

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: January 8, 2024
To: Council
From: City Manager
Address: 1864 Gordon Dr
File No.: DP22-0109
Zone: CA1 – Core Area Mixed Use

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0109 for Lot B District Lot 138 ODYD Plan 42637, located at 1864 Gordon Dr, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of a mixed use residential commercial building.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 6-storey mixed use (residential / commercial) building with ground-oriented townhomes and commercial at grade. The proposal aligns with the Official Community Plan (OCP) Form and Character design Guidelines for Low & Mid-Rise Residential & Mixed Use Development. Key Guidelines that are met include:

- Orienting building facades and entries to the fronting streets and incorporating individual entrances;
- Breaking up the perceived mass of the building by incorporating visual breaks in the façade and stepping back the upper storeys;
- Incorporating frequent entrances for at grade commercial to create punctuation, rhythm and visual interest;
- Locating parking beneath grade to maximize soil volumes for in-ground plantings;
- Designing usable open spaces that balance privacy and access.

Proposed building materials include brick cladding, weathered metal and grey cement panels, faux wood pattern and light grey vertical metal siding. The development provides generous common and private

amenities that are accommodated through private balconies, indoor amenity rooms including a gym and conference room, rooftop outdoor amenity area, and private patios for the ground-oriented units along Lequime St. Site landscaping is robust and is anticipated to complement the development well including at grade and above grade tree plantings proposed to help screen the building.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located west of the Capri-Landmark Urban Centre boundary which ends on the east side of Gordon Dr. Gordon Drive is designated a Transit Supportive Corridor (TSC) and a Retail Street in the 2040 OCP.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	3620.45 m ²
Road Dedication	-204 m ²
Total Number of Units	71
1-bed	38
2-bed	29
3-bed	4
Net Commercial Floor Area	387.65 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	CA1 ZONE	PROPOSAL
Total Maximum Floor Area Ratio	1.8	1.48
Max. Site Coverage (buildings)	75%	73.99%
Max. Site Coverage (buildings, parking, driveways)	85%	79.8%
Max. Height	6 storeys & 22.0 m	6 storeys & 21.97 m
Setbacks		
Min. Front Yard (east)	2.0 m	6.24 m
Min. Front Yard (west)	3.0 m	5.5 m
Min. Side Yard (north)	3.0 m	3.07 m
Min. Side Yard (south)	3.0 m	3.0 m
Step backs		
Min. Fronting Street (east)	3.0 m	3.3 m
Min. Fronting Street (west)	3.0 m	4.01 m
Amenity Space		
Total Required Amenity Space	1,395 m²	1,599 m²
Common	284 m ²	400 m ²
Private		1,199 m ²
Landscaping		
Min. Number of Trees	9 trees	11 trees
Min. Large Trees	5 trees	5 trees

PARKING REGULATIONS		
CRITERIA	CA1 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	85 stalls	88 stalls
Residential	75	78
Commercial	10	10
Visitor	10* (overlaps with commercial stalls)	10* (overlaps with commercial stalls)
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	50% Regular 50% Small
Min. Loading Stalls	1 stall	1 stall
Bicycle Stalls Short-Term	14 stalls	14 stalls
Bicycle Stalls Long-Term	54 stalls	58 stalls
Bike Wash & Repair	y	y

6.0 Application Chronology

Application Accepted: May 2, 2022

Report prepared by: Andrew Ferguson, Planner II
Reviewed by: Jocelyn Black, Urban Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0109

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations, Sections & Renderings

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Applicant's letter of rationale

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.