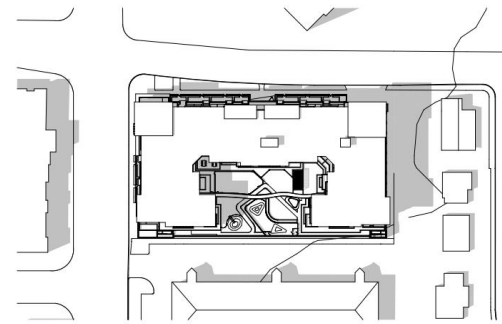
3 March 21st @ 15:00
1/8" = 1'-0"



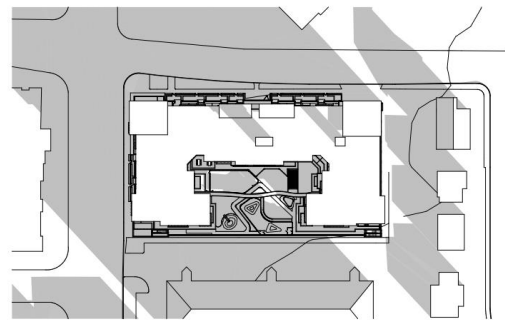
4 June 21st @ 9:00
1/8" = 1'-0"



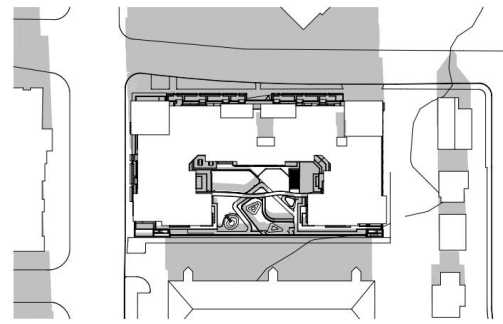
5 June 21st @ 12:00
1/8" = 1'-0"



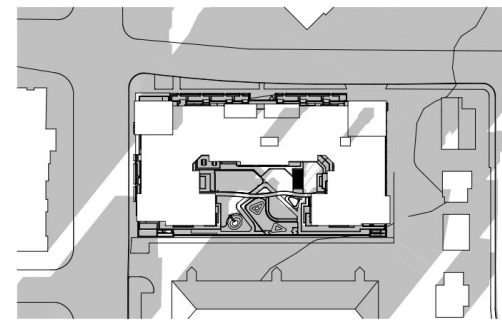
6 June 21st @ 15:00
1/8" = 1'-0"



7 December 21st @ 9:00
1/8" = 1'-0"



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



9 December 21st @ 15:00
1/8" = 1'-0"