



City of  
**Kelowna**

DP24-0005  
2654 Gore St

Development Permit

# Purpose

- ▶ To issue a Development Permit for the form and character of apartment housing.

# Development Process

Dec 21, 2023

Development Application Submitted



Staff Review & Circulation



Aug 12, 2024

DP Consideration

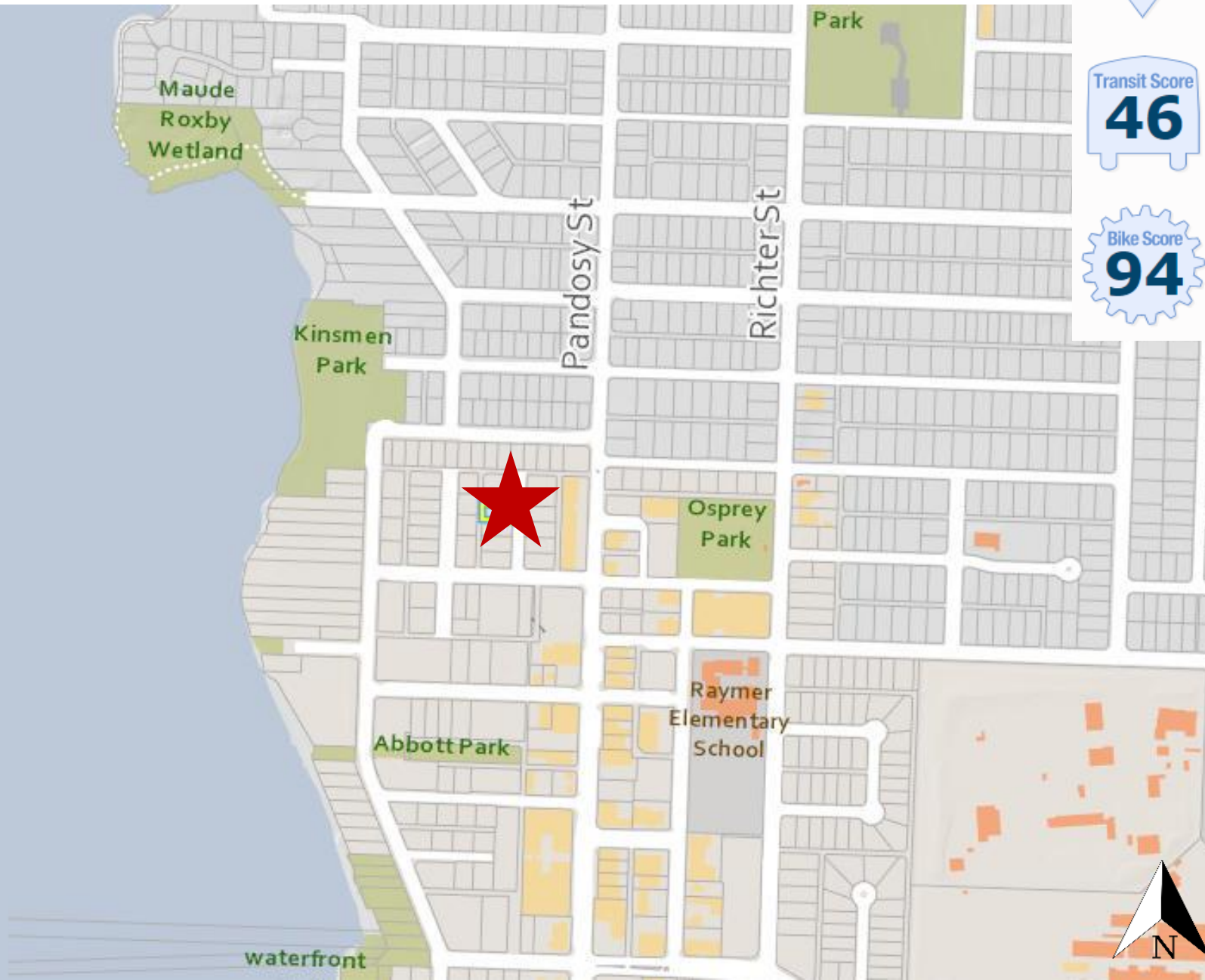


Council Approvals



Building Permit

# Context Map

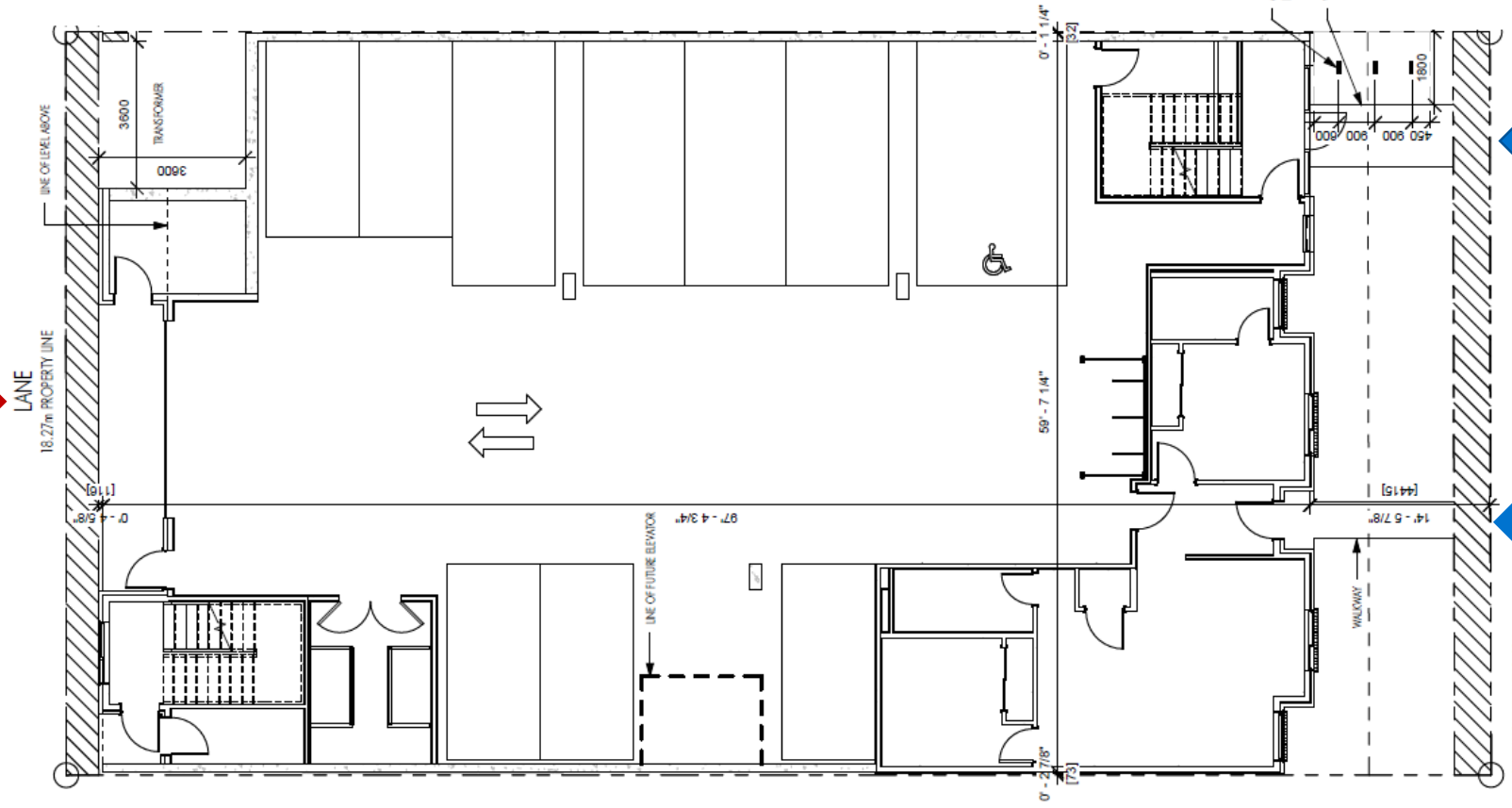




# Technical Details

- ▶ UC5– Pandosy Urban Centre
  - ▶ 7 units
    - ▶ 5 two-bedroom
    - ▶ 2 three-bedroom
  - ▶ 3 storeys in height
  - ▶ 10 vehicle parking stalls
  - ▶ 6 short-term bicycle parking stalls
  - ▶ 6 long-term bicycle parking stalls
  - ▶ 2 large trees

# Site Plan



SHRIMP PROVIDED BY FERGUSON  
LANDSURVEYING & GEOMATICS  
DATED APRIL 25, 2023

Gore St

# Elevation – East





# Elevation – South



# Elevation – North



# Elevation – West



# Materials Board



Acme Brick,  
Heritage Texture

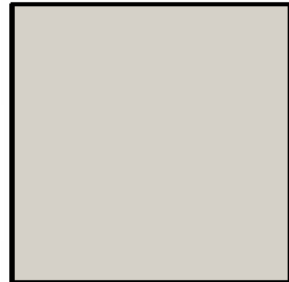


Horizontal Cladding,  
Mac, Harrywood,  
Smoked Birch



Black Accents, (soffit, fascia,  
awning, windows, doors, railings)

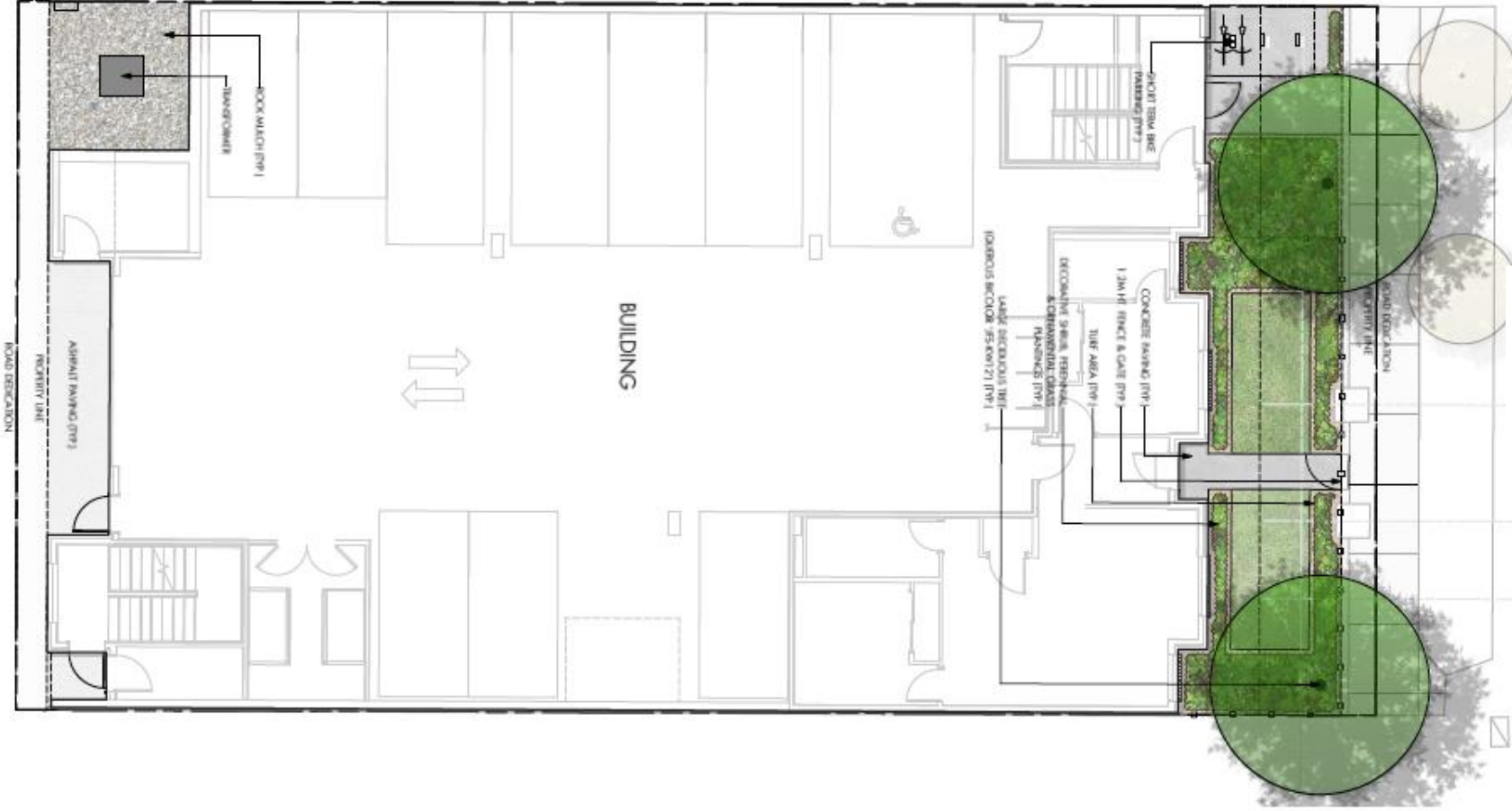
Stucco,  
Barren Plain



# Landscape Plan



Lane

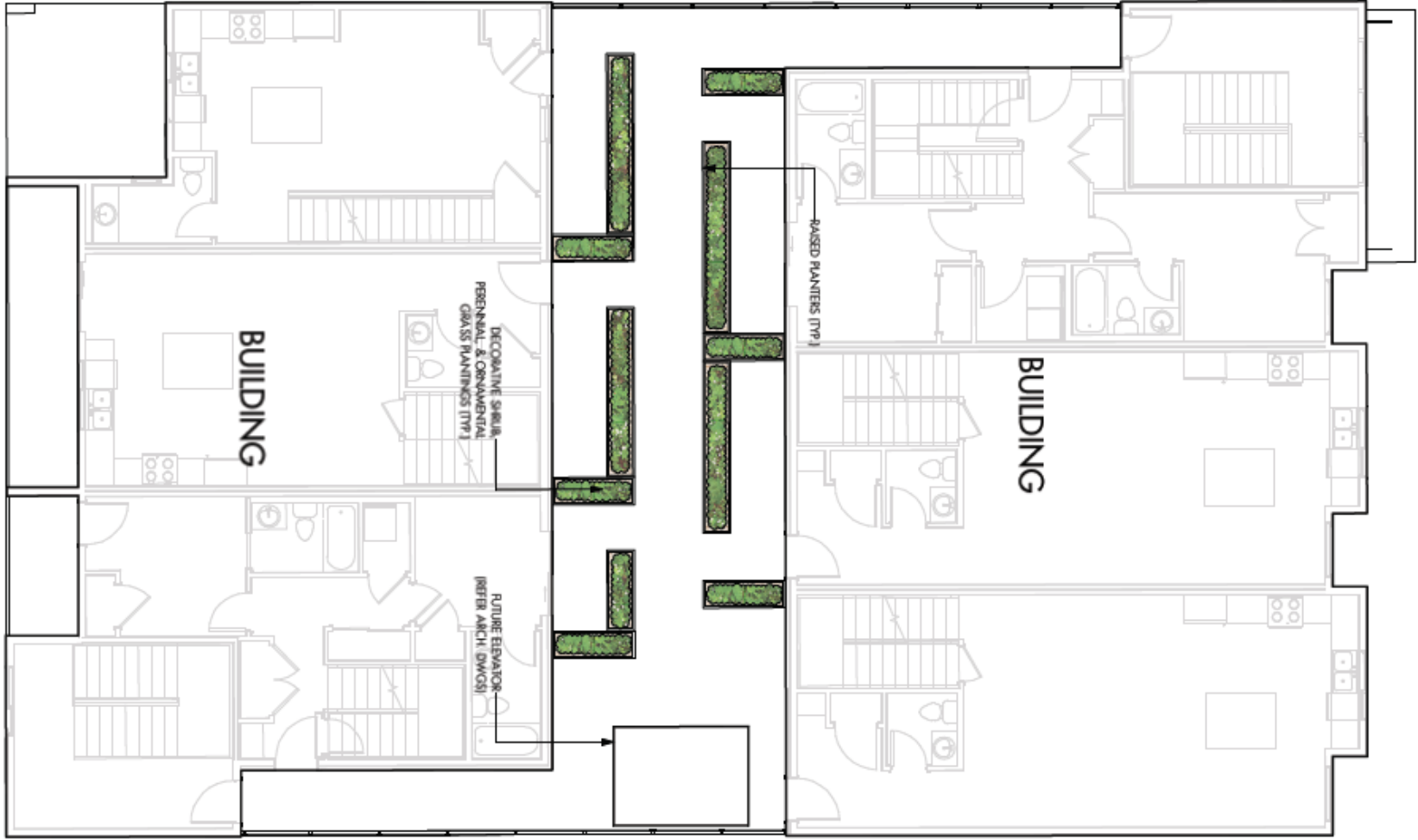


Gore St

# Rooftop Landscape Plan



Lane



Gore St

# Rendering – NW



# OCP Design Guidelines

- ▶ Orienting primary building façades and entries to the fronting street and incorporating an individual entrance
- ▶ Locating balconies and windows on the front building façade to create an active frontage with 'eyes on the street'
- ▶ Incorporating a range of architectural features and details into building facades to create visual interest



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Meets OCP Design Guidelines
  - ▶ No variances requested