
CITY OF KELOWNA
MEMORANDUM

Date: March 11, 2024
File No.: Z24-0003
To: Urban Planning (TC)
From: Development Engineering Manager (NC)
Subject: 1443-1448 Gordon Dr & 1085 Martin Ave RU4 to MF3

The Development Engineering Department has the following comments associated with this application to rezone the subject properties from the RU4 – Duplex Housing zone to the MF3 – Apartment Housing zone to facilitate an apartment housing development.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP24-0017.

The Development Engineering Technologist for this file is Sarah Kelly (skelly@kelowna.ca).

1. GENERAL

- a. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

2. PROPERTY-RELATED REQUIREMENTS

- a. Approximately 5.75 m road dedication along the entire frontage of Gordon Dr is required to achieve a ROW width of 31.5 m in accordance with OCP Functional Road Classification objectives.
- b. Approximately 0.8 m road dedication along the entire frontage of the North-South Lane is required to achieve a ROW width of 7.6 m in accordance with OCP Functional Road Classification objectives.
- c. A corner cut of 5 m x 5 m at the corner of Gordon Dr and Martin Ave as well as between the Lanes is required to achieve adequate maneuverability to the site.
- d. A corner cut of 3 m x 3 m at the corner of Martin Ave and North-South Lane is required to achieve adequate maneuverability to the site.



Nelson Chapman, P.Eng.
Development Engineering Manager

SK

ATTACHMENT	A
This forms part of application # Z24-0003	
Planner Initials	TC
 City of Kelowna DEVELOPMENT PLANNING	

LOTS 1, 2, 3, & 4, GORDON DR & MARTIN AVE, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 1444 & 1448 GORDON DRIVE, & 1085 MARTIN AVENUE
 LEGAL: LOTS 1, 2, 3, & 4, PLAN KAP1472

CURRENT: CITY OF KELOWNA RU4 ZONING
 CORE NEIGHBOURHOOD AREA
 PROPOSED: CITY OF KELOWNA MF3 ZONING

SITE INFORMATION:

GROSS SITE AREA = 16,061 SF (1,492 m²)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	65% (10,440 SF)	57% (9,086 SF)
SITE COVERAGE + HARDSCAPING =	85% (13,652 SF)	73% (11,781 SF)
FAR =	1.8 (28,909 SF)	1.8 (28,900 SF)
MIN. DENSITY =	4.75 UNITS/1,000m ²	22.0 UNITS/1,000m ²
MAX. HEIGHT WITH BONUS FAR =	22.0m (6 STOREYS)	22.0m (6 STOREYS)

PRIVATE & COMMON AMENITY SPACE:

COMMON (33) = 4.0m²/UNIT = 132.0m² (1,421 SF) 241.5m² (3,000 SF)

PRIVATE / COMMON: 1 BEDROOM UNITS (16) = 15.0m²/UNIT (16) = 240.0m² (2,583 SF) 251.5m² (2,707 SF)
 PRIVATE: 2+ BEDROOM UNITS (17) = 25.0m²/UNIT (17) = 425.0m² (4,575 SF) 502.9m² (5,413 SF)

YARD SETBACKS:

FRONT YARD =	4.5m	6.0m
FLANKING SIDE YARD =	4.5m	4.5m
FRONT YARD (GROUND-ORIENTED) =	2.0m	2.0m
FLANKING SIDE YARD (GROUND-ORIENTED) =	2.0m	2.0m
SIDE YARD =	3.0m	3.0m
REAR YARD (LANE) =	3.0m	3.0m

FRONT & FLANKING SIDE YARD STEPBACK = 3.0m
 CORNER LOT = 4.5m TRIANGULAR (FIRST STOREY)

ZONING CALCULATIONS:

PARKING CALCULATIONS:

	ALLOWED/REQUIRED	PROPOSED
1 BEDROOM UNITS =	16 UNITS x 1.0 = 16.0	
2 BEDROOM UNITS =	14 UNITS x 1.2 = 15.4	
3 BEDROOM UNITS =	3 UNITS x 1.4 = 4.2	
VISITOR =	33 UNITS x 0.14 = 4.62	
TOTAL =	41	
TOTAL AFTER BICYCLE INCENTIVE =	36	39
ACCESSIBLE PARKING =	1	1

LONG-TERM BICYCLE STORAGE (BONUS):

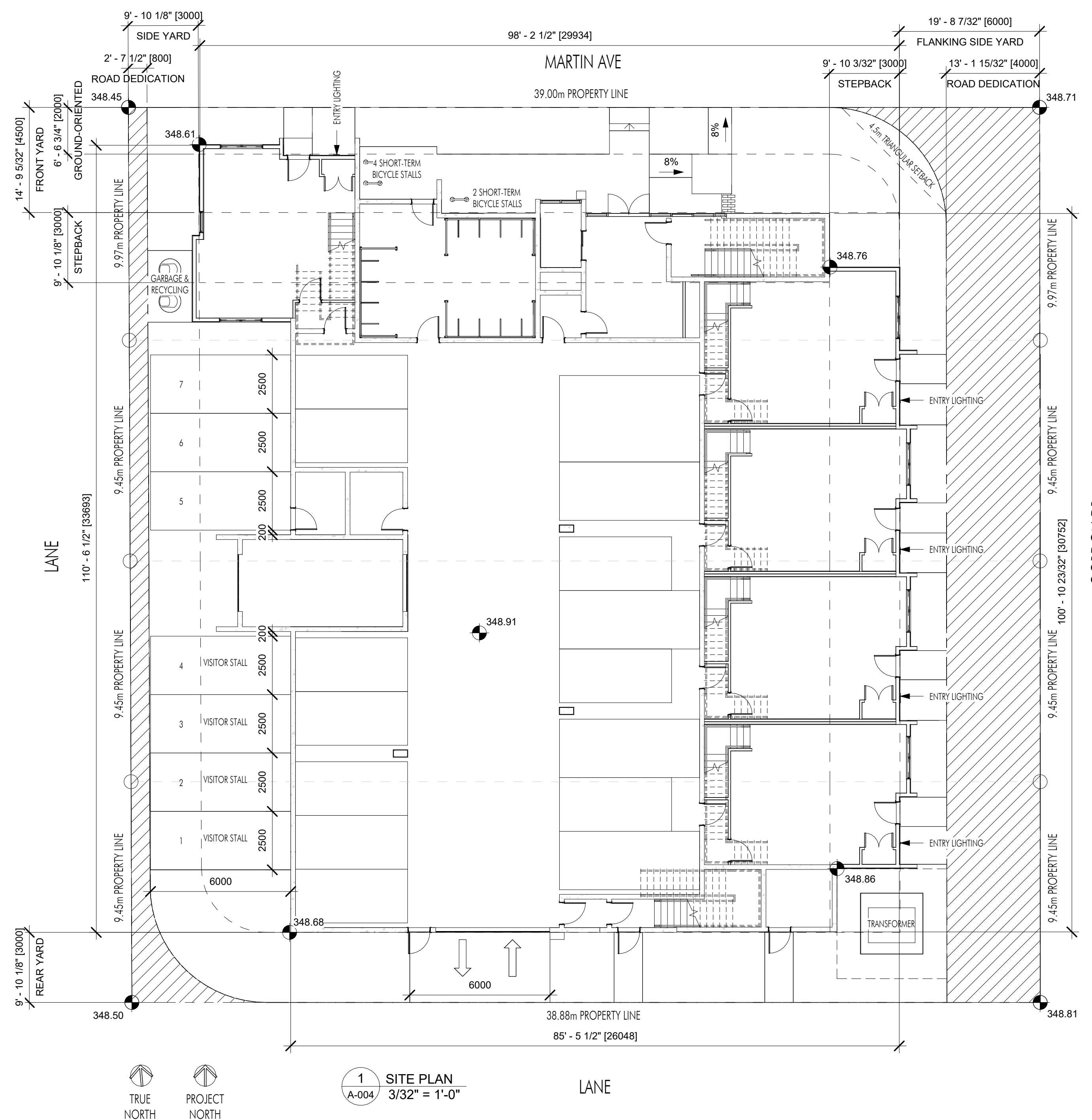
1 BEDROOM =	16 UNITS x 1.25 = 20	
2 BEDROOM =	14 UNITS x 1.5 = 21	
3 BEDROOM =	3 UNITS x 2.0 = 6	
TOTAL =	47	48

SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE = 6 6

PARKING	
COUNT	TYPE
1	ACCESSIBLE - 90 deg
20	REGULAR - 90 deg
18	SMALL - 90 deg
39	

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	FAR	PRIVATE AMENITY
101		1128 SF	
102		1159 SF	
103		1159 SF	
104		1144 SF	
105		1207 SF	
301		684 SF	~180 SF
302		1093 SF	~130 SF
303		697 SF	~180 SF
304		1085 SF	~130 SF
305		697 SF	~180 SF
306		1082 SF	~130 SF
307		685 SF	~180 SF
401		684 SF	~180 SF
402		991 SF	~300 SF
403		697 SF	~180 SF
404		982 SF	~150 SF
405		697 SF	~180 SF
406		974 SF	~300 SF
407		685 SF	~180 SF
501		684 SF	~180 SF
502		991 SF	~300 SF
503		697 SF	~180 SF
504		982 SF	~150 SF
505		697 SF	~180 SF
506		978 SF	~300 SF
507		685 SF	~180 SF
601		684 SF	~180 SF
602		991 SF	~300 SF
603		697 SF	~180 SF
604		979 SF	~150 SF
605		697 SF	~180 SF
606		977 SF	~300 SF
607		683 SF	~180 SF
TOTAL UNIT AREAS		28954 SF	



TRUE NORTH PROJECT NORTH
 1 SITE PLAN
 A-004 3/32" = 1'-0"

ATTACHMENT B
 This forms part of application # Z24-0003
 Planner Initials **TC**
 City of Kelowna DEVELOPMENT PLANNING

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All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No.	Date	Description
11.03.23	FOR REVIEW	
11.17.23	UNIT PLAN REVIEW	
01.10.24	FOR DP REVIEW	
01.17.24	FOR DP	
01.29.24	FOR DP	
02.05.24	FOR DP	

Plot Date
2/5/2024 8:49:21 AM

PROJECT
Gordon Dr & Martin Ave

DRAWING TITLE
PROJECT INFORMATION

Drawing No.
A-004

REGISTERED ARCHITECT
 MALIN GARY JORDAN
 BRITISH COLUMBIA

FOR DP