



City of
Kelowna

DP22-0211
3061 Abbott St

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a mixed-use residential building on the subject property.

Development Process

Oct 3, 2022

Development Application Submitted



Staff Review & Circulation



June 19, 2023

Development Permit

Council
Approvals



Building Permit

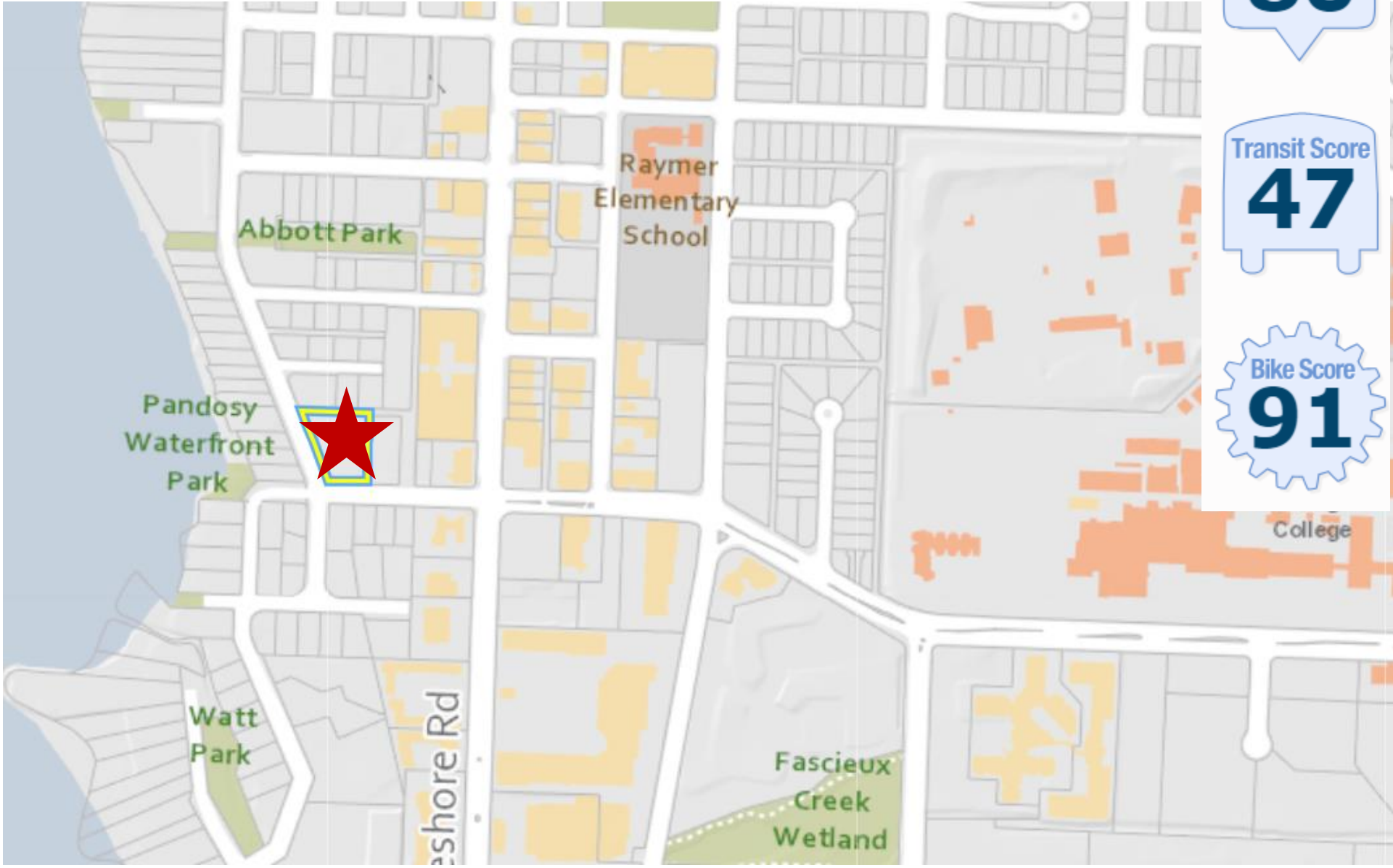
Context Map



Walk Score
80

Transit Score
47

Bike Score
91



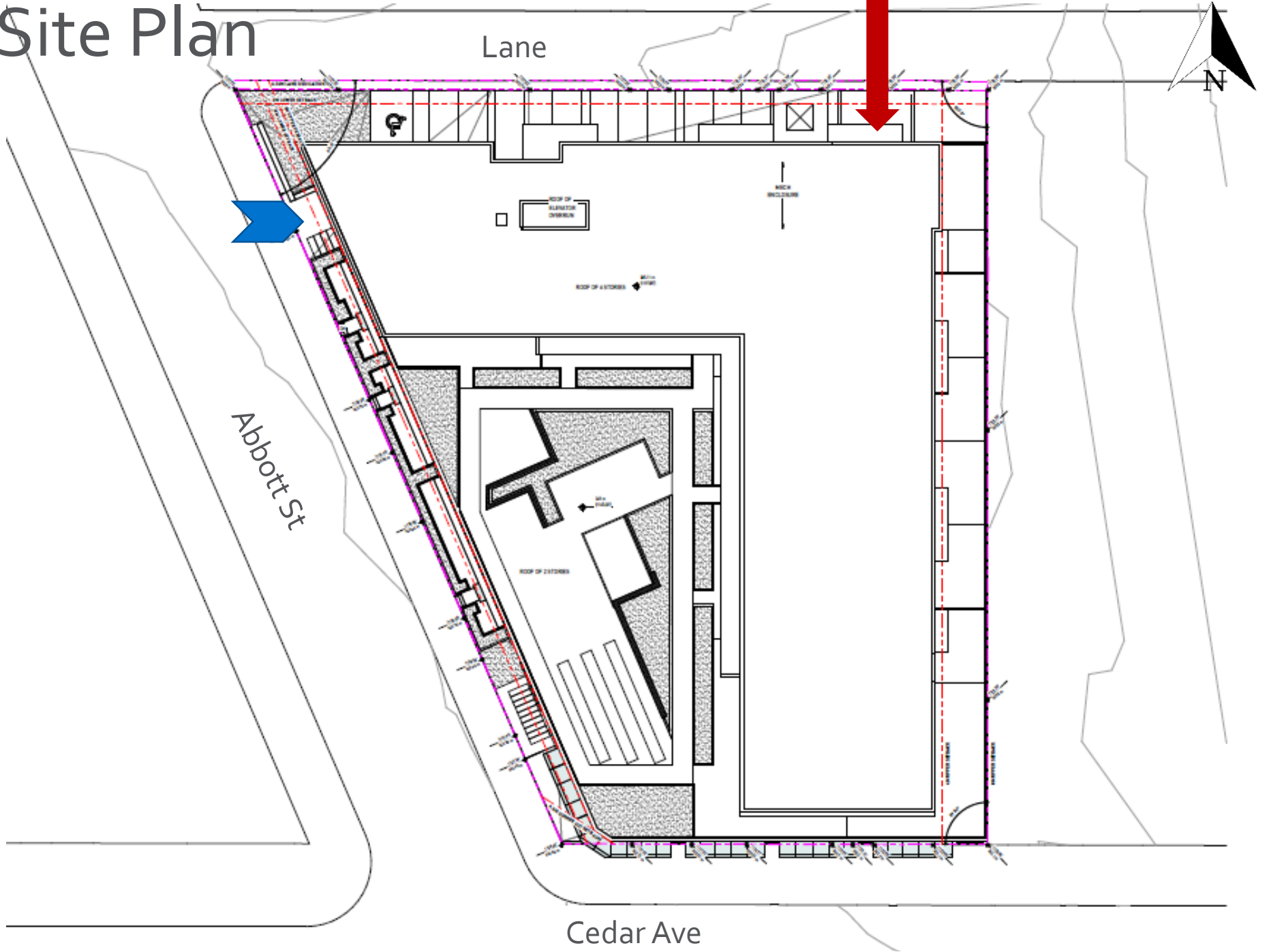
Subject Property Map



Technical Details

- ▶ UC5 – Pandosy Urban Centre (Mixed-Use Residential)
 - ▶ Units: 87
 - ▶ Studio: 10
 - ▶ One-bedroom: 24
 - ▶ Two-bedroom: 43
 - ▶ Three-bedroom: 10
 - ▶ Commercial units: fronting Cedar Ave
 - ▶ Height: 6 storeys or 21.5 m
 - ▶ Vehicle Parking Stalls: 113
 - ▶ Long-Term Bicycle Parking Stalls: 69
 - ▶ Required Trees: 3

Site Plan



Elevation – South (Cedar Ave)

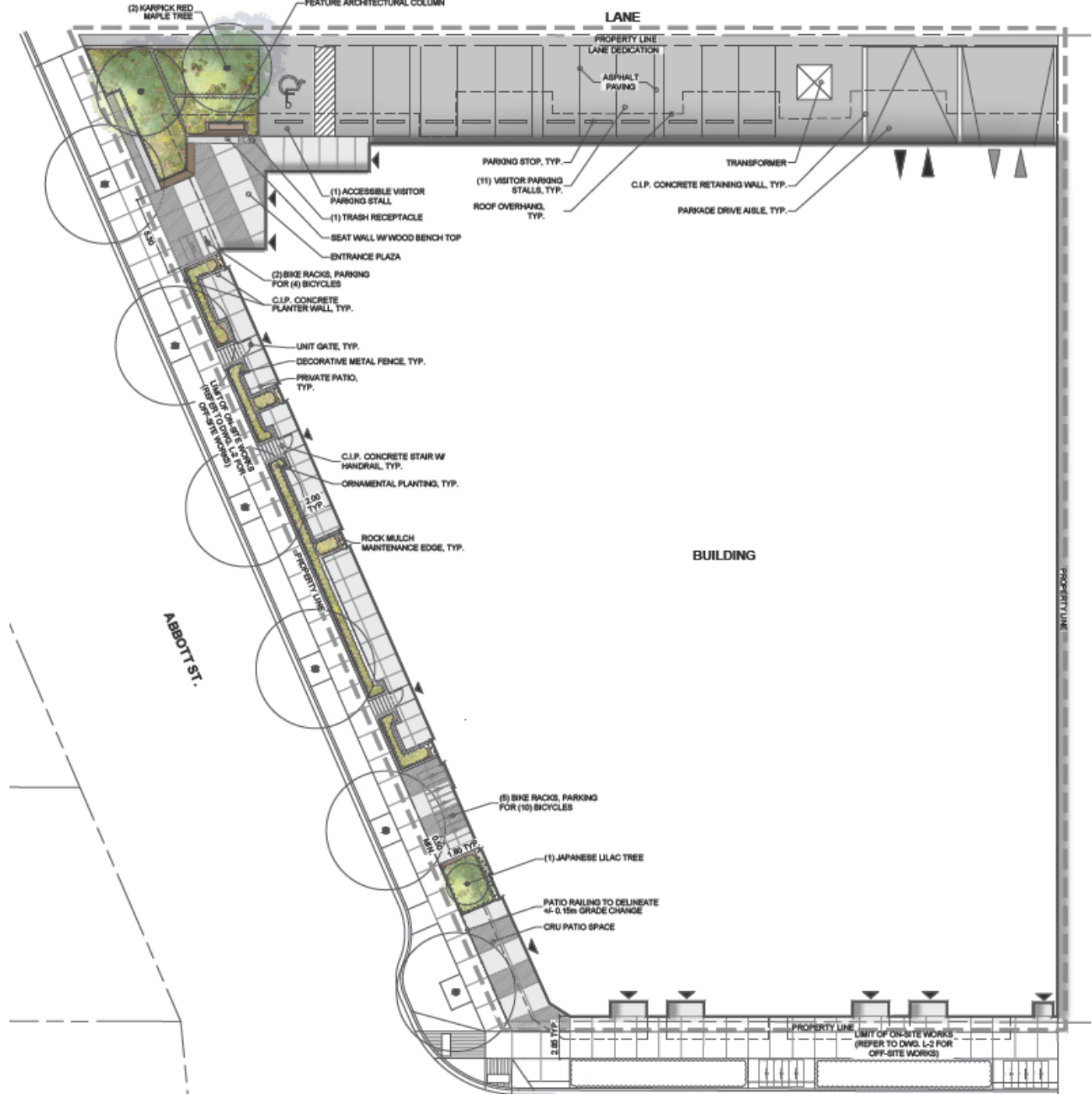


Elevation – West (Abbott St)

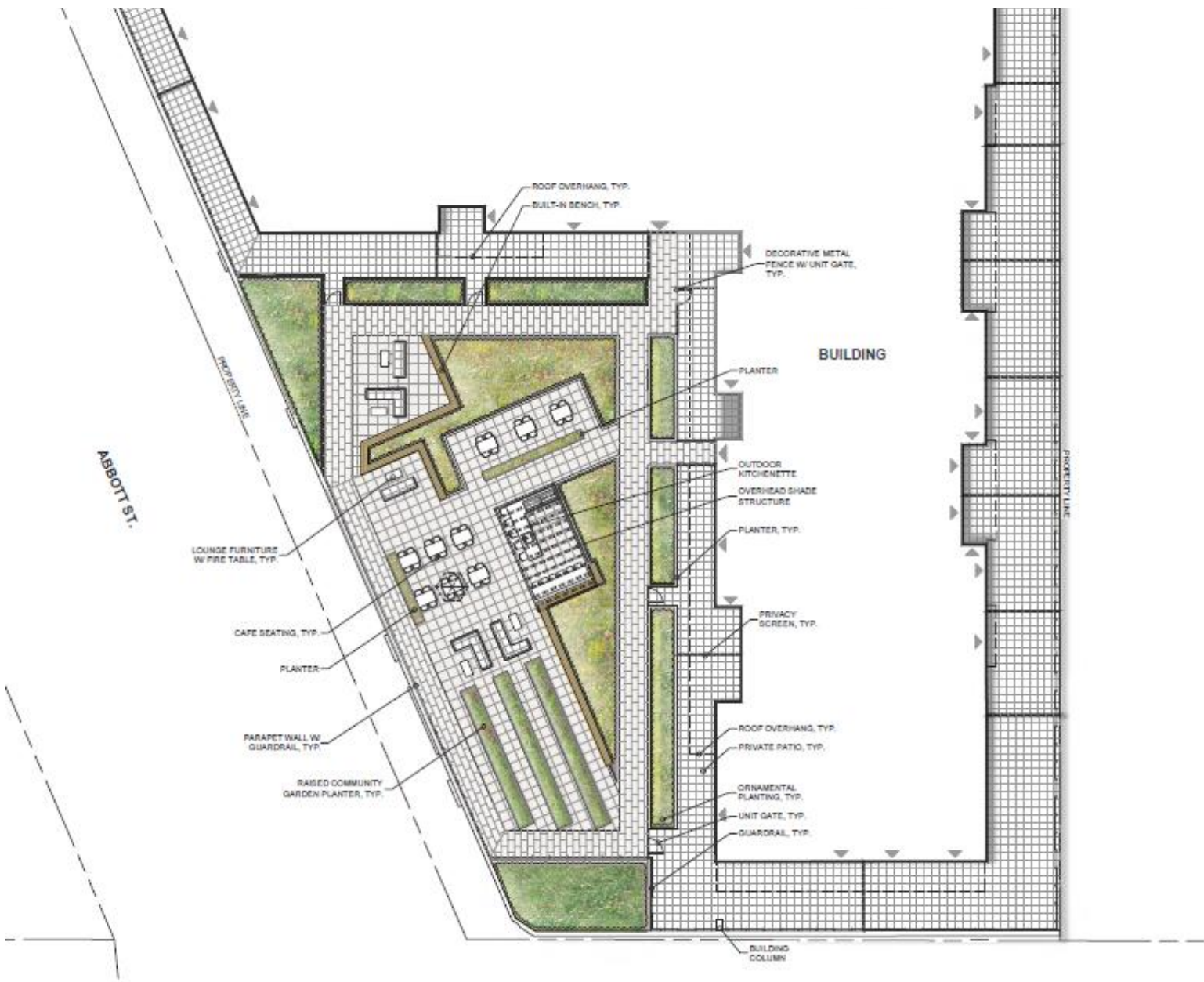


Materials Board





Landscape Plan Amenity Space



Rendering from Waterfront Park



Aerial View & Context



OCP Design Guidelines

- ▶ 2.1.1.d. Active Frontages & “Eyes on the Street”
- ▶ 2.1.6.b. Architectural variation & materials
- ▶ 4.1.1.j. Avoid blank walls at grade (wrap around with townhomes & commercial units)
- ▶ 4.1.1.i. Ground-oriented townhomes
- ▶ 4.1.5.c. Amenity space south-facing

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Positive interface with New Waterfront Park
 - ▶ No Variances