



September 17, 2024

**City of Kelowna  
Planning Department  
1435 Water Street  
Kelowna, BC  
V1Y 1J4**

**Attention: Planning Department**

**RE: FORM & CHARACTER DP - 4740 Gordon Drive, Kelowna, BC**

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Dear Planning,

We are applying for a Form and Character Development Permit to design and build four single family homes at 4740 Gordon Drive within the new RU1 Zone. The homes will be consistent with the General Residential and Mixed-Use Design Guidelines and Infill Guidelines of Chapter 18 of the Official Community Plan. The design of the homes is intended to elevate the form and character of the neighbourhood with an innovative approach to issues including parking, refuse and recycling, and building design.

**Official Community Plan 2.1 General Residential & Mixed-Use Guidelines**

- 2.1.0 a – Design buildings to frame and activate streets and other open spaces to support walking and cycling, pedestrian comfort, and social interaction.*
- 2.1.0 b – Incorporate high quality building, landscape, and streetscape design to support liveability, sustainability, and sense of place (see also 2.1.5).*
- 2.1.0 c – Ensure new buildings contribute positively to the envisioned future-built form, while being responsive to positive aspects of the existing built environment and sensitive to the natural environment (see also 2.1.2 and 2.1.3)*
- 2.1.0 d – Provide usable open spaces on site that balance privacy and access and that increase pedestrian connectivity throughout the city (see also 2.1.3 and 2.1.5).*
- 2.1.0 e – Ensure the provision of adequate servicing, vehicle access, and parking while minimizing negative impacts on the safety and attractiveness of the public realm.*

On February 14, 2024, we met with Mark Tanner, Tyler Caswell, Jocelyn Black and Nelson Chapman for a preapplication meeting for feedback on our project.

**City Comments from Pre-Application Meeting - February 14<sup>th</sup>, 2024**

*A proposal to add three additional dwelling units to the subject property will require a Form & Character Development Permit.*

*The subject property is in the Natural Environment Development Permit Area. A geotechnical Letter may be required to review slope stability and potential rockfall – specific requirements will be review upon application submission.*

Roads:

*Gordon Drive cross section XS-RB4 (Suburban Major Arterial (3 Lane)). Ad dedication of 3.0 m is required – The City will likely take cash-in lieu of construction.*

*The driveway location will be closer to the west of the property line. This will allow at least 60m of site line distance and would allow visibility from both directions along Gordon Drive. There is a bus stop and fire hydrant close to the eastern side of the property along Gordon.*

Water:

*The area is a low-pressure zone, as it's serviced by the Steele Reservoir. The property is sized for 60 l/s, which is the absolute minimum. Additional density in the areas put a strain on the lowered served areas. Sprinkler and/or non-combustible cladding likely required. The sprinkler service would be of main.*

*FUS calculation required for estimated fire flow.*

*The calculation is typically done by a civil engineer.*

Sewer

*The exiting 4-inch sewer line is fine although the service will have to be upgraded.*

Fortis

*Recommend speaking to FortisBC asap.*

*A building stratification would be possible with an approved Development Permit Application. This would allow the four dwelling units to be sold as separate rea estate titles.*

*The RU1 zone would allow up to four dwelling units in any for (ex: single detached houses, suites, carriage houses, duplexes, fourplex, etc.) and the development regulations are proposed to:*

- 3.0 m front yard setback
- 3.0m rear yard setback
- 2.1 side yard setbacks
- 2.5 minimum distance between dwellings
- 1.25 parking stalls per unit

*Refuse and recycling would require a minimum cart aisle width and designated space for containers – Zoning Bylaw – Section 7.3.3)*

**Project Description**

The four homes on this property will be exceptionally designed, serving as a transformative example within the neighbourhood. The design aims to enhance the neighbourhood aesthetic and character through innovative solutions for parking, waste management, and building aesthetics. These homes will exemplify high-end design, characterized by a sophisticated, luxurious approach. This will be evident in the use of quality materials and meticulous craftsmanship that incorporates custom details and cutting-edge innovations. The focus of the design will be exclusivity and prestige, aiming to create a premium experience and visual appeal.

**Building Form and Character**

The form and character of the homes has been designed with quality materials and building articulation to create interest in the neighbourhood. The exterior products are listed on each of the drawing's front elevation including faux wood aluminum siding, cultured stone, stucco, metal roofing, fascia, etc.

*Unit A*



*Unit B*



*Unit C*



*Unit D*



**Demolition:**

Currently, the property has one older house with attached garage, large trees on a lot with an area of 2,210 m2, Perimeter 201m, Frontage 4m.

In seeking approval for the proposed development permit, we outline the necessity for the demolition of the existing structures to make way for new construction that better meets the current and future needs of the community. The existing home, carport, and shed no longer meet modern standards of safety, sustainability, or functionality.



**Civil Engineering notes:**

See September 12, 2024, CTQ Letter, 2024-09-12 Rationale 24053.

**Site Layout and Parking**

As shown on the attached drawing set, the property is designed with accessibility in mind with a laneway entrance on the Northwest side of the property from Gordon Drive. The necessity for the northwest location of the laneway is to ensure appropriate sightlines entering Gordon Drive as there is a bend in the road.

**Tree Inventory**

The intent is to save as many mature, healthy trees as possible. Tree roots have eroded most of the existing driveway resulting in uneven and broken concrete. No formal tree cutting permit is required as the property is outside the Natural Environment or Hazardous Conditions Development Permit area.

See the attached inventory of trees surveyed by Swanson Forestry Services, May 28<sup>th</sup>, 2024.

**Target Audience/Buyers**

Provide suburban housing with accessible green spaces, walking trails, and outdoor recreational areas. Homes for middle-income families, including single-family homes designed to accommodate growing families.

The site is conveniently located across the road from the Bellevue Creek access to Varney Ct and a 1/2 km walk to Woodhaven Nature Conservancy Regional Park which is a peaceful forested park with paths through four distinct ecosystems.

**Conclusion**

In conclusion, our application for a Form and Character Development Permit to construct four single family homes at 4740 Gordon Drive not only aligns with the new RU1 Zone regulations but actively contributes to the enrichment of the community. The proposed development thoughtfully addresses the guidelines set forth in the Official Community Plan, emphasizing high-quality design, sustainability, and integration with the existing landscape.

We appreciate the opportunity to present this proposal and look forward to a favorable review.

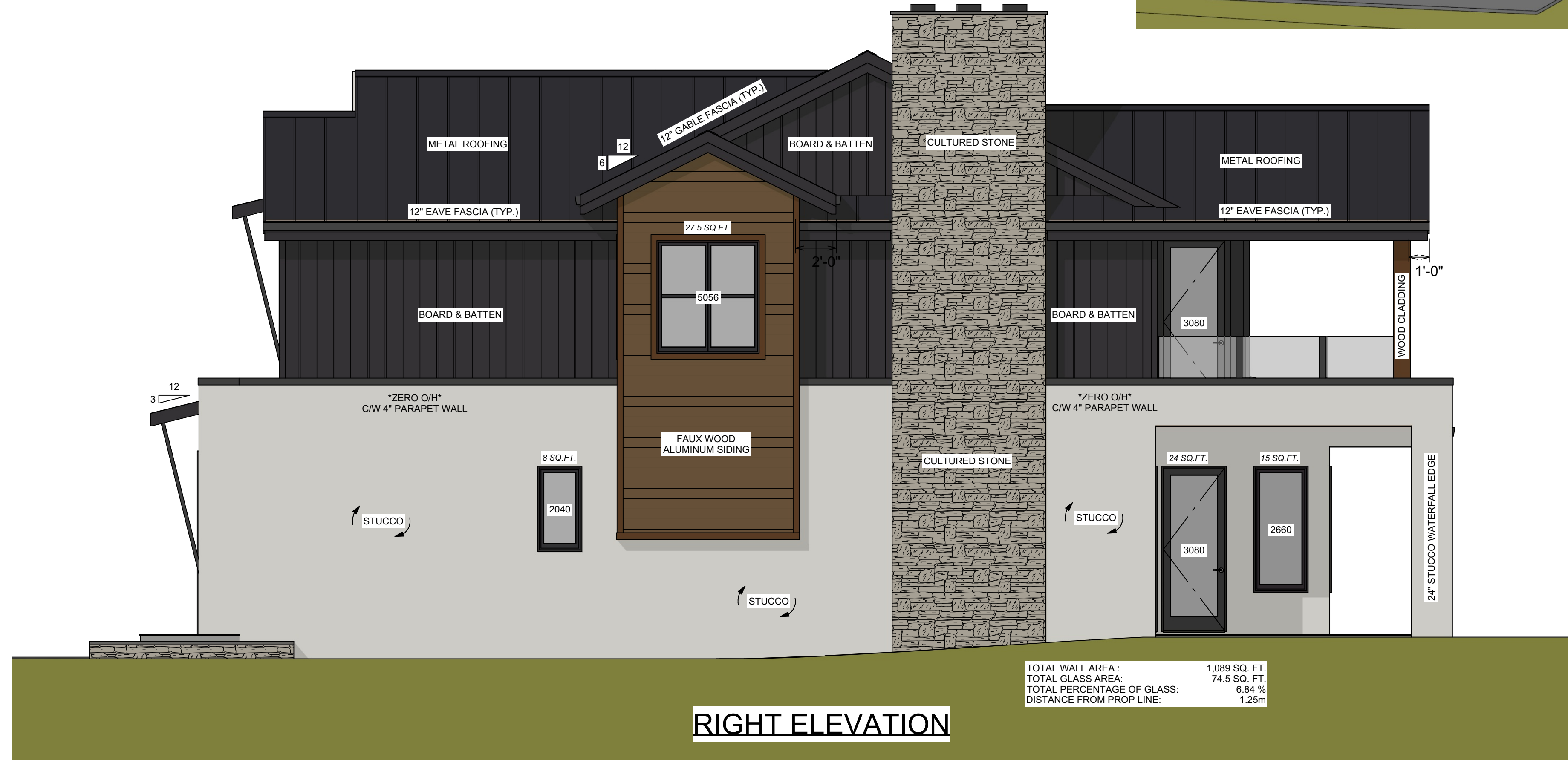
**ASPEN LANDS ADVISORY LTD.**

*Tobi McNeil*

Tobi McNeil  
Senior Real Estate Advisor and Development Manager



FRONT ELEVATION



RIGHT ELEVATION

TOTAL WALL AREA: 1,089 SQ. FT.  
 TOTAL GLASS AREA: 74.5 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 6.84 %  
 DISTANCE FROM PROP LINE: 1.25m

SHEET NUMBER

1/4

SCALE: 1/4" = 1'

DATE : JUNE-21-2024

PLAN "A"

PROPOSED PROJECT FOR

JAHURA RESIDENCE

4740 GORDON DR

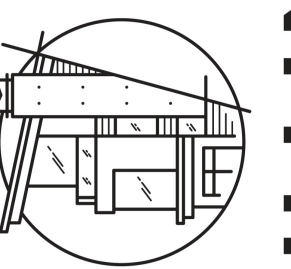
UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

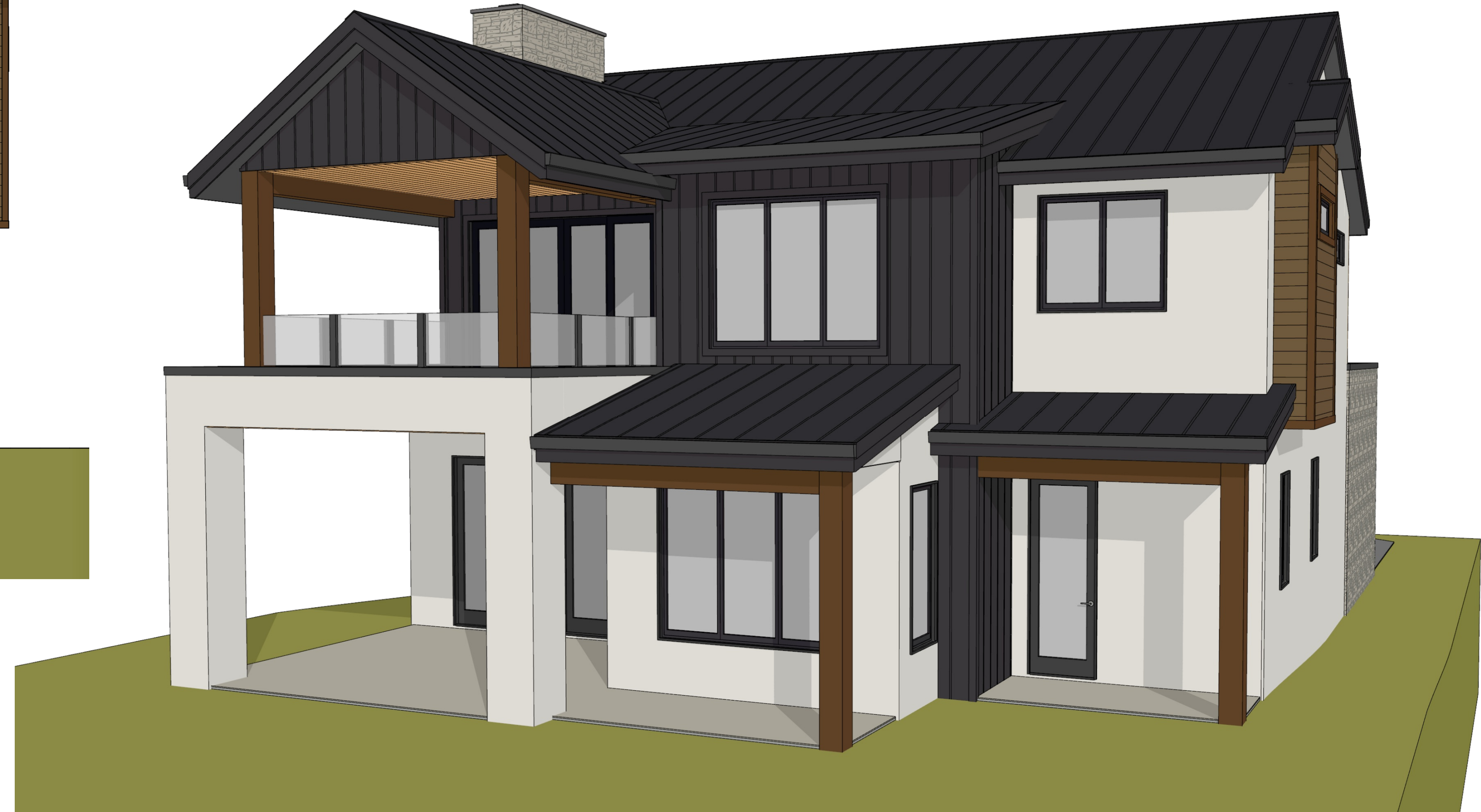
Bus: (250) 717-3415

Cell: (250) 258-7819

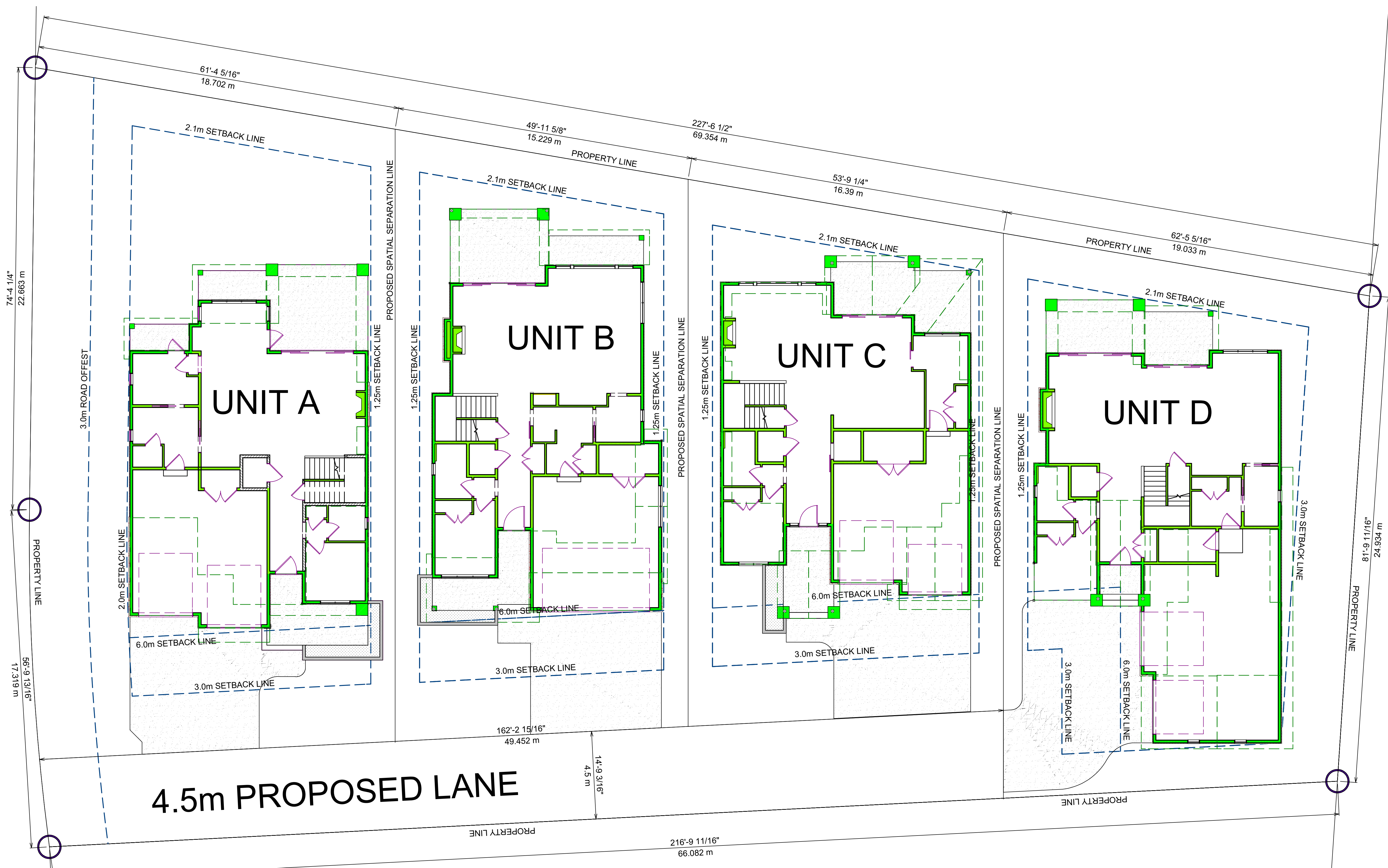
E-mail: mullinsdrafting@shaw.ca



**MULLINS**  
DESIGN GROUP



GORDON DR



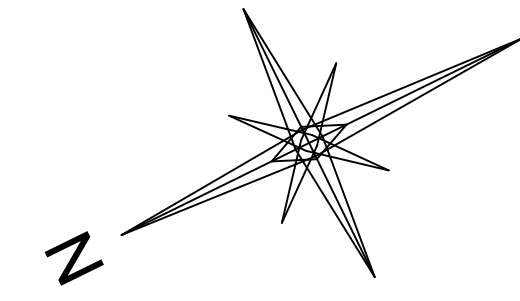
4.5m PROPOSED LANE

**LOT # 4**  
2,197m<sup>2</sup>

**PLOT PLAN**  
SCALE: 1/8" = 1'

**\*\*NOTE\*\***  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

LOT COVERAGE	
MAIN FLOORS	= 0,000 SQ.FT.
GARAGES	= 000 SQ.FT.
COVERED DECKS/PATIO	= 000 SQ.FT.
COVERED ENTRY(S)	= 00 SQ.FT.
TOTAL FOOTPRINT	= 0,000 SQ.FT.
TOTAL LOT SQ.FT.	= 0,000.00 SQ.FT.
TOTAL COVERAGE	= 00.0%



SHEET NUMBER

**3/4**

SCALE: 1/4" = 1'

DATE : JUNE-21-2024

PLAN "A"

PROPOSED PROJECT FOR

**JAHURA RESIDENCE**

**4740 GORDON DR**

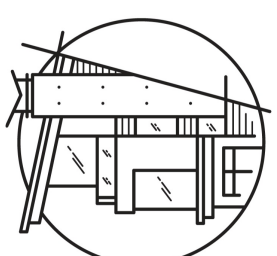
UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

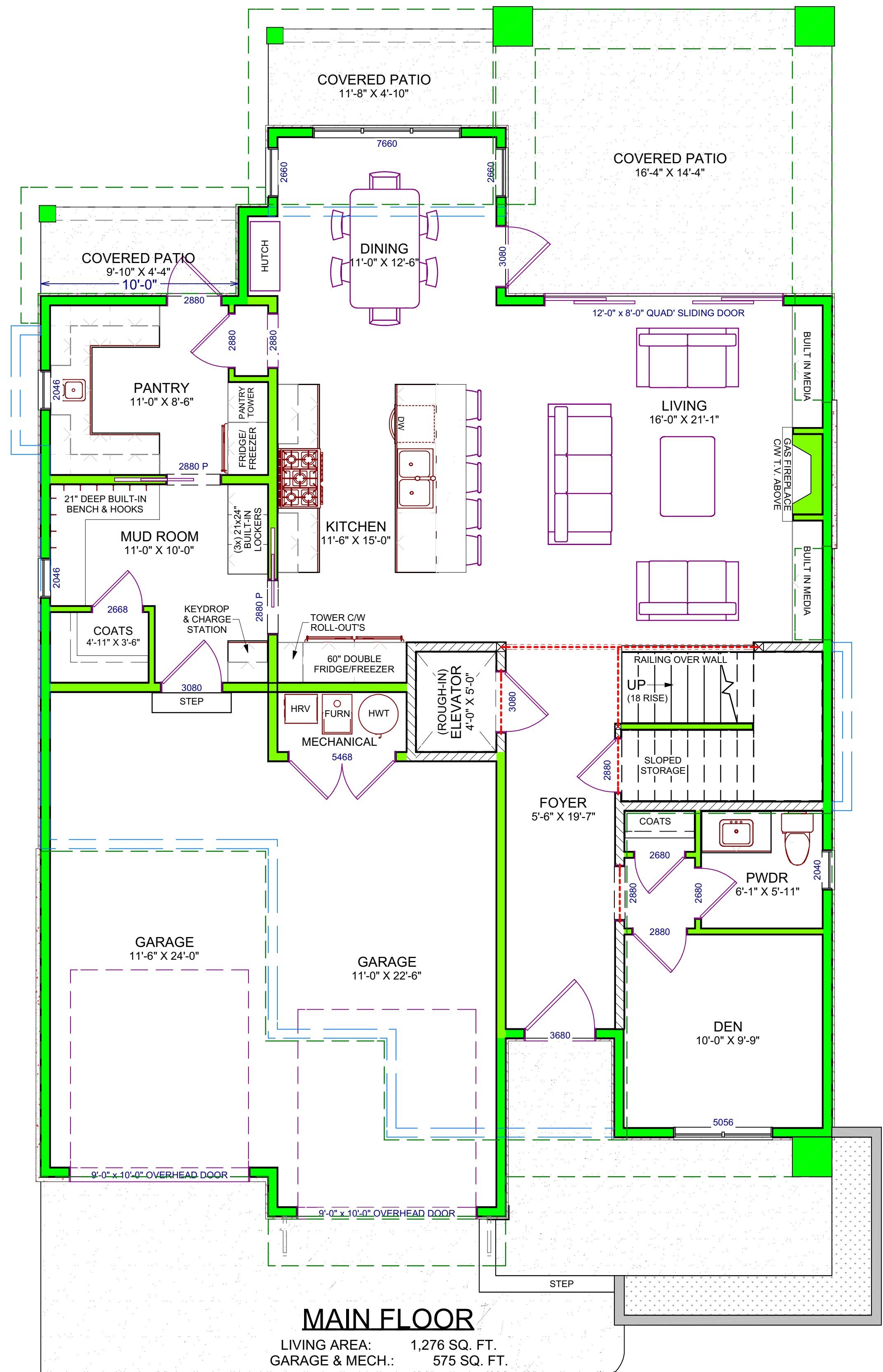
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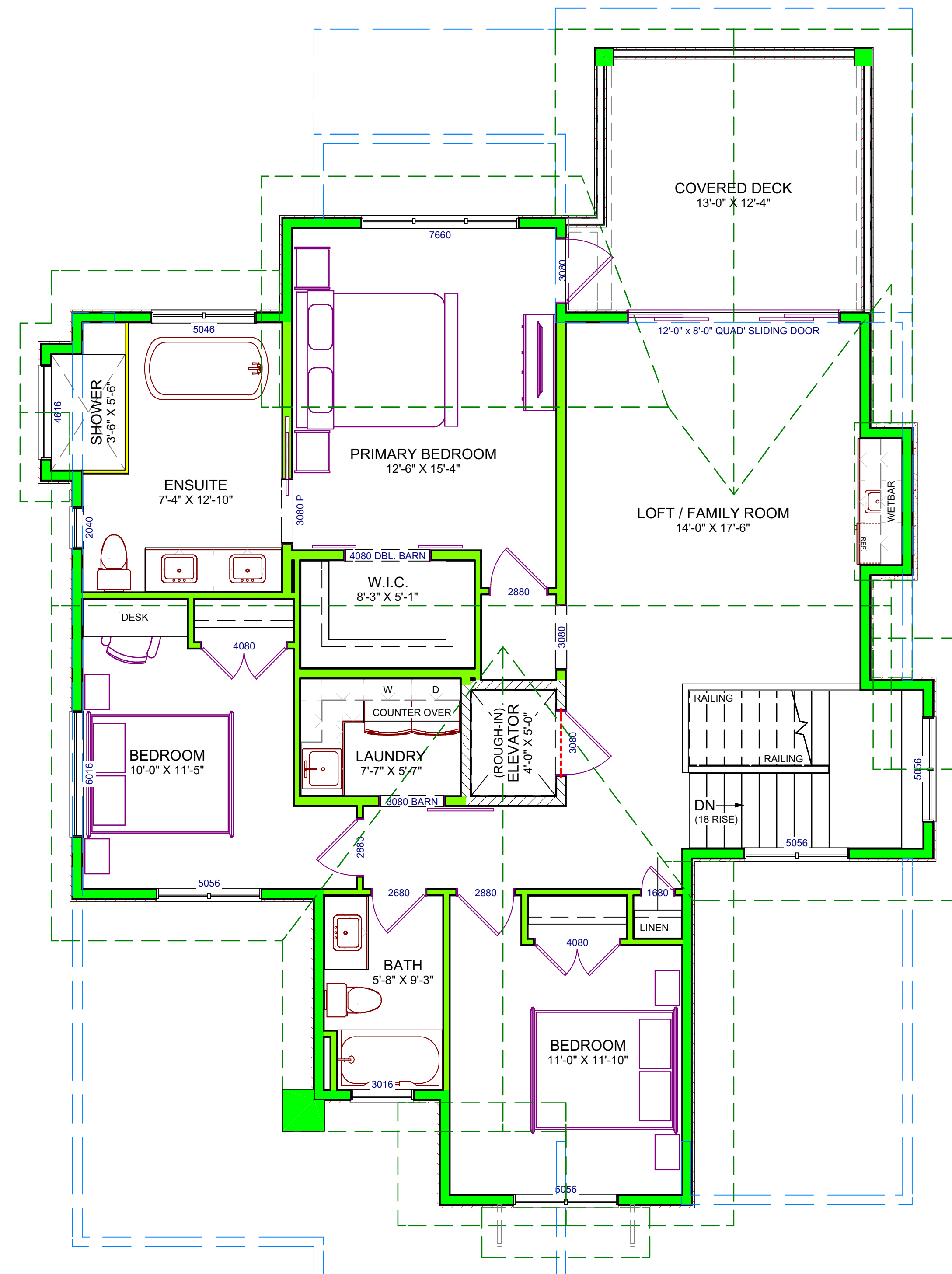
E-mail: mullinsdrafting@shaw.ca



**MULLINS**  
DESIGN GROUP



**MAIN FLOOR**  
 LIVING AREA: 1,276 SQ. FT.  
 GARAGE & MECH.: 575 SQ. FT.



**UPPER FLOOR**  
 AREA: 1,283 SQ. FT.  
 (EXCLUDING STAIRS & ELEVATOR)



FRONT ELEVATION



RIGHT ELEVATION

TOTAL WALL AREA: 1,275 SQ. FT.  
 TOTAL GLASS AREA: 44 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 3.45 %  
 DISTANCE FROM PROP LINE: 1.25m

SHEET NUMBER

1/4

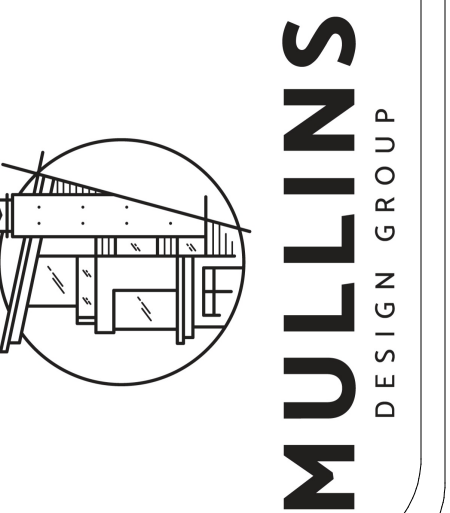
SCALE: 1/4" = 1'

DATE : JUNE-21-2024

PLAN "B"

PROPOSED PROJECT FOR  
**JAHURA RESIDENCE**  
 4740 GORDON DR

UNIT 203 - 1889 SPALL RD.  
 Kelowna BC V1Y 4R2  
 Bus: (250) 717-3415  
 Cell: (250) 258-7819  
 E-mail: mullinsdrafting@shaw.ca





REAR ELEVATION



LEFT ELEVATION

TOTAL WALL AREA: 1,120 SQ. FT.  
 TOTAL GLASS AREA: 48 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 4.3%  
 DISTANCE FROM PROP. LINE: 1.25m

SHEET NUMBER

2/4

SCALE: 1/4" = 1'

DATE : JUNE-21-2024

PLAN "B"

PROPOSED PROJECT FOR

JAHURA RESIDENCE

4740 GORDON DR

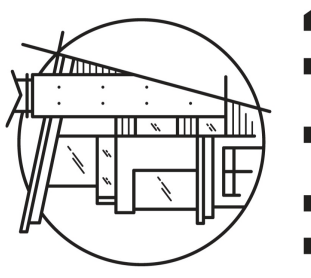
UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

Bus: (250) 717-3415

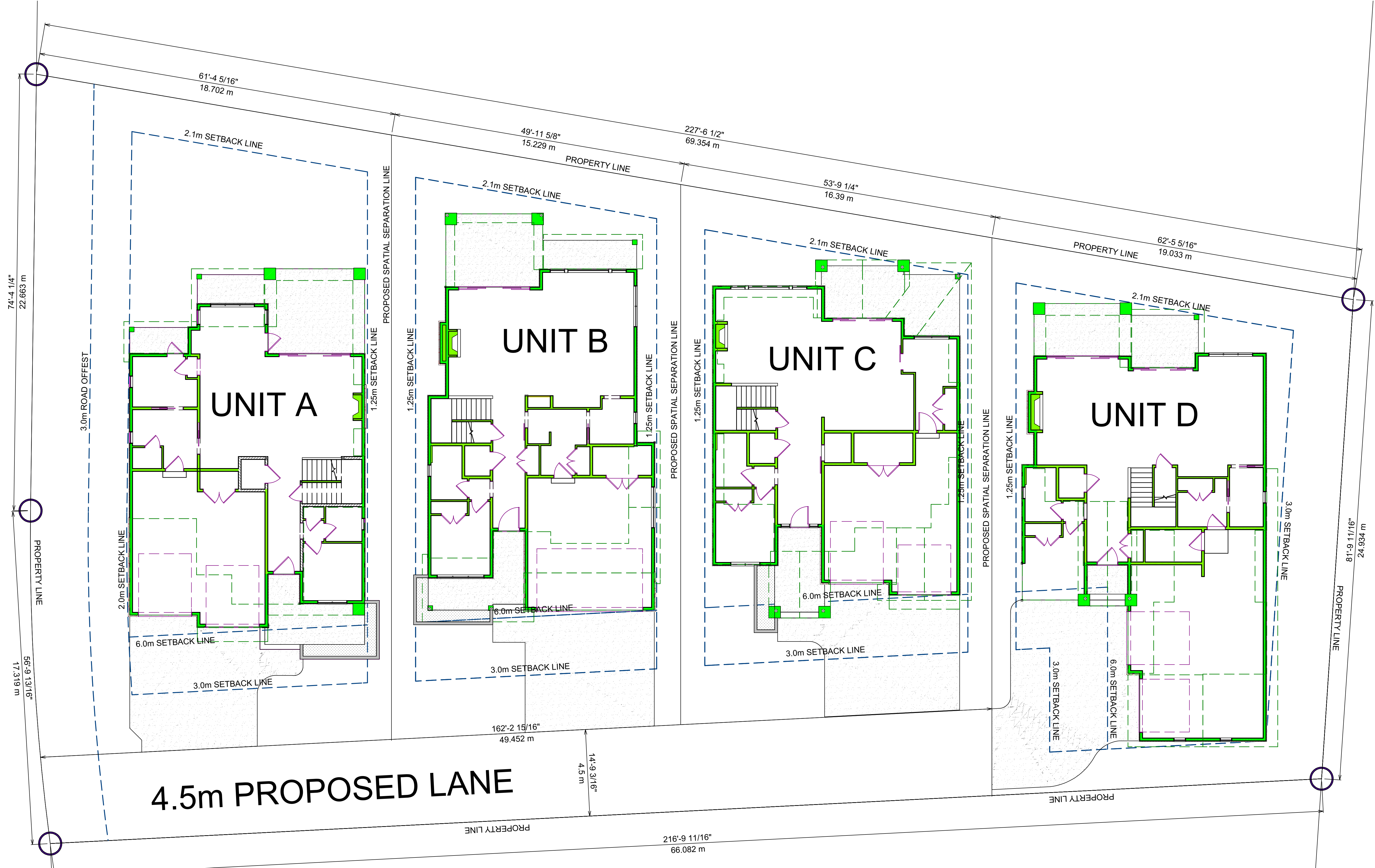
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**MULLINS**  
 DESIGN GROUP

GORDON DR



4.5m PROPOSED LANE

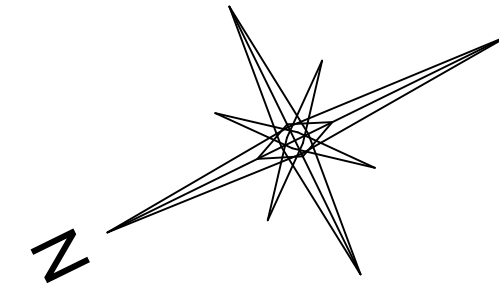
**LOT # 4**  
2,197m<sup>2</sup>

**PLOT PLAN**

SCALE: 1/8" = 1'

**\*\*NOTE\*\***  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

LOT COVERAGE	
MAIN FLOORS	= 0,000 SQ.FT.
GARAGES	= 000 SQ.FT.
COVERED DECKS/PATIO	= 000 SQ.FT.
COVERED ENTRY(S)	= 00 SQ.FT.
TOTAL FOOTPRINT	= 0,000 SQ.FT.
TOTAL LOT SQ.FT.	= 0,000.00 SQ.FT.
TOTAL COVERAGE	= 00.0%



SHEET NUMBER

**3/4**

SCALE: 1/4" = 1'

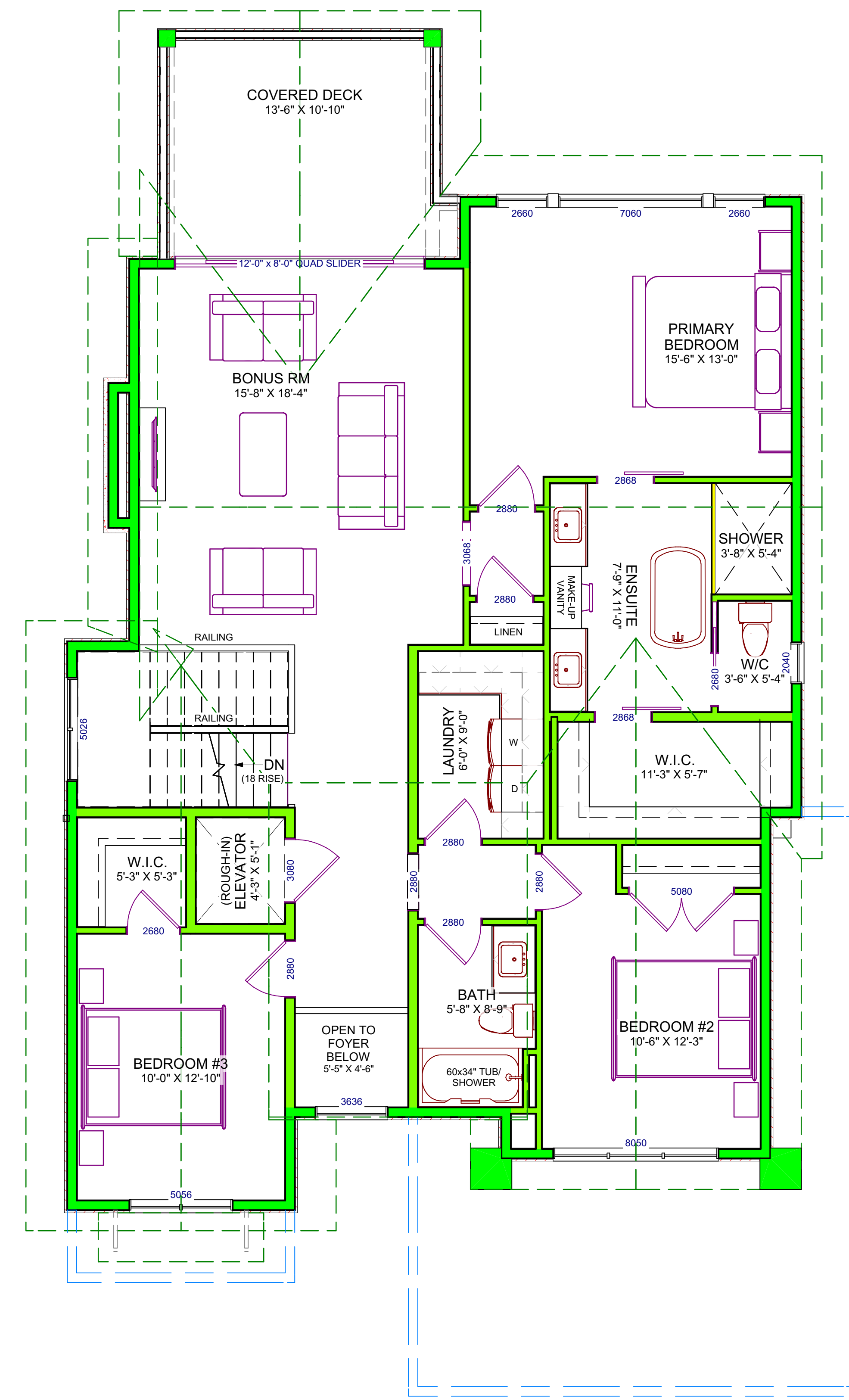
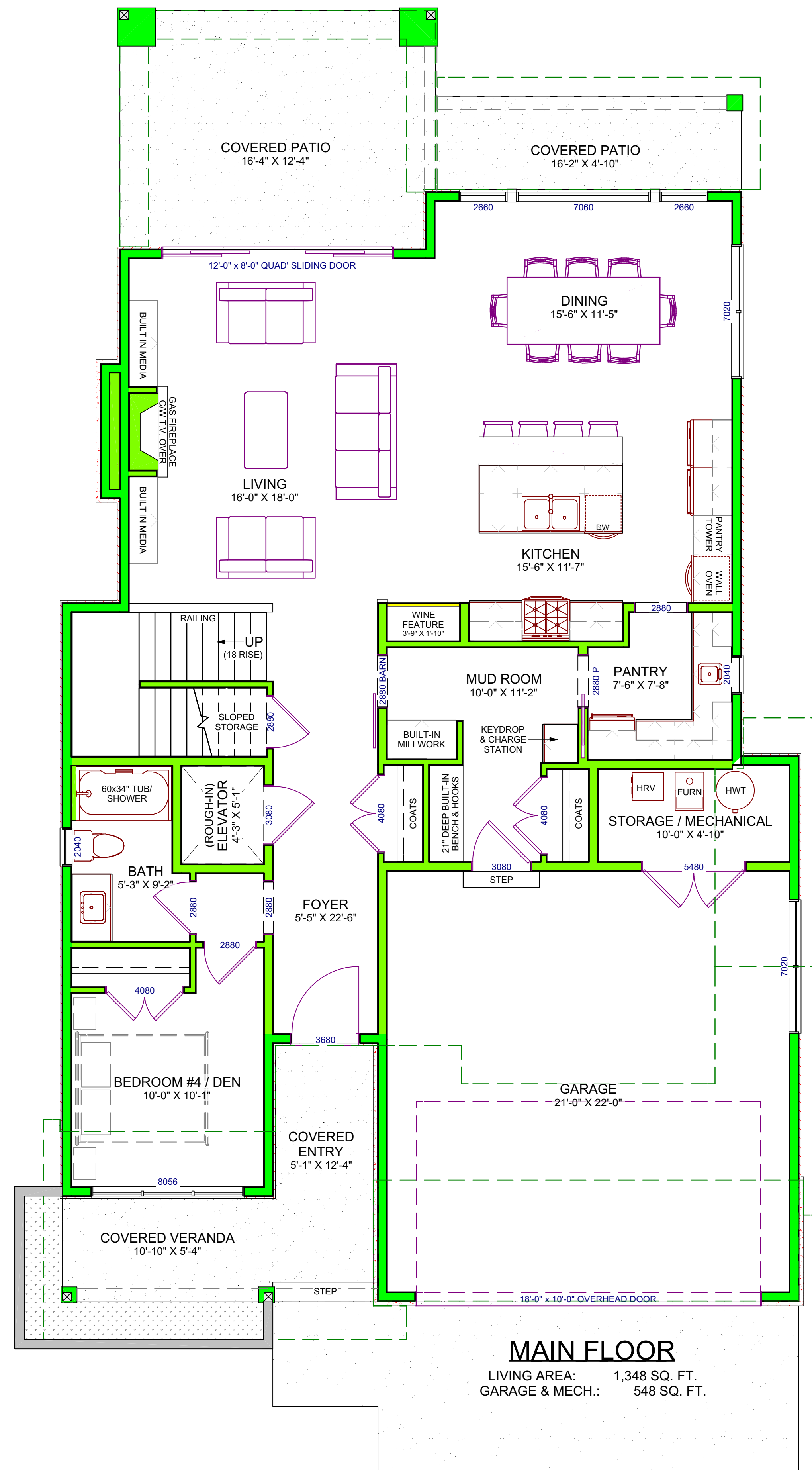
DATE : JUNE-21-2024

PLAN "B"

PROPOSED PROJECT FOR  
**JAHURA RESIDENCE**  
4740 GORDON DR

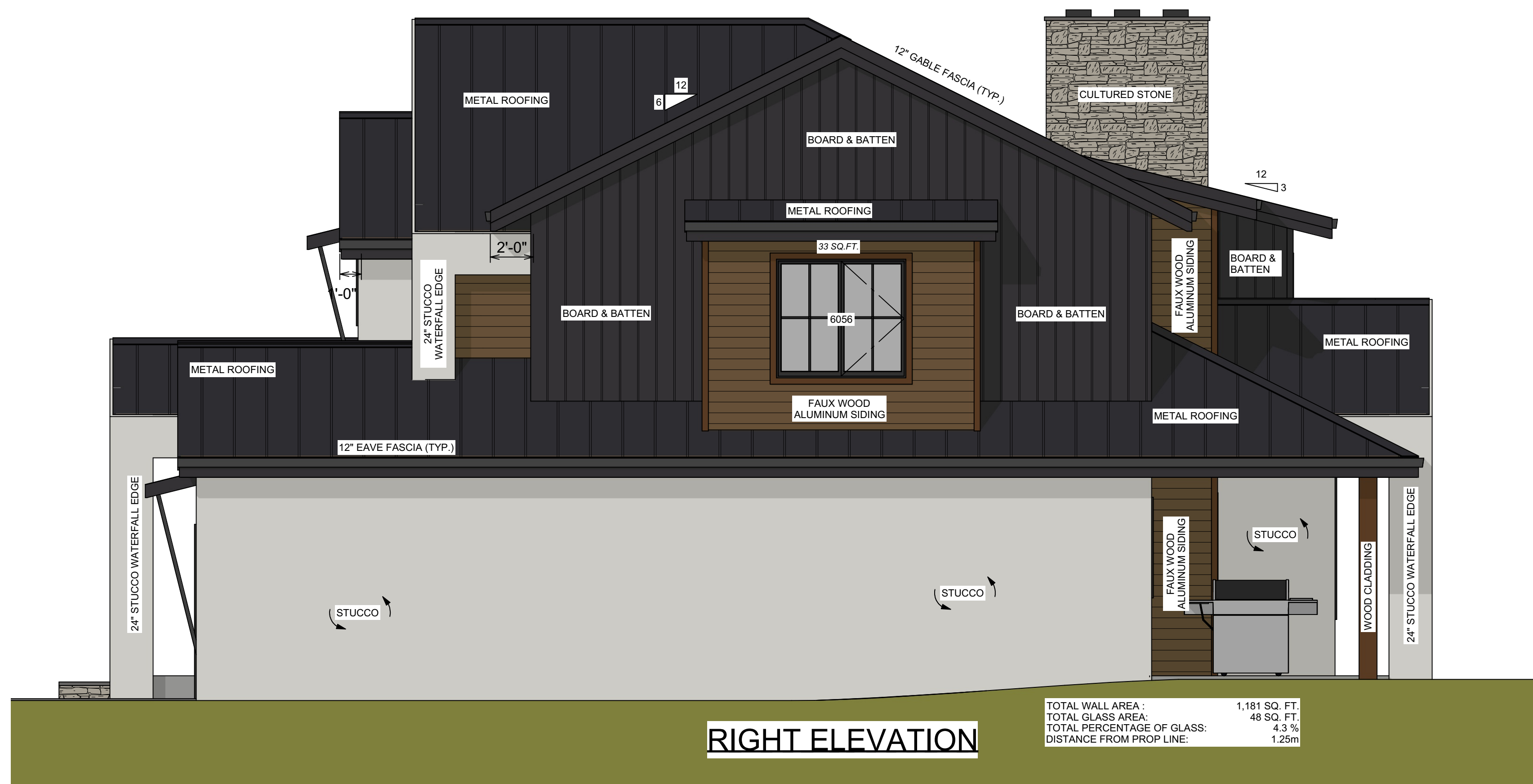
UNIT 203 - 1889 SPALL RD.  
Kelowna BC V1Y 4R2  
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Cell: (250) 258-7819  
E-mail: mullinsdrafting@shaw.ca







**FRONT ELEVATION**



**RIGHT ELEVATION**

TOTAL WALL AREA: 1,181 SQ. FT.  
 TOTAL GLASS AREA: 48 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 4.3 %  
 DISTANCE FROM PROP LINE: 1.25m



SHEET NUMBER

**1/4**

SCALE: 1/4" = 1'

DATE : JUNE-21-2024

PLAN "C"

PROPOSED PROJECT FOR

**JAHURA RESIDENCE**

**4740 GORDON DR**

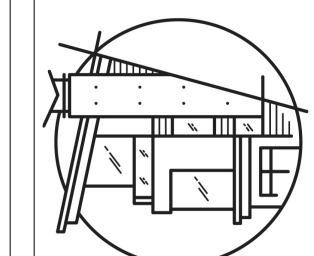
**UNIT 203 - 1889 SPALL RD.**

**Kelowna BC V1Y 4R2**

Bus: (250) 717-3415

Cell: (250) 258-7819

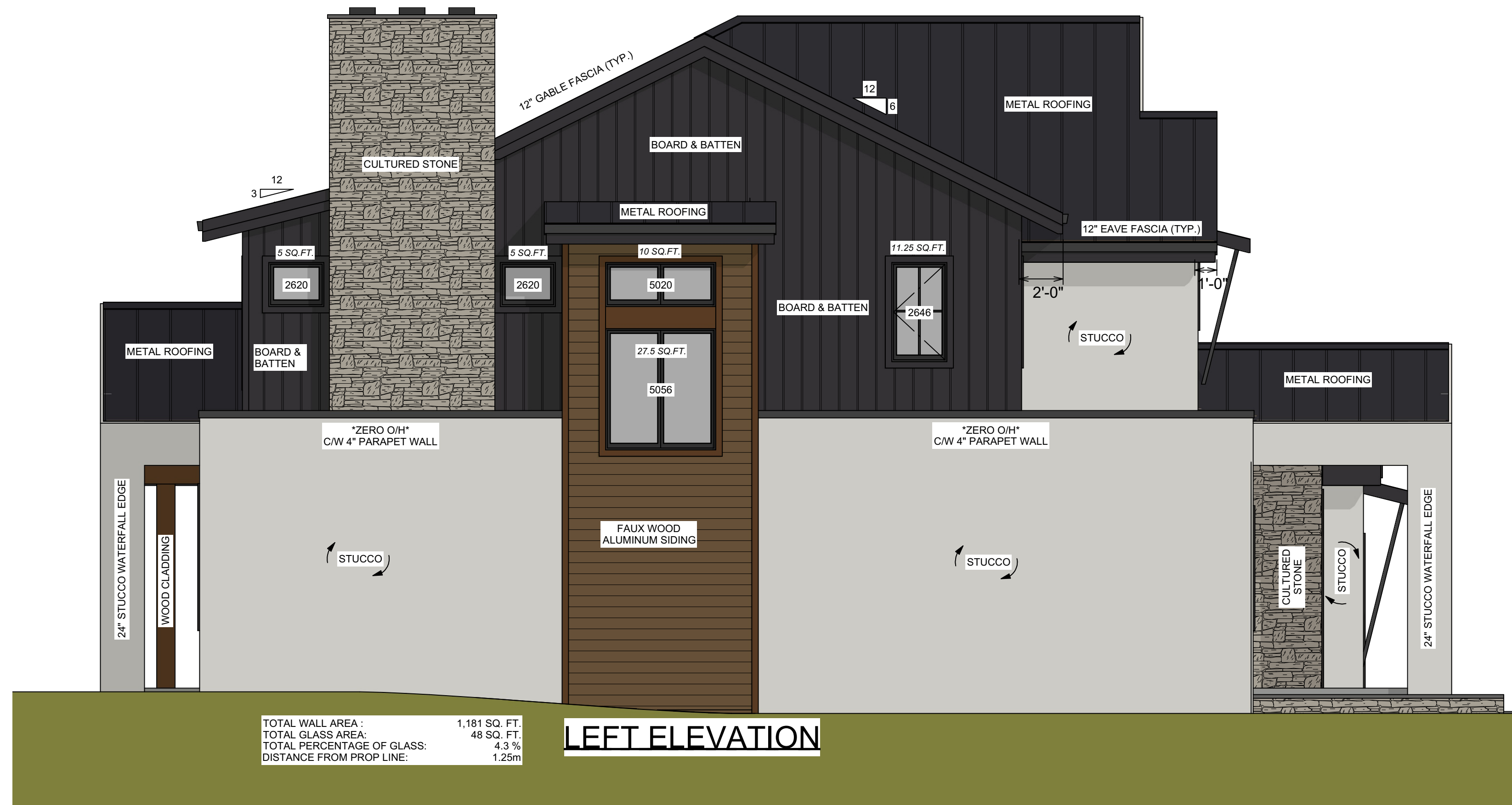
E-mail: [mullinsdrafting@shaw.ca](mailto:mullinsdrafting@shaw.ca)



**MULLINS**  
 DESIGN GROUP



**REAR ELEVATION**



**LEFT ELEVATION**

TOTAL WALL AREA : 1,181 SQ. FT.  
 TOTAL GLASS AREA: 48 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 4.3 %  
 DISTANCE FROM PROP LINE: 1.25m



SHEET NUMBER

**2/4**

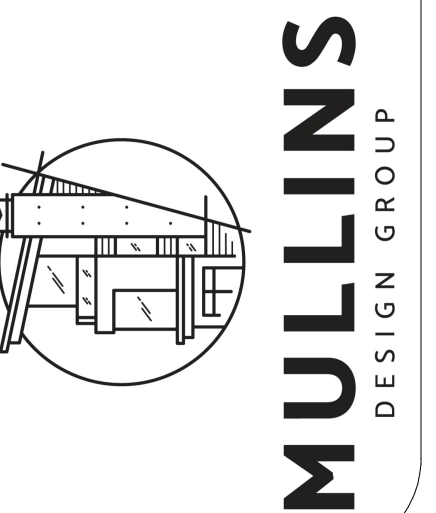
SCALE: 1/4" = 1'

DATE : JUNE-21-2024

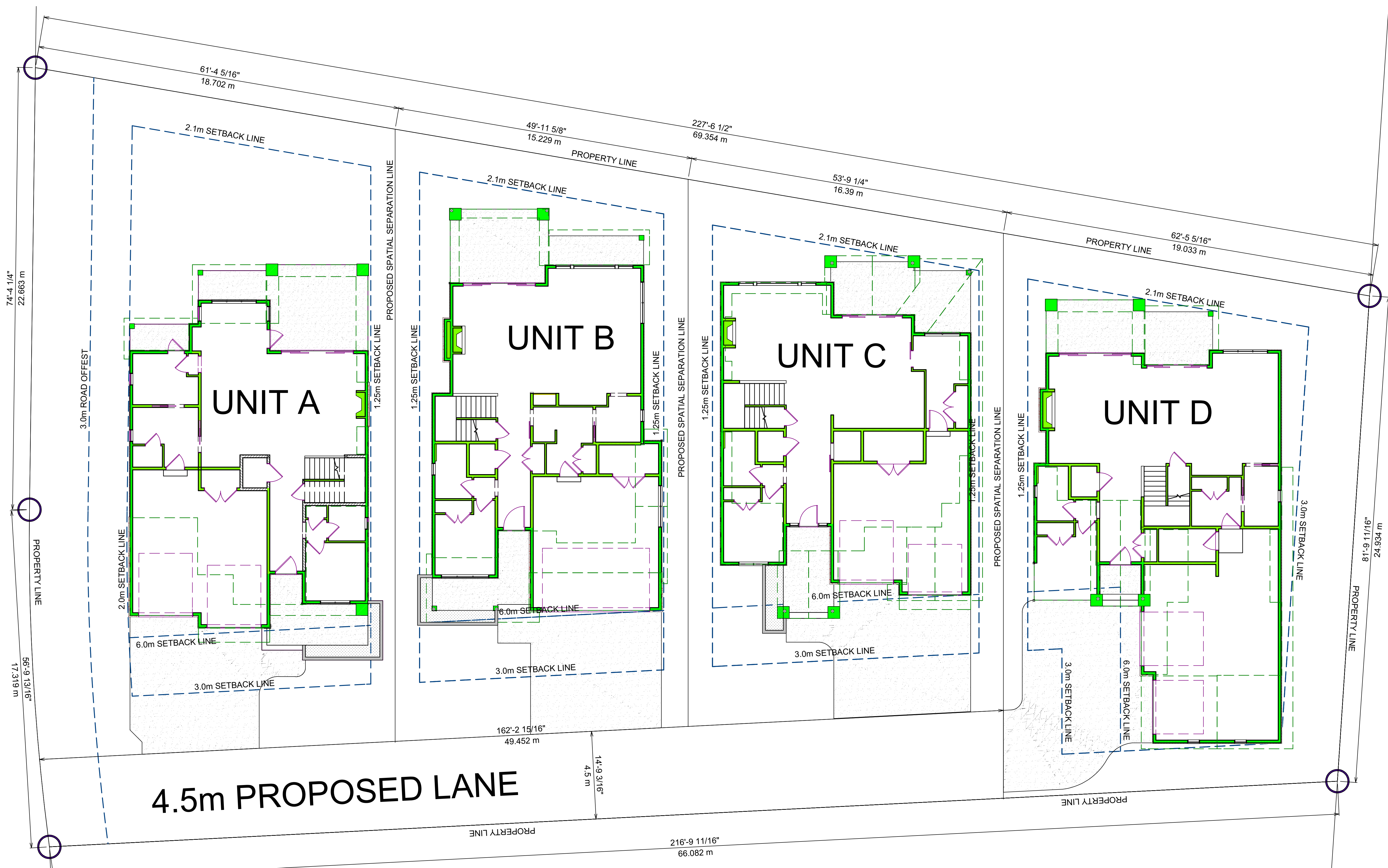
PLAN "C"

PROPOSED PROJECT FOR  
**JAHURA RESIDENCE**  
 4740 GORDON DR

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 Kelowna BC V1Y 4R2  
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GORDON DR



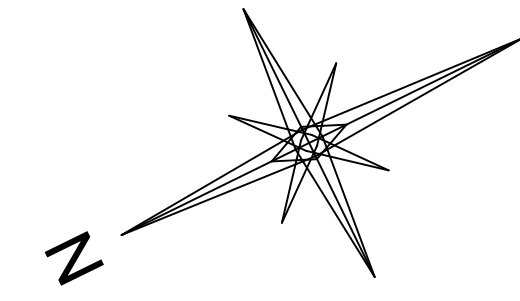
4.5m PROPOSED LANE

**LOT # 4**  
2,197m<sup>2</sup>

**PLOT PLAN**  
SCALE: 1/8" = 1'

**\*\*NOTE\*\***  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

LOT COVERAGE	
MAIN FLOORS	= 0,000 SQ.FT.
GARAGES	= 000 SQ.FT.
COVERED DECKS/PATIO	= 000 SQ.FT.
COVERED ENTRY(S)	= 00 SQ.FT.
TOTAL FOOTPRINT	= 0,000 SQ.FT.
TOTAL LOT SQ.FT.	= 0,000.00 SQ.FT.
TOTAL COVERAGE	= 00.0%



SHEET NUMBER

**3/4**

SCALE: 1/8" = 1'

DATE : JUNE-21-2024

PLAN "C"

PROPOSED PROJECT FOR

**JAHURA RESIDENCE**

**4740 GORDON DR**

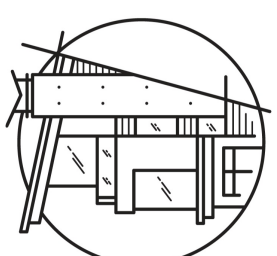
UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

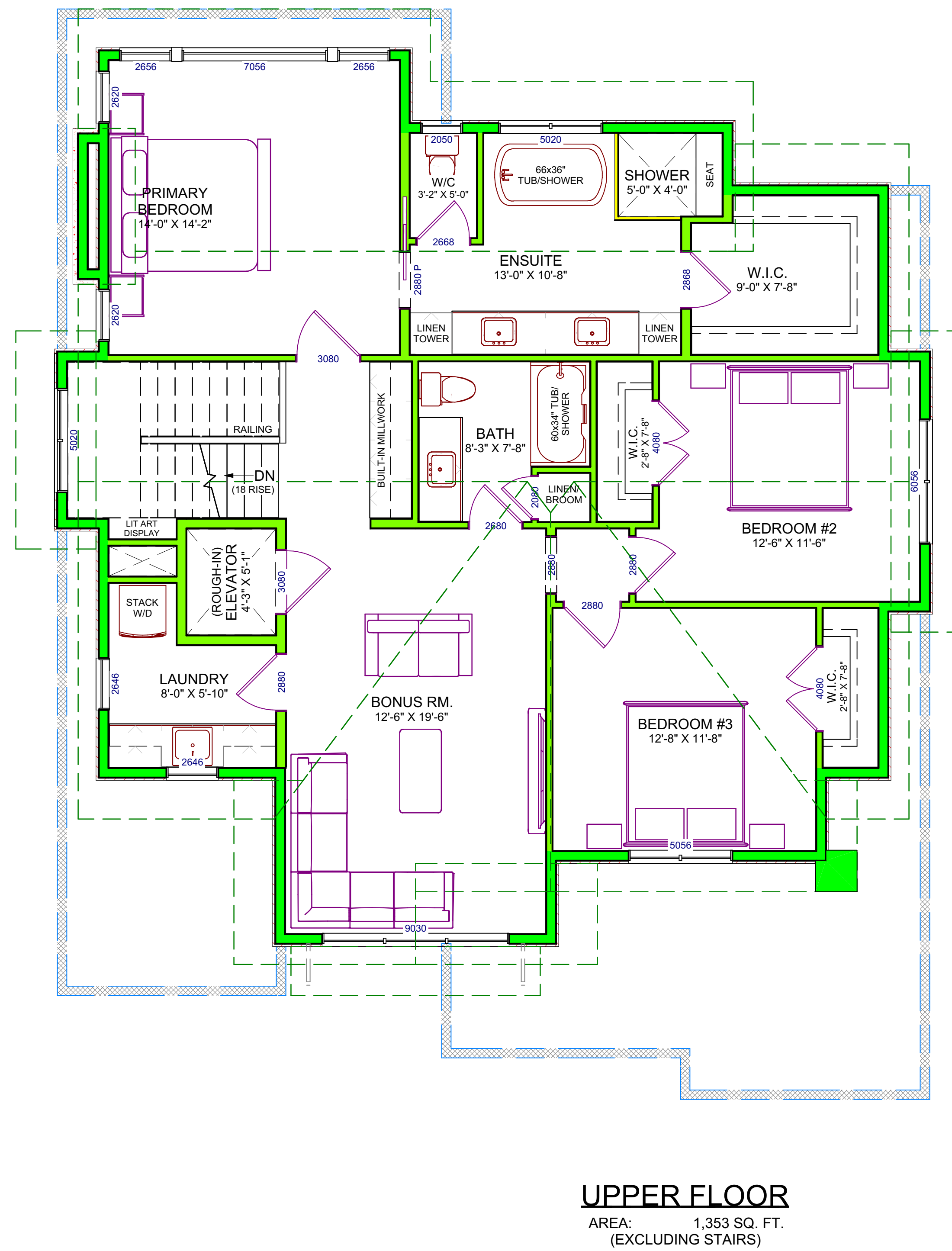
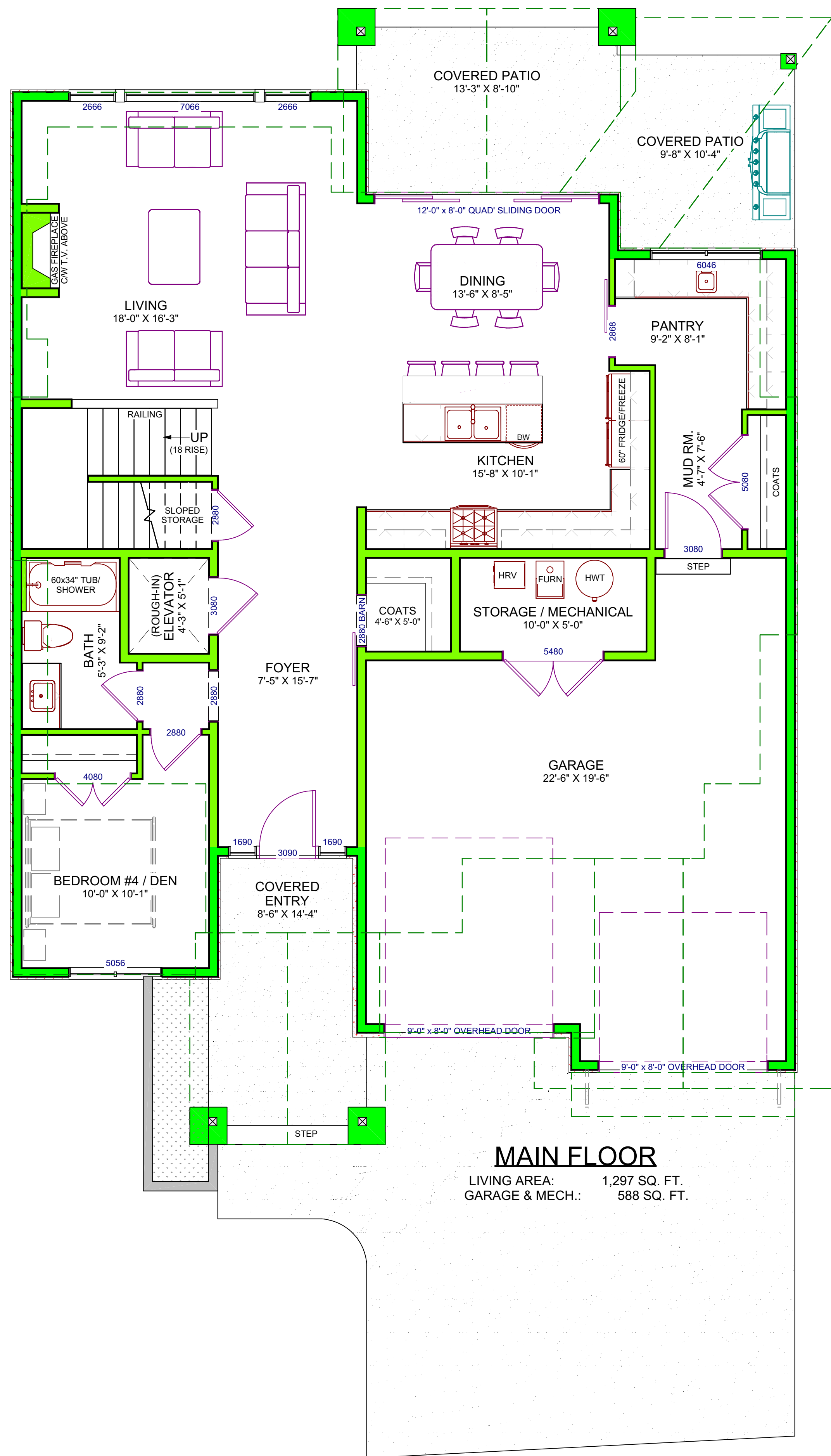
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**MULLINS**  
DESIGN GROUP



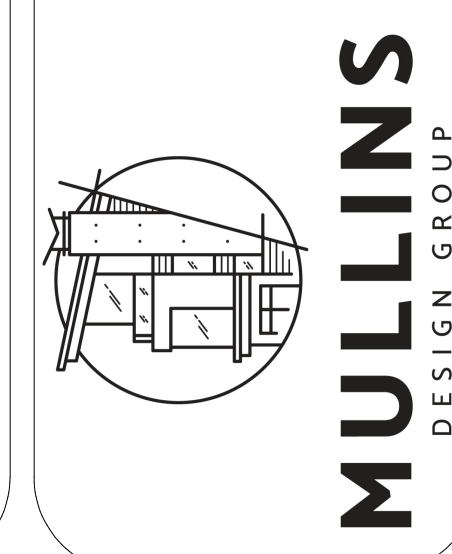
SHEET NUMBER  
**4/4**

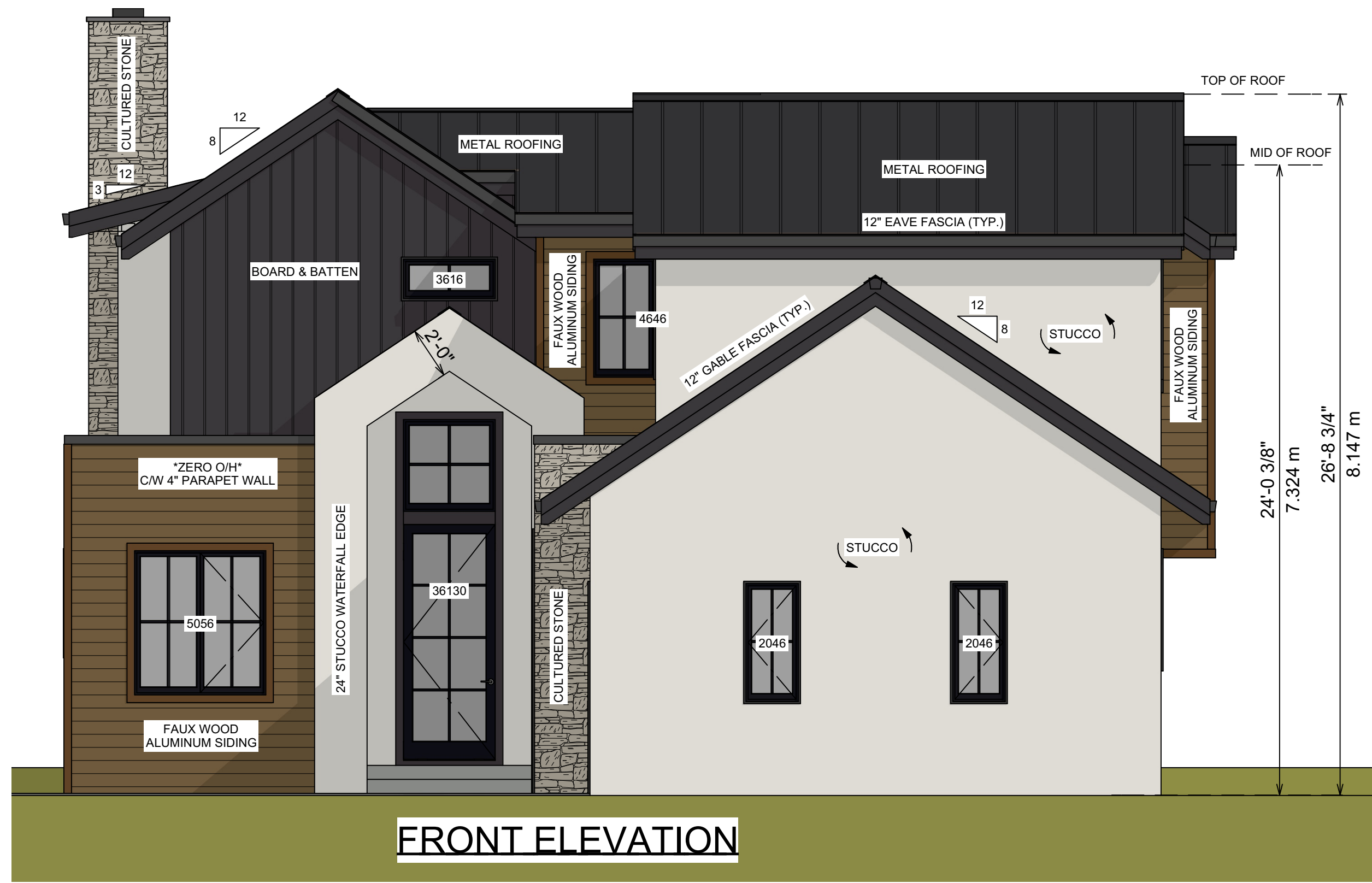
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PLAN "C"

PROPOSED PROJECT FOR  
**JAHURA RESIDENCE**  
 4740 GORDON DR

UNIT 203 - 1889 SPALL RD.  
 Kelowna BC V1Y 4R2  
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FRONT ELEVATION



LEFT ELEVATION

TOTAL WALL AREA: 1,296 SQ. FT.  
 TOTAL GLASS AREA: 71 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 5.48 %  
 DISTANCE FROM PROP LINE: 1.25m

SHEET NUMBER

1/4

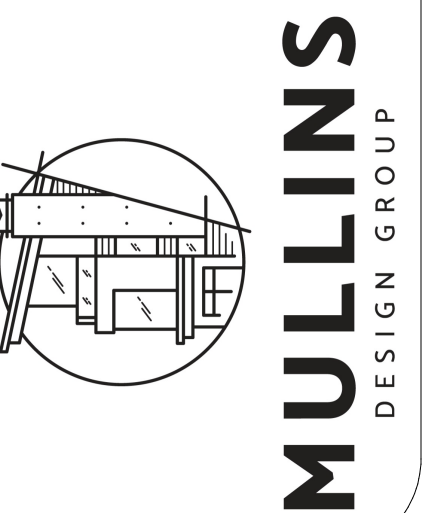
SCALE: 1/4" = 1'

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PLAN "D"

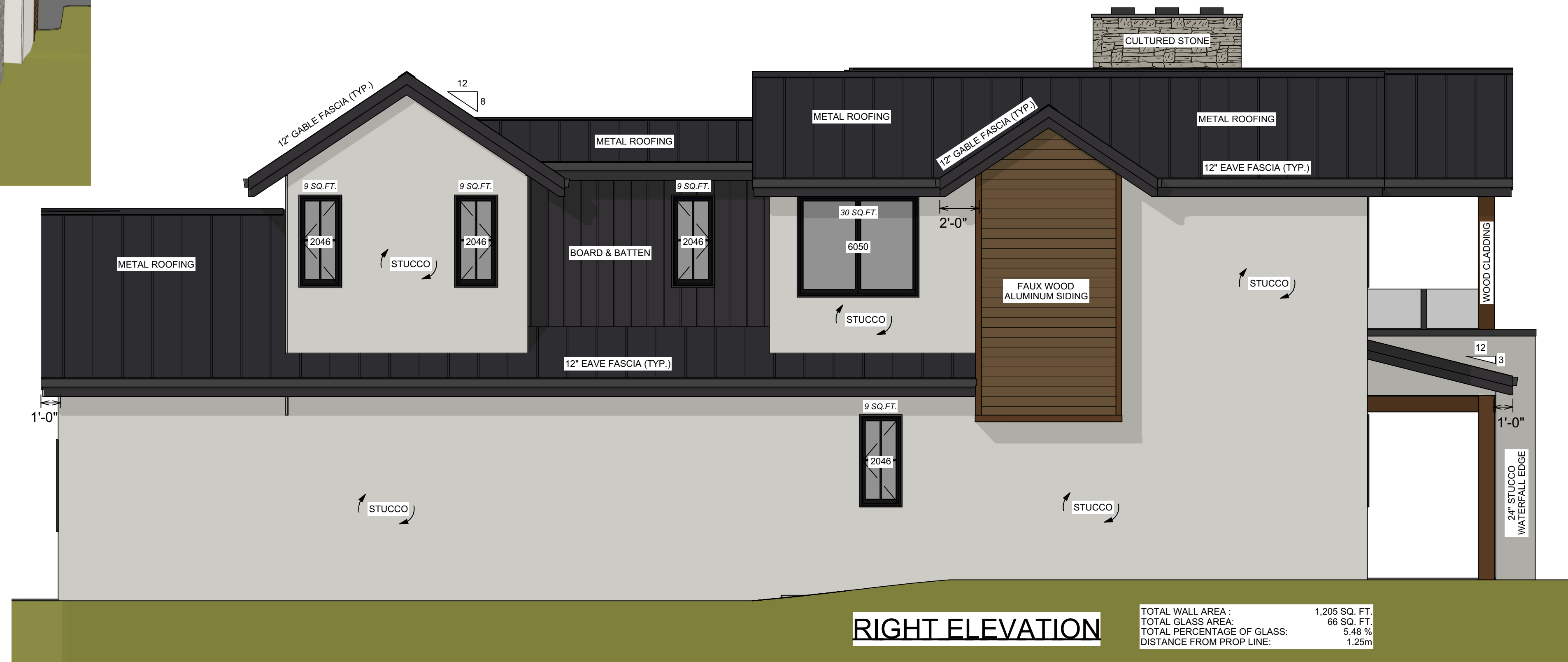
PROPOSED PROJECT FOR  
**JAHURA RESIDENCE**  
 4740 GORDON DR

UNIT 203 - 1889 SPALL RD.  
 Kelowna BC V1Y 4R2  
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 E-mail: mullinsdrafting@shaw.ca





REAR ELEVATION



RIGHT ELEVATION

TOTAL WALL AREA: 1,205 SQ. FT.  
 TOTAL GLASS AREA: 66 SQ. FT.  
 TOTAL PERCENTAGE OF GLASS: 5.48 %  
 DISTANCE FROM PROP LINE: 1.25m

SHEET NUMBER

2/4

SCALE: 1/4" = 1'

DATE : JUNE-21-2024

PLAN "D"

PROPOSED PROJECT FOR

JAHURA RESIDENCE

4740 GORDON DR

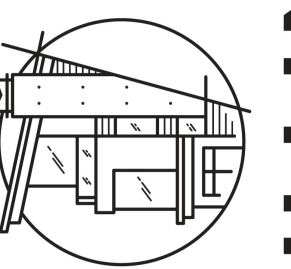
UNIT 203 - 1889 SPALL RD.

Kelowna BC V1Y 4R2

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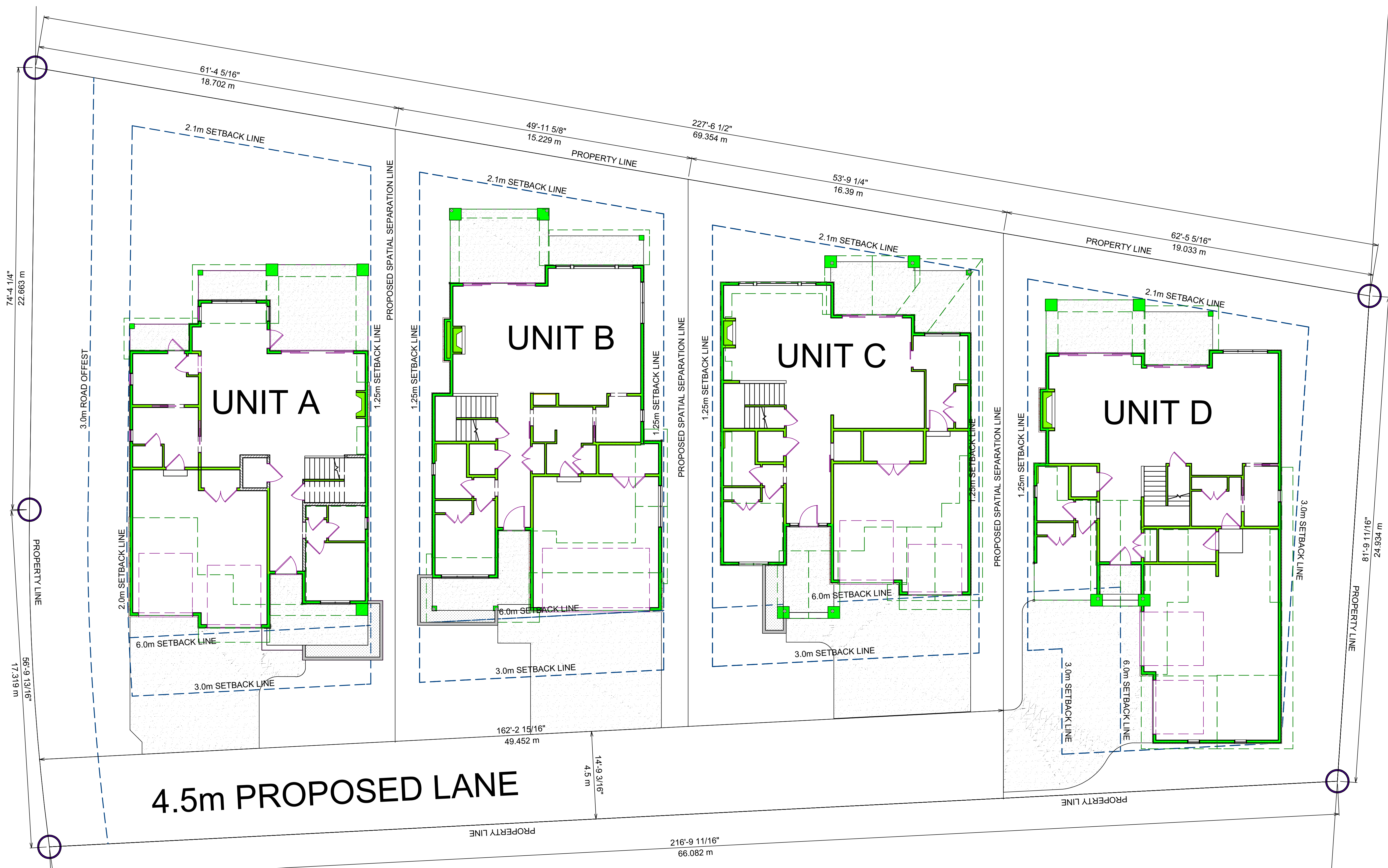
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**MULLINS**  
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GORDON DR



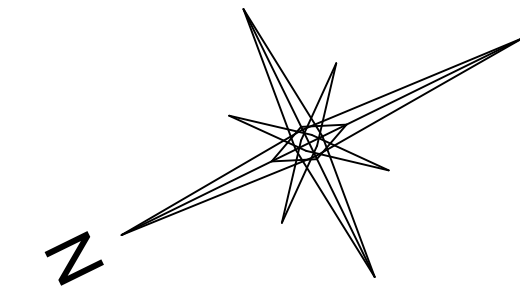
4.5m PROPOSED LANE

**LOT # 4**  
2,197m<sup>2</sup>

**PLOT PLAN**  
SCALE: 1/8" = 1'

**\*\*NOTE\*\***  
CONTRACTOR TO CONFIRM  
DIM PRIOR TO CONST.

LOT COVERAGE	
MAIN FLOORS	= 0,000 SQ.FT.
GARAGES	= 000 SQ.FT.
COVERED DECKS/PATIO	= 000 SQ.FT.
COVERED ENTRY(S)	= 00 SQ.FT.
TOTAL FOOTPRINT	= 0,000 SQ.FT.
TOTAL LOT SQ.FT.	= 0,000.00 SQ.FT.
TOTAL COVERAGE	= 00.0%



SHEET NUMBER

**3/4**

SCALE: 1/8" = 1'

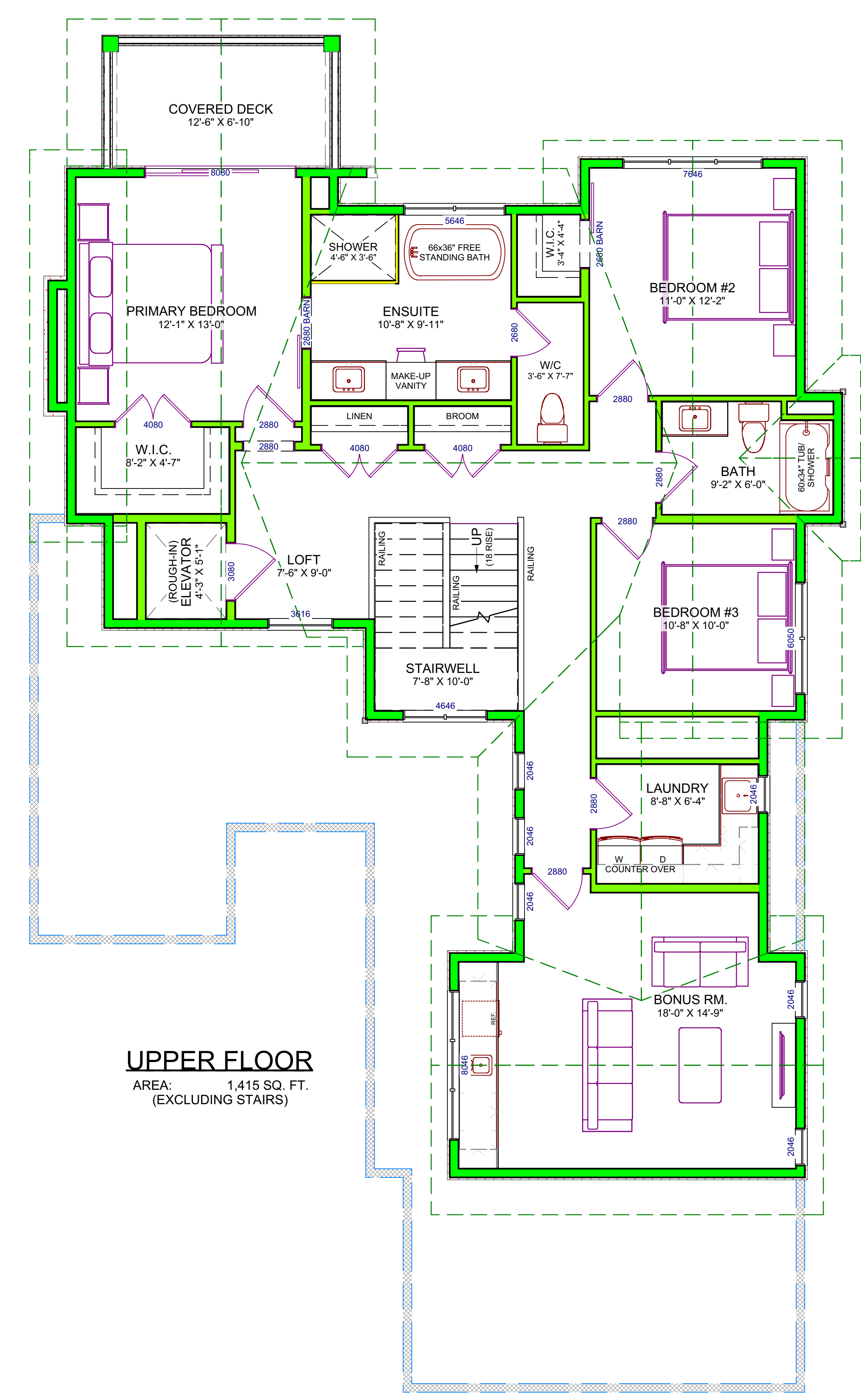
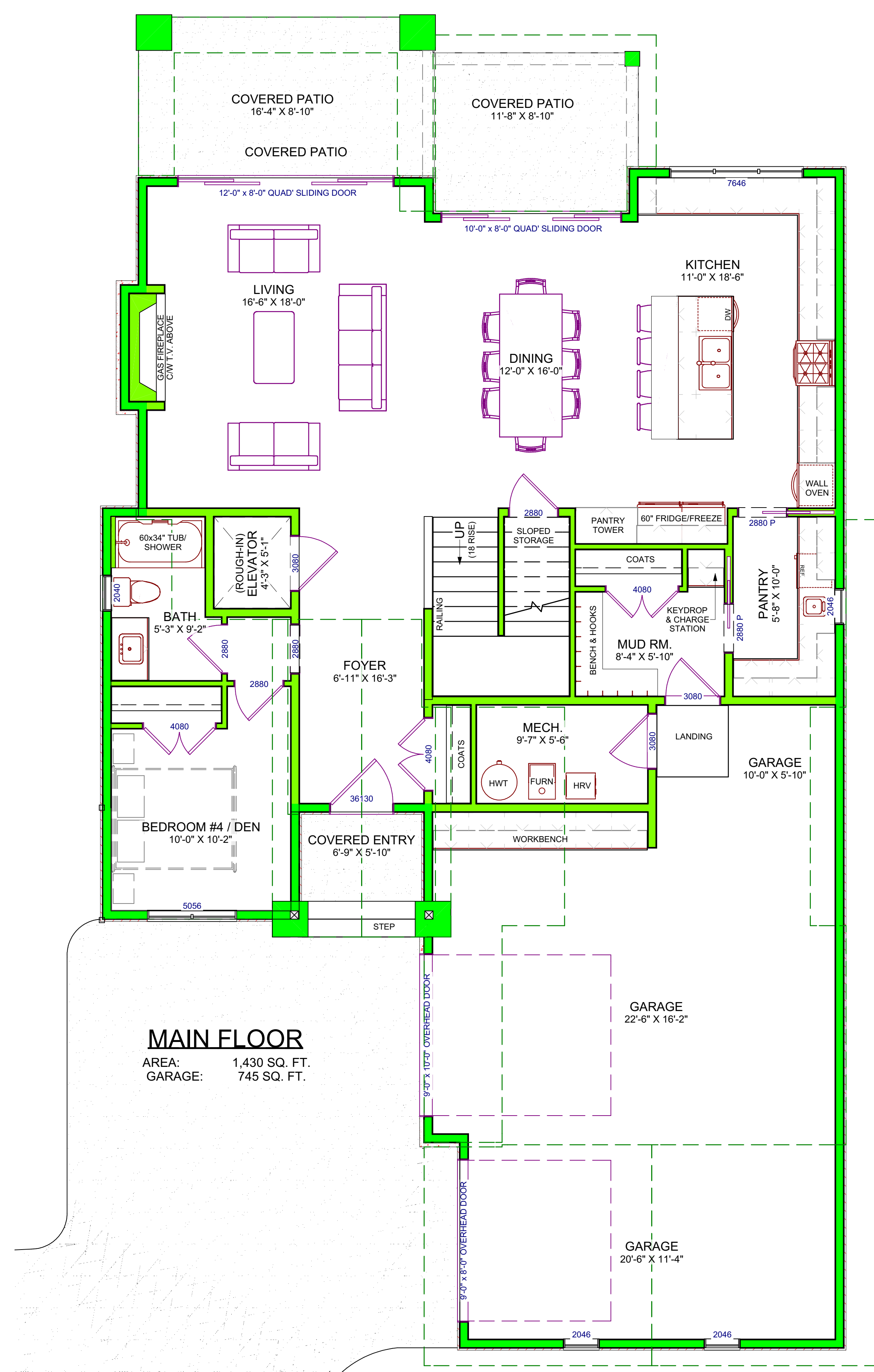
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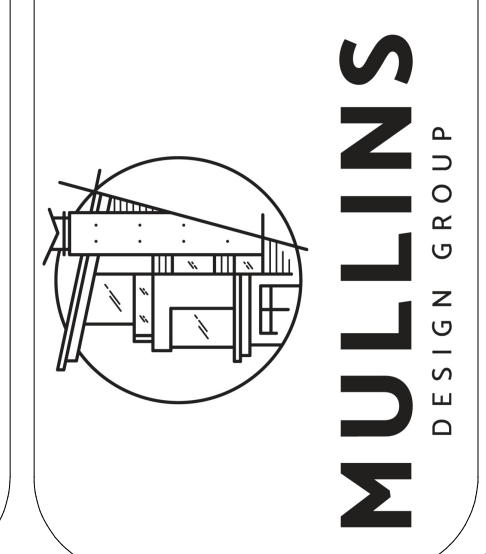
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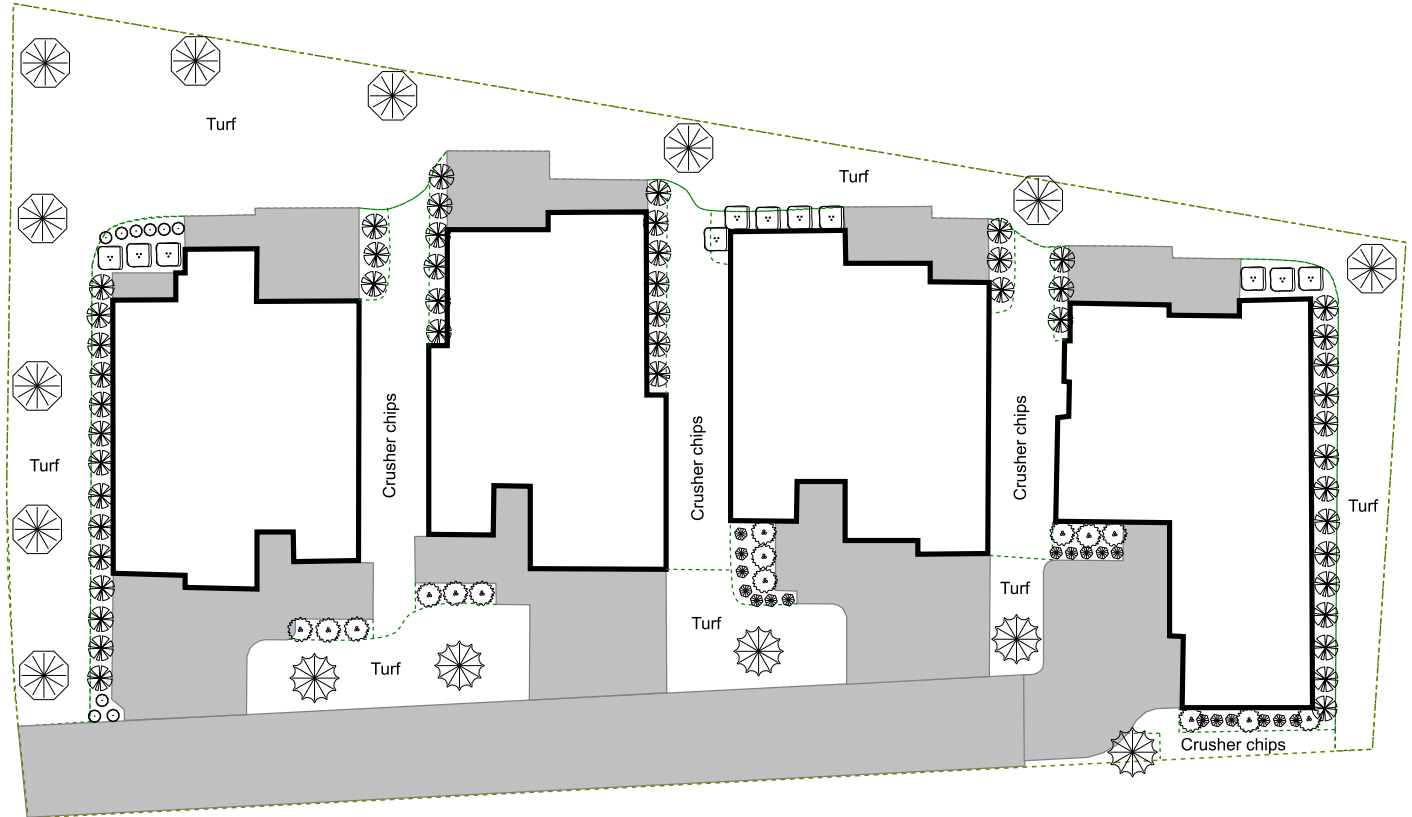


## Landscape

Quantity	Symbol	Description	Part Number
<b>Annuals-Perennials</b>			
18	☉	Aster 'Woods Blue' 1 gal	
9	○	Black-Eyed Susan 1 Gallon	
<b>Grasses</b>			
50	☼	Karl Foerster Reed Grass 1 gal	
<b>Shrubs Under 4 Feet</b>			
15	⊙	Barberry Concorde 2 gal	
11	⊞	Hydrangea pan. 'Bobo' 2 gal	
<b>Trees</b>			
10	☼	Armstrong Maple 5 cm	
5	☼	Autumn Blaze 5 cm	

Full underground irrigation  
 All beds with 1" landscape rock and fabric  
 Fabric under all crusher chips

Total Hardscape Area = 515 sqm  
 Total Non-hardscape Area = 845 sqm



SHEET:

SCALE: 1-20

CHECKED BY:

DRAWN BY:

JOB NUMBER:

DATE:

REVISIONS:  
None

PROJECT:

4740 Gordon Drive

SHEET DESCRIPTION:

Soil to Sod Landscaping  
 1635 Lewis Road  
 2502157645  
 soiltosod@shaw.ca

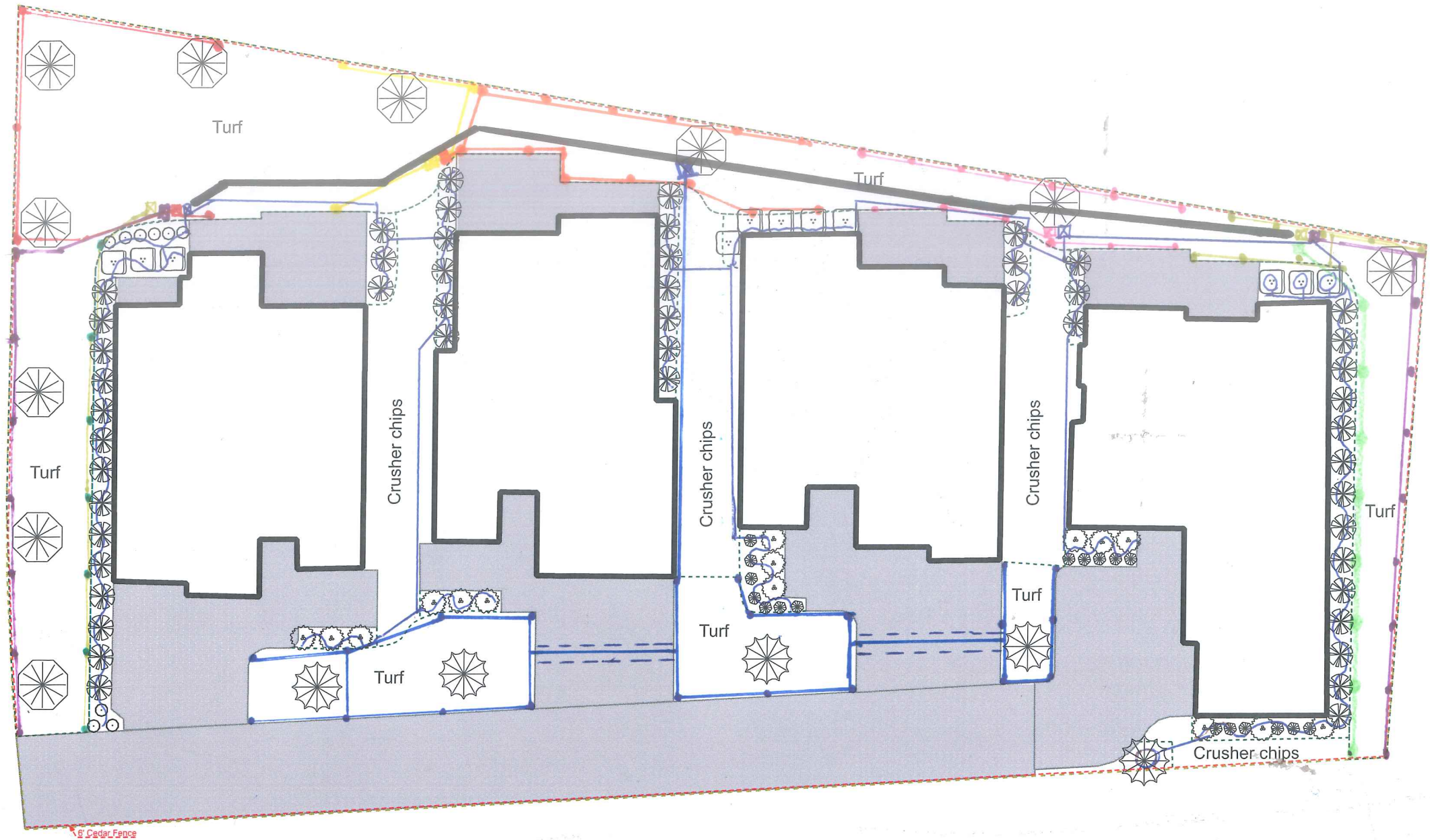


### Landscape

Quantity	Symbol	Description	Part Number
<b>Annuals-Perennials</b>			
18	⊗	Aster 'Woods Blue' 1 gal	
9	⊙	Black-Eyed Susan 1 Gallon	
<b>Grasses</b>			
50	⊗	Karl Foerster Reed Grass 1 gal	
<b>Shrubs Under 4 Feet</b>			
15	⊗	Barberry Concorde 2 gal	
11	⊗	Hydrangea pan. 'Bobo' 2 gal	
<b>Trees</b>			
10	⊗	Armstrong Maple 5 cm	
5	⊗	Autumn Blaze 5 cm	

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Red Zone - Rotors  
 Yellow Zone - Rotors  
 Purple zones - Sprays  
 Green Zones - Sprays  
 Orange Zone - Sprays  
 Pink Zone - Sprays  
 Blue Zone - Drip line

SHEET:	SCALE:	CHECKED BY:	DRAWN BY:	JOB NUMBER:	DATE:	REVISIONS:
	1-20					None

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