

5091 Gordon DriveDEVELOPMENT PERMIT RATIONALE Kelowna, BC.

Introduction

Highstreet is a progressive real estate development company dedicated to creating sustainable, community-focused residential projects. With a proven track record across Western Canada, our mission extends beyond building homes—we aim to foster connection, promote environmental stewardship, and enhance residents' quality of life.

Sustainability is at the heart of our work. We continually push the boundaries of sustainable design, combining modern aesthetics with advanced energy performance. Our proposed development at 5091 Gordon Drive exemplifies this commitment, featuring 100% electric homes powered, in part, by onsite solar energy. The project is designed to exceed Step 5 of the BC Energy Step Code for Part 9 buildings—the highest energy efficiency standard in Canada, delivering homes that are both high-performing and environmentally responsible.

Beyond its environmental focus, the development emphasizes thoughtful design and community integration. Its layout, architecture, and green infrastructure are tailored to create a welcoming environment that complements the surrounding neighborhood.

Application Rationale

Highstreet Ventures is applying for a Development Permit for 5091 Gordon Drive, Kelowna BC, Lot 4 District Lot 579 Similkameen Division Yale District Plan EPP118981. A detailed rationale has been provided below as part of the Development Permit Application.

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Development Details

Project Overview

Highstreet is proud to propose a Net-Zero Energy Ready townhouse development in the Upper Mission area of Kelowna, reinforcing our commitment to sustainable, forward-thinking design. The proposed project at 5091 Gordon Drive will feature 39 thoughtfully designed townhomes that address a variety of housing needs, fostering a diverse, inclusive, and resilient community.

The development prioritizes compact, medium-density housing that integrates seamlessly with the surrounding neighborhood and contributes to the creation of a complete community as envisioned by the City of Kelowna's 2040 Official Community Plan.

Our proposal emphasizes exceptional architectural quality and spaces for meaningful community interaction, reflecting the principles of smart urban design. The project is designed to optimize land use while being considerate of nearby residential and environmental contexts.

To support this vision, the subject site is currently undergoing a rezoning process to transition from Rural Residential 1 (RR1) to Medium Density Multiple Residential 2 (MF2) Townhouse Housing. This change aligns with the City's goals for creating vibrant, livable neighborhoods with medium-density housing that supports walkability, sustainability, and a range of housing options.

Site

The design of 5091 Gordon Drive has been planned to integrate with the unique topography and surroundings of the Ponds Village Center, reflecting Highstreet's commitment to sustainable and community-oriented development. The site layout has been carefully designed to respect the natural landscape, following the topographic lines to create hill-side walk-out units that transition smoothly between private and public realms.

Landscape buffers and public access connections have been prioritized, to provide a community with unique character and to enhance connectivity while preserving the natural beauty of the area. These features ensure a seamless flow between private spaces, public pedestrian pathways, and residential areas, fostering a sense of community and encouraging active lifestyles.

Additionally, the landscaping strategy focuses on incorporating native plant species to promote viability and resiliency while reducing maintenance needs, reinforcing the project's sustainability goals.

Architectural Design

Our architectural approach for the 5091 Gordon Drive project is rooted in a blend of modern design and traditional urban forms, reflecting the distinctive character of the upper ponds community while embracing Highstreet's commitment to sustainable development.

To create a harmonious streetscape along Gordon Drive, the buildings are strategically positioned along the north and south property lines, aligning with the street while following the natural contours of the site. This thoughtful placement reduces the visual scale along the Gordon Drive frontage, preserving a human-scale environment and maintaining the unaltered views of the surrounding neighborhood. At the same time, the design provides future residents of 5091 Gordon Drive with well-integrated, 3-storey townhouse housing.

Distinct horizontal and vertical articulations using building forms, materials, and color palettes are employed to enhance visual interest and break down the building mass. Dark stone

veneer is utilized along the lower levels, contrasted by modern-style siding panels and a flat roofline. These design elements not only contribute to the aesthetic appeal but also help reduce the visual impact of the buildings, creating a cohesive and well-defined street edge.

Street-level front yard entry connections and complementary landscaping features further animate the pedestrian realm, fostering interaction between the buildings and public spaces.

The architectural design prioritizes durability and sustainability, with materials like stone, fiber cement board, aluminum, and metal panel for their longevity and ability to withstand environmental stressors.

Each building is designed to exceed step 5 requirements of the BC Energy Step Code, with rooftop solar systems supplementing electric needs to run each home. The buildings' forms are optimized with overhangs and projections to increase passive cooling in the warm summer months while maximizing solar gains in the winter to lower thermal demand.

Overall, our proposed architectural approach for the 5091 Gordon Drive project aims to create a visually compelling, sustainable, and community-oriented residential development that enhances the livability and vibrancy of the Ponds area.

Landscape Design

Our landscaping approach for the 5091 Gordon Drive project has been designed to complement the site's natural topography and enhance the overall livability of the hillside area. Inspired by the existing landscape, the design prioritizes reduced watering needs through the planting of native and drought- tolerant plant species without sacrificing permeable landscape areas.

In addition to enhancing the aesthetic appeal of the development, the landscape design incorporates comprehensive stormwater detention systems to manage runoff effectively. The use of low-impact site design strategies, coupled with water-saving fixtures and native plantings, contributes to the project's overall sustainability goals.

This approach aims to create a cohesive and inviting environment that fosters community interaction, promotes alternative transportation, and celebrates the natural beauty of the Ponds Community.

Parking

All parking for this development is thoughtfully designed to remain largely out of the public view. Each residential unit features a private attached garage, accessed via an internal laneway, eliminating the need for driveway connections along Gordon Drive. Additionally, onsite visitor parking will be discreetly screened, further enhancing the development's cohesive and unobtrusive parking strategy.

In addition to vehicle parking, we are committed to offering secure and convenient bike parking options around the site for short-term visitor storage. Our site design is driven by the goal of encouraging alternative transportation options for both residents and their guests.

Recognizing the growing popularity of electric vehicles and e-bikes, each garage will be equipped with one EV-ready stall per home.

Waste System

We plan to use centralized EarthBins as our waste system, which we have successfully implemented in other communities. This system is animal proof, low height, clean and tidy looking and is aesthetically superior to traditional waste bins. The waste material sits below grade controlling odors and access. These bins look modern, clean, and avoid the need for screening. From an operational standpoint, we find that removing the screens allows the bin areas to stay clean and monitored while helping to keep our residents safe by preventing areas where people or items can be hidden.

Requested Relaxations

We kindly request the following relaxations to the Development Zoning Bylaw No. 12375:

The current zoning bylaw (Section 6.2.1) limits projections into building setbacks to a maximum of 0.6m. We are requesting a variance to increase the maximum projection into the rear yard setback from 0.6m to 3.0m. This adjustment is needed to accommodate the balconies of three townhome units located in Blocks 5 and 6.

Development Features

Building Like the Future Depends on It

Sustainability is at the core of who we are and what we do. It is more than just a business goal, it's a way of life and a fundamental understanding of integrity. We recognize that the business model must be identifiably sustainable, satisfying the ecological, economic, and societal challenges we face both today and in the future. We distinguish ourselves from typical developers by prioritizing sustainable building materials, ensuring occupant comfort, managing operating costs, and constructing 100% electric buildings to eliminate greenhouse gas emissions. Moreover, our communities are powered by on-site solar photovoltaics, with the flexibility to expand as allowed by utility regulations.

Recognizing that our residents are our most valuable asset, we have taken extensive measures to ensure that our communities enhance occupants' health and well-being. This includes providing clean, filtered air, water, ample natural light, and a comfortable living environment. Achieving this is made possible through high-quality mechanical systems that offer enhanced filtration, heat recovery, and a constant supply of fresh air, exceeding base energy code requirements by up to 75%. Our building envelopes are also designed to be robust and airtight, further enhancing occupant comfort, indoor air quality, and reducing energy demand.

Additional Sustainability features that will be included in this development include:

- Water-saving fixtures, reducing water use by 35% or more within all buildings
- Low-VOC paints and adhesives on all interior surfaces

- Energy Star appliances
- Triple pane windows
- Solar panels
- EV Chargers
- High-efficiency Energy Recovery Ventilators in every dwelling unit
- Low-impact site design
- Only native and drought-tolerant plant species used in landscape design
- Comprehensive stormwater detention systems
- LED lighting

Solar

Our buildings are 100% electric and largely powered by on-site solar photovoltaics.

Our Values

At Highstreet, we are driven by our belief to always do the right thing. Whether we are selling or operating rentals, we promise to always take the high road. If something wasn't built right, we will make it right. This can be seen in our double warranty promise where, instead of the industry standard 2-5-10 year warranty program we have doubled it offering 4-10-20 year warranties for our buildings. We stand behind our product giving peace of mind to the end user, and we are happy to provide it.

Taking the High Rd.

Our Mission is to elevate everyone who works with us and share in the success of responsibly creating smarter, more sustainable real estate and we do that by living our company values. Should you wish to know more about our company, we invite you to visit our website at gohighstreet.ca or contact us directly at 778-946-6250.



5091 Gordon Drive

Kelowna, BC.

DEVELOPMENT PERMIT VARIANCE RATIONALE

February 11, 2025

<u>Subject: Application for a Development Variance Permit to accommodate deck projections into the rear building setback at 5091 Gordon Drive.</u>

Highstreet Ventures Inc. is requesting a variance for 5091 Gordon Drive under the Zoning and Development Bylaw. Specifically, we are seeking an adjustment to Section 6.2 Projections into Yards – 6.2.2, which limits deck projections to 0.6 meters into the required setback. We propose extending this projection to 2.83 meters to accommodate deck spaces that take advantage of the site's unique topography and to maximize the units outdoor living opportunities.

Due to the site's constrained dimensions, three (3) individual decks extend into the rear building setback adjacent to the P3-zoned park space. However, with a separation of over 40 meters between these decks and the nearest neighboring buildings, the proposed 2.23-meter extension does not create any adverse impacts on adjacent properties.

Efforts were made to modify the site plan to bring the decks within the permitted 0.6-meter projection. However, these adjustments resulted in undesirable trade-offs, including a reduction in dwelling unit floor areas, decreased overall density, or the introduction of additional setback and drive aisle variances.

The proposed variance aligns with the intent of the Zoning and Development Bylaw by balancing functional outdoor space with thoughtful site integration. Extending the deck projections enhances livability without negatively impacting adjacent properties, given the substantial separation from neighboring buildings. The design respects the site's natural features, supports high-quality outdoor amenities, and fosters a sense of community while maintaining the overall character of the development. For these reasons, we respectfully request approval of this variance.

Cric Delorme

Eric Delorme

Gordon Drive Townhouses

development permit



location map

legal description: LOT 1 DISTRICT LOT 579 SDYD PLAN EPP74481

project information1

project contacts
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proposed plan - 2nd floor plan (block 8-9) proposed plan - 3nd floor plan (block 8-9) proposed plan - 3rd floor plan (block 10-13) proposed plan - 2nd floor plan (block 10-13)

proposed plan - 2nd floor plan (block 10-13 proposed plan - 3rd floor plan (block 10-13 proposed plan - roof plan (block 1-7) proposed plan - roof plan (block 8-9)

elevations - blocks 8,9 elevations - blocks 10,12 elevations - blocks 11,13

drawing index

project information

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA PLACE ARCHITECT LTD.



project # 2426

PROJECT INFORMATION

509) Gordon Drive
LOT 1 DISTRICT LOT 579 SDYD PLAN EPP74481
PLD 032-1465 6
2024 British Columbia Building Code (Part 9 Housing and Small Buildings)
MF2 Townhouse Housing - up to 3-storeys P.I.D APPLICABLE CODES ZONING

1.1	GENERAL	

Gross Floor Area: Sprinklered: Building Height: Occupancies:

Building Area Blocks 1-	7:
Buildings A & C	Fi
	Se
	TI
Builidng B	Fi

First 816.24 ft²

First 816.24 ft2
Second 816.24 ft2
Third 818.90 ft2
First 878.49 ft2
Second 878.49 ft2
Second 878.49 ft7
First 890.13 ft7
695,83 m² - 7489.87 ft2
No
3 storeys
C - Residential occupancy

First 773.25 ft² Second 810.00 ft² Third 810.00 ft² Gross Floor Area: 667.02 m² = 7179.75 ft² No Sprinklered: Building Height: Occupancies: 3 storeys C - Residential occupancy

Building Area Blocks 8-9:

First 843-33 ft² Second 843-33 ft² Third 771.00 ft² 684-97 m² = 7372.98 ft² No Gross Floor Area: Sprinklered: Building Height: Occupancies: 3 storeys C - Residential occupancy

	Building A		Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North South		85	18	100%	32% 8%	n/r n/r
ast		78 78	6	18%	1%	n/r
West		0	0	0%	0%	2 hr party wall
Black 1	Building B	Total Area (mil)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	Dunoing D	92	26	100%	26%	n/r
outh		29	20	100%	7%	n/r
ast		0	0	0%	0%	2 hr party wall
West		0	0	0%	0%	2 hr party wall
	Building C		Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Ratin
North South		85	33	100%	32% 8%	n/r
South East		25	0	0%	0%	n/r 2 hr party wall
West		78	2	9%	1%	n/r
Block 2 North	Building A		Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²) 32%	Required Ratin
South		85 25	33	100%	3276 896	n/r n/r
ast		78	2	9%	1%	n/r
West		6	0	0%	0%	2 hr party wall
Block 2	Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North		92	29	100%	26%	n/r
South		29	10	100%	7%	n/r
ast Vest		0	0	o% o%	0%	2 hr party wall 2 hr party wall
	Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Ratin
North		85 25	25 10	100%	32% 8%	n/r n/r
ast		25	0	0%	0%	2 hr party wall
West		78	1.5	8%	1%	n/r
Block 3 North	Building A	Total Area (m²) 85	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²) 12%	Required Ratin
outh		25	10	100%	8%	n/r
ast		78	1.5	8%	196	n/r
West		0	0	0%	0%	2 hr party wall
Block 3	Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Ratin
North	-	92	18	100%	26%	n/r
South		29	10	100%	7%	n/r
East West		0	0	o% o%	0%	2 hr party wall 2 hr party wall
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North	Building C	85	Limiting Distance (m)	Max Glazed Area (m²) 100%	Provided Glazed Area (m²) 12%	Required Ratin
South		25	10	100%	8%	n/r
East		0	0	0%	0%	2 hr party wall
West		78	1.5	8%	1%	n/r
Block 4	Building A	Total Area (mil)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Ratin
North		85	15	100%	32%	n/r
outh		25	10	100%	8%	n/r
East West		78	1.5	8%	1%	n/r 2 hr party wall
Block 4 North	Building B		Limiting Distance (m)	Max Glazed Area (m²) 100%	Provided Glazed Area (m²) 26%	Required Ratin
		92 29	13	100%	7%	n/r n/r
South						
		0	0	0%	0%	2 hr party wall
ast				o% o%	o% o%	2 hr party wall 2 hr party wall
ast Vest	Building C	0	0	0%	0%	2 hr party wall
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ast West Block 4 North South	Building C	O O Total Area (m²) 85	o o Limiting Distance (m)	0% Max Glazed Area (m²) 100%	o% Provided Glazed Area (m²) 12%	2 hr party wall Required Ratin n/r
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Block 6 Building A North South East	Total Area (m²) 85 25 78	Limiting Distance (m) 6 10	Max Glazed Area (m²) 34% 100% 8%	Provided Glazed Area (m²) 32% 8% 1%	Required Rating n/r n/r n/r
West	0	0	0%	0%	n/r 2 hr party wall
Block 6 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North South	92 29	8	56% 100%	26% 7%	n/r n/r
East West	0	0	0%	0% 0%	2 hr party wall 2 hr party wall
Block 6 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North South	85 25	10	84% 100%	32% 8%	n/r n/r
East West	o 78	0 1.5	o% 8%	o% 1%	2 hr party wall n/r
Block 7 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North South	85 25	10	84% 100%	32% 8%	n/r n/r
East West	78 0	1.5	8%	196 096	n/r 2 hr party wall
Block 7 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	11	84%	26%	n/r
South East	29	10	100%	7% 0%	n/r 2 hr party wall
West	0	0	0%	0%	2 hr party wall
Block 7 Building C North	Total Area (m²) 85	Limiting Distance (m)	Max Glazed Area (m²) 84%	Provided Glazed Area (m²) 32%	Required Rating n/r
South	25	10	100%	8%	n/r
East West	o 84	0 20	0% 100%	0% 7%	2 hr party wall n/r
Block 8 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	182%	n/r
South East West	50 62 0	4 4	28% 18% 0%	18% 4% 0%	n/r n/r 2 hr party wall
West Block 8 Building B		O Limiting Distance (m)	0% Max Glazed Area (m²)	o% Provided Glazed Area (m²)	2 hr party wall Required Rating
North	85	20	100%	18%	n/r
South East	50	4	28% 0%	18% 0%	n/r 2 hr party wall
West	0	0	0%	0%	2 hr party wall
Block 8 Building C North	Total Area (m²) 85	Limiting Distance (m)	Max Glazed Area (m²) 100%	Provided Glazed Area (m²) 18%	Required Rating
South	50		28%	1896	n/r
East West	0 62	4 o 4	o% 18%	o% 3%	2 hr party wall n/r
West	O 62 Total Area (m²)		0% 18% Max Glazed Area (m²)	3% Provided Glazed Area (m²)	2 hr party wall n/r
West Block 9 Building A North	O 62 Total Area (m²) 85	Limiting Distance (m)	Max Glazed Area (m²)	3% Provided Glazed Area (m²) 18%	2 hr party wall n/r Required Rating
West Block 9 Building A North South East	0 62 Total Area (m²) 85 50 62	Limiting Distance (m)	18% Max Glazed Area (m²) 100% 28% 18%	3% Provided Glazed Area (m²) 18% 18%	2 hr party wall n/r Required Rating n/r n/r n/r
West Block 9 Building A North South East West	O 62 Total Area (m²) 85 50 62 0	Limiting Distance (m) 20 4 4 0	18% Max Glazed Area (m²) 100% 28% 18% 0%	3% Provided Glazed Area (m²) 18% 18% 4% 0%	2 hr party wall n/r Required Rating n/r n/r n/r 2 hr party wall
West Block 9 Building A North South East West Block 9 Building B North	0 62 Total Area (m²) 85 50 62 0 Total Area (m²) 85	Limiting Distance (m) 20 4 4 0 Limiting Distance (m) 20	18% Max Glazed Area (m²) 100% 28% 18% 0% Max Glazed Area (m²) 100%	3% Provided Glazed Area (m²) 18% 4% o% Provided Glazed Area (m²) 18%	2 hr party wall n/r Required Rating n/r n/r n/r n/r 2 hr party wall Required Rating n/r
West Block 9 Building A North South East West Block 9 Building B	O 62 Total Area (m²) 85 50 62 0 Total Area (m²)	Limiting Distance (m) Distance (m) A A Comparison of the compariso	18% Max Glazed Area (m²) 100% 28% 18% 0% Max Glazed Area (m²)	3% Provided Glazed Area (m²) 18% 18% 4% 0% Provided Glazed Area (m²)	2 hr party wall n/r Required Rating n/r n/r n/r 2 hr party wall Required Rating n/r n/r
West Block 9 Building A North South East West Block 9 Building B North South East West West	0 62 Total Area (m²) 85 50 62 0 Total Area (m²) 85	4 Limiting Distance (m) 20 4 4 0 Limiting Distance (m) 20 4	18% Max Glazed Area (m²) 100% 28% 18% 0% Max Glazed Area (m²) 100% 28%	3% Provided Glazed Area (m²) 18% 18% 4% 0% Provided Glazed Area (m²) 18% 18%	2 hr party wall n/r Required Rating n/r n/r n/r 2 hr party wall Required Rating n/r n/r 2 hr party wall 2 hr party wall
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West Block 9 Building A North South East West Block 9 Building B North South East West Block 9 Building C North North South Cast West	O 62 Total Area (m²) 85 50 62 0 Total Area (m²) 85 50 0 Total Area (m²) 85 50 50 0	Limiting Distance (m) 20 4 4 0 Limiting Distance (m) 20 4 0 0 Limiting Distance (m) 20 Limiting Distance (m) 20 4 4	Max Glazed Area (m²) 100% 28% 18% 0% Max Glazed Area (m²) 100% 28% 0% 0% Max Glazed Area (m²) 100% Max Glazed Area (m²) 100%	3% Provided Glazed Area (m²) 18% 18% 18% 18% 18% 18% 18% 0% 0% 0% 0% 18% 18% 18% 18% 18% 18% 18% 18% 18% 18	2 hr party wall n/r Required Rating n/r n/r n/r 2 hr party wall Required Rating n/r 2 hr party wall 2 hr party wall Required Rating n/r Required Rating n/r n/r n/r n/r
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Block 12 Building A North	Total Area (m²) 85	Limiting Distance (m)	Max Glazed Area (m²) 34%	Provided Glazed Area (m²) 12%	Required Rating
South				3276 896	
South Fast	25 78	4.	39% 8%	196	n/r n/r
West	76	1.5	0%	0%	2 hr party wall
west	0	0	076	076	2 nr party wall
Block 12Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	10	56%	26%	n/r
South	29	4	39%	7%	n/r
East	0	o	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall
Block 12Building C		Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	11	84%	32%	n/r
South	25	4	39%	8%	n/r
East	0	0	0%	0%	2 hr party wall
West	78	1.5	8%	1%	n/r
Block 13 Building A	Total Area (mil)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	32%	n/r
South	25	4	39%	8%	n/r
Fast	78		8%	196	n/r
West	70	1.5	0%	0%	2 hr party wall
west	0	0	076	076	2 nr party waii
Block 13 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	11	84%	26%	n/r
South	29	4	39%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall
Block 13 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	12	84%	32%	n/r
South	25		39%	8%	n/r
South East	25	4	39%	0%	n/r 2 hr party wall

ZONING BYLAW COMPLIANCE

SITE AREA:	4.76 acres (19252.61m²)
SITE COVERAGE (building) SITE COVERAGE	24% (4640.17/19252.61)
(total, includes landscaping) BUILDABLE AREA:	80% (15435.61/19252.61)
allowable FAR	1.0 (19252.61m²)
BUILDING HEIGHT:	
	11m & 3 storeys
SETBACKS:	
FRONT YARD:	3.om
CIDE VARD.	0.100

OFFSTREET PARKING REQUIREMENTS DESCRIPTION REQUIREMENT

Parking per Unit Type dwelling units for lots outside the core area with 5 or more dwelling units

core area with 5 or more owning units.
Visition Parking
dwelling units for lots outside the
ore area with 5 or more dwelling units
ore area with 5 or more dwelling unit
350:.14 – 5.46 stalls - 6 stalls

Total Parking Stalls per Unit
Total Visitor Parking Stalls

Min o.1.4 spaces & max o.2 spaces per dwelling unit
ore area with 5 or more dwelling unit
ore area with 5 or mo

Bicycle Parking Requirements withouses & stacked townhouses 4.0 bike spaces or 1.0 bike spaces per 5 required short-term only Total Parking Stalls 8 stalls (8 stalls provided)

Design Rationale
The design of the 394 mit townhouse complex is rooted in the need to balance both the functional requirements of the development and the natural content of the hillside site. The hillside location presents unique challenges and apportunities that shape the design strategy, ensuring that the final solution is both sustainable and harmonious with its surroundings. The design rationale is based on the following key principles:

1. Sile Context and Topography
Terraced Layout: The site's hillslide slope is a major factor in the planning of the townhouse complex. A terraced approach has been
employed, with units strategically placed to step down the hillside. This maximizes views for each townhouse while minimizing the visual
impact on the natural landscape.

Natural Contours: The design carefully follows the natural contours of the land, reducing the need for extensive grading and preserving

Natural Contours: The design carefully follows the natural contours of the fand, reducing the need for extensive grading and preserving the site's exclosing balance. This approach minimizes so of resons and protects natural vater runoff palst.

Views and Orientation: Each townhouse is oriented to capitalize on panoramic views of the surrounding landscape, ensuring that residents enjory polimited persource logistic and secsine visus. Unlike a higher levels have unobstructed views, while those lower down take advantage of elevated terraces and private outdoor spaces.

2. Sustainability and Environmental Condications

Energy ifficiency. The townhouses are designed with energy-efficient NAC systems. The use of natural ventilations and shading devices reduces relaxnee on artificial heating landscaping; Native, drought-tolerant plants are used throughout the landscaping to reduce water consumption and support local biodiversity.

Landscriping returns, droughress are used involutions the uninexpange to reduce water consumption and support scall.

Architectual Form and desthetic.

Integration with the Landscape: The design of the townhouses is intended to complement the natural hillside, using earthy tones and materials such as stones, wood, and glass. These materials bland seamlessly with the environment, while still offering a modern aesthetic.

Modern yet Timeless Design: The architecture combines contemporary design elements, such as clean lines, large windows, and open floor plans, with timeless features that neurant ten complex remains attractive for decision and activation of the complex of evidence to the hillides. The roads and paths are designed to follow the natural contour, ensuing smooth transitions between different levels of the complex.

Access and Privacy, The design ensures that each townhouse has a private entry and contour space, fostering a series of infinitely all the control of the complex.

different levels of the complex.

Access and Privacy. The design ensures that each townhouse has a private entry and outdoor space, fostering a sense of individuality and privacy. However, the lipsuid also facilitates easy access to communal spaces without startificing personal boundaries.

Saktiva and Resiline the hillside location, the design includes sessimic consideration to ensure the safety and resilience of the subdividuality in the resilience of the subdividuality in the rest of an earthquake. Foundations are reinforced, and materials are chosen for their durability and ability to withstand buildings in the revert of an earthquake.

environmental stresses. Widdlier Migigation: a reason stresses are used for cladding, roofing, and landscaping. The development also includes firebreaks and access for emergency vehicles to ensure the safety of the residents in case of a wildfire.

Conclusion

The design of the 39 unit townhouse complex takes into account the unique challenges posed by its hillside location, including teopography, and environmental impact. By embracing sustainable practices, integrating with the landscape, and providing both private and shared spaces for residents, the design creates a harmonicous and functional living environment. The development shareces model in ling with environmental responsibility, resuming that the hillide development is a long-lasting and realistic addition to the community.



Gordon Drive Townhouses

5091 Gordon Drive 11 DISTRICT LOT 579 SDYD PLAN EPI P.LD 032-144-636

code and bylaw information

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

PLACE ARCHITECT LTD.

6262 St. Georges Avenue West Vancouver, BC vyw 127

778 386 6769 sarchitects.com





Ao.1 20 dec 2024 project # 2426



AO.2 20 dec 2024



east south looking north



ng north east looking west



west looking east



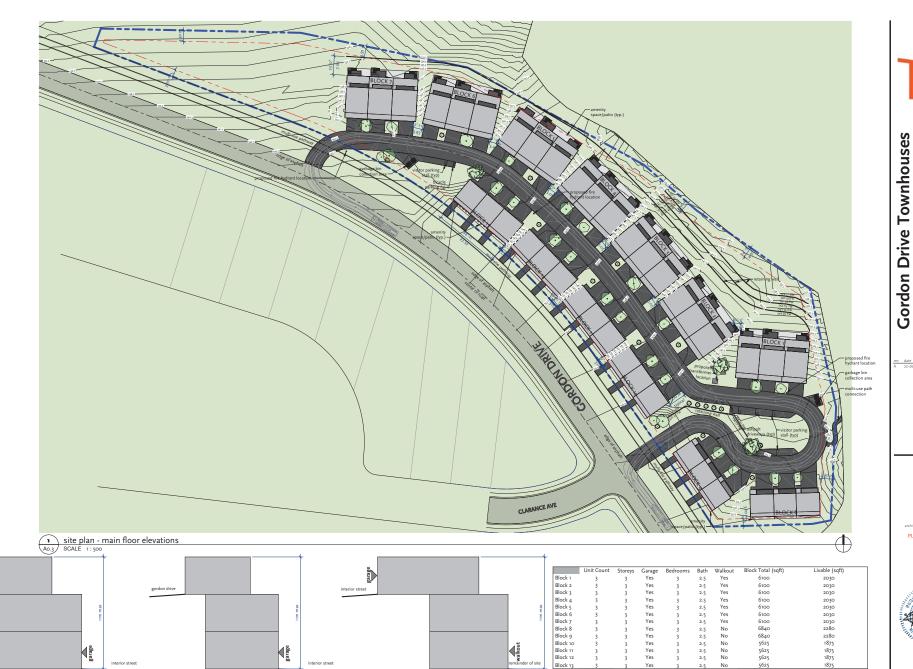
south looking north

5091 Gordon Drive
LOT 1 DISTRICT LOT 579 SDVD PLAN EPP74481
P.I.D 032-144-636



A0.3 20 dec 2024 project # 2426

26270



3s walkout - 3 storey with garage on main floor and walkout

3s walkout garage - 3 storey with garage on main floor grade at different levels front and back

3s garage - 3 storey with garage on main floor grade at different levels front and back



AO.4 20 dec 2024 project # 2426





streetscape - internal street (south)

SCALE 1:300



ine of existing grade













5091 Gordon Drive
LOT 1 DISTRICT LOT 579 SDYD PLAN EPP24481
P.I.D 032-144-636

rev date issue

renders

Heather L. Johnston richitect AIBC, AAA, MAA, SAA, AIA PLACE ARCHITECT LTD.

6262 St. Georges Avenu West Vancouver, BC v7w 1:



AO.5 20 dec 2024 project # 2426







5091 Gordon Drive
LOT 1 DISTRICT LOT 579 SDDD PLAN EPP24481
PLID 059-144-656

renders

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

PLACE ARCHITECT LTD.

6262 St. Georges Avenue

778 386 67

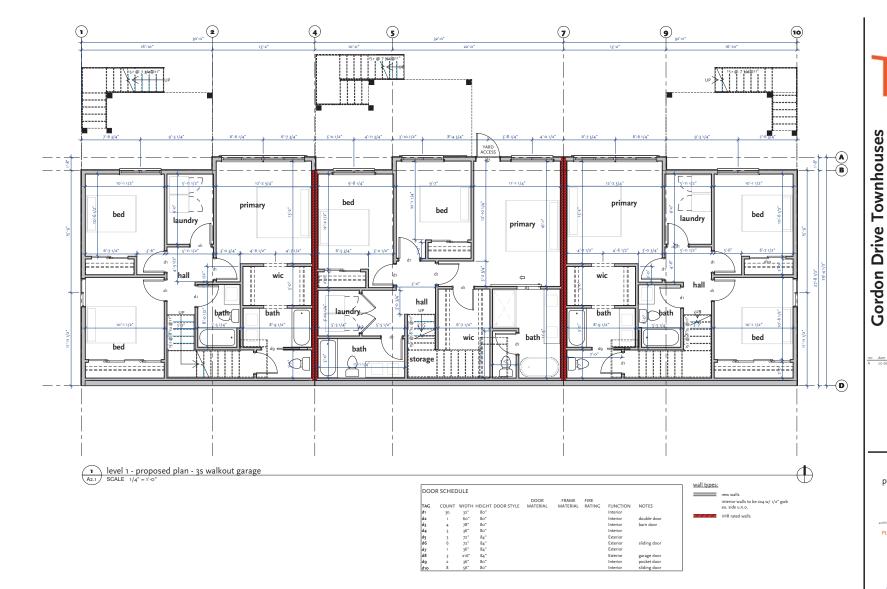


Ao.6 20 dec 2024 project # 2426

5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

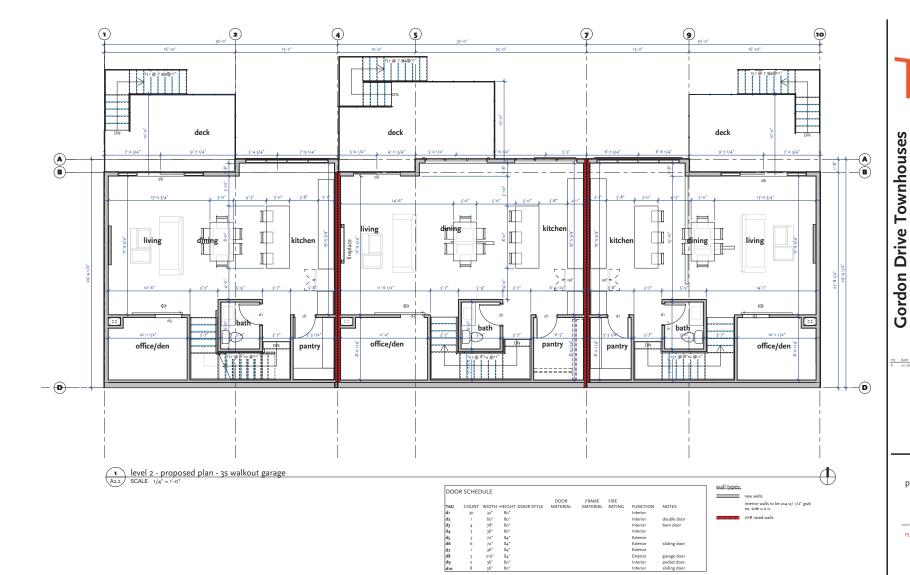


A2.120 dec 2024
project # 2426





A2.2 20 dec 2024 project # 2426







5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

proposed plan -3rd floor plan (block 1-7)

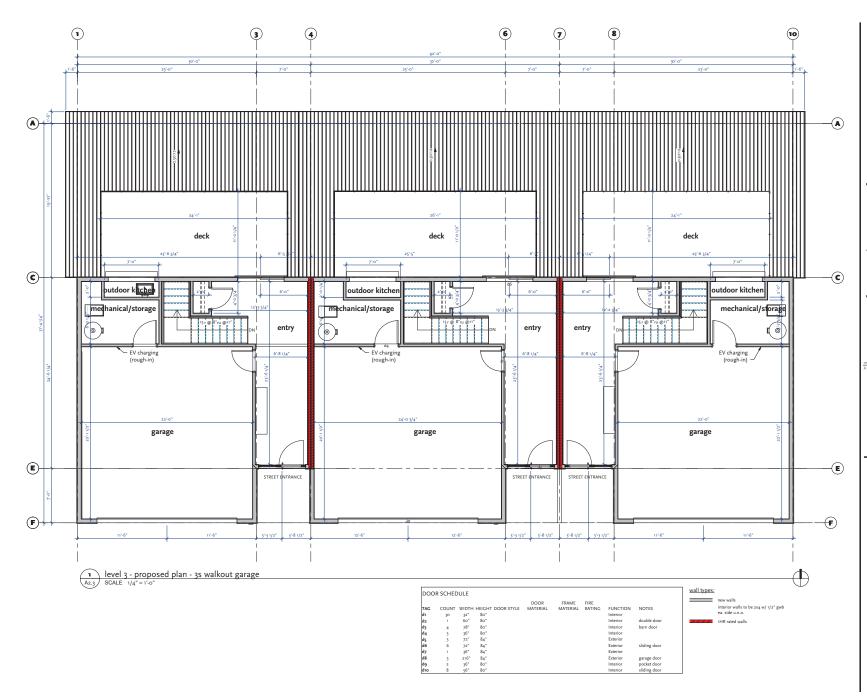
Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA
PLACE ARCHITECT LTD.

6262 St. Georges Avenue West Vancouver, BC v7w 127

> 778 386 6; www.placearchitects.c









5091 Gordon Drive EPP118981 L014 P.I.D 032-144-636

17 dec 2024 development permit

proposed plan -1st floor plan (block 8-9)

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

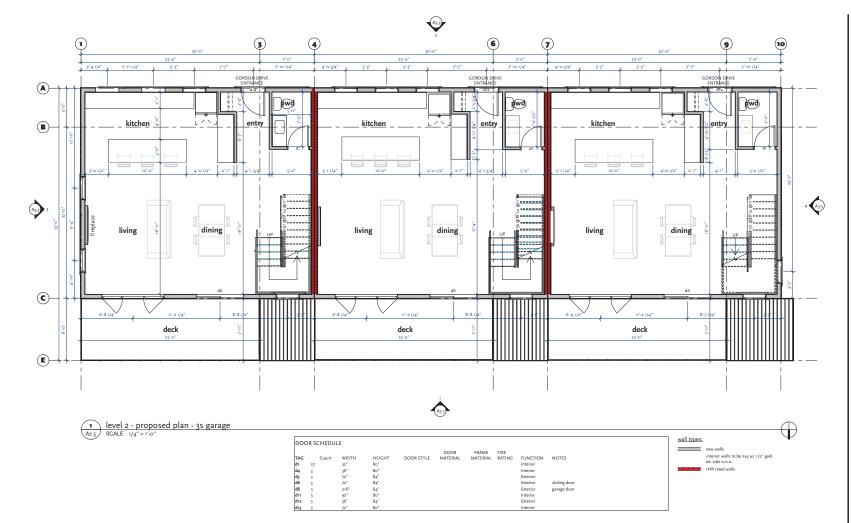
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778 386 676



A2.417 dec 2024
project # 2426





5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

v date issue 17 dec 2024 development permit

proposed plan -2nd floor plan (block 8-9)

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

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--0 -07 7



A2.517 dec 2024
project # 2426



5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

proposed plan -3rd floor plan (block 8-9)

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA PLACE ARCHITECT LTD.

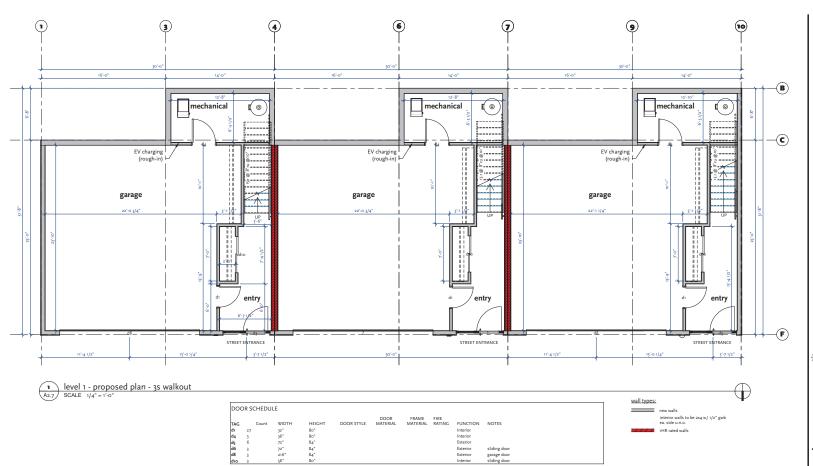
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A2.6 17 dec 2024 project # 2426







5091 Gordon Drive EPP118981 L014 P.I.D 032-144-636

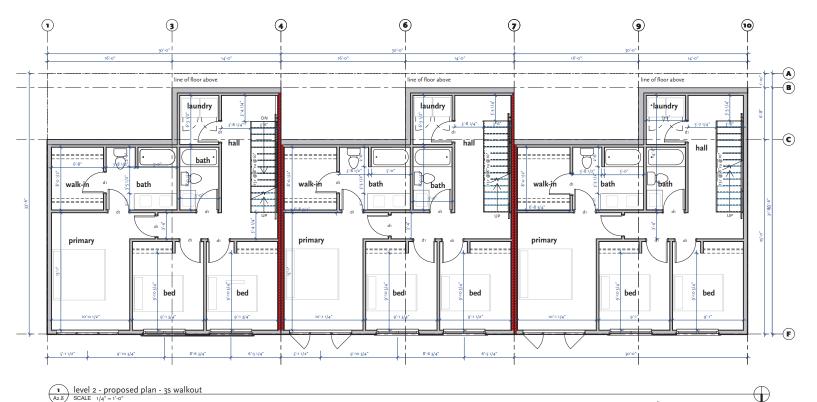
proposed plan -1st floor plan (block 10-13)

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA PLACE ARCHITECT LTD.

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A2.7 20 dec 2024 project # 2426



DOOR FRAME FIRE
DOOR STYLE MATERIAL MATERIAL RATING FUNCTION NOTES

sliding door garage door sliding door

DOOR SCHEDULE

HEIGHT

A 20 dec 2024 development permit

wall types:

new walls

1HR rated walls

interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o. **Gordon Drive Townhouses**

5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

proposed plan -2nd floor plan (block 10-13)

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

PLACE ARCHITECT LTD.

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A2.820 dec 2024
project # 2426

Interior Interior Exterior Exterior Exterior

sliding door garage door sliding door

1HR rated walls



Gordon Drive Townhouses

5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

proposed plan -3rd floor plan (block 10-13)

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA PLACE ARCHITECT LTD.

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A2.9 20 dec 2024 project # 2426

5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

A 20 dec 2024 development permit

proposed plan roof plan (block 1-7)

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778 386 6 www.placearchitects.c



A2.10 20 dec 2024 project # 2426



5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

proposed plan roof plan (block

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

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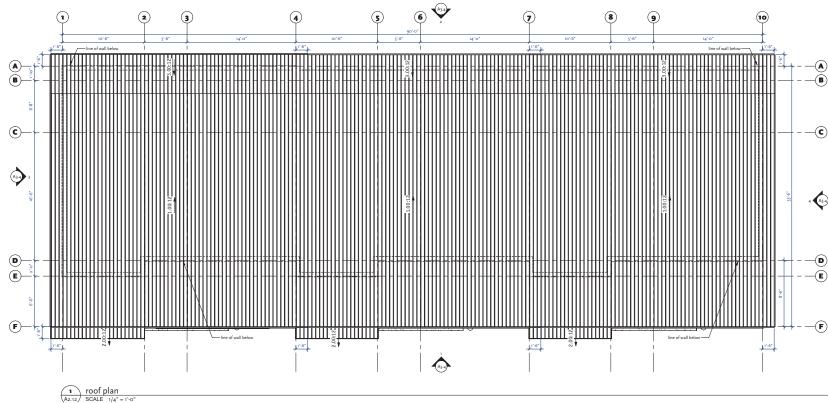
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A2.1117 dec 2024
project # 2426

5091 Gordon Drive

project # 2426





Cordon Drive Lownhouse

5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

elevations blocks 1, 3, 5, 7

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

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A3.1 20 dec 2024 project # 2426



5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

17 dec 2024 development permit

elevations blocks 2,4,6

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

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A3.2 17 dec 2024 project # 2426



5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

elevations blocks 8-9

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A3.3 17 dec 2024 project # 2426

5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

elevations blocks 10-12

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

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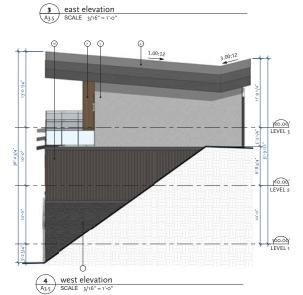
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A3.4 20 dec 2024 project # 2426









160.00

1i - SW 7008 - Alabaster

∮ ∮

west elevation - alternate (block 13)

SCALE 3/16" = 1'-0"

Gordon Drive Townhouses

5091 Gordon Drive EPP118981 Lot 4 P.I.D 032-144-636

ev date issue k 20 dec 2024 development permit

> elevations blocks 11-13

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA
PLACE ARCHITECT LTD.

6z6z St. Georges Avenue West Vancouver, BC v7w 127 778 386 6769 www.placearchitects.com





CLIENT

HIGHSTREET VENTURES INC.

ADDRESS / CONTACT INFO.

602 1708 DOLPHIN AVENUE KELOWNA, BC

PROJECT NAME

5091 GORDON TOWNHOMES

DRAWING INDEX

L000 - COVER SHEET

L100 - KEY PLAN, SCHEDULE & NOTES

2451-3115-01

L102 - LANDSCAPE PLAN L103 - LANDSCAPE PLAN

DESCRIPTION

LANDSCAPE DESIGN

McELHANNEY PROJECT

2451-3115-011

DATE

2024-12-20

STATUS

ISSUED FOR DEVELOPMENT PERMIT



ISSUED FOR DEVELOPMENT PERMIT 2024-12-20

DATE: 2024-12-20, 12:29 FILE: X:\2



PLANT IMAGES

DECIDUOUS TREES











PERENNIALS & ORNAMENTAL GRASSES



TREE LILAC CRABAPPLE











SERVICE-

BERRY

SHRUB PLANTING



RED OSIER

DOGWOOD



BEATRIX

FARRAND

FORSYTHIA







CREEPING PACIFIC

HYDRANGEA JUNIPER NINEBARK ORANGE









SNOWBERRY ALPINE

OREGON CURRANT GRAPE

OAKLEAF

SAGE SAGE

GENERAL NOTES

- 1. THIS DRAWING HAS BEEN PREPARED FOR REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR
- 2. DESIGN INTENT: THESE DRAWINGS REPRESENT THE GENERAL DESIGN INTENT TO BE IMPLEMENTED ON THE SITE. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ANY ADDITIONAL CLARIFICATION OR DETAILS NECESSARY TO ACCOMMODATE SITE CONDITIONS OR ARCHITECTURAL DETAILS.
- 3. COMPOSITE BASE SHEET: THE PROPOSED IMPROVEMENTS SHOWN ON THESE DRAWINGS ARE SUPERIMPOSED ON A BASE SHEET. THIS BASE SHEET IS COMPILED FROM THE TOPOGRAPHIC SURVEY, OTHER ARCHITECTURAL AND/OR ENGINEERING DOCUMENTS, AND OTHER DATA AS MADE AVAILABLE TO THE LANDSCAPE ARCHITECT. THE LANDSCAPE ARCHITECT SHALL NOT BE HELD LIABLE FOR CHANGES. INACCURACIES, OMISSIONS, OR OTHER ERRORS ON THESE DOCUMENTS. THE COMPOSITE BASE SHEET IS PROVIDED AS AN AID ONLY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING THESE DOCUMENTS AND INCORPORATING/INTEGRATING ALL CONSTRUCTION AS REQUIRED TO ACCOMMODATE
- 4. UTILITIES PRIOR TO CONSTRUCTION: THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING THE UTILITY COMPANIES INVOLVED AND REQUESTING A VISUAL VERIFICATION OF THE LOCATIONS OF THEIR **UNDERGROUND FACILITIES**
- 5. PROJECT STAKING: ALL PROPOSED SITE FEATURES SHALL BE STAKED IN FIELD FOR REVIEW BY THE OWNER'S INSPECTOR PRIOR TO CONSTRUCTION. ALL CURVES SHALL BE SMOOTH AND CONTINUOUS WITH CAREFULLY MATCHED TANGENTS.
- GRADING AND DRAINAGE: ALL PROPOSED ROCK AND MULCH AREAS SHALL SMOOTHLY CONFORM TO EXISTING ADJACENT FEATURES. PROVIDE POSITIVE DRAINAGE ON ALL PAVING AND THROUGHOUT ALL
- 7. BACKFILL: EXCAVATED MATERIAL NOT SUITABLE FOR BACKFILLING SHALL BE REMOVED AND LEGALLY DISPOSED OF OFF-SITE.
- 8. ALL AREAS DISTURBED DURING CONSTRUCTION SHALL BE REINSTATED TO EXISTING CONDITION OR
- 9. THE CONTRACTOR SHALL MAINTAIN AND WATER PLANT MATERIAL UNTIL LANDSCAPE ARCHITECTS FINAL ACCEPTANCE WITH TEMPORARY IRRIGATION SYSTEM. 10. IF THE SITE WORK IS DIFFERENT OR MODIFIED FROM WHAT IS DEPICTED ON THE LANDSCAPE PLAN, OR
- POOR SOIL AND/OR DEBRIS ARE ENCOUNTERED, REQUIRING CHANGES TO THE LANDSCAPE PLAN, CONTACT THE LANDSCAPE ARCHITECT FOR INSTRUCTION. 11. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED. LANDSCAPE GRADING SHALL CONFORM TO
- THE SITE GRADING AND DRAINAGE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE ON TRAILS AND SURROUNDING LANDSCAPE.
- 12. DO NOT SCALE DRAWINGS.
- 13. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED

PLANTING NOTES

- 1. ALL WORK SHALL MEET OR EXCEED ALL STANDARDS OR SPECIFICATIONS ESTABLISHED IN THE LATEST EDITION OF CANADIAN LANDSCAPE STANDARD AND BE IN ACCORDANCE WITH CITY OF KELOWNA STANDARDS/GUIDELINES.
- 2. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION
- 3. ALL PLANTING BED TO HAVE A MINIMUM OF 75mm DEEP 20-40mm Ø ROCK MULCH. ENSURE CLEAR
- RADIUS OF 100mm AROUND PLANT STEM 4. SOD TO BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE DROUGHT TOLERANT.
- STAKE TREE LOCATIONS AND BED EDGES FOR APPROVAL BY LANDSCAPE ARCHITECT.
- 6. FIELD ADJUST THE LOCATION OF TREES AND SHRUBS TO AVOID CONFLICT WITH LOCATION OF ANY UTILITIES. CONTACT LANDSCAPE ARCHITECT IF PROBLEMS ARE ENCOUNTERED.
- PLANT SPECIES SUBSTITUTIONS ARE DISCOURAGED. IF PLANT AVAILABILITY IS A PROBLEM, CONTACT
- THE LANDSCAPE ARCHITECT FOR ACCEPTABLE ALTERNATIVES. 8. PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWS:
- TREES 700mm ON ALL SIDES OF ROOT BALL
- LARGE SHRUBS 450mm DEPTH SMALL SHRUBS - 300mm DEPTH
- GROUNDCOVER 150mm DEPTH
- GRASS 150mm CONTINUOUS DEPTH
- FIELD ADJUST PLANTING LOCATIONS AS NECESSARY TO MINIMIZE DISTURBANCE TO EXISTING TREE ROOTS.
- 9. RECLAMATION PLANTING POCKETS TO BE FIELD-FIT TO MINIMIZE CHANGES TO EXISTING GRADES. 10. ALL PLANTING BEDS TO BE IRRIGATED WITH PERMANENT, AUTOMATIC DRIP IRRIGATION.
- SOD TO BE IRRIGATED WITH AUTOMATIC IRRIGATION.
- NATURALIZED SEED AREAS TO BE IRRIGATED TEMPORARILY UNTIL ESTABLISHED.

FIRE MITIGATIVE LANDSCAPING

FOLLOWING RECOMMENDED RESTRICTIONS:

SELECTION, CONTEXT, AND ONGOING MAINTENANCE.

ENCROACH ON THIS ZONE. IT IS EXPECTED THAT ALL PLANTING BEDS THAT ENCROACH ON THIS ZONE WILL BE IRRIGATED WITH AN AUTOMATIC, PERMANENT IRRIGATION SYSTEM, AND THAT REGULAR MAINTENANCE TO CLEAR DEAD OR DRY PLANT MATERIAL WILL BE UNDERTAKEN. • ZONE 1: 1.5-10M - HIGHER-RISK PLANTS, INCLUDING ORNAMENTAL GRASSES AND CONIFEROUS

MITIGATING WILDFIRE IN THE LANDSCAPE IS DONE THROUGH A COMBINATION OF MATERIALS

ZONE 0: 0-1.5M –NO COMBUSTIBLE LANDSCAPE MATERIALS, INCLUDING CONIFEROUS WOODY

SHRUBS/TREES, AND WOODEN STRUCTURES. TREE BRANCHES ARE NOT ALLOWED TO

IGNITION RISK ZONES ARE DESIGNATED RELATIVE TO BUILT STRUCTURES AND HAVE THE

SHRUBS SHOULD BE MINIMIZED OR USED IN NON-CONTIGUOUS PLANTING ARRANGEMENTS. NO CONIFEROUS TREES IN THIS ZONE, AND ANY DECIDUOUS TREES SHOULD BE PLANTED SPARSELY, WITH REGULAR MAINTENANCE TO ENSURE BRANCHES DO NOT TOUCH BUILDINGS OR FORM A CONTIGUOUS CANOPY GREATER THAN 3 METRES DIAMETER. OPPORTUNITIES FOR VERTICAL FIRE LADDERING SHOULD BE MINIMIZED. IT IS EXPECTED THAT PLANTINGS WITHIN THIS ZONE WILL BE IRRIGATED WITH AN AUTOMATIC, PERMANENT IRRIGATION SYSTEM.

UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION

OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING

THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE

PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE

ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

 ZONE 2: 10-30M – CONIFER TREES MAY BE PLANTED IN THIS ZONE. WITH 3-METRE SPACING BETWEEN CANOPIES OR GROUPS OF CANOPIES. IT IS EXPECTED THAT ANNUAL MAINTENANCE WILL BE UNDERTAKEN TO REMOVE WOODY DEBRIS AND SAPLINGS THAT EXTEND THE EXISTING CANOPY, PREVENTING THE ACCUMULATION OF FLAMMABLE MATERIALS. CONIFER TREES SHOULD BE LIMBED 2 METRES FROM THE GROUND. WOOD PRODUCTS ARE HIGHLY FLAMMABLE AND SHOULD NOT BE USED FOR MULCH. PREFERENCE IS FOR ROCK AND GRAVEL MULCHES. THIS IS ALSO THE CASE FOR PLAYGROUND SURFACING MATERIAL; PEA GRAVEL INSTALLED AT CSA-COMPLIANT DEPTHS IS THE PREFERRED MATERIAL.

PLANT SCHEDLILE

Total Qty.	Key	Botanical Name	Common Name	Size	Spacing O.C.	Mature Spread	Mature ht.
Trees		-					
17	AR	Acer rubrum	Red Maple	60mm cal., B&B	As Specified	6m	7m
11	SR	Syringa reticulata	Japanese Tree Lilac	60mm cal., B&B	As Specified	6m	7m
13	MS	Malus 'Spring Snow'	Spring Snow Crabapple	60mm cal., B&B	As Specified	5m	7m
3	TS	Tilia ssp.	Linden	60mm cal., B&B	As Specified	12m	18m
Shrubs, Grour	dcovers &	Vines		•			
54	as	Amelanchier sp.	Serviceberry	#2 pot	As Specified	1.5m	3m
24	cs	Cornus sericea	Red Osier Dogwood	#2 pot	As Specified	1.8m	3m
15	fi	Forsythia x intermedia 'Beatrix Farrand'	Beatrix Farrand Forsythia	#3 pot	2.0m	3.6m	3m
63	ha	Hydrangea quercifolia	Oakleaf Hydrangea	#3 pot	1.5m	1.5m	1.8m
70	рс	Physocarpus capitatus	Pacific Ninebark	#5 pot	As Specified	1.5m	1.5m
95	ps	Philadelphus spp.	Mock Orange	#2 pot	As Specified	1.5m	2m
10	sa	Symphoricarpos albus	Snowberry	#2 pot	As Specified	1.5m	1.5m
138	ra	Ribes alpinum	Alpine Currant	#2 pot	As Specified	1.5m	1.8m
83	ma	Mahonia aquifolium	Oregon Grape	#2 pot	As Specified	1.5m	3.0m
Perennials & G	rasses						
195	ca	Calamagrostis acutiflora	Karl Foerster	#1 pot	As Specified	0.8m	1m
99	ер	Echinacea purpurea	Purple Coneflower	#1 pot	1.0m	0.9m	0.9m
148	hs	Hemerocallis spp.	Daylily	#1 pot	1.0m	0.8m	1.2m

Perennials & Grasses							
195	ca	Calamagrostis acutiflora	Karl Foerster	#1 pot	As Specified	0.8m	1m
99	ер	Echinacea purpurea	Purple Coneflower	#1 pot	1.0m	0.9m	0.9m
148	hs	Hemerocallis spp.	Daylily	#1 pot	1.0m	0.8m	1.2m
172	hp	Hosta sp.	Hosta	#1 pot	1.0m	0.7m	0.5m
313	nr	Nepeta racemosa	Catmint	#1 pot	1.2m	0.45m	0.6m
66	ра	Perovskia atriplicifolia	Russian Sage	#1 pot	0.9m	0.9m	1.5m
75	SS	Salvia spp.	Perennial Sage	#1 pot	1m	0.7m	1m



CONSULTANT

MANTLE



FOERSTER CONEFLOWER

2281 Hunter Road, Kelowna BC V1X 7C5 Tel. 250 861 8783

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LOCATIONS OF ALL EXISTING FACILITIES BY HAND DIGGING OR HYDROVAC AND ADVISE THE ENGINEER OF POTENTIAL CONFLICTS.

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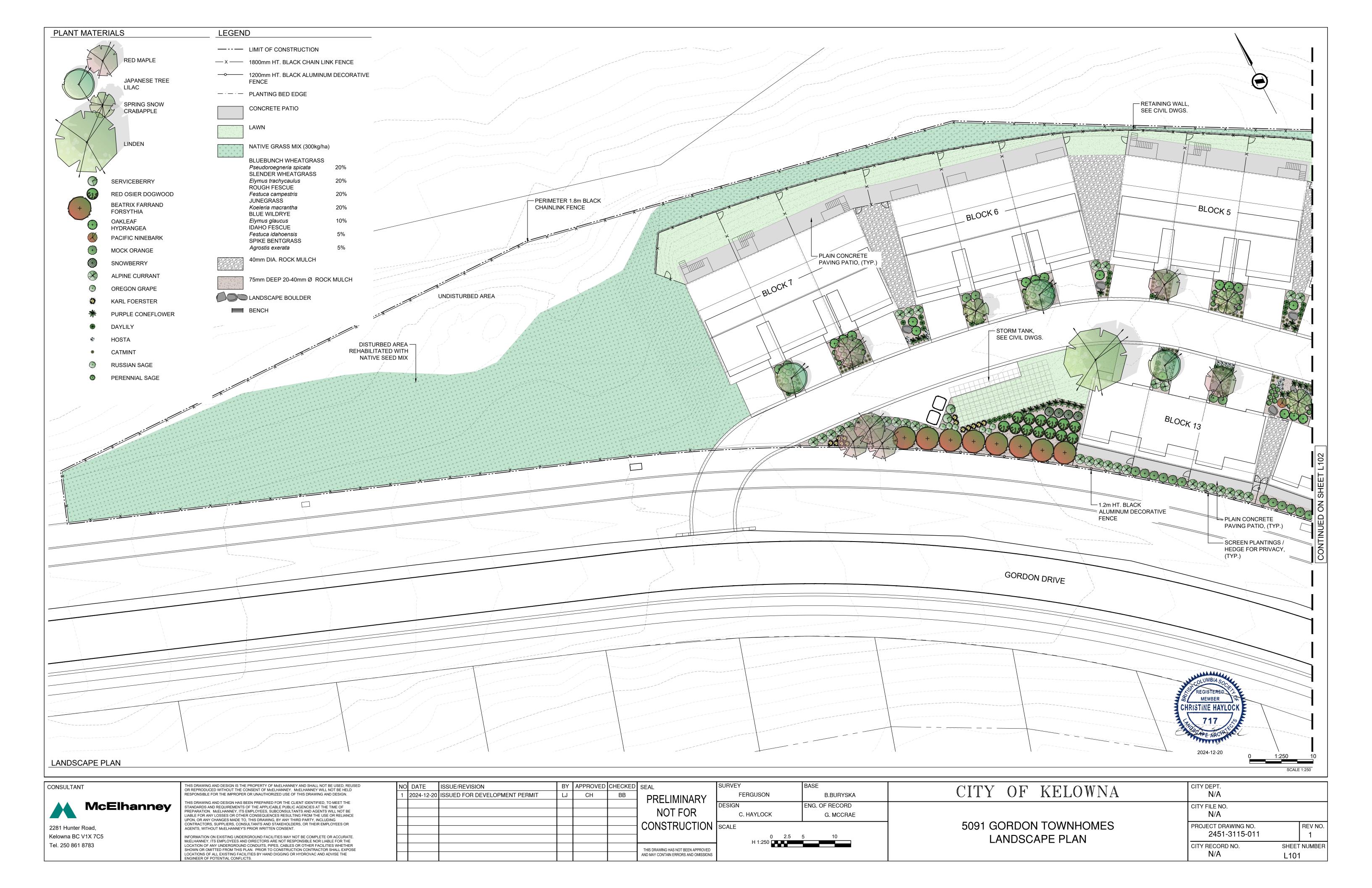
0	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED	SEAL
1	2024-12-20	ISSUED FOR DEVELOPMENT PERMIT	LJ	CH	BB	PRELIMINARY
						PRELIMINANT
						NOT FOR
						CONSTRUCTION
						CONSTRUCTION
						THIS DRAWING HAS NOT BEEN APPROVED
	·				·	AND MAY CONTAIN ERRORS AND OMISSIONS

	SURVEY	BASE
Υ	FERGUSON	B.BURYSKA
. .	DESIGN	ENG. OF RECORD
	C. HAYLOCK	G. MCCRAE
ON	SCALE	
	AS SHOWN	

	ENG. OF RECORD G. MCCRAE	
OWN		5091 GORDON TOWNHOMES LANDSCAPE PLAN

CITY OF KELOWNA

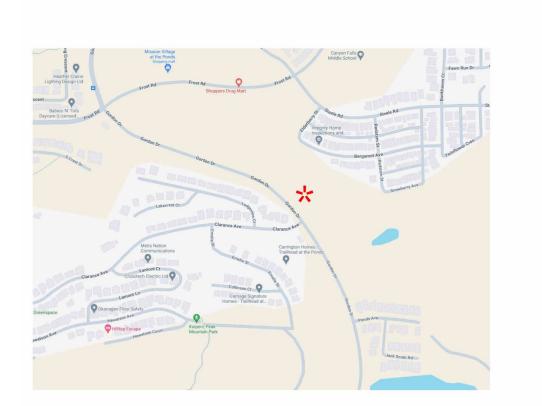
CITY DEPT. N/A CITY FILE NO. N/A PROJECT DRAWING NO. REV NO. 2451-3115-011 CITY RECORD NO. SHEET NUMBER N/A L100







dp variance application



applicable codes:legal description:British Columbia Building Code 2024LOT 1 DISTRICT LOT 579 SDYD2040 Offical Community Plan No. 12300PLAN EPP74481

project information1

Ao.o SCALE 1:1

project address: 5091 Gordon Drive

description of work: townhouse development

associated permits:

P.I.D. P.I.D 032-144-636

RR1 - Rural Residential
MF2 - Townhouse Housing - up to 3-storeys

dpa(s): FormCharacter DPA Wildland Fire Hazard DPA

building classification:C - residential occupancies

owner:

Neil Bolton Highstreet Ventures Inc. 602-1708 Dolphin Avenue Kelowna, BC, V1Y 9S4

info@gohighstreet.ca 778 946 6250 heather@placearchitects.com 778 386 6769

PLACE architect ltd

6262 St Georges Ave

76 366 6/69

Heather L Johnston, architect AIBC

West Vancouver, BC V7W 1Z7

civil engineer:

Bryce Buryska McElhanney Ltd. 2281 Hunter Rd Kelowna, BC V1X 7C5

bburyska@mcelhanney.com 778 214 8238 Ao.o

project information

site plan

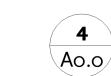
landscape engineer:

Christine Haylock McElhanney Ltd. 2281 Hunter Rd Kelowna, BC V1X 7C5

chaylock@mcelhanney.com 778 696 2365

3 Ao.o

3 project contacts



4 drawing index

project information

D 31 jan 2025 dp variance application

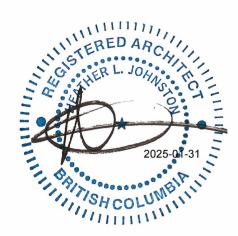
Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

PLACE ARCHITECT LTD.

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31 jan 2025 project # 2426



5091 Gordon Drive LOT 1 DISTRICT LOT 579 SDYD PLAN EPP74481

P.I.D 032-144-636 APPLICABLE CODES 2024 British Columbia Building Code (Part 9 Housing and Small Buildings) ZONING MF2 Townhouse Housing - up to 3-storeys

CODE COMPLIANCE 9.1 GENERAL

Builidng B

Sprinklered:

Occupancies:

East

Building Area Blocks 8-9: Building Area Blocks 1-7: Buildings A & C First 816.24 ft² First 773.25 ft² Second 816.24 ft² Second 810.00 ft² Third 818.90 ft² Third 810.00 ft² $667.02 \text{ m}^2 = 7179.75 \text{ ft}^2$ First 878.49 ft² Gross Floor Area: Second 878.49 ft² Sprinklered: Third 890.13 ft² Building Height: 3 storeys Gross Floor Area: C - Residential occupancy $695.83 \text{ m}^2 = 7489.87 \text{ ft}^2$ Occupancies: Building Height: Building Area Blocks 10-13: 3 storeys

> C - Residential occupancy First 843.33 ft² Second 843.33 ft² Third 771.00 ft² $684.97 \text{ m}^2 = 7372.98 \text{ ft}^2$ Gross Floor Area:

			Gross Floor Area Sprinklered: Building Height: Occupancies:	N 3	584.97 m² = 7372.98 f No 3 storeys C - Residential occupa
9.10.15. Spatial Separa	ation Between Hou	ses Table 9.10.15.4			
Block 1 Building A	Total Area (m²)	• • • • • • • • • • • • • • • • • • • •	Max Glazed Area (m²)	Provided Glazed Area (r	•
North South	85 25	18 20	100% 100%	32% 8%	n/r n/r
East	78	6	18%	1%	n/r
West	0	0	0%	0%	2 hr party v
Block 1 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (r	m²) Required R
North	92	26	100%	26%	n/r
South East	29 0	20 0	100% 0%	7% 0%	n/r 2 hr party v
West	0	0	0%	0%	2 hr party v
Block 1 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (r	m²) Required R
North	85	33	100%	32%	n/r
South	25	20	100%	8%	n/r
East West	o 78	O 2	o% 9%	0% 1%	2 hr party v n/r
			•		
Block 2 Building A	Total Area (m²)	• , ,	Max Glazed Area (m²)	Provided Glazed Area (r	•
North South	85 25	33 10	100% 100%	32% 8%	n/r n/r
East	78	2	9%	1%	n/r
West	0	0	0%	0%	2 hr party v
Block 2 Building B	Total Area (m²)	• , ,	Max Glazed Area (m²)	Provided Glazed Area (r	•
North South	92 29	29 10	100% 100%	26% 7%	n/r n/r
East	0	0	0%	0%	2 hr party w
West	0	0	0%	0%	2 hr party v
Block 2 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (r	m²) Required R
North	85	25	100%	32%	n/r
South East	25 O	10 0	100% 0%	8% o%	n/r 2 hr party v
West	78	1.5	8%	1%	n/r
Block 3 Building A North	Total Area (m²) 85	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (r 32%	m²)
South	25	10	100%	8%	n/r
East West	78	1.5	8% o%	1% 0%	n/r
west	0	0	0%	0%	2 hr party v
Block 3 Building B North	Total Area (m²)	• , ,	Max Glazed Area (m²)	Provided Glazed Area (r 26%	•
South	92 29	18 10	100%	7%	n/r n/r
East	o	0	0%	0%	2 hr party v
West	0	0	0%	0%	2 hr party v
Block 3 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (r	•
North South	85 25	17 10	100% 100%	32% 8%	n/r n/r
East	0	0	0%	0%	2 hr party v
West	78	1.5	8%	1%	n/r
Plack & Puilding A	Tatal Avan (m²)	Limiting Distance (m)	May Clared Area (m²)	Provided Glazed Area (r	m2) Boquired B
Block 4 Building A North	Total Area (m²) 85	Limiting Distance (m)	Max Glazed Area (m²)	32%	m²)
South	25	10	100%	8%	n/r
East West	78 0	1.5 O	8% o%	1% 0%	n/r 2 hr party v
Block 4 Building B North	92	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (r 26%	m²) Required R n/r
South	29	10	100%	7%	n/r
East West	0 0	0	o% o%	0% 0%	2 hr party v 2 hr party v
Block 4 Building C North	Total Area (m²) 85	• ,	Max Glazed Area (m²)	Provided Glazed Area (r 32%	
South	25	11 10	100%	8%	n/r n/r
East	0	0	0%	0%	2 hr party v
West	78	1.5	8%	1%	n/r
Block 5 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (r	m²) Required R
North	85	7	40%	32%	n/r
South	25 78	10	100%	8%	n/r
East West	78 0	1.5 O	8% o%	1% 0%	n/r 2 hr party v
Block 5 Building B			Max Glazed Area (m²)	Provided Glazed Area (r	
North	Total Area (m²) 92	Limiting Distance (m)	Max Glazed Area (m²)	26%	m²)
South	29	10	100%	7%	n/r
East West	o o	0	o% o%	o% o%	2 hr party v 2 hr party v
					, ,
Block 5 Building C North	Total Area (m²) 85	Limiting Distance (m)	Max Glazed Area (m²) 34%	Provided Glazed Area (r 32%	m²) Required R n/r
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8% o%

2 hr party wall

100%

0%

Block 6 Building A North South East	Total Area (m²) 85 25 78	6 10 1.5	Max Glazed Area (m²) 34% 100% 8%	Provided Glazed Area (m²) 32% 8% 1%	Required Rating n/r n/r n/r
West Block 6 Building B North South East	O Total Area (m²) 92 29 0	Cimiting Distance (m) 8 10	0% Max Glazed Area (m²) 56% 100% 0%	0% Provided Glazed Area (m²) 26% 7% 0%	<pre>2 hr party wall Required Rating n/r n/r 2 hr party wall</pre>
West	0	0	0%	0%	2 hr party wall
Block 6 Building C North South East West	Total Area (m²) 85 25 0 78	Limiting Distance (m) 11 10 0 1.5	Max Glazed Area (m²) 84% 100% 0% 8%	Provided Glazed Area (m²) 32% 8% 0% 1%	Required Rating n/r n/r 2 hr party wall n/r
Block 7 Building A	Total Area (m²)		Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North South East West	85 25 78	10 10 1.5	84% 100% 8% 0%	32% 8% 1% 0%	n/r n/r n/r 2 hr party wall
Block 7 Building B North South	Total Area (m²) 92 29		Max Glazed Area (m²) 84% 100%	Provided Glazed Area (m²) 26% 7%	Required Rating n/r n/r
East West	0	0	o% o%	o% o%	2 hr party wall 2 hr party wall
Block 7 Building C North South	Total Area (m²) 85 25	12 10	Max Glazed Area (m²) 84% 100%	Provided Glazed Area (m²) 32% 8%	Required Rating n/r n/r
East West	o 84	0 20	0% 100%	0% 7%	2 hr party wall n/r
Block 8 Building A North South East	Total Area (m²) 85 50 62	Limiting Distance (m) 20 4 4	Max Glazed Area (m²) 100% 28% 18%	Provided Glazed Area (m²) 182% 18% 4%	Required Rating n/r n/r n/r
West	O Tatal Aven (1223)	0	0%	0%	2 hr party wall
Block 8 Building B North South East	Total Area (m²) 85 50 0	20 4 0	Max Glazed Area (m²) 100% 28% 0%	Provided Glazed Area (m²) 18% 18% 0%	n/r n/r 2 hr party wall
West Block 8 Building C North South	O Total Area (m²) 85 50	C Limiting Distance (m) 20 4	0% Max Glazed Area (m²) 100% 28%	0% Provided Glazed Area (m²) 18% 18%	<pre>2 hr party wall Required Rating n/r n/r</pre>
East West	o 62	0 4	0% 18%	o% 3%	2 ['] hr party wall n/r
Block 9 Building A North South East	Total Area (m²) 85 50 62	Limiting Distance (m) 20 4 4	Max Glazed Area (m²) 100% 28% 18%	Provided Glazed Area (m²) 18% 18% 4%	Required Rating n/r n/r n/r
West Block 9 Building B	O Total Area (m²)	O Limiting Distance (m)	o% Max Glazed Area (m²)	o% Provided Glazed Area (m²)	2 hr party wall Required Rating
North South East West	85 50 0	20 4 0	100% 28% 0%	18% 18% 0% 0%	n/r n/r 2 hr party wall 2 hr party wall
Block 9 Building C		Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North South East West	85 50 0 62	20 4 0 10	100% 28% 0% 84%	18% 18% 0% 3%	n/r n/r 2 hr party wall n/r
Block 10Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North South East West	85 26 50 0	10 4 10 0	84% 39% 100% 0%	30% 10% 2% 0%	n/r n/r n/r 2 hr party wall
Block 10Building B North	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
South	85 26	10 4	84% 39%	30% 10%	n/r n/r
South East	_			-	•
South East West Block 10Building C North South	26 O	4 0 0	39% 0% 0% Max Glazed Area (m²) 84% 39%	10% 0% 0% Provided Glazed Area (m²) 30% 10%	n/r 2 hr party wall 2 hr party wall Required Rating n/r n/r
South East West Block 10Building C North South East	26 0 0 Total Area (m²) 85	4 0 0 Limiting Distance (m)	39% 0% 0% Max Glazed Area (m²) 84%	10% 0% 0% Provided Glazed Area (m²) 30%	n/r 2 hr party wall 2 hr party wall Required Rating n/r
South East West Block 10Building C North South East West	26 0 0 Total Area (m²) 85 26 0 50	4 0 0 10 4 0 1.5	39% 0% 0% Max Glazed Area (m²) 84% 39% 0% 8%	10% 0% 0% Provided Glazed Area (m²) 30% 10% 0%	n/r 2 hr party wall 2 hr party wall Required Rating n/r n/r 2 hr party wall n/r
South East West Block 10Building C North South East West Block 11 Building A North	26 0 7 Total Area (m²) 85 26 0 50 Total Area (m²) 85	4 0 0 Limiting Distance (m) 10 4 0 1.5 Limiting Distance (m) 10	39% 0% 0% Max Glazed Area (m²) 84% 39% 0% 8% Max Glazed Area (m²) 84%	10% 0% 0% Provided Glazed Area (m²) 30% 10% 0% 0% Provided Glazed Area (m²) 30%	n/r 2 hr party wall 2 hr party wall Required Rating n/r n/r 2 hr party wall n/r Required Rating
South East West Block 10Building C North South East West Block 11 Building A North South East	26 0 7 Total Area (m²) 85 26 0 50 Total Area (m²)	4 0 0 Limiting Distance (m) 10 4 0 1.5 Limiting Distance (m)	39% 0% 0% Max Glazed Area (m²) 84% 39% 0% 8% Max Glazed Area (m²)	10% 0% 0% Provided Glazed Area (m²) 30% 10% 0% 0% Provided Glazed Area (m²)	n/r 2 hr party wall 2 hr party wall Required Rating n/r n/r 2 hr party wall n/r
South East West Block 10Building C North South East West Block 11 Building A North South East West West	26 0 0 Total Area (m²) 85 26 0 50 Total Area (m²) 85 26 78 0 Total Area (m²)	Limiting Distance (m) 10 4 0 1.5 Limiting Distance (m) 10 4 1.5 0 Limiting Distance (m)	39% 0% 0% Max Glazed Area (m²) 84% 39% 0% 8% Max Glazed Area (m²) 84% 39% 8% 0% Max Glazed Area (m²)	Provided Glazed Area (m²) 30% 10% 0% Provided Glazed Area (m²) 30% 10% 0% Provided Glazed Area (m²) 30% 10% 0% Provided Glazed Area (m²)	n/r 2 hr party wall 2 hr party wall Required Rating n/r n/r 2 hr party wall n/r Required Rating n/r n/r 2 hr party wall Required Rating
South East West Block 10Building C North South East West Block 11 Building A North South East West Block 11 Building B North South South East	26 0 7 Total Area (m²) 85 26 0 50 Total Area (m²) 85 26 78 0	Limiting Distance (m) 10 4 0 1.5 Limiting Distance (m) 10 4 1.5 0	39% 0% 0% Max Glazed Area (m²) 84% 39% 0% 8% Max Glazed Area (m²) 84% 39% 84% 39% 8% 0%	10% 0% 0% Provided Glazed Area (m²) 30% 10% 0% 0% Provided Glazed Area (m²) 30% 10% 0% 0%	n/r 2 hr party wall 2 hr party wall Required Rating n/r n/r 2 hr party wall n/r Required Rating n/r n/r 2 hr party wall
South East West Block 10Building C North	26 0 7 Total Area (m²) 85 26 0 50 Total Area (m²) 85 26 78 0 Total Area (m²) 85 26 0 0	Limiting Distance (m) 10 4 0 1.5 Limiting Distance (m) 10 4 1.5 0 Limiting Distance (m) 10 4 1.5 0	39% 0% 0% Max Glazed Area (m²) 84% 39% 0% 8% Max Glazed Area (m²) 84% 39% 8% 0% Max Glazed Area (m²) 84% 39% 6%	10% 0% 0% Provided Glazed Area (m²) 30% 10% 0% Provided Glazed Area (m²) 30% 10% 0% Provided Glazed Area (m²) 30% 10% 0%	n/r 2 hr party wall 2 hr party wall Required Rating n/r n/r 2 hr party wall n/r Required Rating n/r n/r 2 hr party wall Required Rating n/r 1/r 2 hr party wall Required Rating n/r 2 hr party wall

Block 12Building A	· · · · · ·	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	34%	32%	n/r
South	25	4	39%	8%	n/r
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	2 hr party wall
Block 12Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	10	56%	26%	n/r
South	29	4	39%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall
Block 12Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	11	84%	32%	n/r
South	25	4	39%	8%	n/r
East	o	0	0%	0%	2 hr party wall
West	78	1.5	8%	1%	n/r
Block 13 Building A	Tatal Auga (m.2)	Limiting Distance (m)	May Clared Avec (m²)	Provided Glazed Area (m²)	Required Rating
PIUCK 13 PHHUMBO A				Provinen Chazen Area (m:	
	· · ·	• , ,	Max Glazed Area (m²)	` '	
North	85	10	84%	32%	n/r
North South	85 25	10 4	84% 39%	32% 8%	n/r n/r
North South East	85 25 78	10 4 1.5	84% 39% 8%	32% 8% 1%	n/r n/r n/r
North South East	85 25	10 4	84% 39%	32% 8%	n/r n/r
North South East West Block 13 Building B	85 25 78 0	10 4 1.5	84% 39% 8% 0% Max Glazed Area (m²)	32% 8% 1% 0% Provided Glazed Area (m²)	n/r n/r n/r 2 hr party wall Required Rating
North South East West Block 13 Building B North	85 25 78 0	10 4 1.5 0	84% 39% 8% 0% Max Glazed Area (m²) 84%	32% 8% 1% 0% Provided Glazed Area (m²) 26%	n/r n/r n/r 2 hr party wall Required Rating n/r
North South East West Block 13 Building B	85 25 78 0 Total Area (m²)	10 4 1.5 0 Limiting Distance (m)	84% 39% 8% 0% Max Glazed Area (m²) 84% 39%	32% 8% 1% 0% Provided Glazed Area (m²) 26% 7%	n/r n/r n/r 2 hr party wall Required Rating n/r n/r
North South East West Block 13 Building B North South	85 25 78 0 Total Area (m²) 92	10 4 1.5 0 Limiting Distance (m)	84% 39% 8% 0% Max Glazed Area (m²) 84%	32% 8% 1% 0% Provided Glazed Area (m²) 26%	n/r n/r n/r 2 hr party wall Required Rating n/r
North South East West Block 13 Building B North	85 25 78 0 Total Area (m²) 92 29	10 4 1.5 0 Limiting Distance (m) 11 4	84% 39% 8% 0% Max Glazed Area (m²) 84% 39%	32% 8% 1% 0% Provided Glazed Area (m²) 26% 7%	n/r n/r n/r 2 hr party wall Required Rating n/r n/r
North South East West Block 13 Building B North South East	85 25 78 0 Total Area (m²) 92 29 0	10 4 1.5 0 Limiting Distance (m) 11 4	84% 39% 8% 0% Max Glazed Area (m²) 84% 39% 0%	32% 8% 1% 0% Provided Glazed Area (m²) 26% 7% 0%	n/r n/r n/r 2 hr party wall Required Rating n/r n/r 2 hr party wall
North South East West Block 13 Building B North South East West	85 25 78 0 Total Area (m²) 92 29 0	10 4 1.5 0 Limiting Distance (m) 11 4 0	84% 39% 8% 0% Max Glazed Area (m²) 84% 39% 0% 0%	32% 8% 1% 0% Provided Glazed Area (m²) 26% 7% 0%	n/r n/r n/r 2 hr party wall Required Rating n/r n/r 2 hr party wall 2 hr party wall
North South East West Block 13 Building B North South East West Block 13 Building C	85 25 78 0 Total Area (m²) 92 29 0 0 Total Area (m²)	10 4 1.5 0 Limiting Distance (m) 11 4 0 0 Limiting Distance (m) 12	84% 39% 8% 0% Max Glazed Area (m²) 84% 39% 0% 0% 0% Max Glazed Area (m²) 84%	32% 8% 1% 0% Provided Glazed Area (m²) 26% 7% 0% 0% Provided Glazed Area (m²)	n/r n/r n/r 2 hr party wall Required Rating n/r n/r 2 hr party wall 2 hr party wall Required Rating
North South East West Block 13 Building B North South East West Block 13 Building C North	85 25 78 0 Total Area (m²) 92 29 0 0 Total Area (m²) 85	10 4 1.5 0 Limiting Distance (m) 11 4 0 0 Limiting Distance (m)	84% 39% 8% 0% Max Glazed Area (m²) 84% 39% 0% 0% 0%	32% 8% 1% 0% Provided Glazed Area (m²) 26% 7% 0% 0% Provided Glazed Area (m²) 32%	n/r n/r n/r 2 hr party wall Required Rating n/r n/r 2 hr party wall 2 hr party wall Required Rating

ZONING BYLAW COMPLIANCE

SITE AREA:				res (19252.61m²)
SITE COVERAGE (building) SITE COVERAGE			24%	(4640.17/19252.61)
(total, includes landscaping) BUILDABLE AREA:			80%	(15435.61/19252.61)
DUILDABLE AF				(
	allowable FAR		1.0	(19252.61m²)
BUILDING HE	IGHT:			
			11m &	3 storeys
SETBACKS:				
	FRONT YARD:		3.om	
	SIDE YARD:		2.1m	

SIDE YARD: 2.1m REAR YARD: 4.5m

OFFSTREET PARKING REQUIREMENTS

DESCRIPTION REQUIREMENT

Parking per Unit Type

Min 2.0 spaces & max 2.6 spaces per 3 bedroom dwelling units for lots outside the core area with 5 or more dwelling units

Visitor Parking

dwelling units for lots outside the Min 0.14 spaces & max 0.2 spaces per dwelling unit core area with 5 or more dwelling units 39x0.14 = 5.46 stalls = 6 stalls

6 stalls - 1 to be barrier free

Total Parking Stalls per Unit 3 stalls (4 provided) Total Visitor Parking Stalls 6 stalls (6 provided, 1 barrier free)

Bicycle Parking Requirements

townhouses & stacked townhouses 4.0 bike spaces or 1.0 bike spaces per 5 required short-term only

Total Parking Stalls 8 stalls (8 stalls provided)

Design Rationale

The design of the 39-unit townhouse complex is rooted in the need to balance both the functional requirements of the development and the natural context of the hillside site. The hillside location presents unique challenges and opportunities that shape the design strategy, ensuring that the final solution is both sustainable and harmonious with its surroundings. The design rationale is based on the following key principles:

1. Site Context and Topography

Terraced Layout: The site's hillside slope is a major factor in the planning of the townhouse complex. A terraced approach has been employed, with units strategically placed to step down the hillside. This maximizes views for each townhouse while minimizing the visual impact on the natural landscape.

Natural Contours: The design carefully follows the natural contours of the land, reducing the need for extensive grading and preserving the site's ecological balance. This approach minimizes soil erosion and protects natural water runoff paths. Views and Orientation: Each townhouse is oriented to capitalize on panoramic views of the surrounding landscape, ensuring that

residents enjoy optimal exposure to light and scenic vistas. Units at higher levels have unobstructed views, while those lower down take advantage of elevated terraces and private outdoor spaces.

2. Sustainability and Environmental Considerations

Energy Efficiency: The townhouses are designed with energy-efficient features, including passive solar design, high-performance insulation, and energy-efficient HVAC systems. The use of natural ventilation and shading devices reduces reliance on artificial heating

Landscaping: Native, drought-tolerant plants are used throughout the landscaping to reduce water consumption and support local biodiversity.

3. Architectural Form and Aesthetic

Integration with the Landscape: The design of the townhouses is intended to complement the natural hillside, using earthy tones and materials such as stone, wood, and glass. These materials blend seamlessly with the environment, while still offering a modern aesthetic. Modern yet Timeless Design: The architecture combines contemporary design elements, such as clean lines, large windows, and open floor plans, with timeless features that ensure the complex remains attractive for decades.

4. Community and Connectivity

Shared Spaces and Amenities: The development includes shared community spaces such as a central park, walking paths, and a playground. These spaces promote social interaction and enhance the sense of community among residents. Pedestrian and Vehicular Circulation: A carefully planned circulation system allows for easy access to all units while minimizing the impact of vehicles on the hillside. The roads and paths are designed to follow the natural contours, ensuring smooth transitions between

Access and Privacy: The design ensures that each townhouse has a private entry and outdoor space, fostering a sense of individuality and privacy. However, the layout also facilitates easy access to communal spaces without sacrificing personal boundaries. 5. Safety and Resilience

Seismic Design: Given the hillside location, the design includes seismic considerations to ensure the safety and resilience of the buildings in the event of an earthquake. Foundations are reinforced, and materials are chosen for their durability and ability to withstand

Wildfire Mitigation: In areas prone to wildfires, fire-resistant materials are used for cladding, roofing, and landscaping. The development also includes firebreaks and access for emergency vehicles to ensure the safety of the residents in case of a wildfire.

The design of the 39-unit townhouse complex takes into account the unique challenges posed by its hillside location, including topography, and environmental impact. By embracing sustainable practices, integrating with the landscape, and providing both private and shared spaces for residents, the design creates a harmonious and functional living environment. The development balances modern living with environmental responsibility, ensuring that the hillside development is a long-lasting and resilient addition to the community.



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Drive

Gordon

A 20 dec 2024 development permit

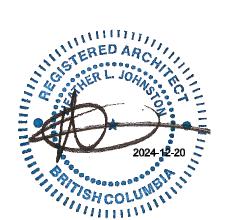
code and bylaw information

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

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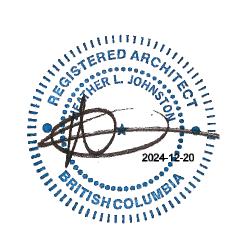
> 778 386 6769 www.placearchitects.com



20 dec 2024 project # 2426

site context

images



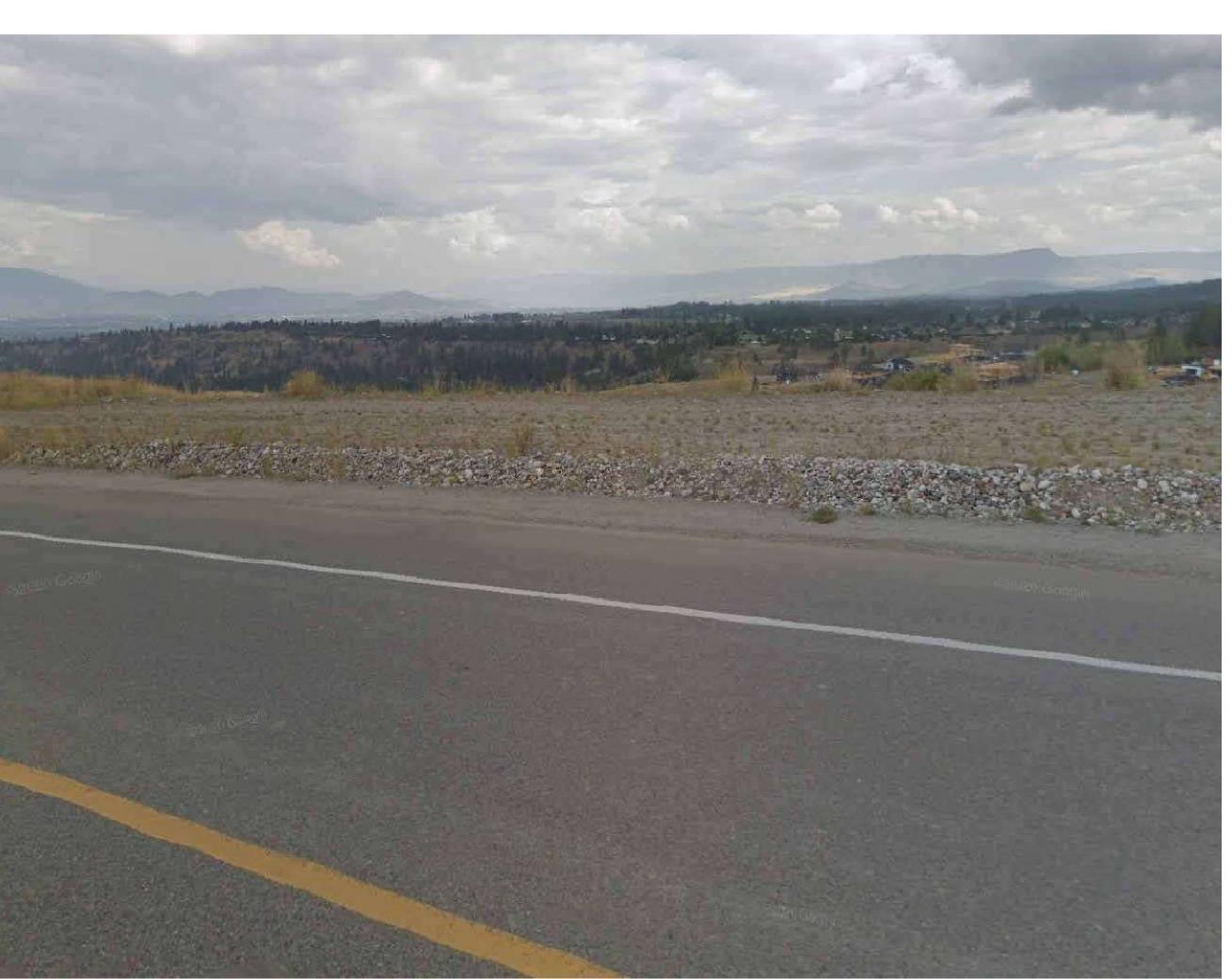
Ao.2 20 dec 2024 project # 2426



south looking north



west looking east



south looking north



east looking west



ate	issue
dec 2024	development permit
jan 2025	dp comments
jan 2025	dp variance applicatio

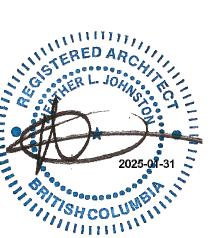
site plan

Heather L. Johnston architect AIBC, AAA, MAA, SAA, AIA

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AO.331 jan 2025
project # 2426