



City of  
**Kelowna**

DP22-0109  
1864 Gordon Dr

Development Permit



# Purpose

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

# Development Process



May 2, 2022

Development Application Submitted



Staff Review & Circulation



Jan 8, 2024

Development Permit

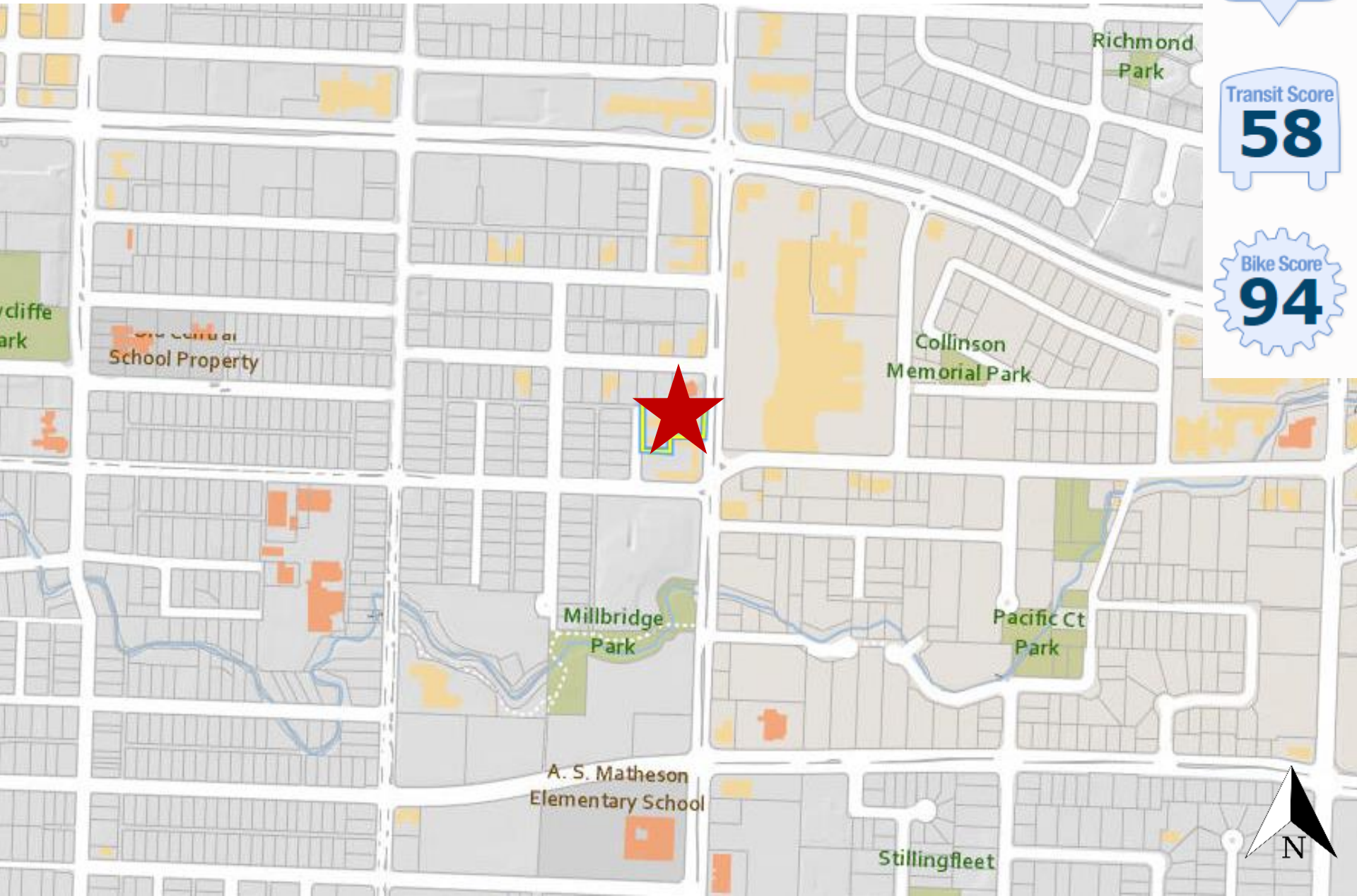


Council Approvals



Building Permit

# Context Map



Walk Score  
**85**

Transit Score  
**58**

Bike Score  
**94**





# Subject Property Map



# Technical Details

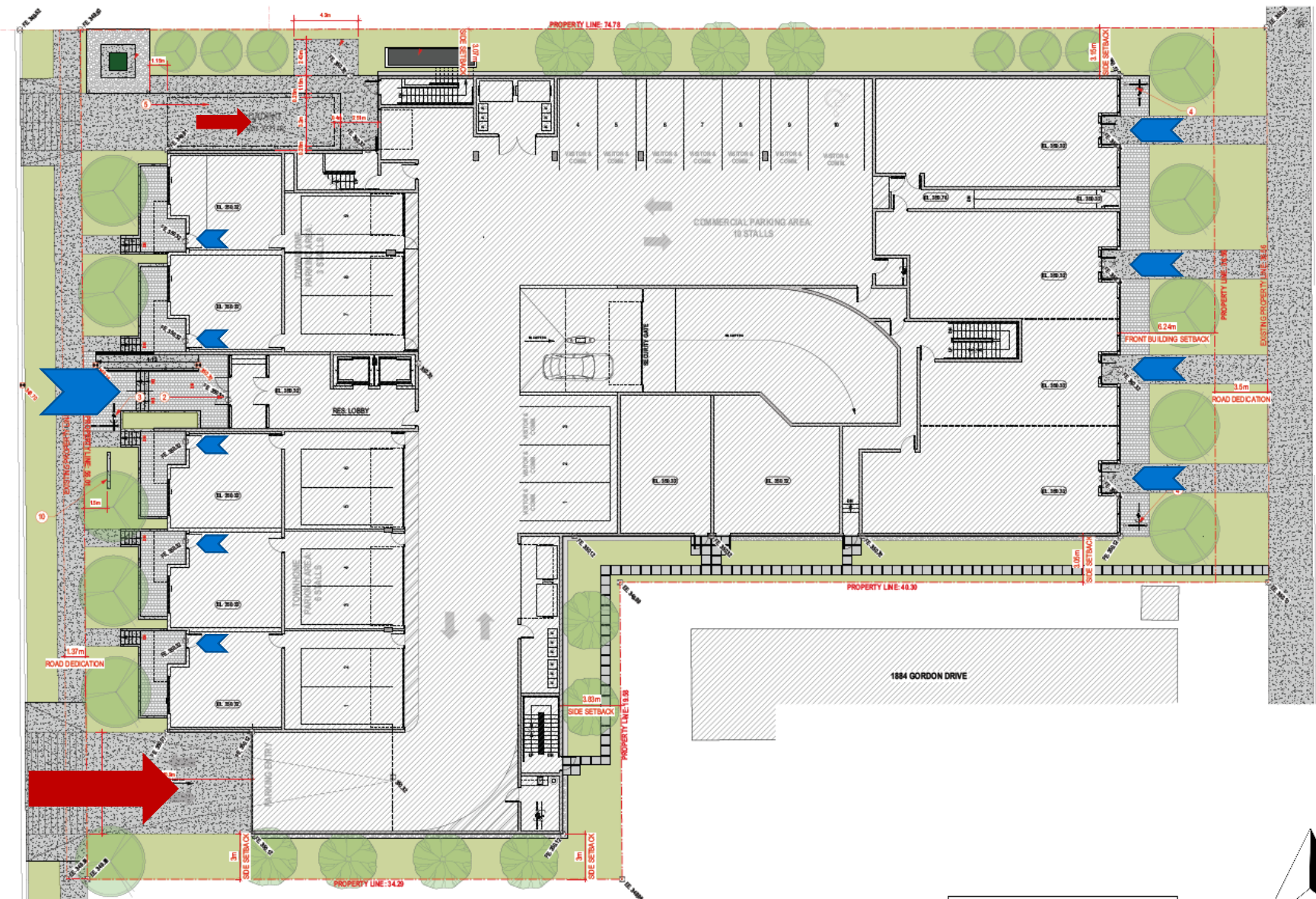
- ▶ CA1 – Mixed Use Commercial Building with townhomes and at-grade commercial
  - ▶ 71 units
    - ▶ 38 one-bed
    - ▶ 29 two-bed
      - ▶ Including five townhome units
    - ▶ 4 three-bed
    - ▶ 6 storey building height
  - ▶ 88 Parking Stalls
    - ▶ Including 10 dedicated commercial / visitor stalls
  - ▶ 72 Bicycle Parking Stalls
    - ▶ 58 long-term
    - ▶ 14 short-term



# Site Plan

Lequime St

Gordon Dr



# Elevation – West

PROPERTY LINE

PROPERTY LINE





# Elevation – East



# Elevation – North



Gordon Dr

Lequime St



# Elevation – South



# Materials Board



BRICK CLADDING

WEATHERED METAL PANELS



CEMENTITIOUS PANELS

WOOD PATTERN METAL SOFFIT & CLADDING



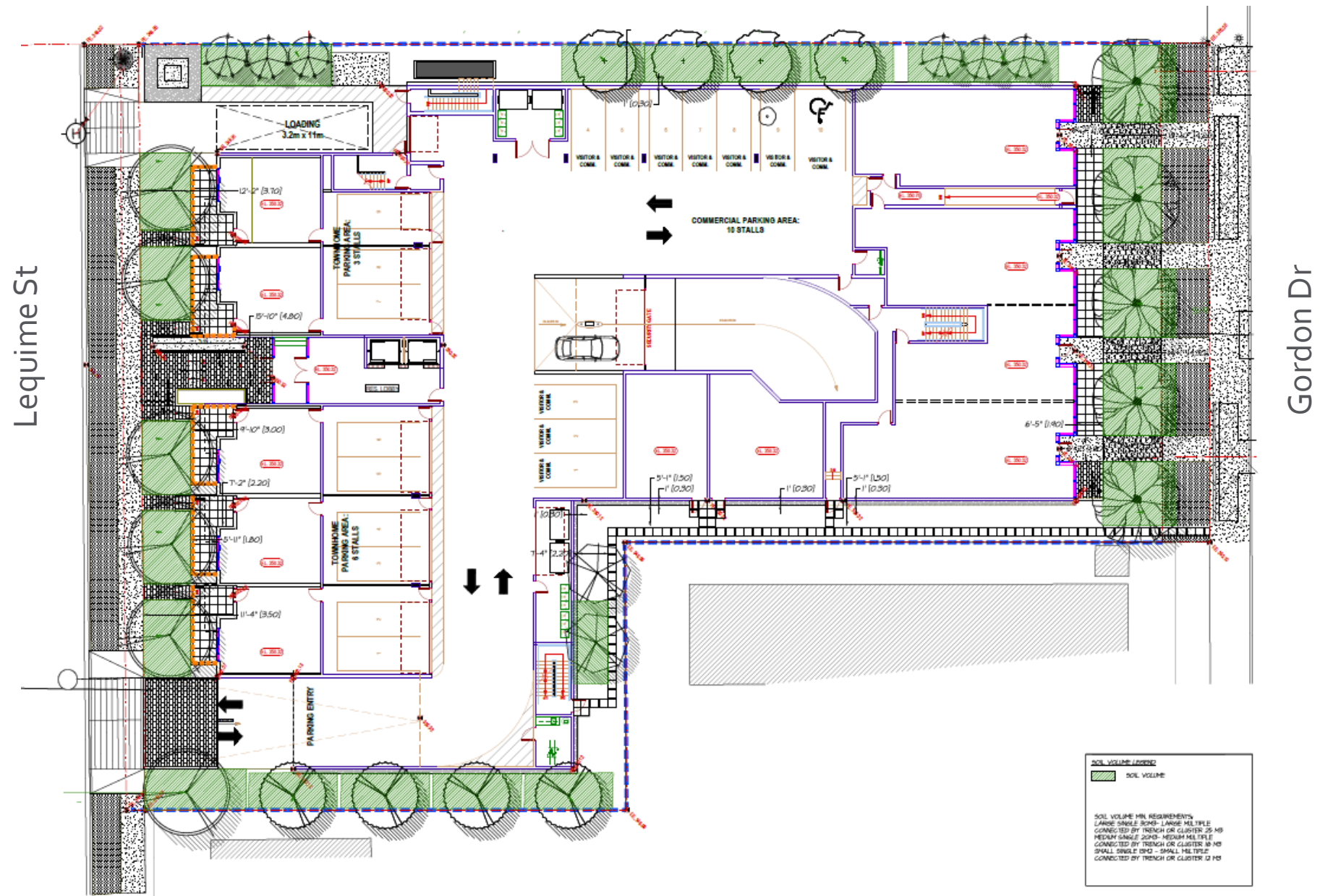
STANDING SEAM METAL CLADDING



PAINTED METAL POST W/ GLASS GUARD



# Landscape Plan



Lequime St

Gordon Dr

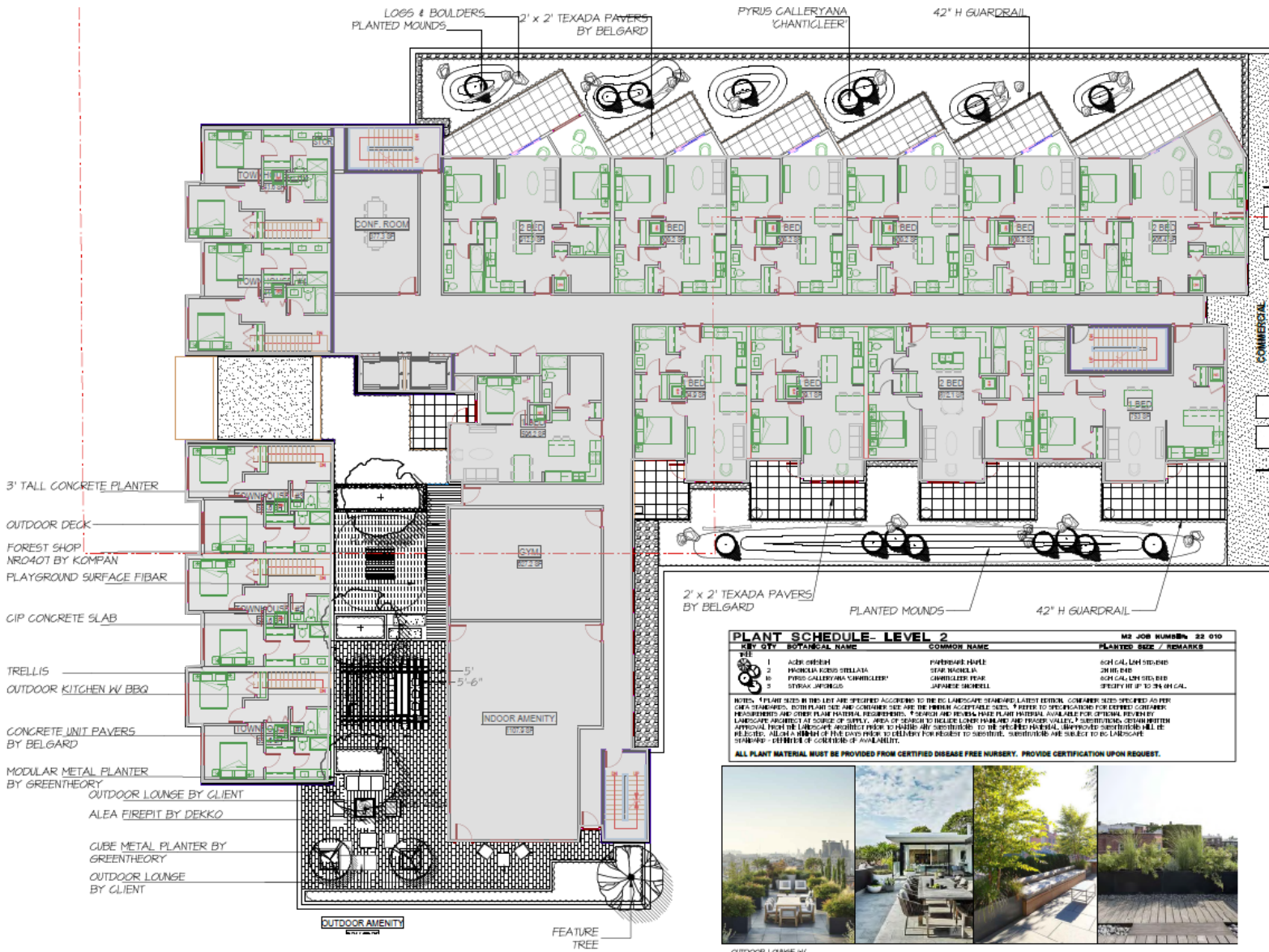
**SOIL VOLUME LEGEND**

SOIL VOLUME MIN REQUIREMENTS:  
 LARGE SINGLE BONES - LARGE MULTIPLE  
 CONNECTED BY TRENCH OR CLUSTER 25 M<sup>3</sup>  
 MEDIUM SINGLE BONES - MEDIUM MULTIPLE  
 CONNECTED BY TRENCH OR CLUSTER 15 M<sup>3</sup>  
 SMALL SINGLE BONES - SMALL MULTIPLE  
 CONNECTED BY TRENCH OR CLUSTER 12 M<sup>3</sup>

# Landscape Plan

Lequime St

Gordon Dr



**PLANT SCHEDULE- LEVEL 2**

PLANT	QTY	BOTANICAL NAME	COMMON NAME	M2 JOB NUMBER	22 010
1	1	ACER ORIENT	ORIENTAL ACER	80H CAL	10H STD END
2	10	FRAXELA ROBIS STELLATA	STAR BRANDED	20H BRD	
3	10	PYRUS GALLERYANA CHANTICLEER	CHANTICLEER PEAR	80H CAL	10H STD END
4	3	SYRAX JAPONICUS	JAPANESE SPICEBUSH		SPECIFY HT UP TO 3M ON CAL.

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE IBC LANDSCAPE FRAMEWORK LATEST EDITION. CONSUMER SIZES SPECIFIED AS PER IBC STANDARDS. POTENTIAL SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. 2. NOTES TO SPECIFICATIONS FOR CERTAIN CONSUMER SPECIFICATIONS AND OTHER PLANT MATERIAL REQUIREMENTS. 3. SEARCH AND REVIEW PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT FOR SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOCAL PLANTERS AND PRODUCE WALKERS. 4. ALL PLANT MATERIAL MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PURCHASE. ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. 5. ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST. 6. STANDARD - CERTIFICATE OF COMPLETION OF AVAILABILITY.

**ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.**



OUTDOOR LOUNGE W/ METAL PLANTERS      OUTDOOR DINING      SOFAS WITH PLANTERS      METAL PLANTERS



# Rendering – SW



# Rendering – East





# Rendering – Rooftop Amenity



# OCP Design Guidelines

- ▶ Orienting building facades and entries to the fronting street or open space and incorporating individual entrances to ground floor units
- ▶ Breaking up the perceived mass of large buildings by incorporating visual breaks in the façade
- ▶ Stepping back the upper storeys of buildings
- ▶ Designing usable open spaces that balance privacy and access

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Aligns with the OCP Guidelines for Low & Mid-Rise Residential & Mixed Use Development
  - ▶ No variances are proposed