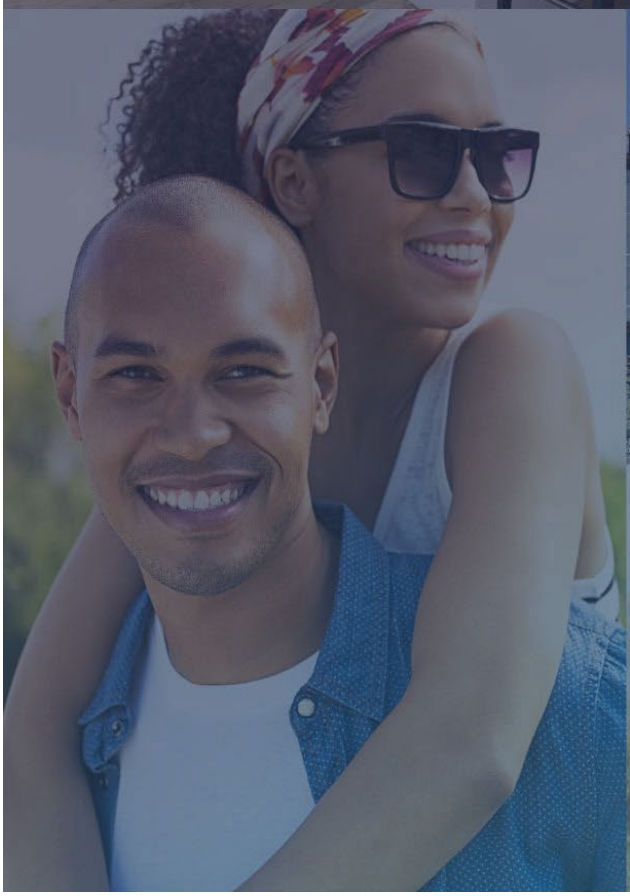
HIGHSTREET



5091 Gordon Drive

DEVELOPMENT 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.

Contents

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.

HIGHSTREET

5091 Gordon Drive

Kelowna, BC.

DEVELOPMENT PERMIT VARIANCE RATIONALE

February 11, 2025

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

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.

Eric Delorme

Eric Delorme

HIGHSTREET VENTURES INC.
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INFO@GOHIGHSTREET.CA 778.946.6250 778.946.6251

Gordon Drive Townhouses

development permit

1 Ao.0 location map

applicable codes:
British Columbia Building Code 2024
2040 Offical Community Plan No. 12300

project address:
5091 Gordon Drive

description of work:
townhouse development

associated permits:
dp -
bp -

legal description:
LOT 1 DISTRICT LOT 579 SDYD
PLAN EPP74481
P.I.D.
P.I.D 032-144-636

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

dpa(s):
FormCharacter DPA
Wildland Fire Hazard DPA

building classification:
C - residential occupancies

2 Ao.0 project information1
SCALE 1 : 1

owner:

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civil engineer:

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3 Ao.0 project contacts

4 Ao.0 drawing index

Gordon Drive Townhouses

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

rev	date	issue
A	20 dec 2024	development permit

project information

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Ao.o
20 dec 2024
project # 2426

PROJECT INFORMATION

PROPERTY ADDRESS	5091 Gordon Drive
LEGAL DESCRIPTION	LOT 1 DISTRICT LOT 579 SDYD PLAN EPP74481
P.I.D	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

Building Area Blocks 1-7:
Buildings A & C
First 816.24 ft²
Second 816.24 ft²
Third 818.90 ft²
Builiding B
First 878.49 ft²
Second 878.49 ft²
Third 890.13 ft²
Gross Floor Area: 695.83 m² – 7489.87 ft²
Sprinklered: No
Building Height: 3 storeys
Occupancies: C - Residential occupancy

Building Area Blocks 8-9:
First 773.25 ft²
Second 810.00 ft²
Third 810.00 ft²
Gross Floor Area: 667.02 m² – 7179.75 ft²
Sprinklered: No
Building Height: 3 storeys
Occupancies: C - Residential occupancy

Building Area Blocks 10-13:
First 843.33 ft²
Second 843.33 ft²
Third 771.00 ft²
Gross Floor Area: 684.97 m² – 7372.98 ft²
Sprinklered: No
Building Height: 3 storeys
Occupancies: C - Residential occupancy

9.10.15. Spatial Separation Between Houses *Table 9.10.15.4*

Block 1 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	18	100%	32%	n/r
South	25	20	100%	8%	n/r
East	78	6	18%	1%	n/r
West	0	0	0%	0%	2 hr party wall

Block 1 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	26	100%	26%	n/r
South	29	20	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 1 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	33	100%	32%	n/r
South	25	20	100%	8%	n/r
East	0	0	0%	0%	2 hr party wall
West	78	2	9%	1%	n/r

Block 2 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	33	100%	32%	n/r
South	25	10	100%	8%	n/r
East	78	2	9%	1%	n/r
West	0	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
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 2 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	25	100%	32%	n/r
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 3 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	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 Rating
North	92	18	100%	26%	n/r
South	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 3 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	17	100%	32%	n/r
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 (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	15	100%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	2 hr party wall

Block 4 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	13	100%	26%	n/r
South	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 4 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	11	100%	32%	n/r
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 5 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	7	40%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	2 hr party wall

Block 5 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	6	34%	26%	n/r
South	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 5 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	6	34%	32%	n/r
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 6 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	6	34%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	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	92	8	56%	26%	n/r
South	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	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	85	11	84%	32%	n/r
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 7 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	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	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 7 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	10	100%	8%	n/r
East	0	0	0%	0%	2 hr party wall
West	84	20	100%	7%	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	50	4	28%	18%	n/r
East	62	4	18%	4%	n/r
West	0	0	0%	0%	2 hr party wall

Block 8 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 8 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	0	0	0%	0%	2 hr party wall
West	62	4	18%	3%	n/r

Block 9 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	62	4	18%	4%	n/r
West	0	0	0%	0%	2 hr party wall

Block 9 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 9 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	0	0	0%	0%	2 hr party wall
West	62	10	84%	3%	n/r

Block 10Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	50	10	100%	2%	n/r
West	0	0	0%	0%	2 hr party wall

Block 10Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 10Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	0	0	0%	0%	2 hr party wall
West	50	1.5	8%	0%	n/r

Block 11 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	78	1.5	8%	0%	n/r
West	0	0	0%	0%	2 hr party wall

Block 11 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 11 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	32%	n/r
South	26	4	39%	8%	n/r
East	0	0	0%	0%	2 hr party wall
West	78	1.5	8%	1%	n/r

Block 12Building A	Total Area (m²)	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	0	0	0%	0%	2 hr party wall
West	78	1.5	8%	1%	n/r

Block 13Building A	Total Area (m²)	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
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	2 hr party wall

Block 13Building 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 13Building 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	4	39%	8%	n/r
East	0	0	0%	0%	2 hr party wall
West	78	20	100%	1%	n/r

ZONING BYLAW COMPLIANCE

SITE AREA:	4.76 acres (19252.61m²)	
SITE COVERAGE (building)	24%	(4640.17/19252.61)
SITE COVERAGE (total, includes landscaping)	80%	(15435.61/19252.61)
BUILDABLE AREA: allowable FAR	1.0	(19252.61m²)
BUILDING HEIGHT:	11m & 3 storeys	
SETBACKS: FRONT YARD:	3.0m	
SIDE YARD:	2.1m	
SIDE YARD:	2.1m	
REAR YARD:	4.5m	

OFFSTREET PARKING REQUIREMENTS

DESCRIPTION	REQUIREMENT
Parking per Unit Type	
dwelling units for lots outside the core area with 5 or more dwelling units	Min 2.0 spaces & max 2.6 spaces per 3 bedroom
Visitor Parking	
dwelling units for lots outside the core area with 5 or more dwelling units	Min 0.14 spaces & max 0.2 spaces per dwelling unit 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 required short-term only	4.0 bike spaces or 1.0 bike spaces per 5
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 and cooling.
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 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 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 environmental stresses.
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.

Conclusion

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.

Gordon Drive Townhouses

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

rev	date	issue
A	20 dec 2024	development permit

code and bylaw information

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west looking east

south looking north

south looking north

east looking west

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site context images

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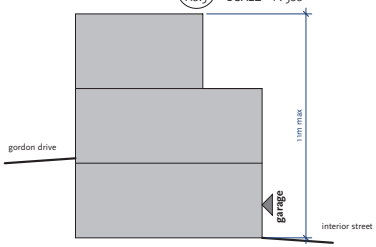
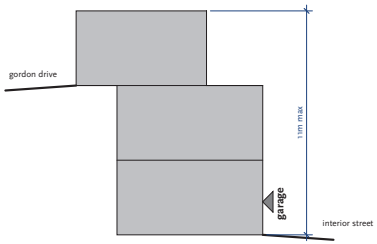
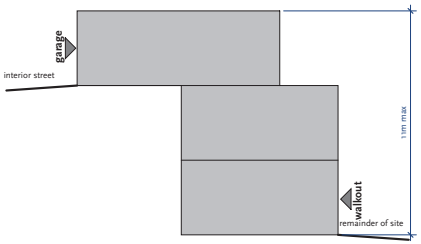
1 site plan - main floor elevations
A0.3 SCALE 1 : 500



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



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



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

	Unit Count	Storeys	Garage	Bedrooms	Bath	Walkout	Block Total (sqft)	Livable (sqft)
Block 1	3	3	Yes	3	2.5	Yes	6100	2030
Block 2	3	3	Yes	3	2.5	Yes	6100	2030
Block 3	3	3	Yes	3	2.5	Yes	6100	2030
Block 4	3	3	Yes	3	2.5	Yes	6100	2030
Block 5	3	3	Yes	3	2.5	Yes	6100	2030
Block 6	3	3	Yes	3	2.5	Yes	6100	2030
Block 7	3	3	Yes	3	2.5	Yes	6100	2030
Block 8	3	3	Yes	3	2.5	No	6840	2280
Block 9	3	3	Yes	3	2.5	No	6840	2280
Block 10	3	3	Yes	3	2.5	No	5625	1875
Block 11	3	3	Yes	3	2.5	No	5625	1875
Block 12	3	3	Yes	3	2.5	No	5625	1875
Block 13	3	3	Yes	3	2.5	No	5625	1875
Total	39						78880	26270

Gordon Drive Townhouses

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site plan

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1 / A0.4 streetscape - gordon drive
SCALE 1 : 300

2 / A0.4 streetscape - internal street (south)
SCALE 1 : 300

3 / A0.4 streetscape - internal street (north)
SCALE 1 : 300

Gordon Drive Townhouses

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streetscape

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renders

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renders

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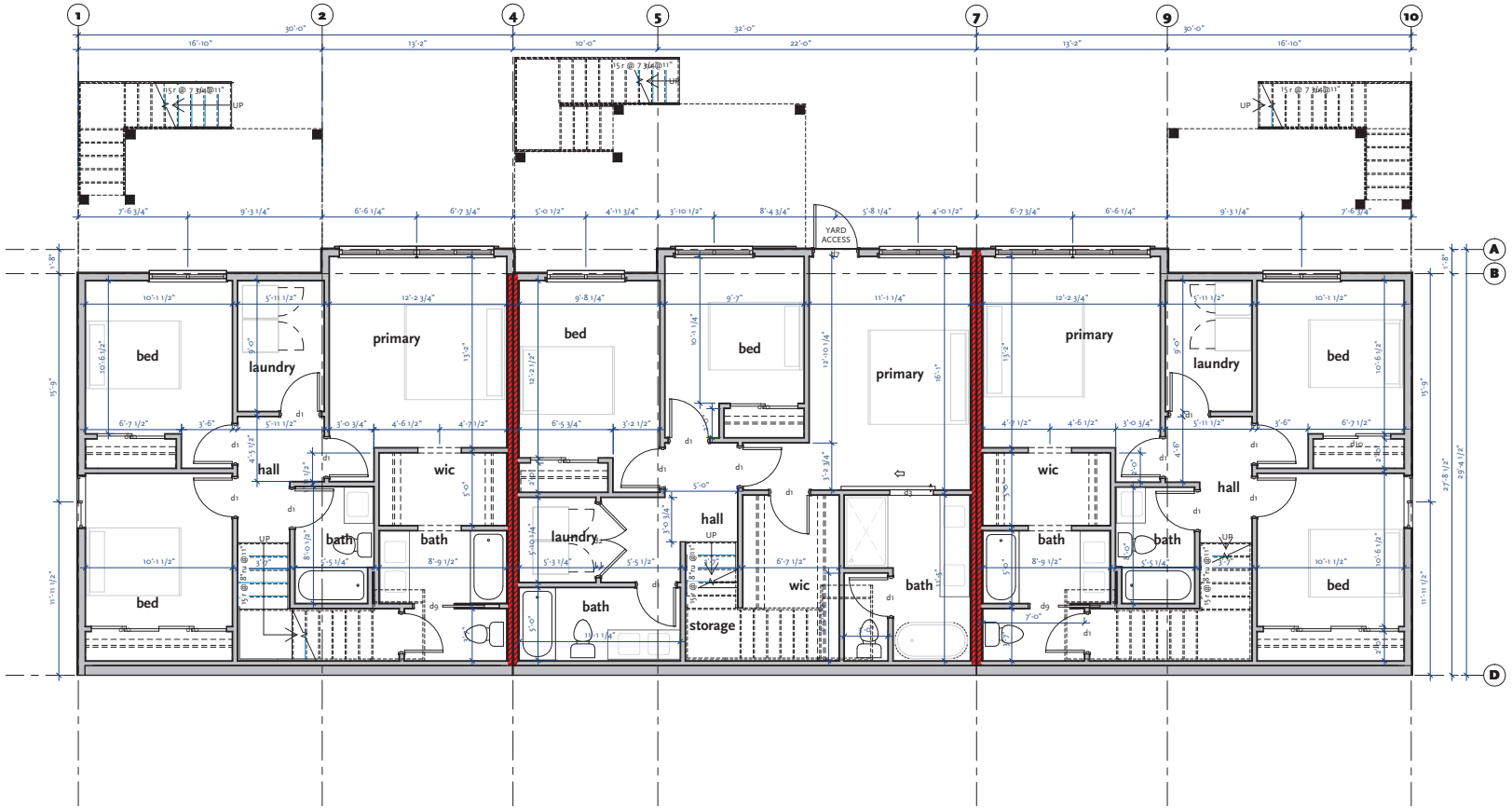

1 / A2.1 level 1 - proposed plan - 3s walkout garage

SCALE 1/4" = 1'-0"

DOOR SCHEDULE

TAG	COUNT	WIDTH	HEIGHT	DOOR STYLE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	FUNCTION	NOTES
d1	30	32"	80"					Interior	
d2	1	60"	80"					Interior	double door
d3	4	78"	80"					Interior	barn door
d4	3	36"	80"					Interior	
d5	3	72"	84"					Exterior	
d6	6	72"	84"					Exterior	sliding door
d7	1	36"	84"					Exterior	
d8	3	216"	84"					Exterior	garage door
d9	2	36"	80"					Interior	pocket door
d10	8	56"	80"					Interior	sliding door

wall types:

new walls

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

1HR rated walls

Gordon Drive Townhouses

5091 Gordon Drive

EPH18981 Lot 4

P.I.D 032-144-636

rev	date	issue
A	20 dec 2024	development permit

proposed plan - 1st floor plan (block 1-7)

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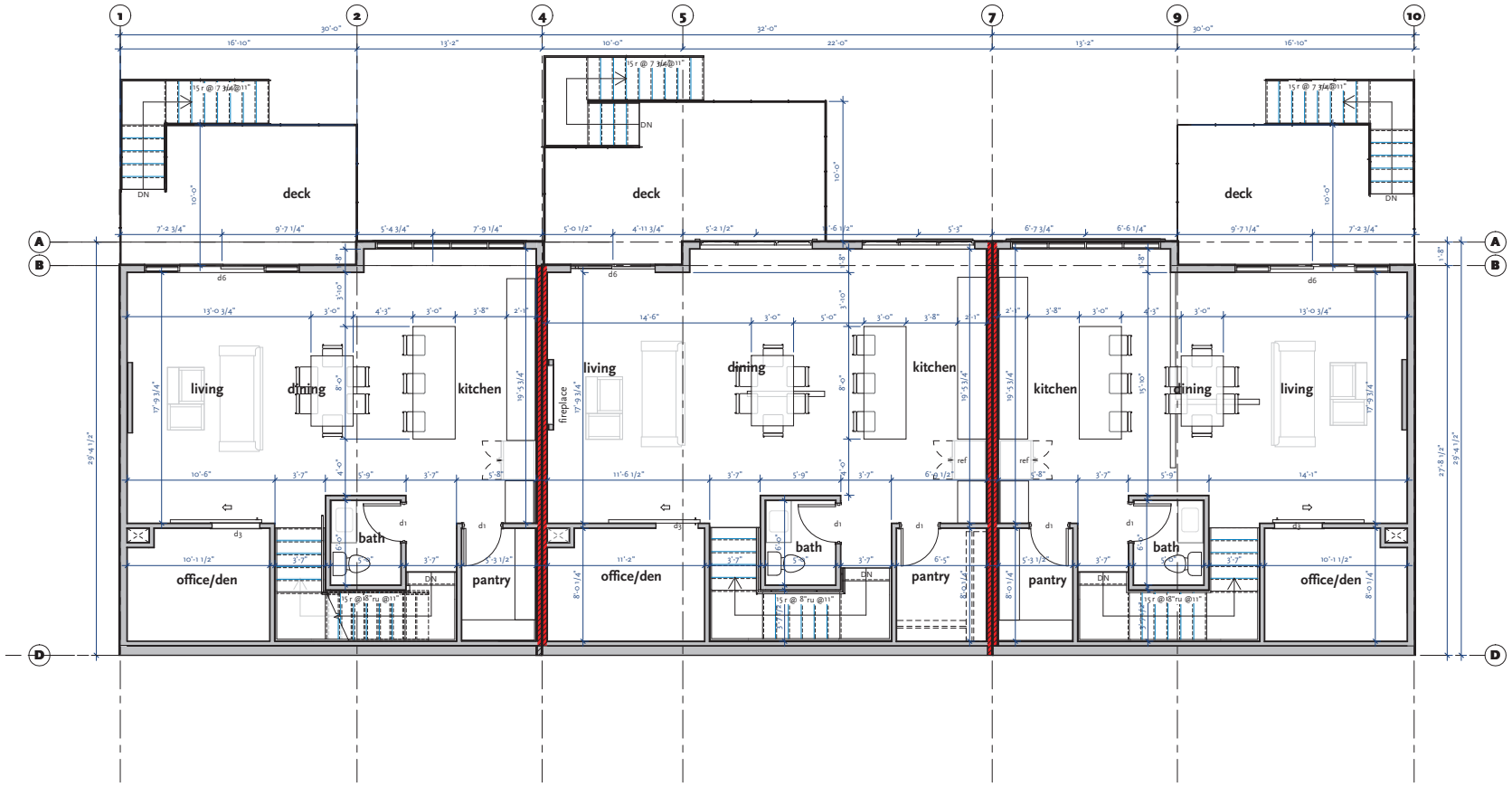

1 / A2.2 level 2 - proposed plan - 3s walkout garage
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

TAG	COUNT	WIDTH	HEIGHT	DOOR STYLE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	FUNCTION	NOTES
d1	30	32"	80"					Interior	
d2	1	60"	80"					Interior	double door
d3	4	78"	80"					Interior	barn door
d4	3	36"	80"					Interior	
d5	3	72"	84"					Exterior	
d6	6	72"	84"					Exterior	sliding door
d7	1	36"	84"					Exterior	
d8	3	216"	84"					Exterior	garage door
d9	2	36"	80"					Interior	pocket door
d10	8	56"	80"					Interior	sliding door

wall types:

new walls

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

1HR rated walls

Gordon Drive Townhouses

5091 Gordon Drive
EPH18981 Lot 4
P.I.D 032-144-636

rev	date	issue
A	20 dec 2024	development permit

proposed plan - 2nd floor plan (block 1-7)

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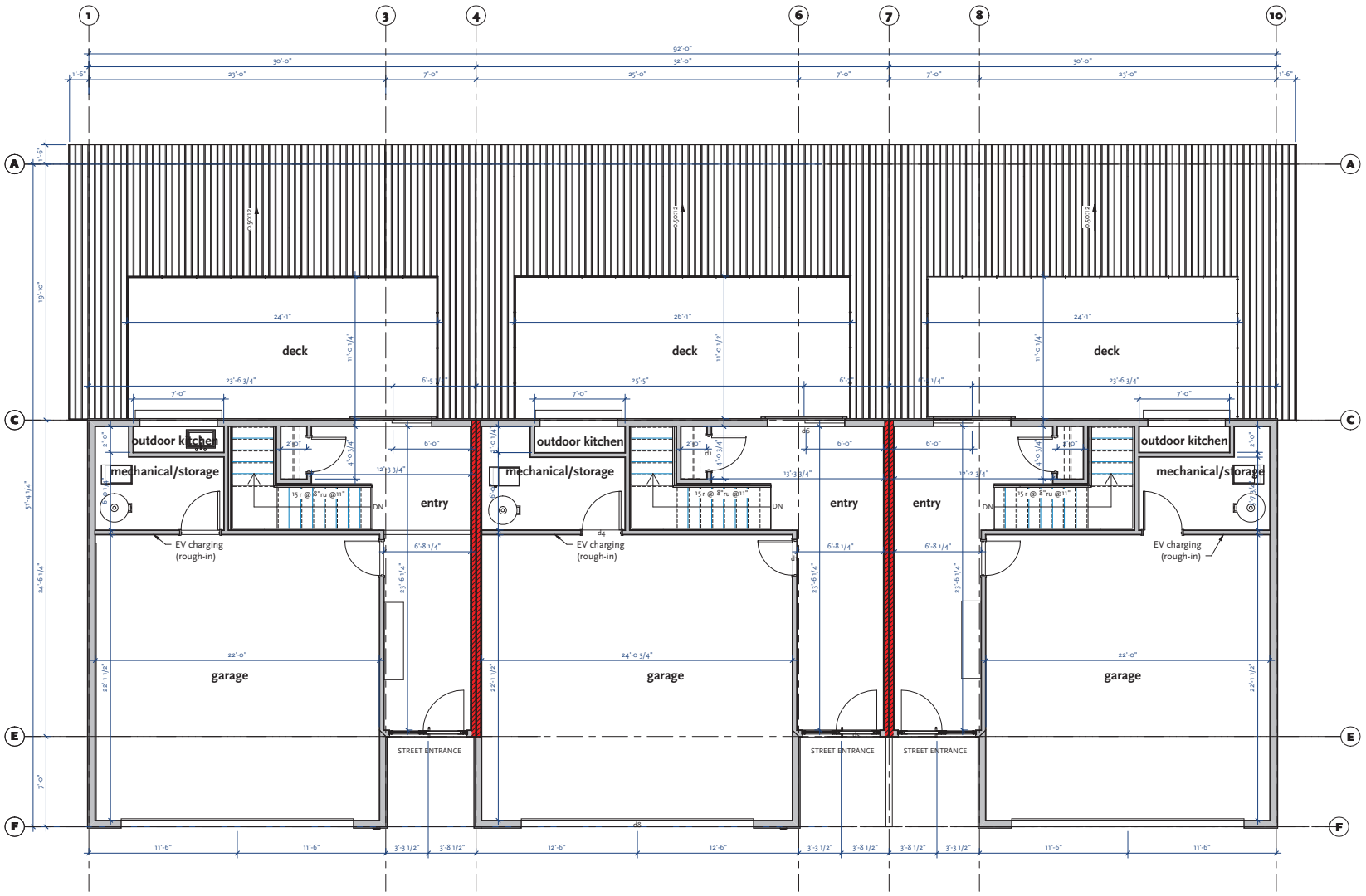

1 / A2.3 level 3 - proposed plan - 3s walkout garage
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

TAG	COUNT	WIDTH	HEIGHT	DOOR STYLE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	FUNCTION	NOTES
d1	30	32"	80"					Interior	
d2	1	60"	80"					Interior	double door
d3	4	78"	80"					Interior	barn door
d4	3	36"	80"					Interior	
d5	3	72"	84"					Exterior	
d6	6	72"	84"					Exterior	sliding door
d7	1	36"	84"					Exterior	
d8	3	216"	84"					Exterior	garage door
d9	2	36"	80"					Interior	pocket door
d10	8	56"	80"					Interior	sliding door

wall types:
- new walls
- interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
- 1HR rated walls

Gordon Drive Townhouses

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

rev	date	issue
A	20 dec 2024	development permit

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

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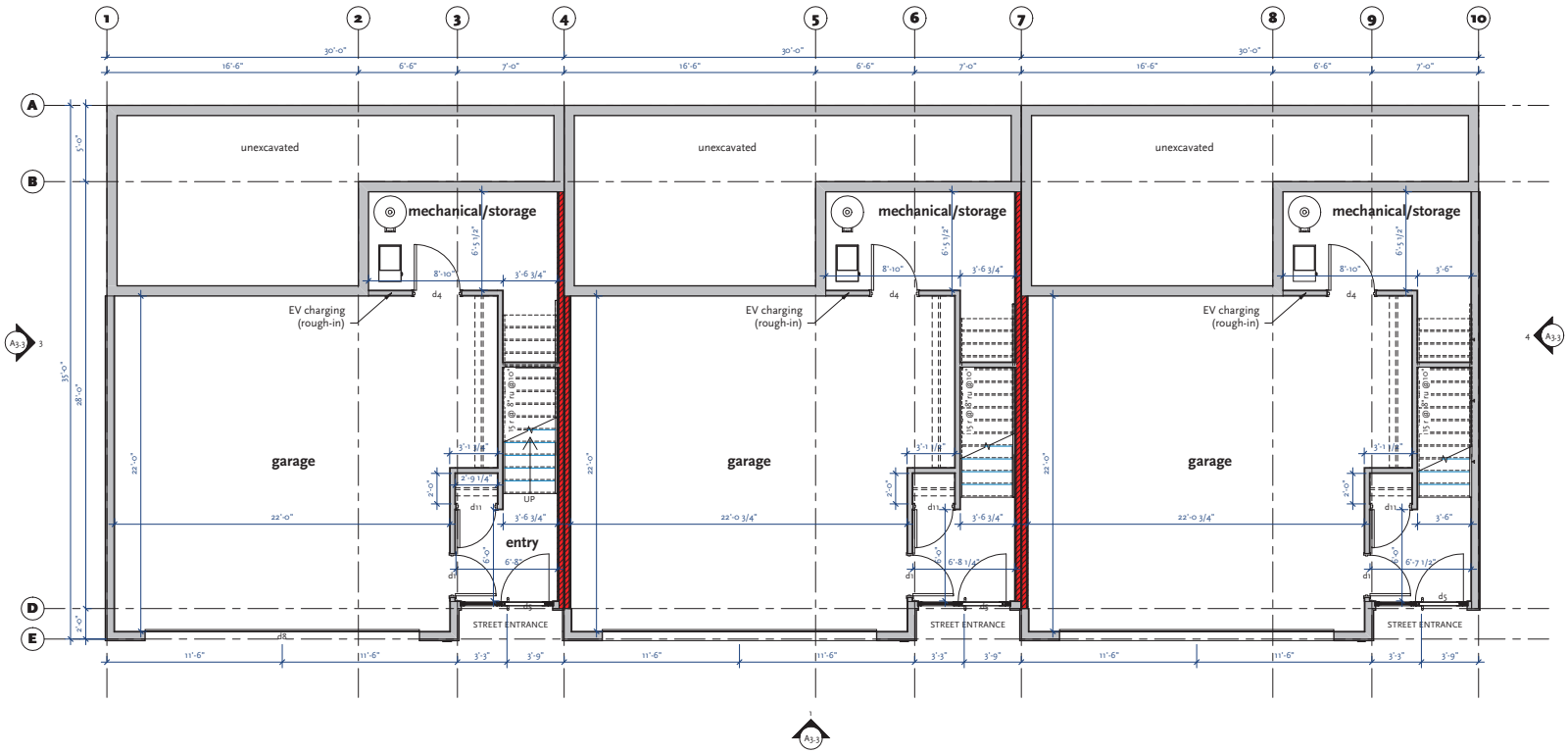

1 A2.4 level 1 - proposed plan - 3s garage
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

TAG	Count	WIDTH	HEIGHT	DOOR STYLE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	FUNCTION	NOTES
d1	27	32"	80"					Interior	
d4	3	36"	80"					Interior	
d5	3	72"	84"					Exterior	
d6	3	72"	84"					Exterior	sliding door
d8	3	216"	84"					Exterior	garage door
d11	3	30"	80"					Interior	
d12	3	36"	84"					Exterior	
d13	3	72"	80"					Interior	

wall types:

new walls
interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.

1HR rated walls

Gordon Drive Townhouses

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EPP118981 Lot 4
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proposed plan - 1st floor plan (block 8-9)

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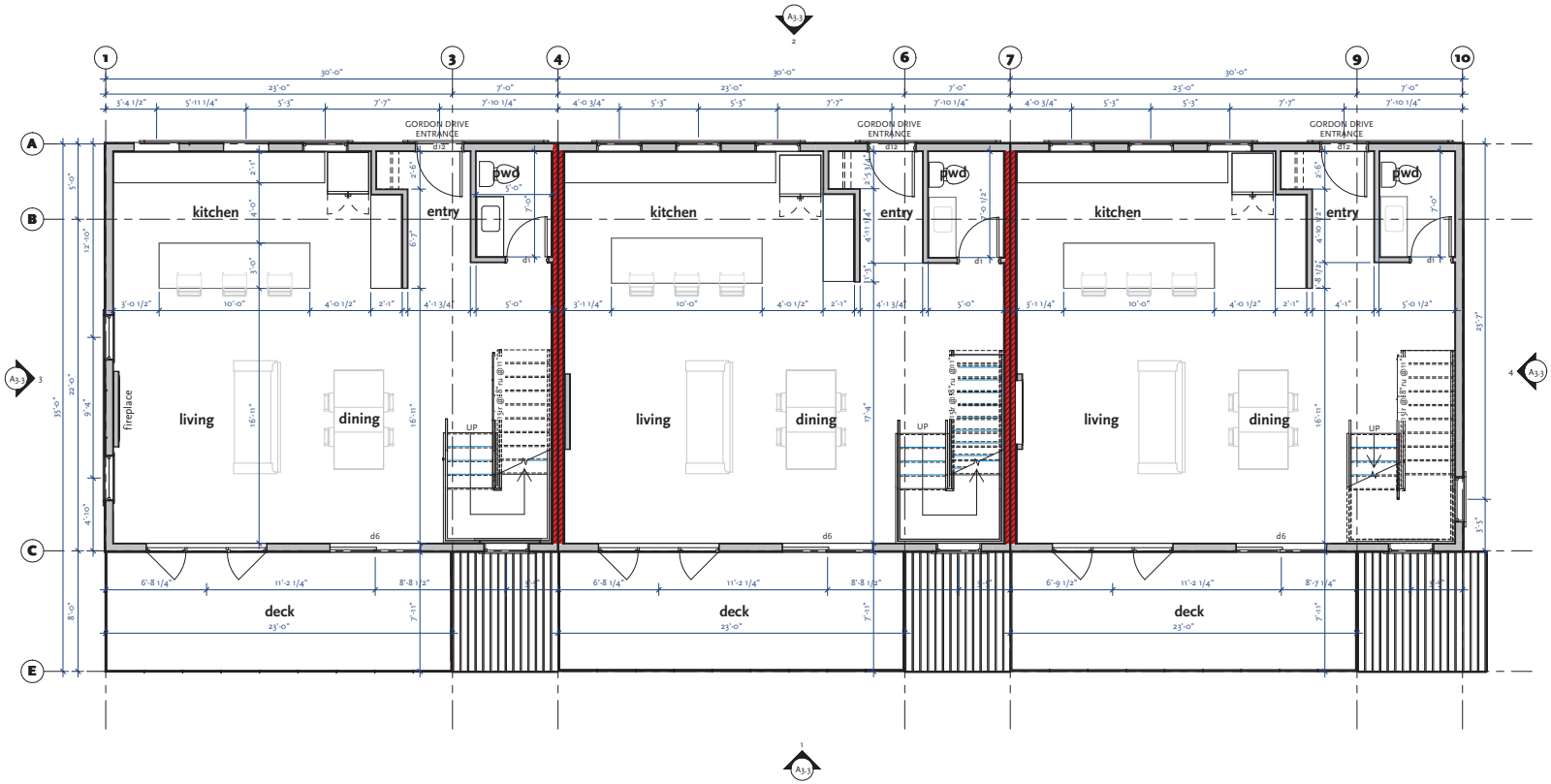

1 / A2.5 level 2 - proposed plan - 3s garage
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

TAG	Count	WIDTH	HEIGHT	DOOR STYLE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	FUNCTION	NOTES
d1	27	32"	80"					Interior	
d4	3	36"	80"					Interior	
d5	3	72"	84"					Exterior	
d6	3	72"	84"					Exterior	sliding door
d8	3	216"	84"					Exterior	garage door
d11	3	30"	80"					Interior	
d12	3	36"	84"					Exterior	
d13	3	72"	80"					Interior	

wall types:

- new walls
  interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
- 1HR rated walls

Gordon Drive Townhouses

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EPP118981 Lot 4
P.I.D 032-144-636

rev	date	issue
A	17 dec 2024	development permit

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

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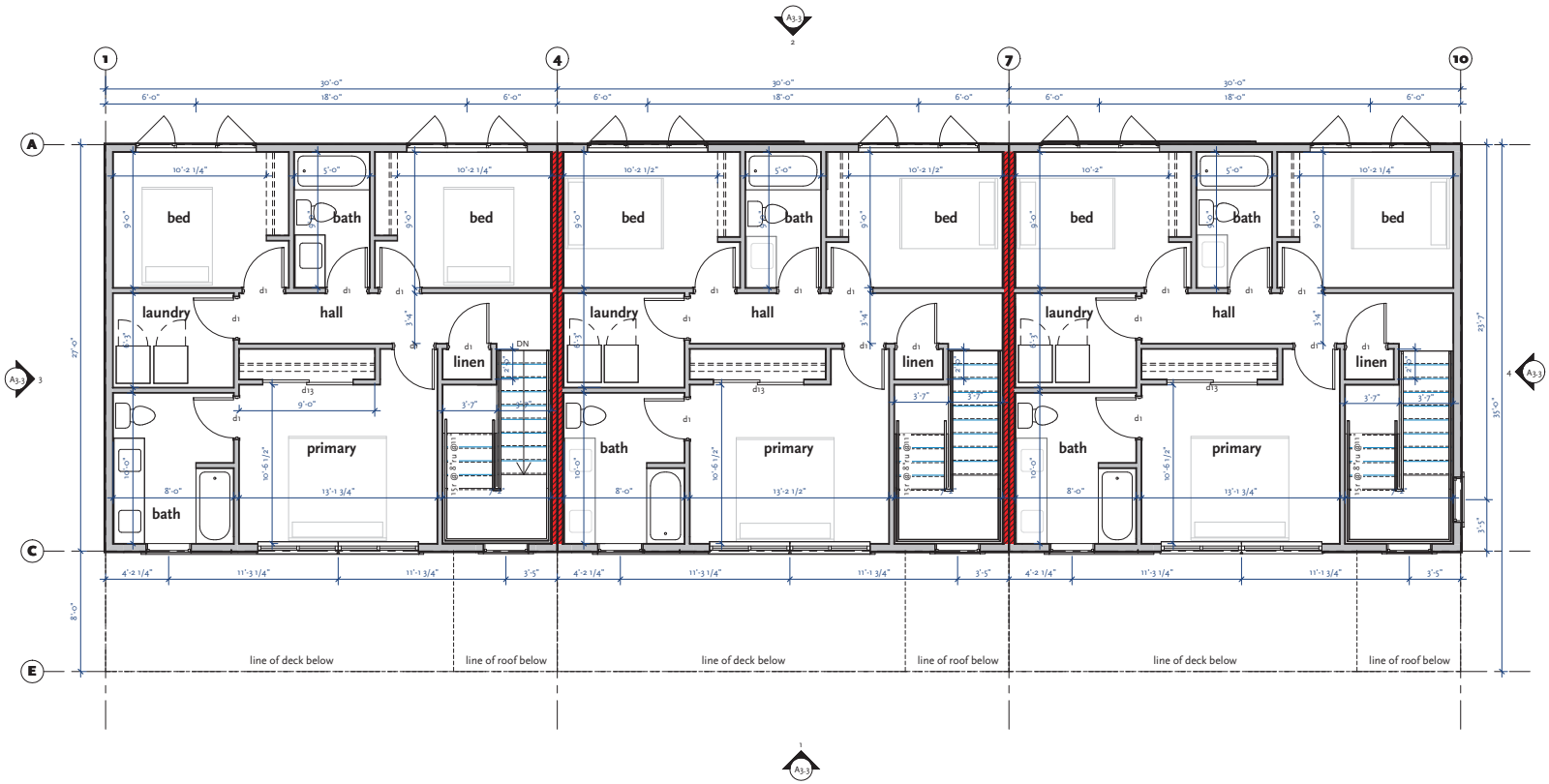

3 / A2.6 level 3 - proposed plan - 3s garage
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

TAG	Count	WIDTH	HEIGHT	DOOR STYLE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	FUNCTION	NOTES
d1	27	32"	80"					Interior	
d4	3	36"	80"					Interior	
d5	3	72"	84"					Exterior	
d6	3	72"	84"					Exterior	sliding door
d8	3	216"	84"					Exterior	garage door
d11	3	30"	80"					Interior	
d12	3	36"	84"					Exterior	
d13	3	72"	80"					Interior	

wall types:
- new walls
- interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
- 1HR rated walls

Gordon Drive Townhouses

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

rev	date	issue
A	17 dec 2024	development permit

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

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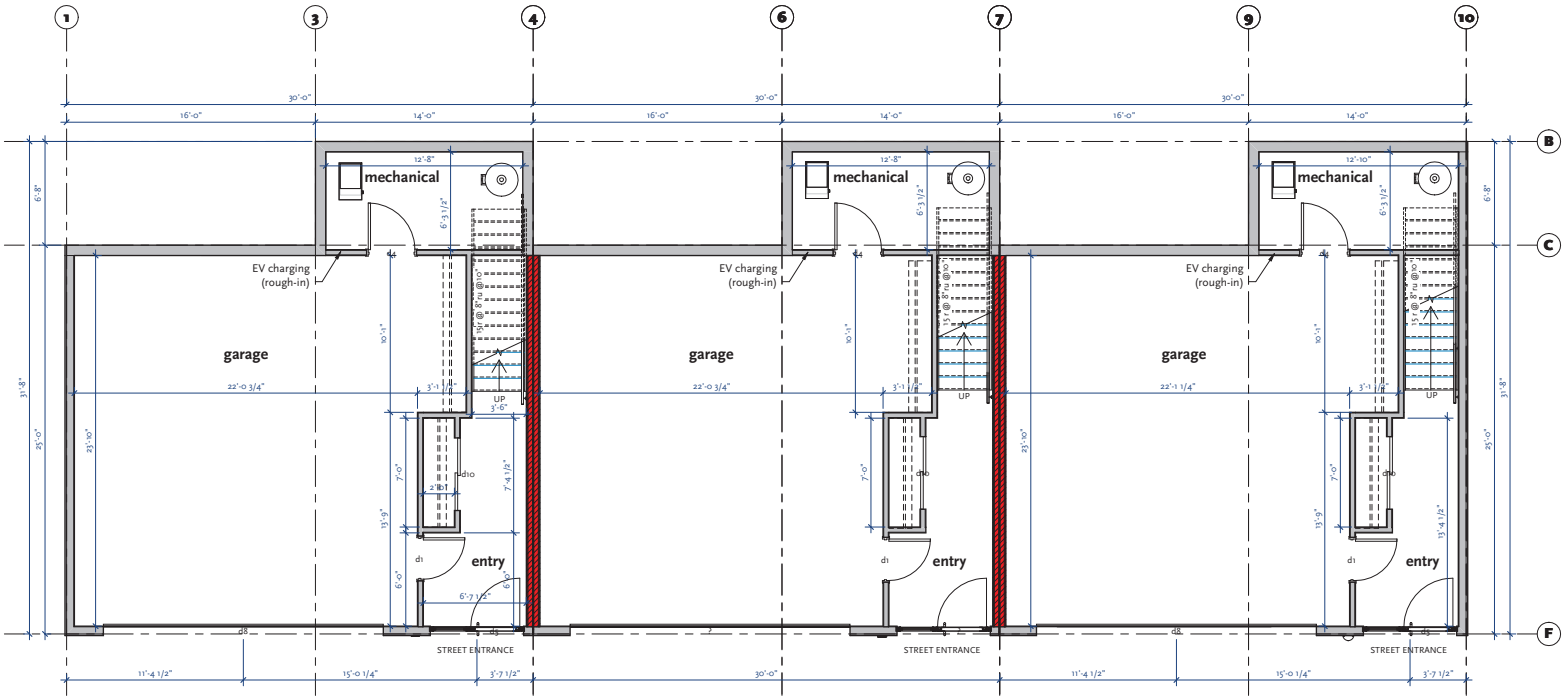

1 A2.7 level 1 - proposed plan - 3s walkout
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

TAG	Count	WIDTH	HEIGHT	DOOR STYLE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	FUNCTION	NOTES
d1	27	32"	80"					Interior	
d4	3	36"	80"					Interior	
d5	6	72"	84"					Exterior	
d6	3	72"	84"					Exterior	sliding door
d8	3	216"	84"					Exterior	garage door
d10	3	56"	80"					Interior	sliding door

wall types:
- new walls
- interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
- 1HR rated walls

Gordon Drive Townhouses

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EPH18981 Lot 4
P.I.D 032-144-636

rev	date	issue
A	20 dec 2024	development permit

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

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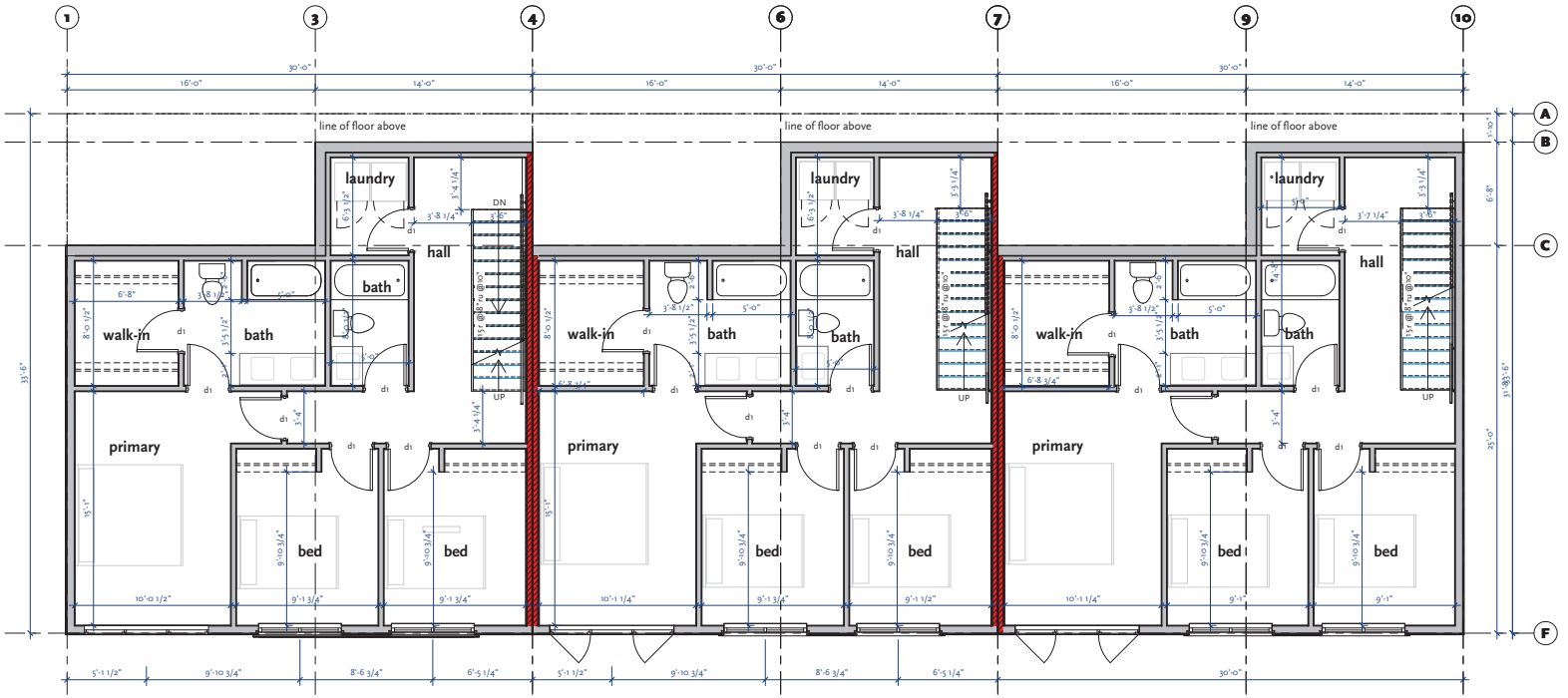
project # 2426



1 / A2.8 level 2 - proposed plan - 3s walkout

SCALE 1/4" = 1'-0"

DOOR SCHEDULE

TAG	Count	WIDTH	HEIGHT	DOOR STYLE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	FUNCTION	NOTES
d1	27	32"	80"					Interior	
d4	3	36"	80"					Interior	
d5	6	72"	84"					Exterior	
d6	3	72"	84"					Exterior	sliding door
d8	3	216"	84"					Exterior	garage door
d10	3	56"	80"					Interior	sliding door

wall types:

- new walls
- interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
- 1HR rated walls

Gordon Drive Townhouses

5091 Gordon Drive

EPP118981 Lot 4

P.I.D 032-144-636

rev	date	issue
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proposed plan - 2nd floor plan (block 10-13)

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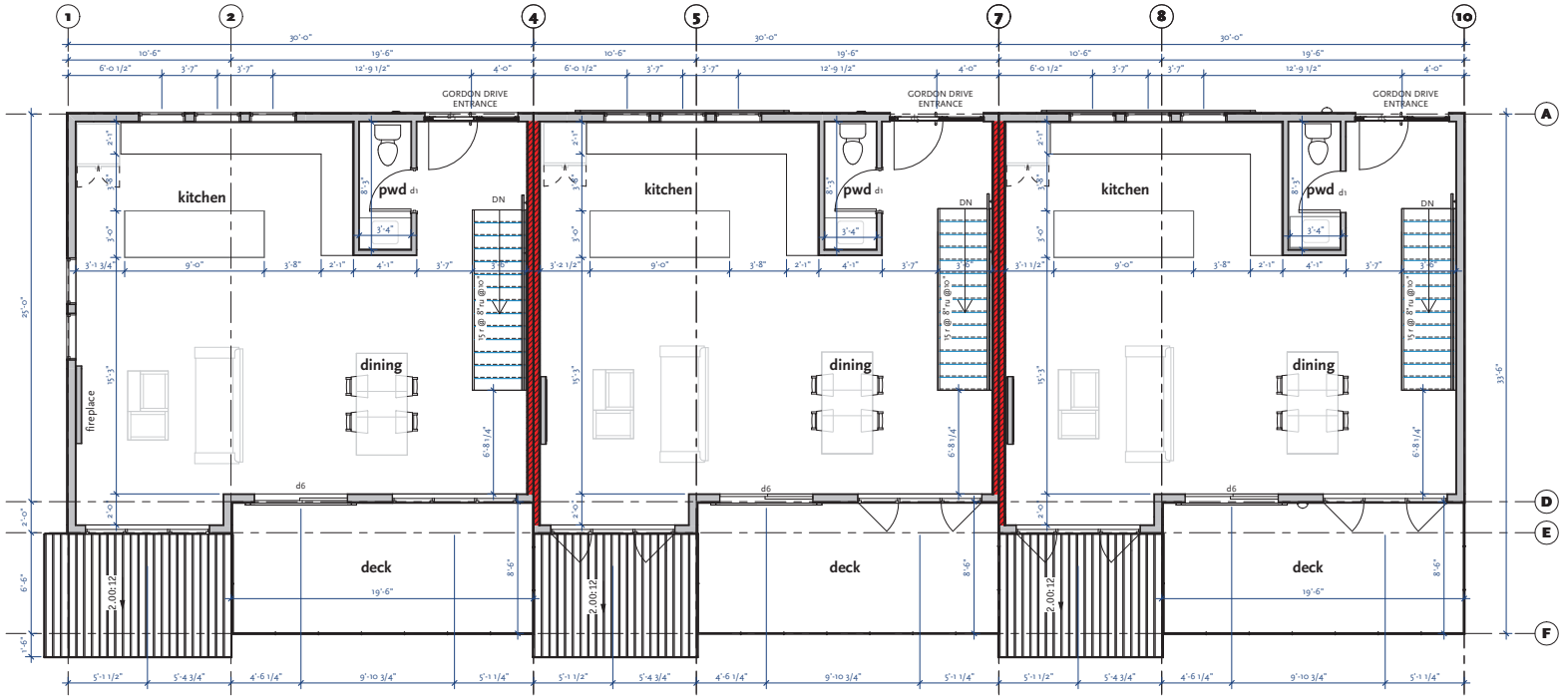

3 A2.9 level 3 - proposed plan - 3s walkout
SCALE 1/4" = 1'-0"

DOOR SCHEDULE

TAG	Count	WIDTH	HEIGHT	DOOR STYLE	DOOR MATERIAL	FRAME MATERIAL	FIRE RATING	FUNCTION	NOTES
d1	27	32"	80"					Interior	
d4	3	36"	80"					Interior	
d5	6	72"	84"					Exterior	
d6	3	72"	84"					Exterior	sliding door
d8	3	216"	84"					Exterior	garage door
d10	3	56"	80"					Interior	sliding door

wall types:
- new walls
- interior walls to be 2x4 w/ 1/2" gwb ea. side u.n.o.
- 1HR rated walls

Gordon Drive Townhouses

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EPP118981 Lot 4
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rev	date	issue
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proposed plan - 3rd floor plan (block 10-13)

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A2.9
20 dec 2024
project # 2426

1 A2.10 roof plan
SCALE 1/4" = 1'-0"

Gordon Drive Townhouses

5091 Gordon Drive
EPH18981 Lot 4
P.I.D 032-144-636

rev	date	issue
A	20 dec 2024	development permit

proposed plan - roof plan (block 1-7)

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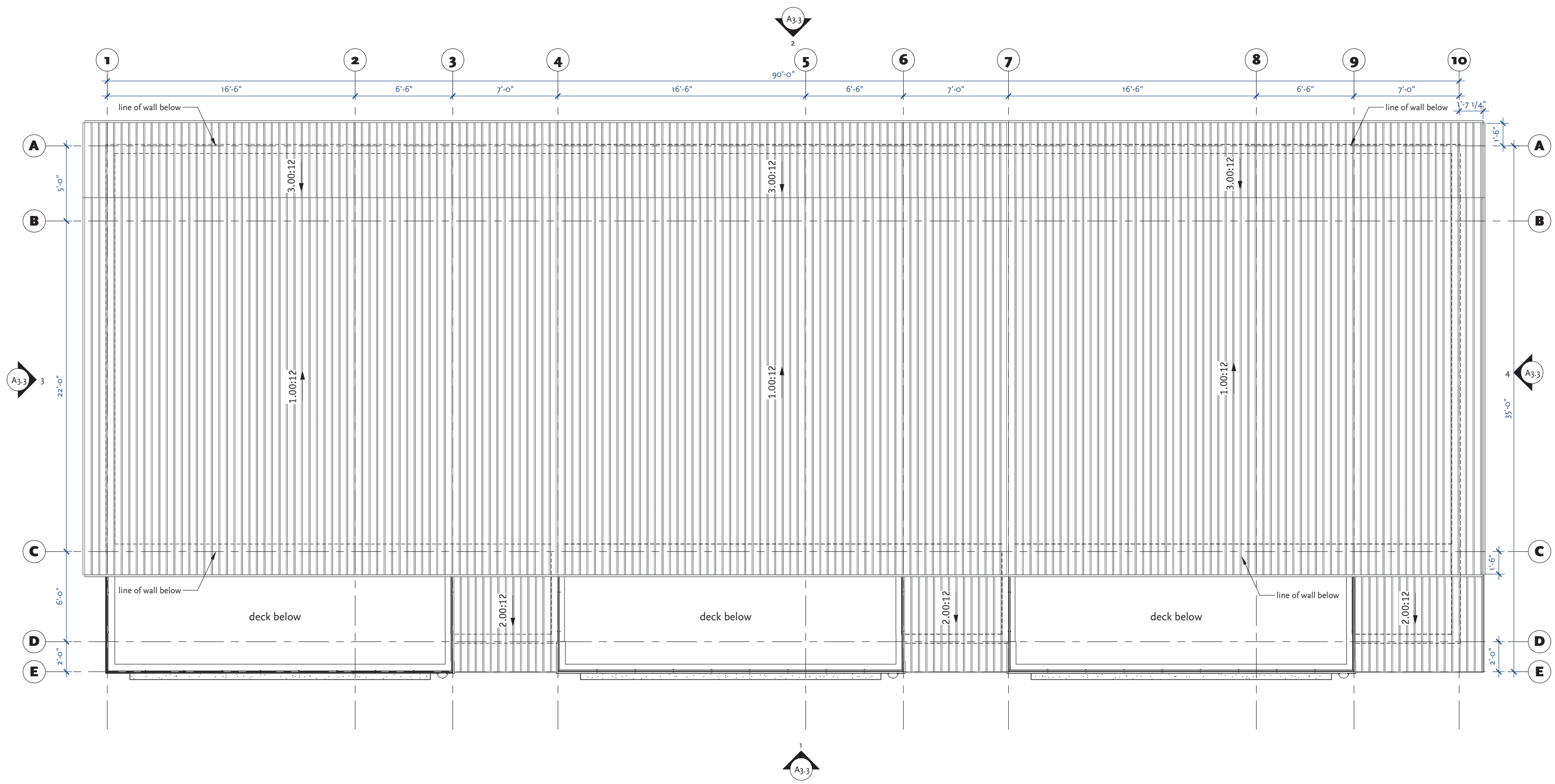
A2.10

20 dec 2024
project # 2426



1 roof plan
A2.11 SCALE 1/4" = 1'-0"

Gordon Drive Townhouses

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

rev	date	issue
A	17 dec 2024	development permit

proposed plan - roof plan (block 8-9)

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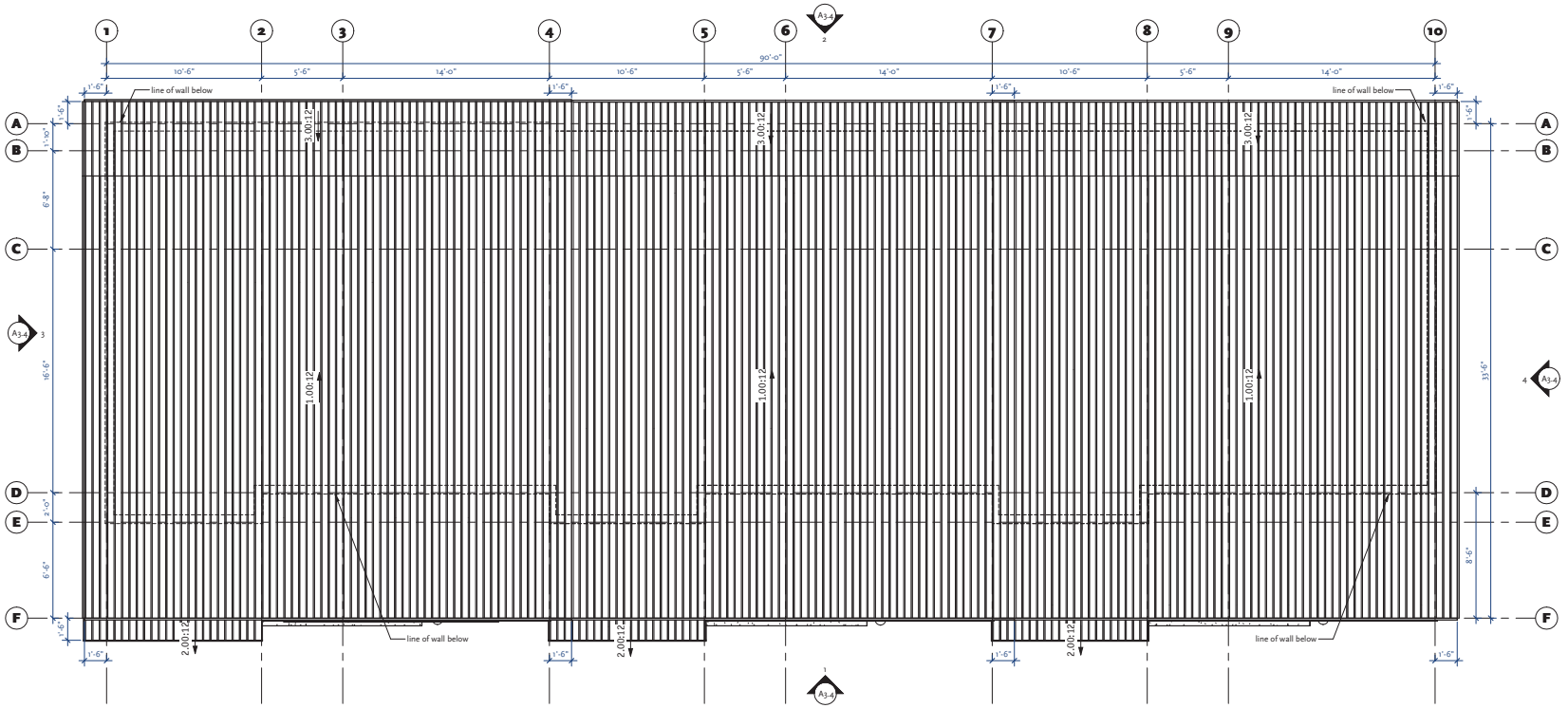
A2.11
17 dec 2024
project # 2426



1 A2.12 roof plan
SCALE 1/4" = 1'-0"

Gordon Drive Townhouses

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proposed plan - roof plan (block 10-13)

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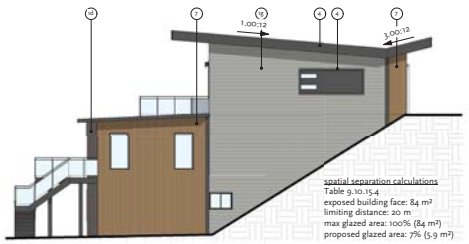
A2.12

20 dec 2024
project # 2426



spatial separation calculations
Table 9.10.15.4
exposed building face: 84 m²
limiting distance: 20 m
max glazed area: 100% (84 m²)
proposed glazed area: 7% (5.9 m²)

5 A3.1 west elevation - alternate (block 7)
SCALE 1" = 10'-0"

spatial separation calculations
Table 9.10.15.4
exposed building face: 25 m²
limiting distance: 10 m
max glazed area: 100% (25 m²)
proposed glazed area: 8% (2 m²)

spatial separation calculations
Table 9.10.15.4
exposed building face: 25 m²
limiting distance: 10 m
max glazed area: 100% (25 m²)
proposed glazed area: 8% (2 m²)

spatial separation calculations
Table 9.10.15.4
exposed building face: 25 m²
limiting distance: 10 m
max glazed area: 100% (25 m²)
proposed glazed area: 8% (2 m²)

1 A3.1 south elevation
SCALE 3/16" = 1'-0"

1a - SW 6258 - Tricorn Black
1b - SW 7069 - Iron Ore
1c - SW 7604 - Smoky Blue
1d - SW 7048 - Urbane Bronze
1e - SW 7674 - Peppercorn
1f - SW 7005 - Pure White
1g - SW 7658 - Gray Clouds
1h - SW 7029 - Agreeable Gray
1i - SW 7008 - Alabaster

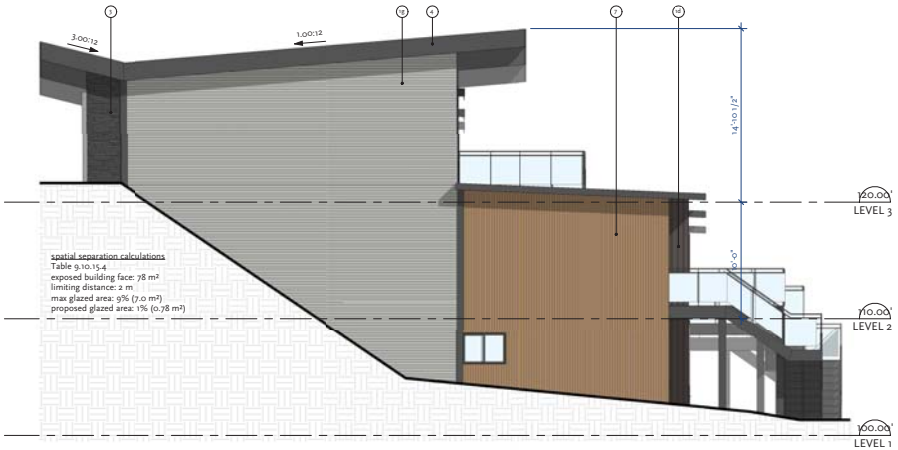
3 Stone - Stack Stone
4 Metal Panel - Dark Gray
5 Stucco - Natural Gray
6 Stucco - Peppercorn
7 Vertical Wood Wall
8 Metal Roofing
9 Vinyl Windows

spatial separation calculations
Table 9.10.15.4
exposed building face: 85 m²
limiting distance: 7m (min)
max glazed area: 40% (34.0 m²)
proposed glazed area: 32% (27.2 m²)

spatial separation calculations
Table 9.10.15.4
exposed building face: 92 m²
limiting distance: 6 m
max glazed area: 34% (31.3 m²)
proposed glazed area: 26% (23.9 m²)

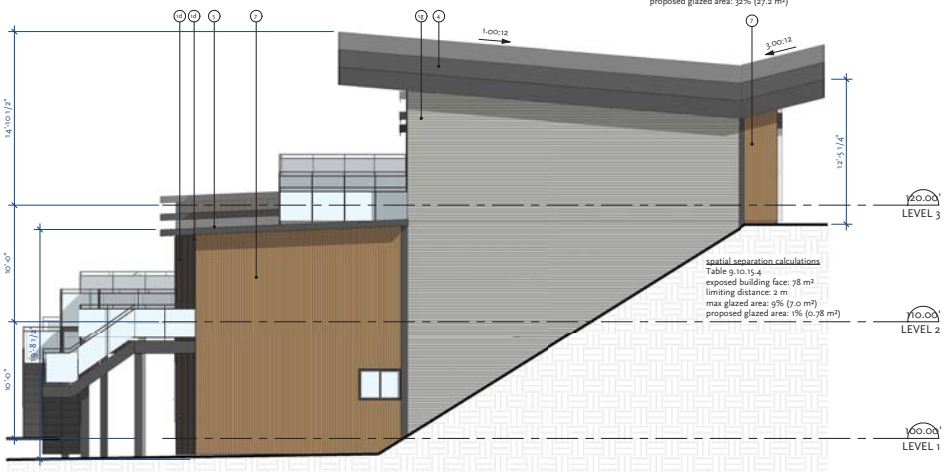
spatial separation calculations
Table 9.10.15.4
exposed building face: 85 m²
limiting distance: 6 m
max glazed area: 34% (28.9 m²)
proposed glazed area: 32% (27.2 m²)

2 A3.1 north elevation
SCALE 3/16" = 1'-0"



spatial separation calculations
Table 9.10.15.4
exposed building face: 78 m²
limiting distance: 2 m
max glazed area: 9% (7.0 m²)
proposed glazed area: 1% (0.78 m²)

3 A3.1 east elevation
SCALE 3/16" = 1'-0"



spatial separation calculations
Table 9.10.15.4
exposed building face: 78 m²
limiting distance: 2 m
max glazed area: 9% (7.0 m²)
proposed glazed area: 1% (0.78 m²)

4 A3.1 west elevation
SCALE 3/16" = 1'-0"

Gordon Drive Townhouses

5091 Gordon Drive
EPP18981 Lot 4
P.I.D 032-144-636

rev	date	issue
A	20 dec 2024	development permit

elevations - blocks 1, 3, 5, 7

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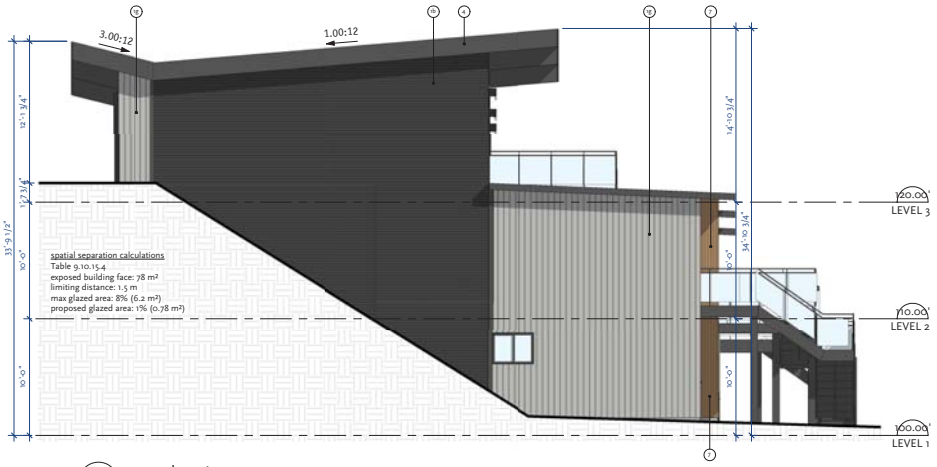
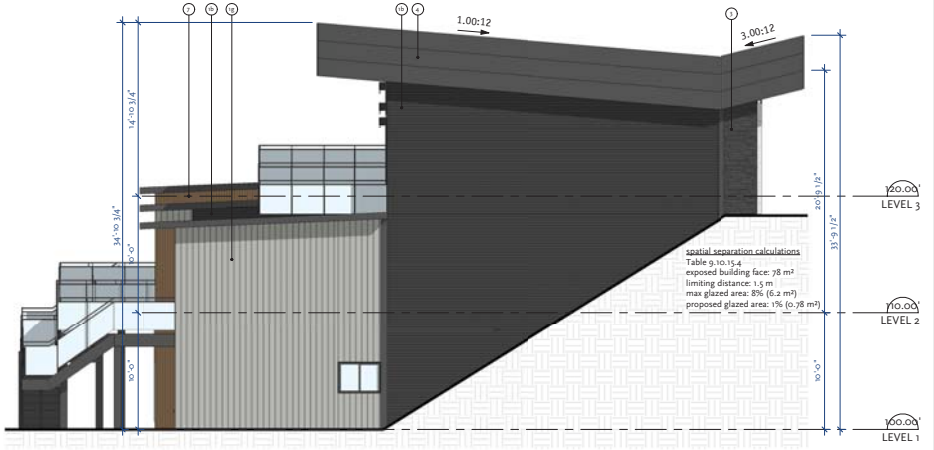
A3.1
20 dec 2024
project # 2426

1 south elevation
A3.2 SCALE 3/16" = 1'-0"

2 north elevation
A3.2 SCALE 3/16" = 1'-0"



3 east elevation
A3.2 SCALE 3/16" = 1'-0"



4 west elevation
A3.2 SCALE 3/16" = 1'-0"

Gordon Drive Townhouses

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EPP118981 Lot 4
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rev	date	issue
A	17 dec 2024	development permit

elevations - blocks 2,4,6

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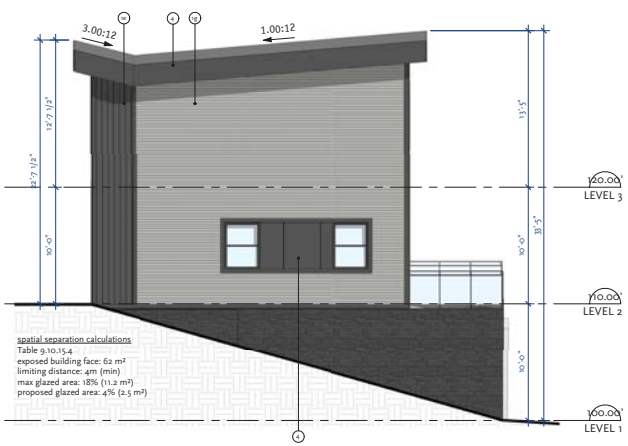
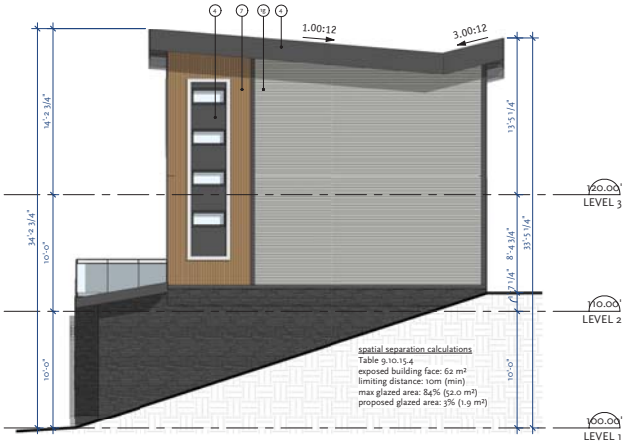
A3.2
17 dec 2024
project # 2426



3 west elevation
A3.3 SCALE 3/16" = 1'-0"



4 east elevation
A3.3 SCALE 3/16" = 1'-0"

1 north elevation
A3.3 SCALE 3/16" = 1'-0"

2 south elevation
A3.3 SCALE 3/16" = 1'-0"

1a - SW 6258 - Tricorn Black
1b - SW 7069 - Iron Ore
1c - SW 7604 - Smoky Blue
1d - SW 7048 - Urbane Bronze
1e - SW 7674 - Peppercorn
1f - SW 7005 - Pure White
1g - SW 7658 - Gray Clouds
1h - SW 7029 - Agreeable Gray
1i - SW 7008 - Alabaster

3 Stone - Stack Stone
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5 Stucco - Natural Gray
6 Stucco - Peppercorn
7 Vertical Wood Wall
8 Metal Roofing
9 Vinyl Windows

Gordon Drive Townhouses

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EPP118981 Lot 4
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rev	date	issue
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elevations - blocks 8-9

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A3.3
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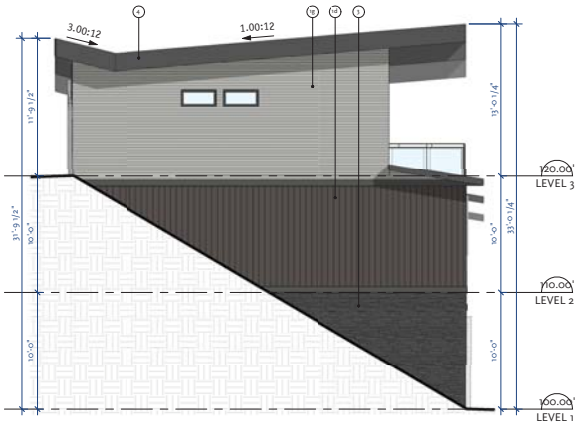
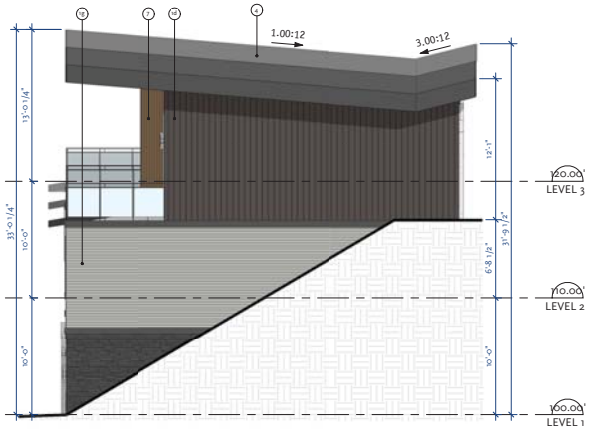
project # 2426

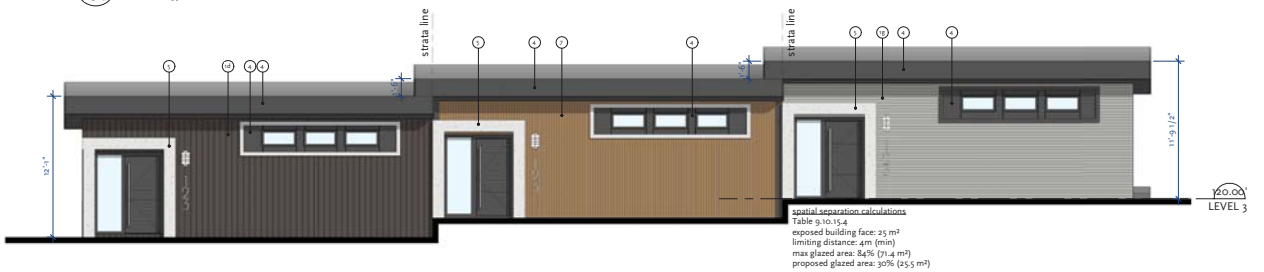


3 / A3.4 west elevation
SCALE 3/16" = 1'-0"

1 / A3.4 south elevation
SCALE 3/16" = 1'-0"



4 / A3.4 east elevation
SCALE 3/16" = 1'-0"



2 / A3.4 south elevation
SCALE 3/16" = 1'-0"

- 1a - SW 6258 - Tricorn Black
- 1b - SW 7069 - Iron Ore
- 1c - SW 7604 - Smoky Blue
- 1d - SW 7048 - Urbane Bronze
- 1e - SW 7674 - Peppercorn
- 1f - SW 7005 - Pure White
- 1g - SW 7658 - Gray Clouds
- 1h - SW 7029 - Agreeable Gray
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- 3 Stone - Stack Stone
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Gordon Drive Townhouses

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EPP18981 Lot 4
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rev	date	issue
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elevations - blocks 10-12

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A3.4
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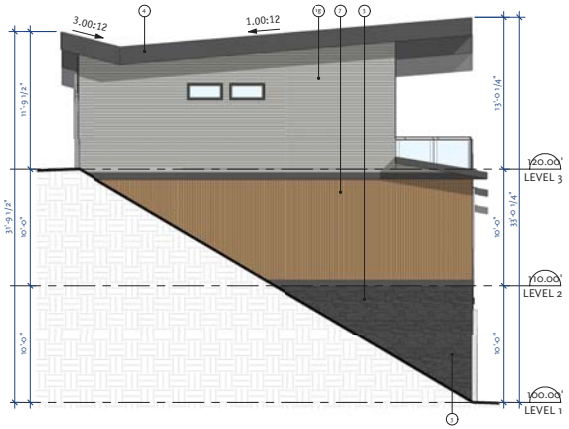
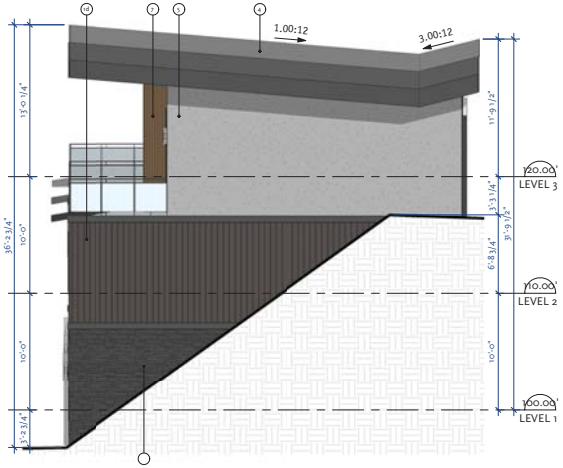
project # 2426

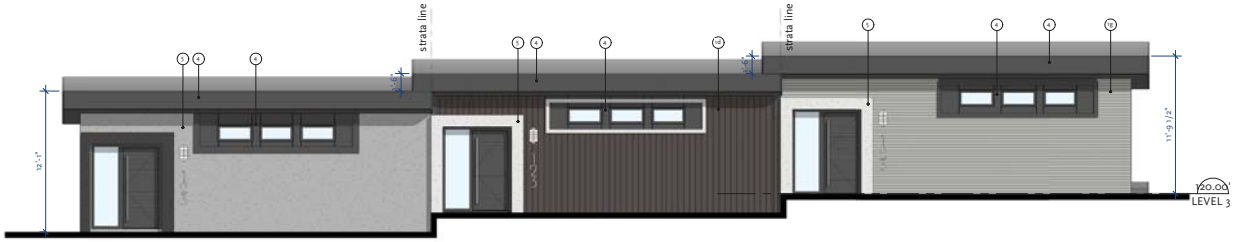


3 A3.5 east elevation
SCALE 3/16" = 1'-0"

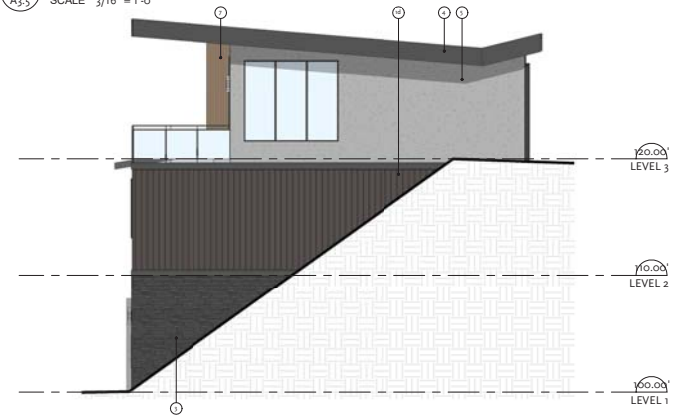
1 A3.5 south elevation
SCALE 3/16" = 1'-0"



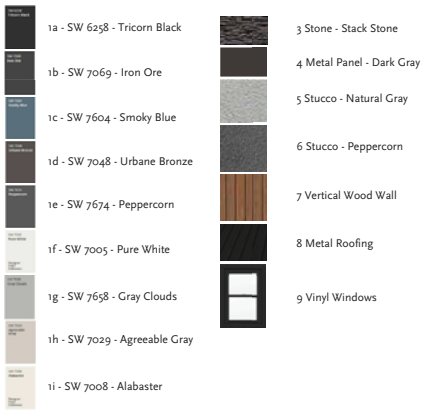
4 A3.5 west elevation
SCALE 3/16" = 1'-0"



2 A3.5 north elevation
SCALE 3/16" = 1'-0"



5 A3.5 west elevation - alternate (block 13)
SCALE 3/16" = 1'-0"



Gordon Drive Townhouses

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elevations - blocks 11-13

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A3.5
20 dec 2024
project # 2426

CLIENT

HIGHSTREET VENTURES INC.

ADDRESS / CONTACT INFO.

602 1708 DOLPHIN AVENUE KELOWNA, BC

PROJECT NAME

5091 GORDON TOWNHOMES

DESCRIPTION

LANDSCAPE DESIGN

DRAWING INDEX

Consultant: McElhanney

ML Project Number: 2451-3115-011

McELHANNEY PROJECT 2451-3115-011

DATE 2024-12-20

STATUS ISSUED FOR DEVELOPMENT PERMIT

McElhanney

ISSUED FOR DEVELOPMENT PERMIT
2024-12-20

2281 Hunter Road
Kelowna, BC
Canada, V1X 7C5
T 250 861 8783

KEY PLAN

SCALE 1:750

GENERAL NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
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 SAME.
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.
6. 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 PLANTING AREAS.
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 BETTER.
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 UPON REQUEST.
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.
5. 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.
7. 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.

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.

FIRE MITIGATIVE LANDSCAPING

MITIGATING WILDFIRE IN THE LANDSCAPE IS DONE THROUGH A COMBINATION OF MATERIALS SELECTION, CONTEXT, AND ONGOING MAINTENANCE.

IGNITION RISK ZONES ARE DESIGNATED RELATIVE TO BUILT STRUCTURES AND HAVE THE FOLLOWING RECOMMENDED RESTRICTIONS:

- ZONE 0: 0-1.5M –NO COMBUSTIBLE LANDSCAPE MATERIALS, INCLUDING CONIFEROUS WOODY SHRUBS/TREES, AND WOODEN STRUCTURES. TREE BRANCHES ARE NOT ALLOWED TO 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 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.
- 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 IMAGES

DECIDUOUS TREES

RED MAPLE | JAPANESE TREE LILAC | SPRING SNOW CRABAPPLE | LINDEN

SHRUB PLANTING

SERVICE-BERRY | RED OSIER DOGWOOD | BEATRIX FARRAND FORSYTHIA | OAKLEAF HYDRANGEA | CREEPING JUNIPER | PACIFIC NINEBARK | MOCK ORANGE | SNOWBERRY | ALPINE CURRANT | OREGON GRAPE

PERENNIALS & ORNAMENTAL GRASSES

LADY'S MANTLE | KARL FOERSTER | PURPLE CONEFLOWER | DAYLILY | HOSTA | CATMINT | SEDGES | RUSSIAN SAGE | PERENNIAL SAGE

PLANT SCHEDULE

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, Groundcovers & 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	pc	*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 & Grasses							
195	ca	*Calamagrostis acutiflora*	Karl Foerster	#1 pot	As Specified	0.8m	1m
99	ep	*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	pa	*Perovskia atriplicifolia*	Russian Sage	#1 pot	0.9m	0.9m	1.5m
75	ss	*Salvia spp.*	Perennial Sage	#1 pot	1m	0.7m	1m

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
CHRISTINE HAYLOCK
717

2024-12-20

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

NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED
1	2024-12-20	ISSUED FOR DEVELOPMENT PERMIT	LJ	CH	BB

SEAL

PRELIMINARY NOT FOR CONSTRUCTION

THIS DRAWING HAS NOT BEEN APPROVED AND MAY CONTAIN ERRORS AND OMISSIONS

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

CITY OF KELOWNA

5091 GORDON TOWNHOMES
LANDSCAPE PLAN

CITY DEPT.	N/A
CITY FILE NO.	N/A
PROJECT DRAWING NO.	2451-3115-011
REV NO.	1
CITY RECORD NO.	N/A
SHEET NUMBER	L100

PLANT MATERIALS

RED MAPLE

JAPANESE TREE LILAC

SPRING SNOW CRABAPPLE

LINDEN

SERVICEBERRY

RED OSIER DOGWOOD

BEATRIX FARRAND FORSYTHIA

OAKLEAF HYDRANGEA

PACIFIC NINEBARK

MOCK ORANGE

SNOWBERRY

ALPINE CURRANT

OREGON GRAPE

KARL FOERSTER

PURPLE CONEFLOWER

DAYLILY

HOSTA

CATMINT

RUSSIAN SAGE

PERENNIAL SAGE

LEGEND

- LIMIT OF CONSTRUCTION
- 1800mm HT. BLACK CHAIN LINK FENCE
- 1200mm HT. BLACK ALUMINUM DECORATIVE FENCE
- PLANTING BED EDGE
- CONCRETE PATIO
- LAWN
- NATIVE GRASS MIX (300kg/ha)

BLUEBUNCH WHEATGRASS *Pseudoroegneria spicata*	20%
SLENDER WHEATGRASS *Elymus trachycaulus*	20%
ROUGH FESCUE *Festuca campestris*	20%
JUNEGRASS *Koeleria macrantha*	20%
BLUE WILDRYE *Elymus glaucus*	10%
IDAHO FESCUE *Festuca idahoensis*	5%
SPIKE BENTGRASS *Agrostis exerata*	5%

- 40mm DIA. ROCK MULCH
- 75mm DEEP 20-40mm Ø ROCK MULCH
- LANDSCAPE BOULDER
- BENCH

PERIMETER 1.8m BLACK CHAINLINK FENCE

UNDISTURBED AREA

DISTURBED AREA REHABILITATED WITH NATIVE SEED MIX

RETAINING WALL, SEE CIVIL DWGS.

BLOCK 7

BLOCK 6

BLOCK 5

BLOCK 13

PLAIN CONCRETE PAVING PATIO, (TYP.)

STORM TANK, SEE CIVIL DWGS.

1.2m HT. BLACK ALUMINUM DECORATIVE FENCE

PLAIN CONCRETE PAVING PATIO, (TYP.)

SCREEN PLANTINGS / HEDGE FOR PRIVACY, (TYP.)

GORDON DRIVE

CONTINUED ON SHEET L102

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
CHRISTINE HAYLOCK
717

2024-12-20

0 1:250 10

SCALE 1:250

LANDSCAPE PLAN

CONSULTANT

McElhanney

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

NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED
1	2024-12-20	ISSUED FOR DEVELOPMENT PERMIT	LJ	CH	BB

SEAL

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SURVEY: FERGUSON	BASE: B.BURYSKA
DESIGN: C. HAYLOCK	ENG. OF RECORD: G. MCCRAE

SCALE H 1:250 (0 2.5 5 10)

CITY OF KELOWNA

5091 GORDON TOWNHOMES
LANDSCAPE PLAN

CITY DEPT. N/A	
CITY FILE NO. N/A	
PROJECT DRAWING NO. 2451-3115-011	REV NO. 1
CITY RECORD NO. N/A	SHEET NUMBER L101

PERIMETER 1.8m CHAINLINK BLACK FENCE

RETAINING WALL, SEE CIVIL DWGS., (TYP.)

BLOCK 4

BLOCK 3

BLOCK 2

BLOCK 1

PLAIN CONCRETE PAVING PATIO, (TYP.)

CONTINUED ON SHEET L101

BLOCK 12

BLOCK 11

BLOCK 10

BLOCK 9

BLOCK 8

SCREEN PLANTINGS / HEDGE FOR PRIVACY, (TYP.)

PLAIN CONCRETE PAVING PATIO, (TYP.)

POSSIBLE ENTRY FEATURE LOCATION

SCREEN PLANTINGS / HEDGE FOR PRIVACY (TYP)

SCREEN PLANTINGS / HEDGE FOR PRIVACY (TYP)

GORDON DRIVE

LEGEND

- LIMIT OF CONSTRUCTION
- 1800mm HT. BLACK CHAIN LINK FENCE
- 1200mm HT. BLACK ALUMINUM DECORATIVE FENCE
- PLANTING BED EDGE
- CONCRETE PATIO
- LAWN
- NATIVE GRASS MIX (300kg/ha)

BLUEBUNCH WHEATGRASS *Pseudoroegneria spicata*	20%
SLENDER WHEATGRASS *Elymus trachycaulus*	20%
ROUGH FESCUE *Festuca campestris*	20%
JUNEGRASS *Koeleria macrantha*	20%
BLUE WILDRYE *Elymus glaucus*	10%
IDAHO FESCUE *Festuca idahoensis*	5%
SPIKE BENTGRASS *Agrostis exerata*	5%

- 40mm DIA. ROCK MULCH
- 75mm DEEP 20-40mm Ø ROCK MULCH
- LANDSCAPE BOULDER
- BENCH

PLANT MATERIALS

- RED MAPLE
- JAPANESE TREE LILAC
- SPRING SNOW CRABAPPLE
- LINDEN
- SERVICEBERRY
- RED OSIER DOGWOOD
- BEATRIX FARRAND FORSYTHIA
- OAKLEAF HYDRANGEA
- PACIFIC NINEBARK
- MOCK ORANGE
- SNOWBERRY
- ALPINE CURRANT
- OREGON GRAPE
- KARL FOERSTER
- PURPLE CONEFLOWER
- DAYLILY
- HOSTA
- CATMINT
- RUSSIAN SAGE
- PERENNIAL SAGE

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
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CHRISTINE HAYLOCK
717

2024-12-20

LANDSCAPE PLAN

0 1:250 10
SCALE 1:250

CONSULTANT

McElhanney

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

NO	DATE	ISSUE/REVISION	BY	APPROVED	CHECKED
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SEAL

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SURVEY: FERGUSON	BASE: B.BURYSKA
DESIGN: C. HAYLOCK	ENG. OF RECORD: G. MCCRAE

SCALE
H 1:250 0 2.5 5 10

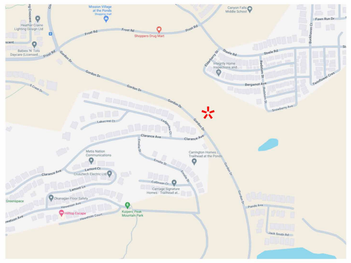
CITY OF KELOWNA

5091 GORDON TOWNHOMES
LANDSCAPE PLAN

CITY DEPT.	N/A
CITY FILE NO.	N/A
PROJECT DRAWING NO.	2451-3115-011
REV NO.	1
CITY RECORD NO.	N/A
SHEET NUMBER	L102

Gordon Drive Townhouses

dp variance application



applicable codes:
British Columbia Building Code 2024
2040 Offical Community Plan No. 12300

project address:
5091 Gordon Drive

description of work:
townhouse development

associated permits:
dp -
bp -

legal description:
LOT 1 DISTRICT LOT 579 SDYD
PLAN EPP74481
P.I.D.
P.I.D 032-144-636

zone:
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

architect:

Heather L Johnston, architect AIBC
PLACE architect ltd
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civil engineer:

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McElhanney Ltd.
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landscape engineer:

Christine Haylock
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1 Ao.0 location map

2 Ao.0 project information1
SCALE 1 : 1

3 Ao.0 project contacts

4 Ao.0 drawing index

Gordon Drive Townhouses

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

rev	date	issue
A	20 dec 2024	development permit
D	31 jan 2025	dp variance application

project information

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

PLACE ARCHITECT LTD.

6262 St. Georges Avenue
West Vancouver, BC V7W 1Z7

778 386 6769
www.placearchitects.com

REGISTERED ARCHITECT
HEATHER L. JOHNSTON
2025-01-31
BRITISH COLUMBIA

Ao.0
31 jan 2025
project # 2426

PROJECT INFORMATION

PROPERTY ADDRESS	5091 Gordon Drive
LEGAL DESCRIPTION	LOT 1 DISTRICT LOT 579 SDYD PLAN EPP74481
P.I.D	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

Building Area Blocks 1-7:
Buildings A & C
First 816.24 ft²
Second 816.24 ft²
Third 818.90 ft²
Builidng B
First 878.49 ft²
Second 878.49 ft²
Third 890.13 ft²
Gross Floor Area: 695.83 m² = 7489.87 ft²
Sprinklered: No
Building Height: 3 storeys
Occupancies: C - Residential occupancy

Building Area Blocks 8-9:
First 773.25 ft²
Second 810.00 ft²
Third 810.00 ft²
Gross Floor Area: 667.02 m² = 7179.75 ft²
Sprinklered: No
Building Height: 3 storeys
Occupancies: C - Residential occupancy

Building Area Blocks 10-13:
First 843.33 ft²
Second 843.33 ft²
Third 771.00 ft²
Gross Floor Area: 684.97 m² = 7372.98 ft²
Sprinklered: No
Building Height: 3 storeys
Occupancies: C - Residential occupancy

9.10.15. Spatial Separation Between Houses *Table 9.10.15.4*

Block 1 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	18	100%	32%	n/r
South	25	20	100%	8%	n/r
East	78	6	18%	1%	n/r
West	0	0	0%	0%	2 hr party wall

Block 1 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	26	100%	26%	n/r
South	29	20	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 1 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	33	100%	32%	n/r
South	25	20	100%	8%	n/r
East	0	0	0%	0%	2 hr party wall
West	78	2	9%	1%	n/r

Block 2 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	33	100%	32%	n/r
South	25	10	100%	8%	n/r
East	78	2	9%	1%	n/r
West	0	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
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 2 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	25	100%	32%	n/r
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 3 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	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 Rating
North	92	18	100%	26%	n/r
South	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 3 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	17	100%	32%	n/r
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 (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	15	100%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	2 hr party wall

Block 4 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	13	100%	26%	n/r
South	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 4 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	11	100%	32%	n/r
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 5 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	7	40%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	2 hr party wall

Block 5 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	92	6	34%	26%	n/r
South	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 5 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	6	34%	32%	n/r
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 6 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	6	34%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	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	92	8	56%	26%	n/r
South	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	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	85	11	84%	32%	n/r
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 7 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	32%	n/r
South	25	10	100%	8%	n/r
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	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	29	10	100%	7%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 7 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	10	100%	8%	n/r
East	0	0	0%	0%	2 hr party wall
West	84	20	100%	7%	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	50	4	28%	18%	n/r
East	62	4	18%	4%	n/r
West	0	0	0%	0%	2 hr party wall

Block 8 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 8 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	0	0	0%	0%	2 hr party wall
West	62	4	18%	3%	n/r

Block 9 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	62	4	18%	4%	n/r
West	0	0	0%	0%	2 hr party wall

Block 9 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 9 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	20	100%	18%	n/r
South	50	4	28%	18%	n/r
East	0	0	0%	0%	2 hr party wall
West	62	10	84%	3%	n/r

Block 10Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	50	10	100%	2%	n/r
West	0	0	0%	0%	2 hr party wall

Block 10Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 10Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	0	0	0%	0%	2 hr party wall
West	50	1.5	8%	0%	n/r

Block 11 Building A	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	78	1.5	8%	0%	n/r
West	0	0	0%	0%	2 hr party wall

Block 11 Building B	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	30%	n/r
South	26	4	39%	10%	n/r
East	0	0	0%	0%	2 hr party wall
West	0	0	0%	0%	2 hr party wall

Block 11 Building C	Total Area (m²)	Limiting Distance (m)	Max Glazed Area (m²)	Provided Glazed Area (m²)	Required Rating
North	85	10	84%	32%	n/r
South	26	4	39%	8%	n/r
East	0	0	0%	0%	2 hr party wall
West	78	1.5	8%	1%	n/r

Block 12Building A	Total Area (m²)	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	0	0	0%	0%	2 hr party wall
West	78	1.5	8%	1%	n/r

Block 13Building A	Total Area (m²)	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
East	78	1.5	8%	1%	n/r
West	0	0	0%	0%	2 hr party wall

Block 13Building 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 13Building 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	4	39%	8%	n/r
East	0	0	0%	0%	2 hr party wall
West	78	20	100%	1%	n/r

ZONING BYLAW COMPLIANCE

SITE AREA:	4.76 acres (19252.61m²)	
SITE COVERAGE (building)	24%	(4640.17/19252.61)
SITE COVERAGE (total, includes landscaping)	80%	(15435.61/19252.61)
BUILDABLE AREA: allowable FAR	1.0	(19252.61m²)
BUILDING HEIGHT:	11m & 3 storeys	
SETBACKS: FRONT YARD:	3.0m	
SIDE YARD:	2.1m	
SIDE YARD:	2.1m	
REAR YARD:	4.5m	

OFFSTREET PARKING REQUIREMENTS

DESCRIPTION	REQUIREMENT
Parking per Unit Type	
dwelling units for lots outside the core area with 5 or more dwelling units	Min 2.0 spaces & max 2.6 spaces per 3 bedroom
Visitor Parking	
dwelling units for lots outside the core area with 5 or more dwelling units	Min 0.14 spaces & max 0.2 spaces per dwelling unit 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 required short-term only	4.0 bike spaces or 1.0 bike spaces per 5
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 and cooling.

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 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 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 environmental stresses.

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.

Conclusion

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.

Gordon Drive Townhouses

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

rev	date	issue
A	20 dec 2024	development permit

code and bylaw information

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REGISTERED ARCHITECT HEATHER L. JOHNSTON 2024-12-20 BRITISH COLUMBIA

A0.1

20 dec 2024
project # 2426

west looking east

south looking north

south looking north

east looking west

Gordon Drive Townhouses

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

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site context images

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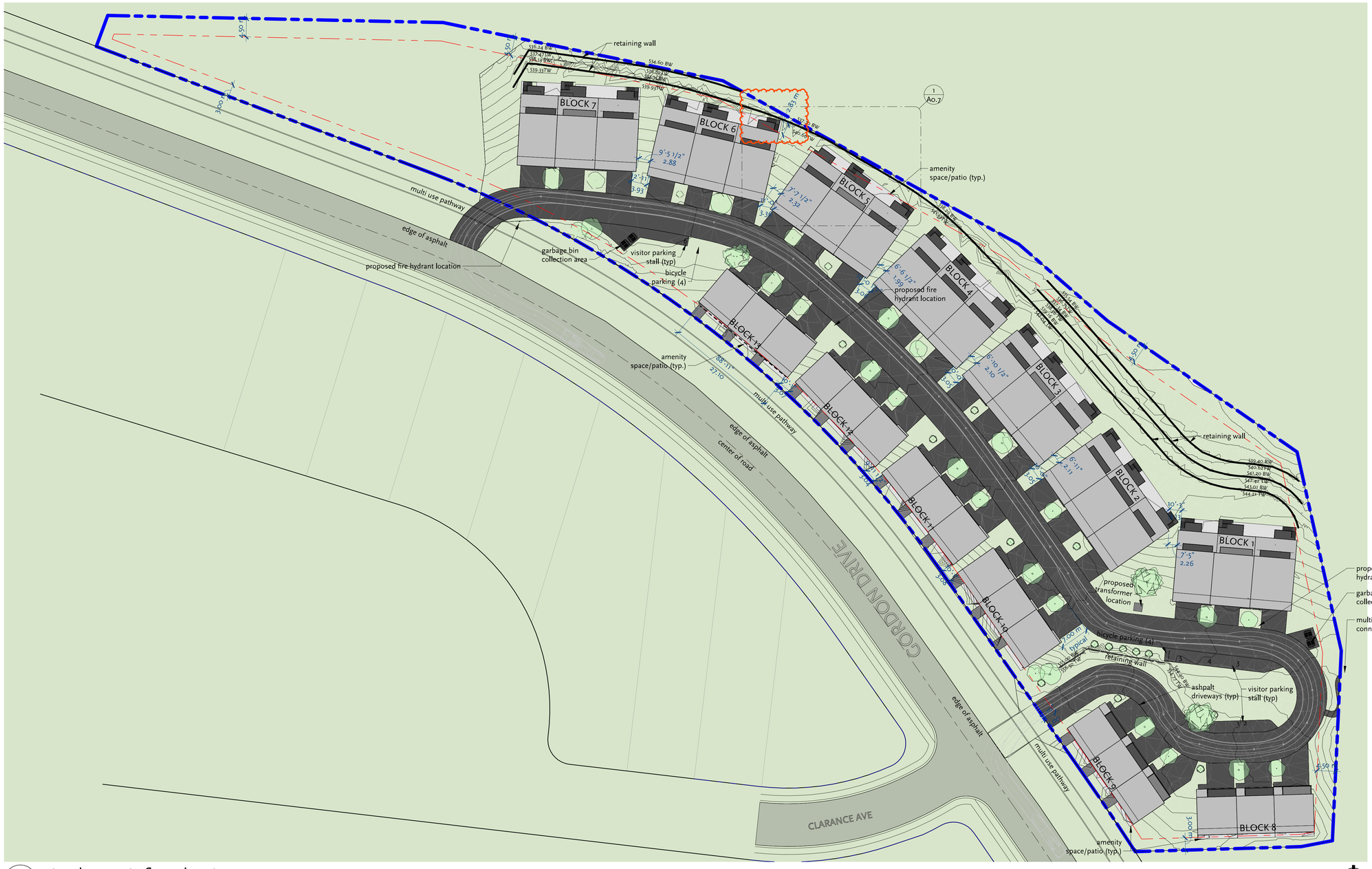
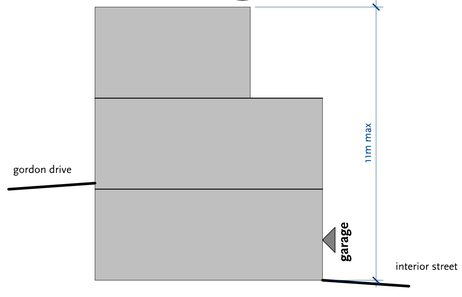
REGISTERED ARCHITECT
HEATHER L. JOHNSTON
2024-12-20
BRITISH COLUMBIA

A0.2

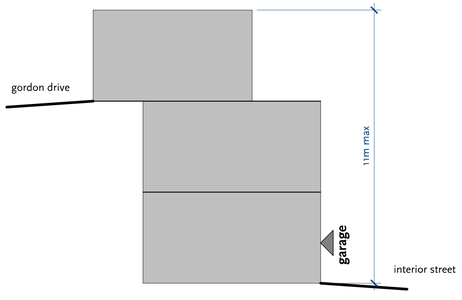
20 dec 2024
project # 2426



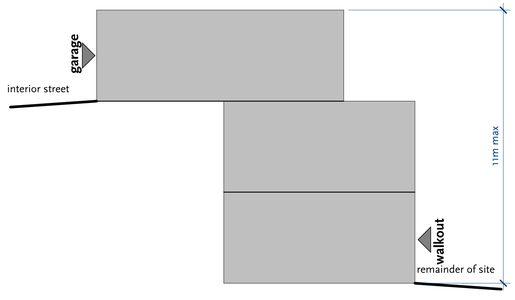
1 site plan - main floor elevations
A0.3 SCALE 1 : 500



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



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



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

	Unit Count	Storeys	Garage	Bedrooms	Bath	Walkout	Block Total (sqft)	Livable (sqft)
Block 1	3	3	Yes	3	2.5	Yes	6100	2030
Block 2	3	3	Yes	3	2.5	Yes	6100	2030
Block 3	3	3	Yes	3	2.5	Yes	6100	2030
Block 4	3	3	Yes	3	2.5	Yes	6100	2030
Block 5	3	3	Yes	3	2.5	Yes	6100	2030
Block 6	3	3	Yes	3	2.5	Yes	6100	2030
Block 7	3	3	Yes	3	2.5	Yes	6100	2030
Block 8	3	3	Yes	3	2.5	No	6840	2280
Block 9	3	3	Yes	3	2.5	No	6840	2280
Block 10	3	3	Yes	3	2.5	No	5625	1875
Block 11	3	3	Yes	3	2.5	No	5625	1875
Block 12	3	3	Yes	3	2.5	No	5625	1875
Block 13	3	3	Yes	3	2.5	No	5625	1875
Total	39						78880	26270

Gordon Drive Townhouses

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

rev	date	issue
A	20 dec 2024	development permit
B	21 jan 2025	dp comments
D	31 jan 2025	dp variance application

site plan

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A0.3

31 jan 2025

project # 2426