

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** October 7, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 1160 Cameron Ave and 2355-2395 Gordon Dr  
**File No.:** DP24-0071  
**Zone:** VC1 – Village Centre

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0071 for Lot 1 District Lot 136 ODYD Plan EPP91954, located at 1160 Cameron Ave and Lot B District Lot 136 ODYD Plan KAP46155, located at 2355-2395 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 the applicant be required to consolidate Lot 1 District Lot 136 ODYD Plan EPP91954 with Lot B District Lot 136 ODYD Plan KAP46155;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

AND FURTHER 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 apartment housing development.

## 3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a mixed-use apartment development. The proposed project generally aligns with the Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Incorporating frequent entrances into commercial frontages to create punctuation and rhythm along the street, visual interest, and support pedestrian activity;

- Providing vehicular access off the secondary street, which limits the impact on pedestrians and streetscape;
- Incorporating distinct architectural treatments for corner sites and highly visible buildings such as vary the roofline and articulating the façade.

Materials that are proposed include black lap siding, black metal siding, wood veneer soffit, and white brick veneer. Common amenity spaces include a ground-floor indoor amenity area, and an outdoor amenity area with a community garden, putting green and barbeque and seating area. The development includes the addition of 68 parking stalls, for a total of 240 stalls between the two properties. The proposal also meets all regulations of the Zoning Bylaw, and no variances are being requested.

The applicant is required to complete a lot consolidation prior to the issuance of the Development Permit. The lot consolidation will consolidate 1160 Cameron Ave with 2355-2395 Gordon Dr, which serves as Guisachan Village Centre.

#### 4.0 Subject Property & Background

##### 4.1 Subject Property Map



The subject property is located on the corner of Cameron Ave and Gordon Dr and is located in the Guisachan Village Centre. The surrounding area is a mix of commercial, apartment housing, townhouse housing and single detached dwellings. The property is in close proximity to Guisachan Heritage Park.

#### 5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	13,875 m <sup>2</sup>

<b>Total Number of Units</b>	<b>62</b>	
Studio	4	
1-bed	35	
2-bed	14	
3-bed	9	
Net Commercial Floor Area (Added)	803 m <sup>2</sup>	
DEVELOPMENT REGULATIONS		
CRITERIA	VC <sub>1</sub> ZONE	PROPOSAL
<b>Total Maximum Floor Area Ratio</b>	<b>1.8</b>	<b>0.91</b>
Max. Site Coverage (buildings)	75%	61%
Max. Site Coverage (buildings, parking, driveways)	85%	84.8 %
<b>Max. Height</b>	<b>22.0 m / 6 storeys</b>	<b>20.8 m / 6 storeys</b>
Setbacks		
Min. Front Yard (South)	2.0 m	3.0 m
Min. Flanking Side Yard (West)	2.0 m	3.0 m
Min. Side Yard (East)	3.0 m	3.0 m
Min. Rear Yard (Rear)	4.5 m	4.5 m
Step backs		
Min. Fronting Street (South)	3.0 m	3.0 m
Min. Flanking Street (West)	3.0 m	3.0 m
Amenity Space		
<b>Total Required Amenity Space</b>	<b>1,130 m<sup>2</sup></b>	<b>1,240 m<sup>2</sup></b>
Common	248 m <sup>2</sup>	269 m <sup>2</sup>
Private	882 m <sup>2</sup>	971 m <sup>2</sup>
Landscaping		
Min. Number of Trees	14 trees	23 trees
Min. Large Trees	7 trees	15 trees
PARKING REGULATIONS		
CRITERIA	VC <sub>1</sub> ZONE REQUIREMENTS	PROPOSAL
<b>Total Required Vehicle Parking</b>	<b>145 stalls</b>	<b>240 stalls</b>
Residential	67	68
Commercial	69	162
Visitor	9	10
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	85% Regular 15% Small
Min. Loading Stalls	3 stalls	3 stalls
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	49 stalls	84 stalls
Bike Wash & Repair	y	y

**6.0 Application Chronology**

Application Accepted: April 11, 2024  
 Neighbour Notification Received: N/A

**Report prepared by:** Tyler Caswell, Planner II  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action and

## Development Services

### **Attachments:**

Attachment A: Draft Development Permit - DP24-0071

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).