



DP20-0041 & DVP20-0042 3031 Pandosy Street

Development Permit and Development Variance Permit
Applications

Proposal

- ▶ To consider a form and character Development Permit and associated variances to facilitate a mixed-use multiple dwelling housing development on the subject property.

Development Process

Jan 31, 2020

Development Application Accepted

Staff Review & Circulation

Apr 29, 2020

Public Consultation Completed

Nov 30, 2021

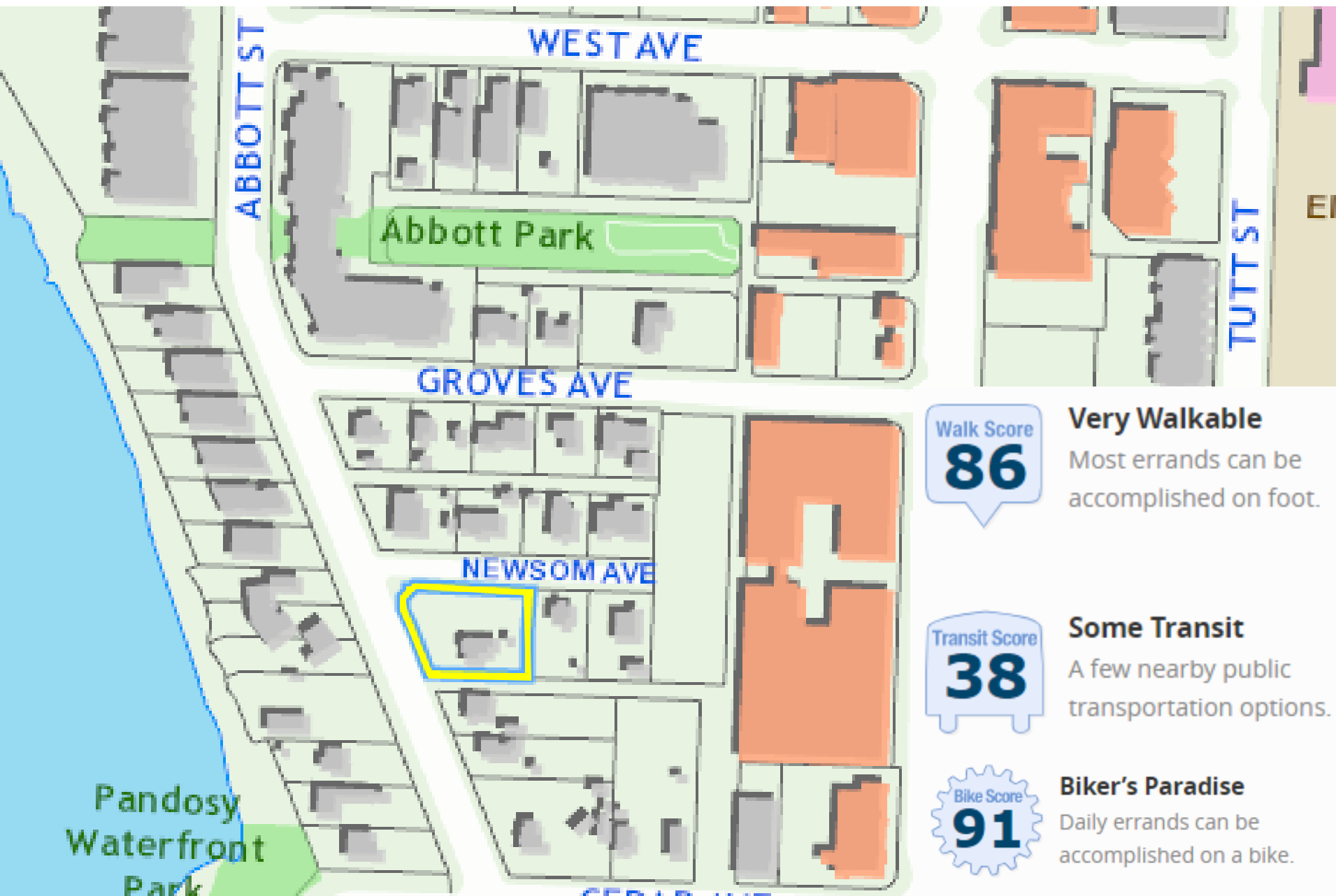
Final Reading and DP & Variances

Building Permit

Council Approvals



Context Map



Walk Score
86

Very Walkable
Most errands can be accomplished on foot.

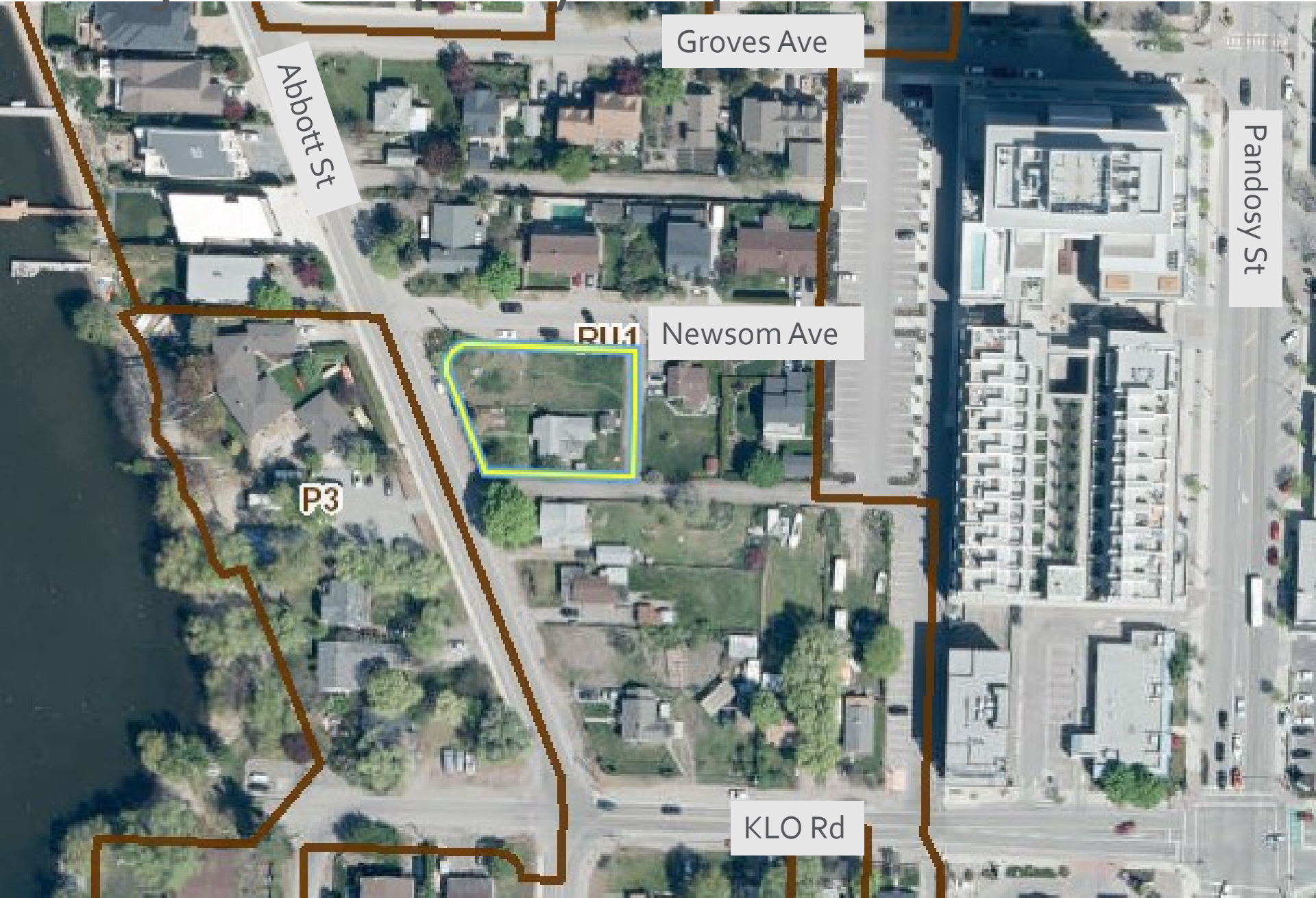
Transit Score
38

Some Transit
A few nearby public transportation options.

Bike Score
91

Biker's Paradise
Daily errands can be accomplished on a bike.

Subject Property Map



Groves Ave

Abbott St

Pandosy St

R11.1

Newsom Ave

P3

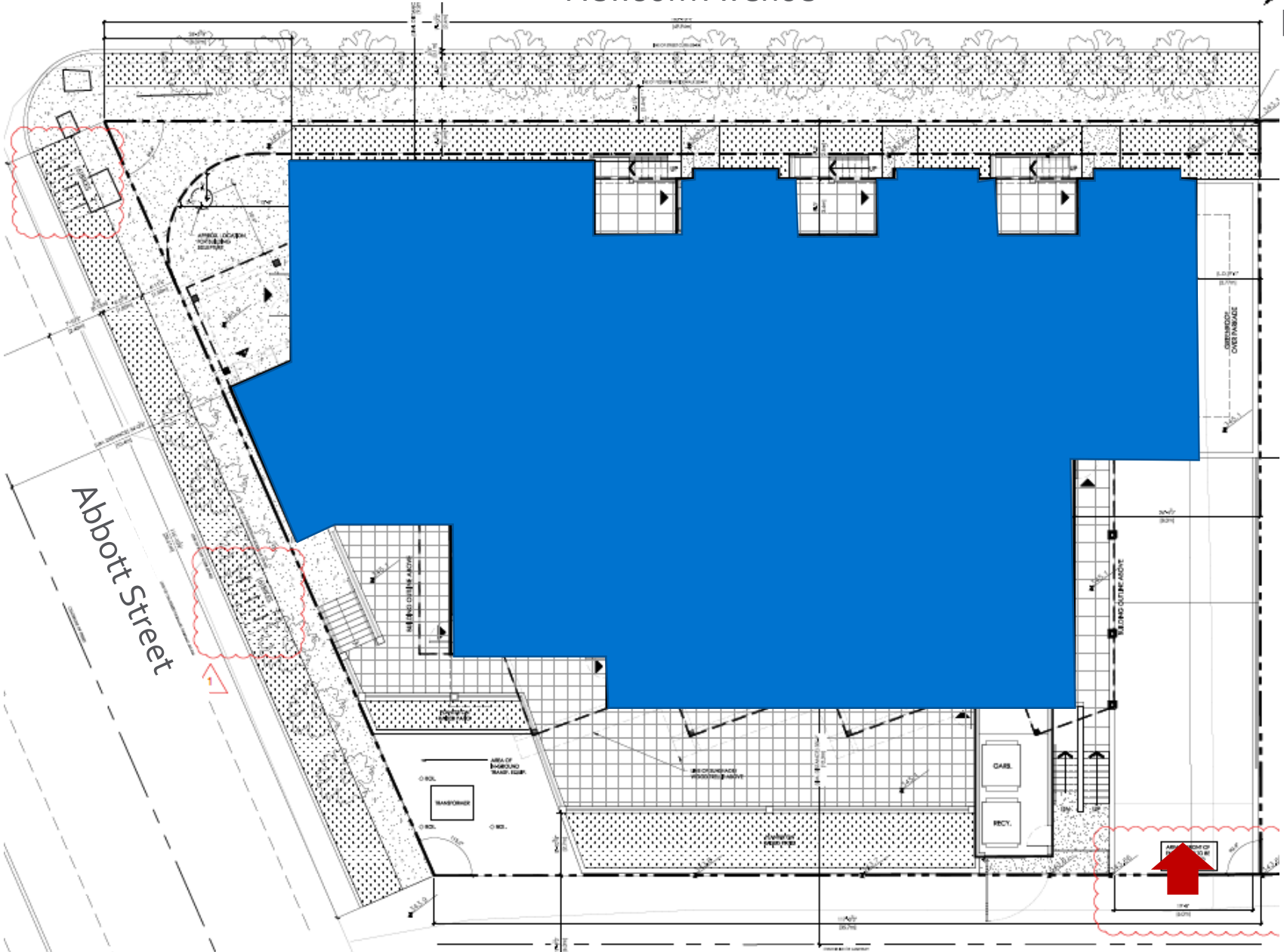
KLO Rd

Project Details

- ▶ 4 1/2 storey condo building
- ▶ 24 residential units (3 live/work)
- ▶ 3 Commercial units (289 m²)
- ▶ FAR 1.5
- ▶ One storey parking podium – 30 stalls provided
- ▶ Modern Building Design
- ▶ Finish Materials:
 - ▶ Hardi-panel siding – Gray/ Green/ Wood finish
 - ▶ Brick veneer – Inca Mission Red
 - ▶ Timber Post & Beam

Site Plan

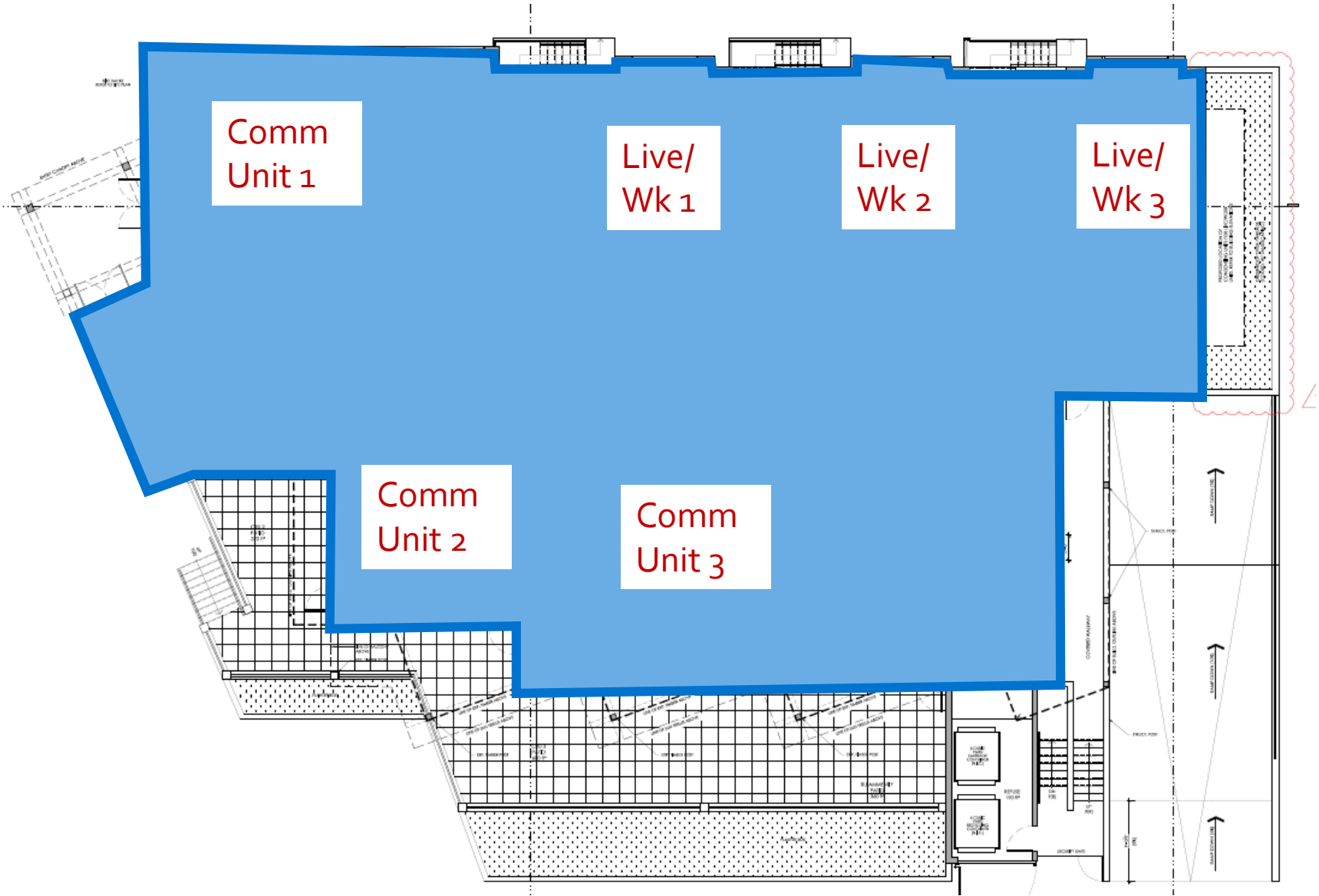
Newsom Avenue



Abbott Street

LANEWAY

Main Floor Plan



Elevations



North Elevation – Newsom Ave

Elevations



East Elevation

Elevations



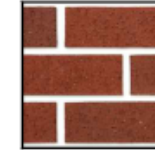
South Elevation - Lane

Elevations

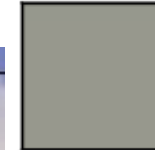


West Elevation - Abbott Street

Finish Materials



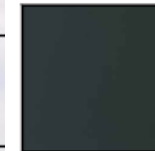
- ① BRICK VENEER - FIELD COLOUR #1
COLOUR: INCA MISSION (RED)
STYLE: COMMON BOND (FULL LEDGE)



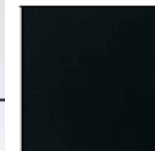
- ② EXTERIOR CLADDING - FIELD COLOUR #2
COLOUR: SILVER MARLIN (HARDIE/=)



- ③ EXTERIOR CLADDING - FIELD COLOUR #3
COLOUR: WET CONCRETE (HARDIE/=)



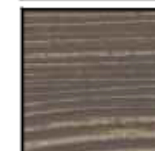
- ④ EXTERIOR CLADDING - FIELD COLOUR #4
COLOUR: TITANIUM (HARDIE/=)



- ⑤ EXTERIOR CLADDING - FIELD COLOUR #5
COLOUR: BLACK DIAMOND (HARDIE/=)



- ⑥ EXTERIOR CLADDING - FIELD COLOUR #6
COLOUR: FERN GREEN (HARDIE/=)



- ⑦ WOOD LOOK SOFFIT - FIELD COLOUR #7
COLOUR: RIVER ROCK (WOODTONE)
TYPE: ALLURA FIBRE CEMENT
NOTES: 5.25" 'LAP' SIDING INSTALL FLAT
(BUTT JOINTED)

- ⑧ TIMBER POST/BEAM/LOUVRE/DETAIL
COLOUR: STAINED TO MATCH





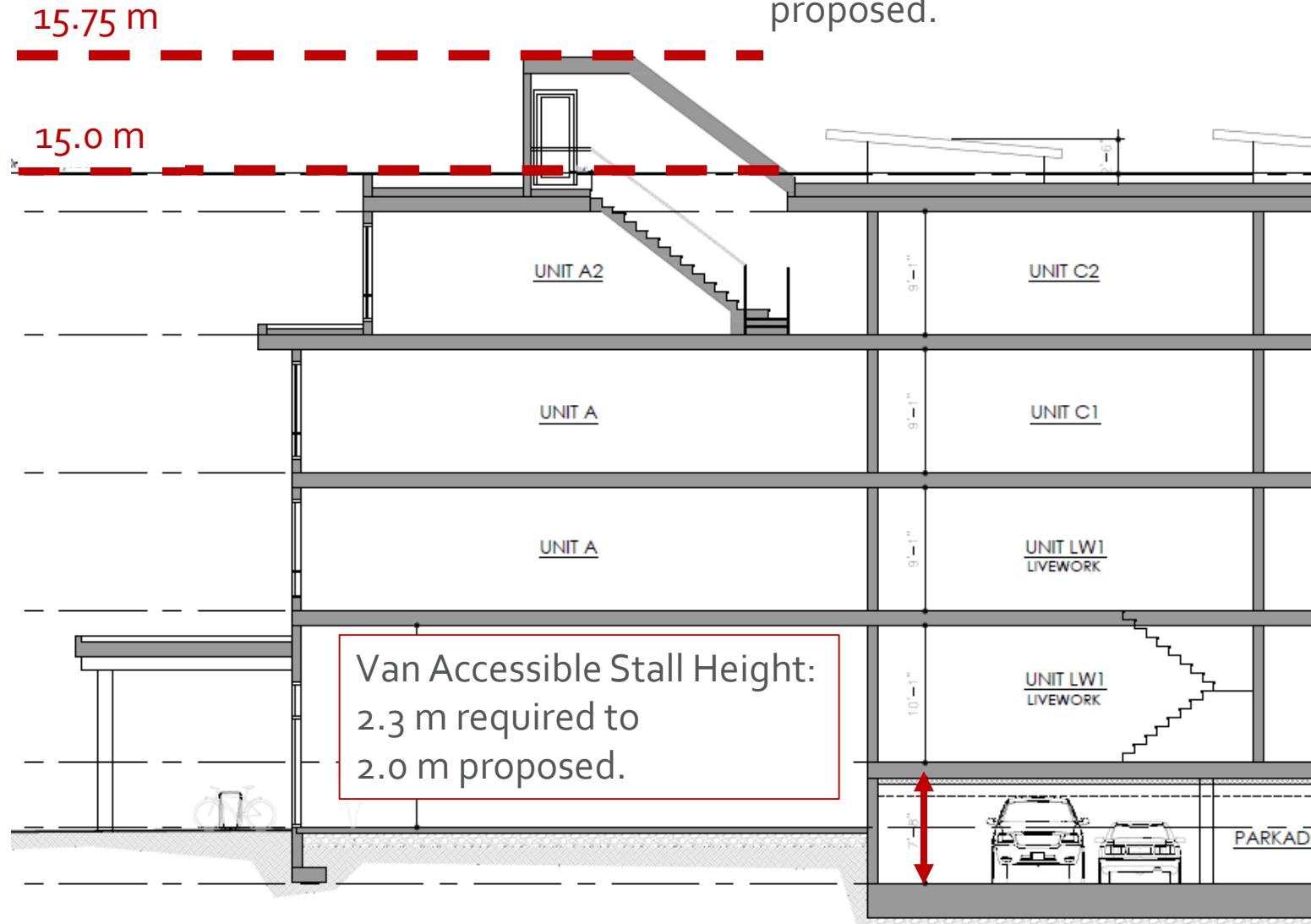
Variations

To vary:

- ▶ Building height from 15.0 m or 4 storeys permitted to 15.75 m & 4 1/2 storeys proposed;
- ▶ Rear setback from 6.0 m required to 0.0 m proposed;
- ▶ Van-Accessible Parking Stall height from 2.3 m permitted to 2.0 m proposed.

Variances

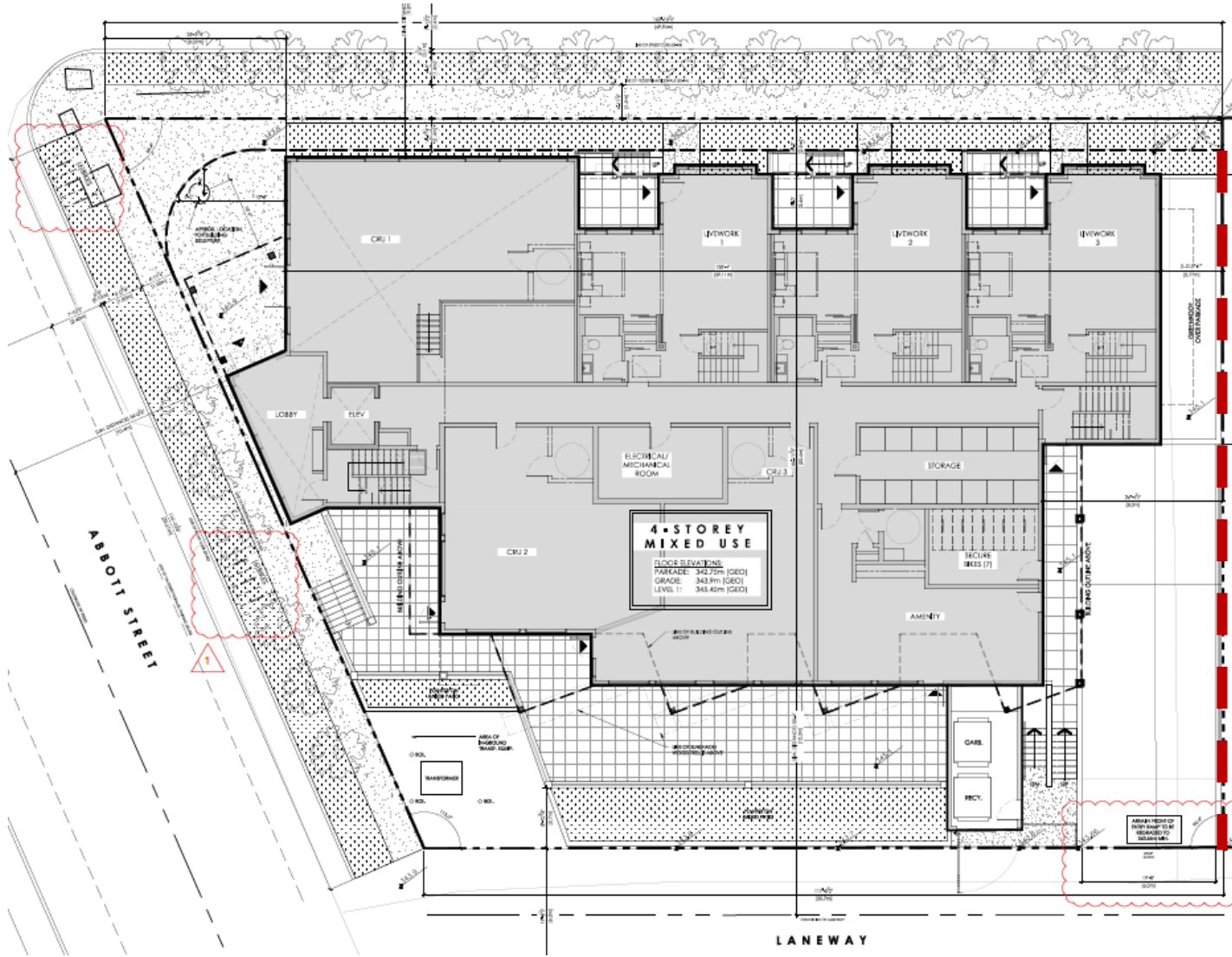
Building Height:
Max. of 15.0 m or 4 Storeys
to
15.75 m & 4-1/2 storeys
proposed.



Van Accessible Stall Height:
2.3 m required to
2.0 m proposed.

PARKAD

Variance



Rear Setback:
6.0 m required
to 0.0 m
proposed

Development Policy

- ▶ Proposed design substantially meets many of the OCP Urban Design Guidelines
 - ▶ Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
 - ▶ Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;
 - ▶ Exterior building materials should be selected for their functional and aesthetic quality, and should exhibit qualities of workmanship, durability, longevity and ease of maintenance;

Staff Recommendation

- ▶ Staff supports the proposed form and character Development Permit and associated variances.



Conclusion of Staff Remarks