



City of
Kelowna

DP24-0071

1160 Cameron Ave and 2355-2395 Gordon Dr.

Development Permit

Purpose

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

Development Process

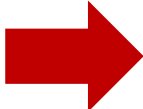


April 11, 2024

Development Application Submitted



Staff Review & Circulation



Oct 7, 2024

Development Permit

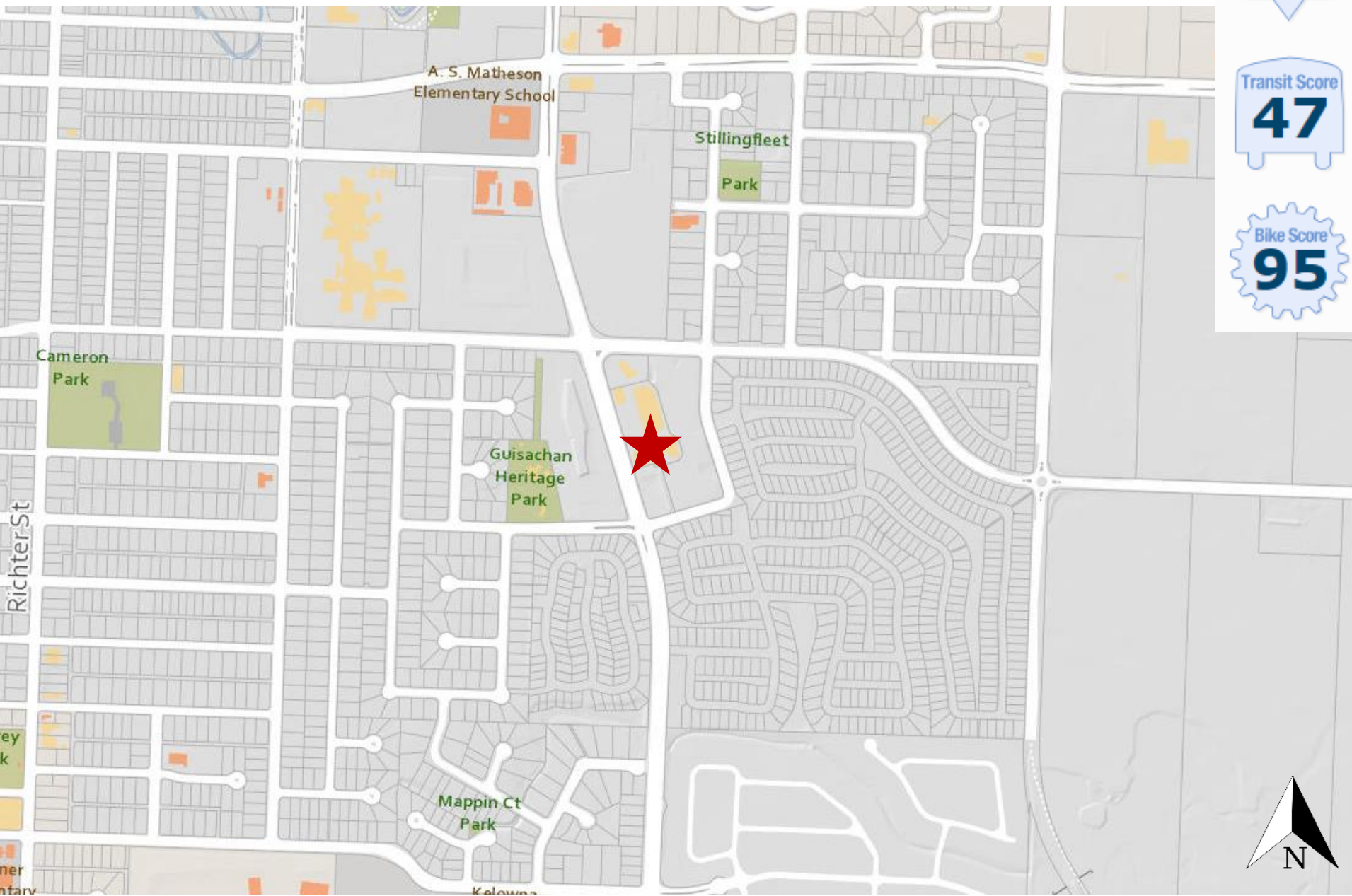


Building Permit



Council Approvals

Context Map



Walk Score
74

Transit Score
47

Bike Score
95



Subject Property Map



Site Photos



A EXIST. VIEW FROM CAMERON, LOOKING NORTH

B EXIST. VIEW FROM CAMERON, LOOKING NORTH



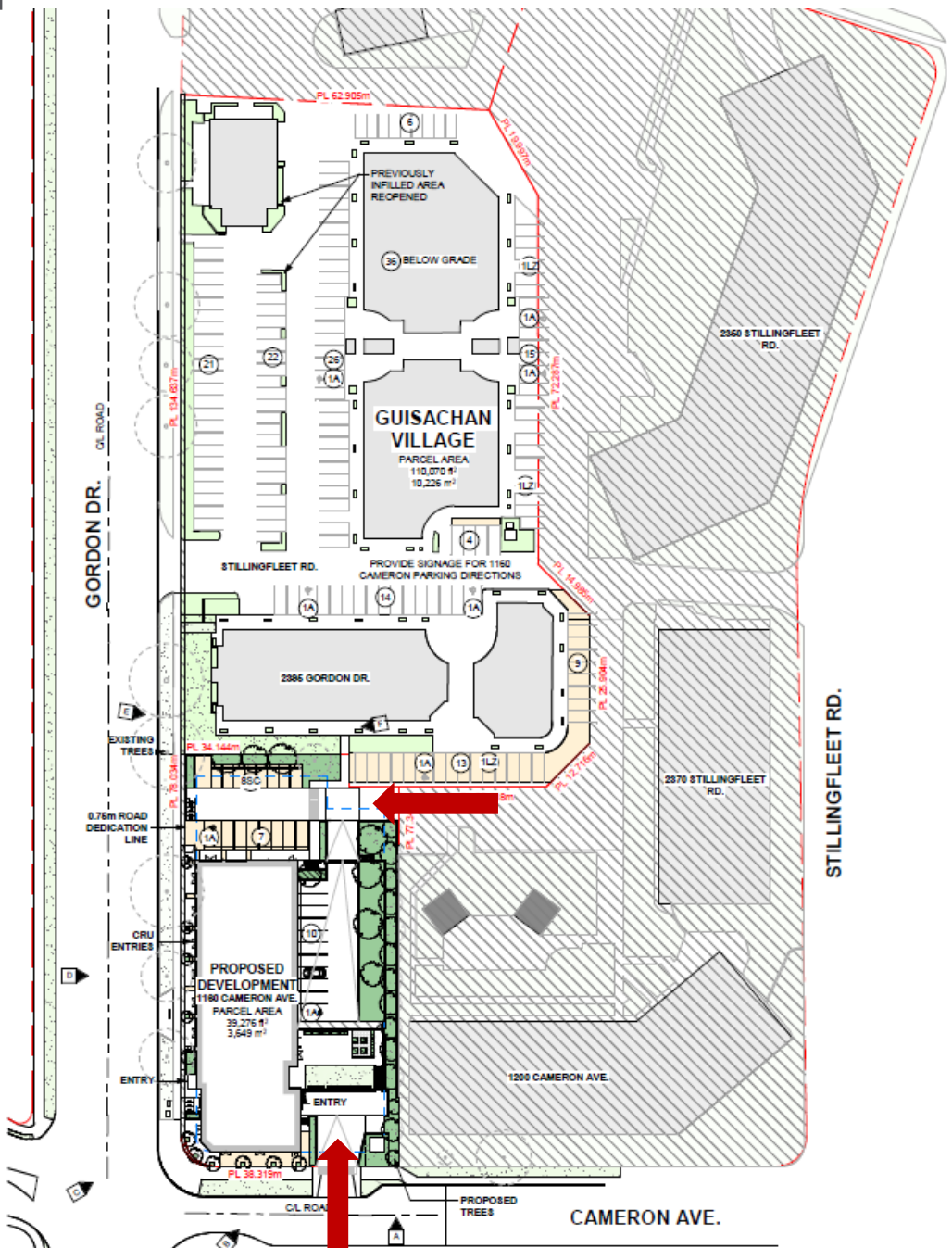
C EXIST. VIEW FROM GORDON & CAMERON, LOOKING NORTH EAST

D EXIST. VIEW FROM GORDON, LOOKING NORTH EAST

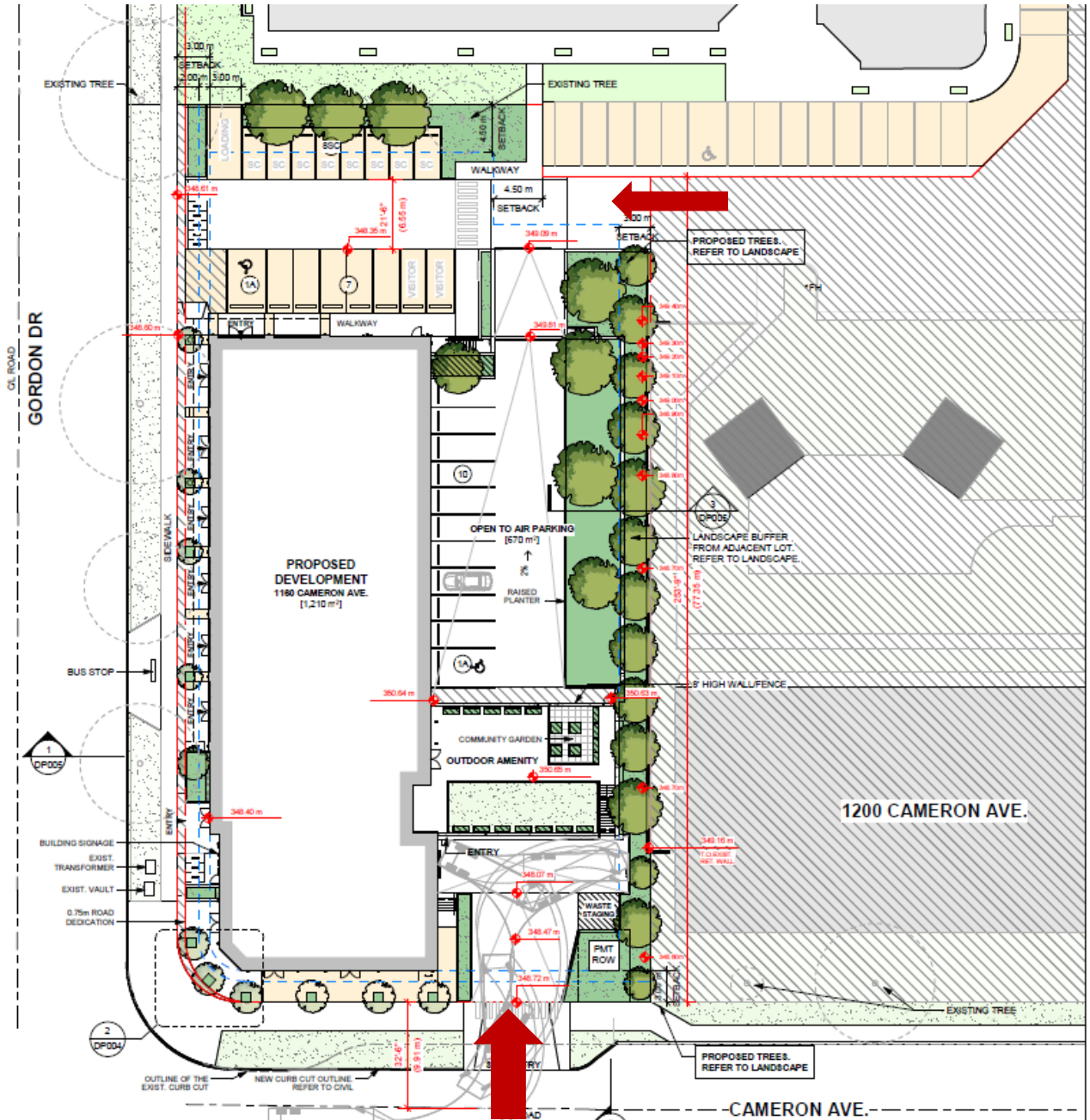
Technical Details

- ▶ Development Permit for a six-storey mixed use apartment development;
- ▶ VC₁ – Village Centre:
 - ▶ 62 units
 - ▶ 4 studio
 - ▶ 35 1-bed
 - ▶ 14 2-bed
 - ▶ 9 3-bed
 - ▶ 803 m² in ground-floor commercial space
 - ▶ 240 Parking Stalls
 - ▶ 84 Long-Term Bicycle Parking Stalls
 - ▶ 15 Large Trees

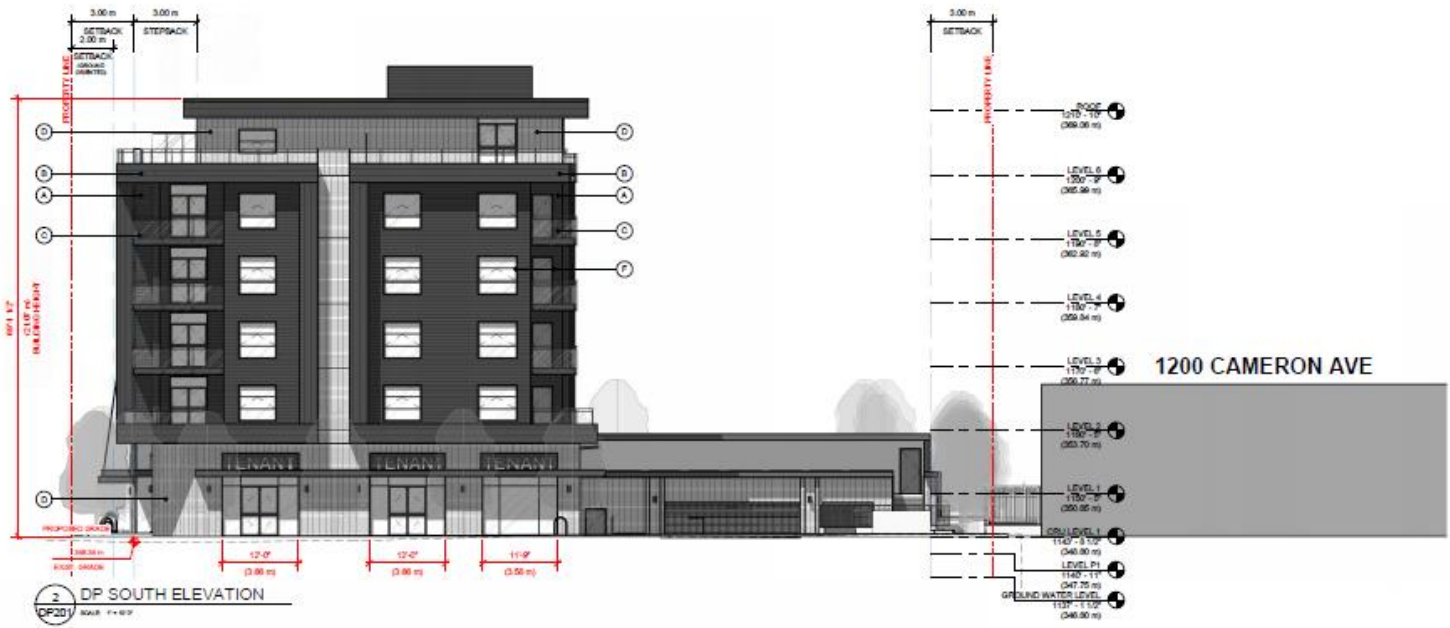
Full Site Plan



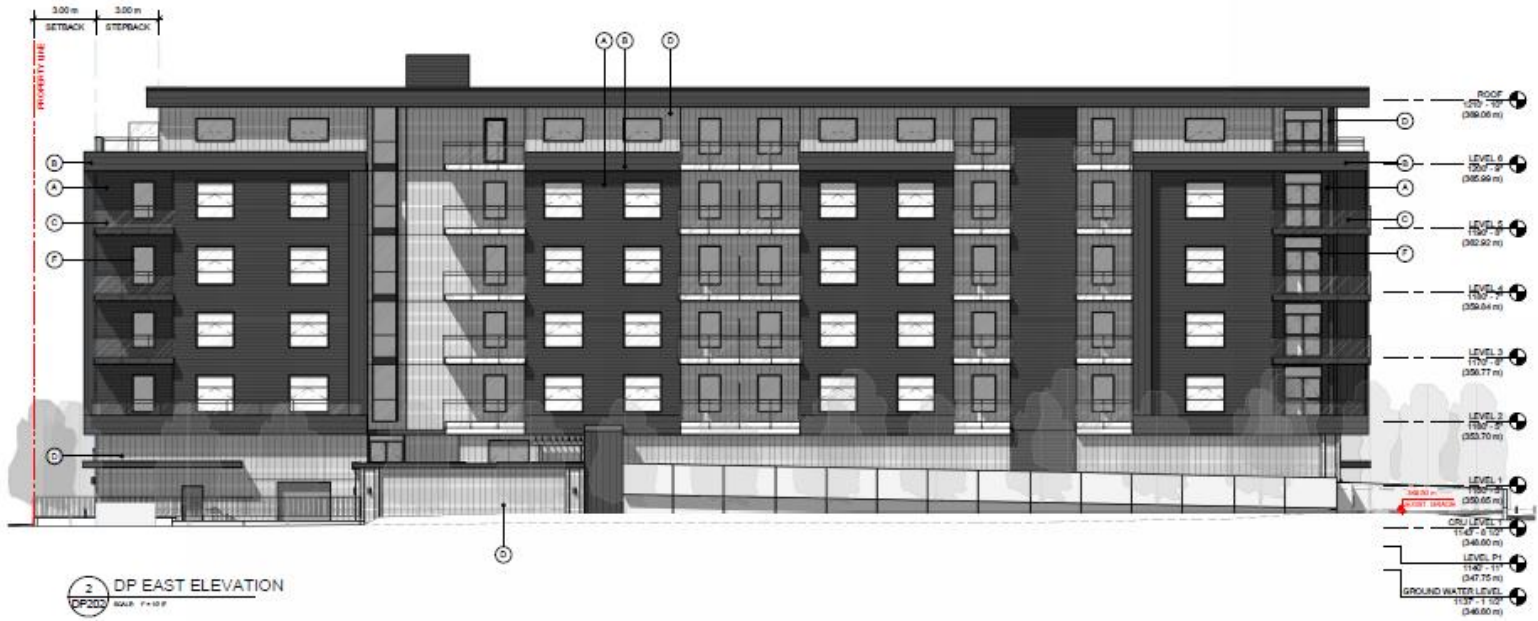
Site Plan



Elevation – South and West



Elevation – South and West

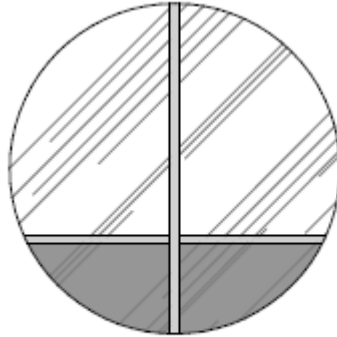


Materials Board

Material Palette



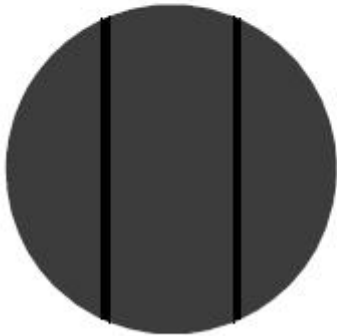
A. 6" Lap Siding -
Black



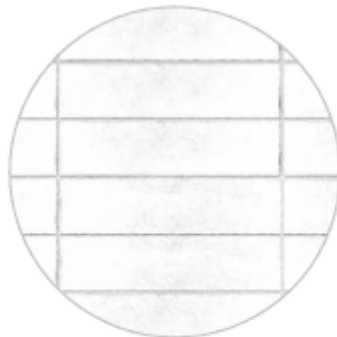
C. Glass balcony railing with
frosted base. Color to match
adjacent material.



E. Soffit - Wood veneer



B. 12" Extruded metal siding with
concealed fasteners - Black

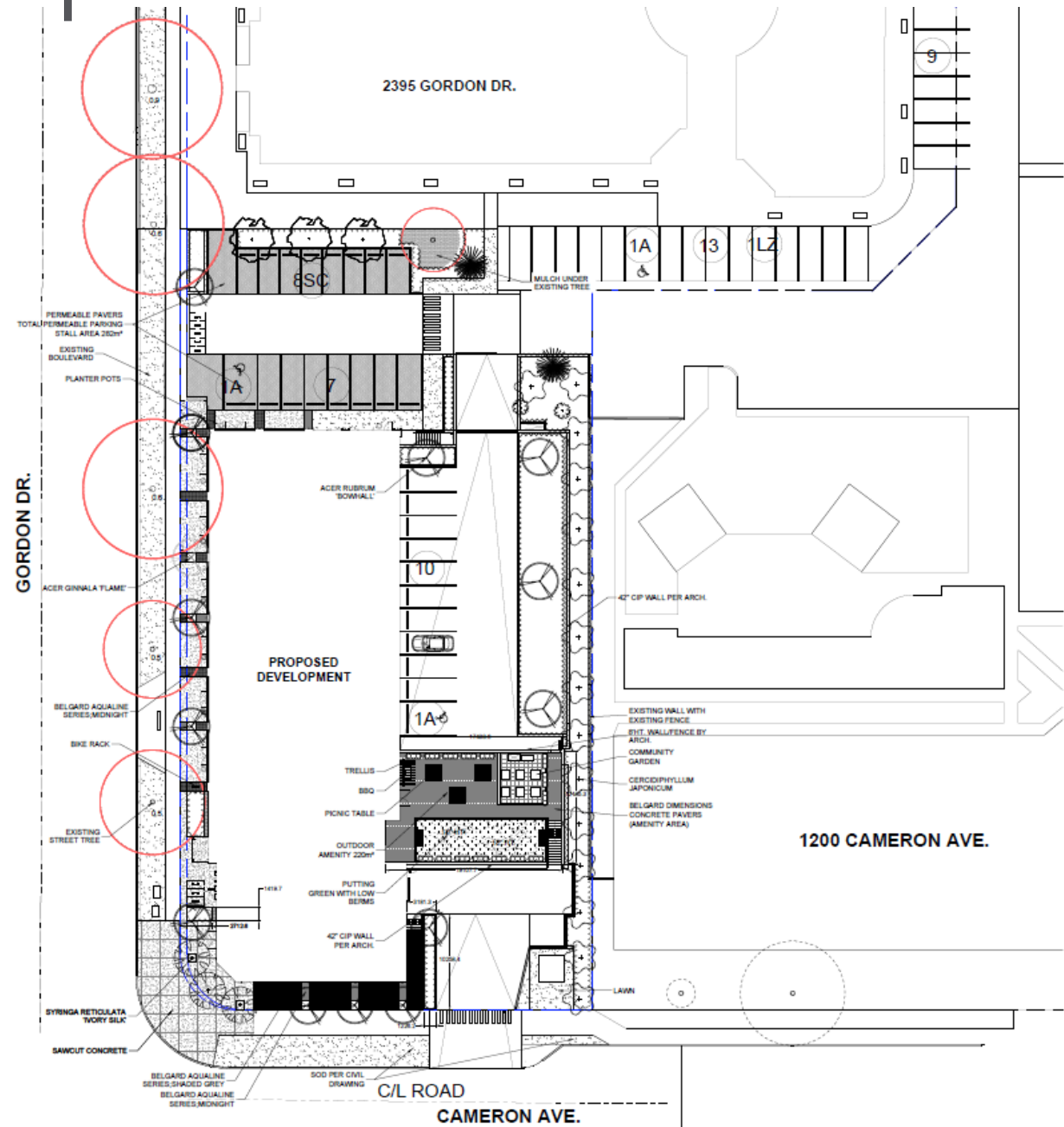


D. Stacked brick veneer - White



F. Vinyl Window/Door/Trim
Color match siding

Landscape Plan



Rendering – Cameron Ave (North)



1.

Rendering – Guisachan Village (South)



6.

Rendering – Gordon Dr



OCP Design Guidelines

- Incorporating frequent entrances into commercial frontage to create punctuation and rhythm along street;
- Providing vehicle access off the secondary street to limit impact to pedestrian and streetscape;
- Incorporating distinct architectural treatment since the property is a corner site.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Aligns with OCP Design Guidelines for Low & Mid Rise Residential Development
 - ▶ Provides density in the Guisachan Village Centre
 - ▶ No variances required