



City of
Kelowna

HAP23-0015
2124 Pandosy St
Heritage Alteration Permit

Purpose

- ▶ To issue a Heritage Alteration Permit for the form and character of 16 townhouses with two variances to the size of tandem parking stalls and the maximum floor area of the third storey relative to the second storey.

Development Process

Oct 11, 2023

Development Application Submitted



Staff Review & Circulation



Oct 24, 2023
July 16, 2024

Public Notification Received



Sept 9, 2024

Initial Consideration
HRA Repeal Bylaw & "r" Rental Only Subzone



Sept 23, 2024

Reading Consideration



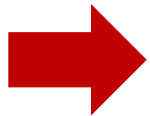
Oct 8, 2024

Final Reading & Heritage Alteration Permit

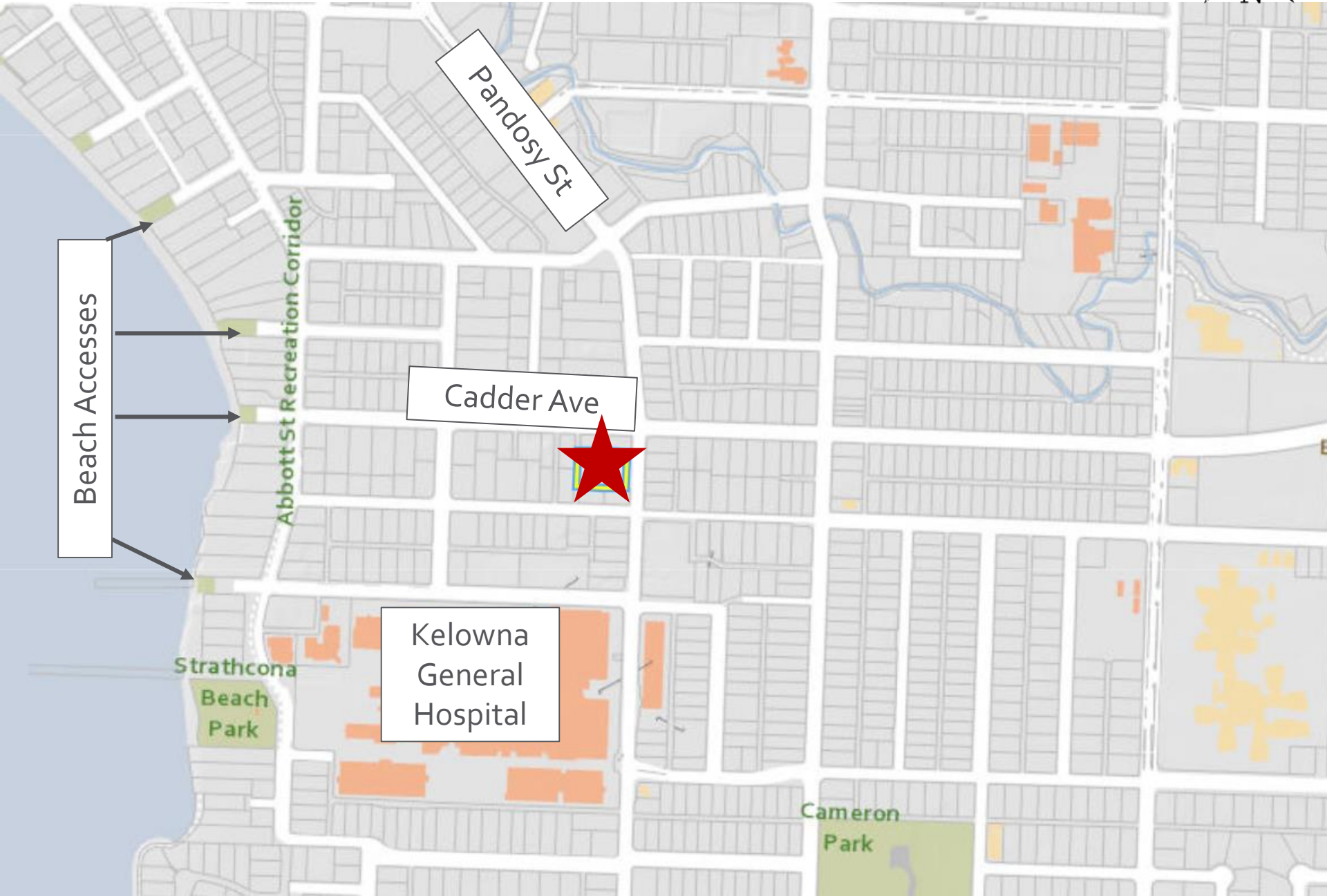


Building Permit

Council
Approvals



Context Map



Pandosy St

Cadder Ave

Kelowna
General
Hospital







Strathcona
Beach
Park

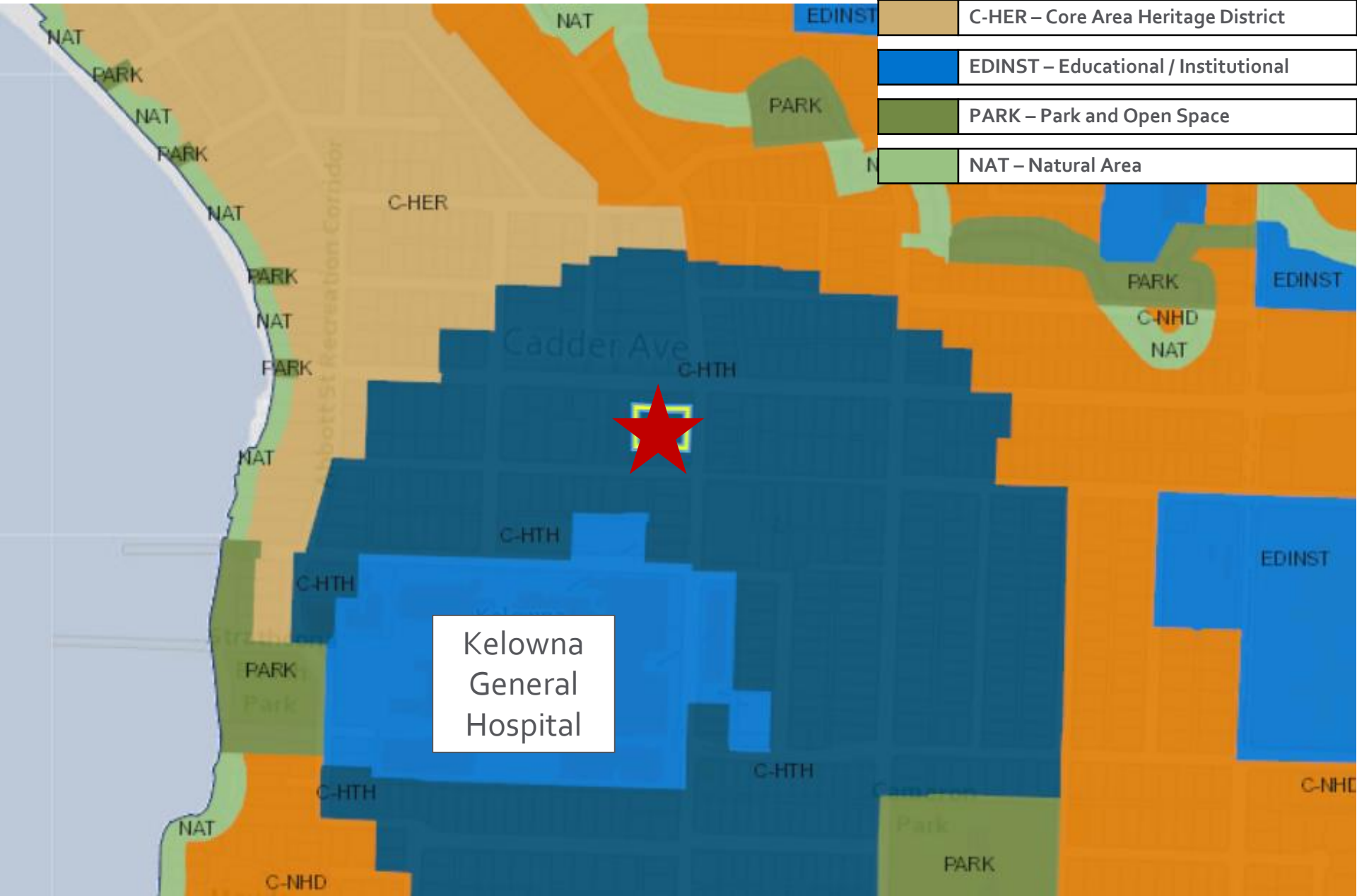
Cameron
Park

Beach Accesses

Abbotsford Recreation Corridor

OCP Future Land Use

	C-NHD – Core Area Neighbourhood
	C-HTH – Core Area – Health District
	C-HER – Core Area Heritage District
	EDINST – Educational / Institutional
	PARK – Park and Open Space
	NAT – Natural Area



Kelowna
General
Hospital

Subject Property Map



CADDER AVE

Cadder Ave



Pandoso St



442

452

454

456

478

451

461

471

481

482

490

2129

2109

2119

2127

2137

540

566

569

550

556

57

572

2154

2089

538

382

455

460

465

470

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Pandosa looking west



Pandosa looking west



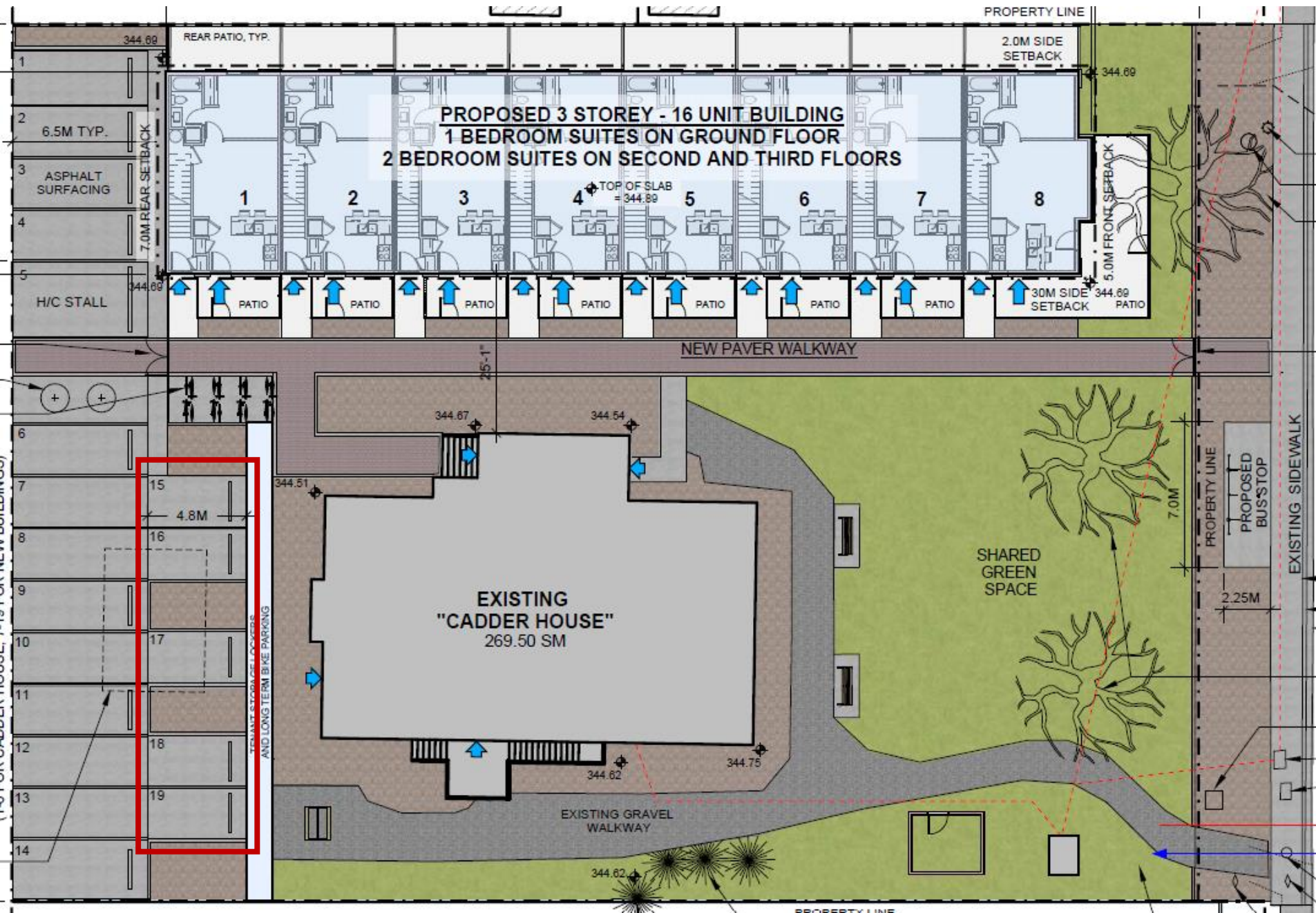
Technical Details

- ▶ Heritage Alteration Permit
 - ▶ 16 purpose-built rental only townhouses
 - ▶ 2 – 3 storeys in height
 - ▶ One- and two-bedroom units
 - ▶ 19 parking stalls (including 1 accessible stall)
 - ▶ 22 long term bicycle parking stalls
 - ▶ 14 new trees on-site
 - ▶ Retaining majority of mature trees on-site
 - ▶ Removal of cedar hedge that blocks pedestrian view of Cadder House

Variations

- ▶ Section 8.2.7.b.3: Ratio of Parking Space Sizes
- ▶ To vary that all parking spaces that are configured in tandem must be regular sized vehicle parking spaces to permit five small sized vehicle parking spaces proposed;
- ▶ Section 13.5: MF1 – Infill Housing Development Regulations
- ▶ To vary the maximum gross floor area of a third storey relative to the second storey from 70% required to 87% proposed;

Site Plan



Pandosy St Elevation



2 EAST ELEVATION (VIEW FROM PANDOSY STREET)

STREET ORIENTED ENTRY AND BALCONY ON END UNIT AT PANDOSY STREET

EXISTING MATURE MAPLE TREE TO REMAIN

South Facing Elevation



Materials Board

- 1) Primary Cladding
Horizontal Fibre Cement Horizontal 5" Plank
Colour: Arctic White
Texture: Cedarmill



- 2) Window, Door and Corner Trims
Fibre Cement 3.5" Wide Trim
Colour: Arctic White
Texture: Cedarmill



- 3) Soffits
Vented Aluminium
Colour: Black
Texture: Smooth



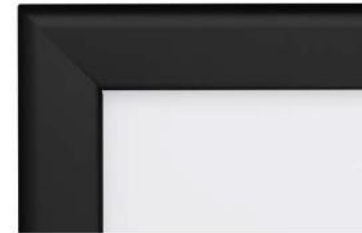
- 4) Brick Masonry
Size: 2 3/4" x 7 5/8" x 3 5/8"
Colour: White with Grey Grout
Texture: Smooth



- 5) Visible Roofing
Asphalt Shingle
Colour: Charcoal



- 6) Windows & Doors
PVC
Colour: Black



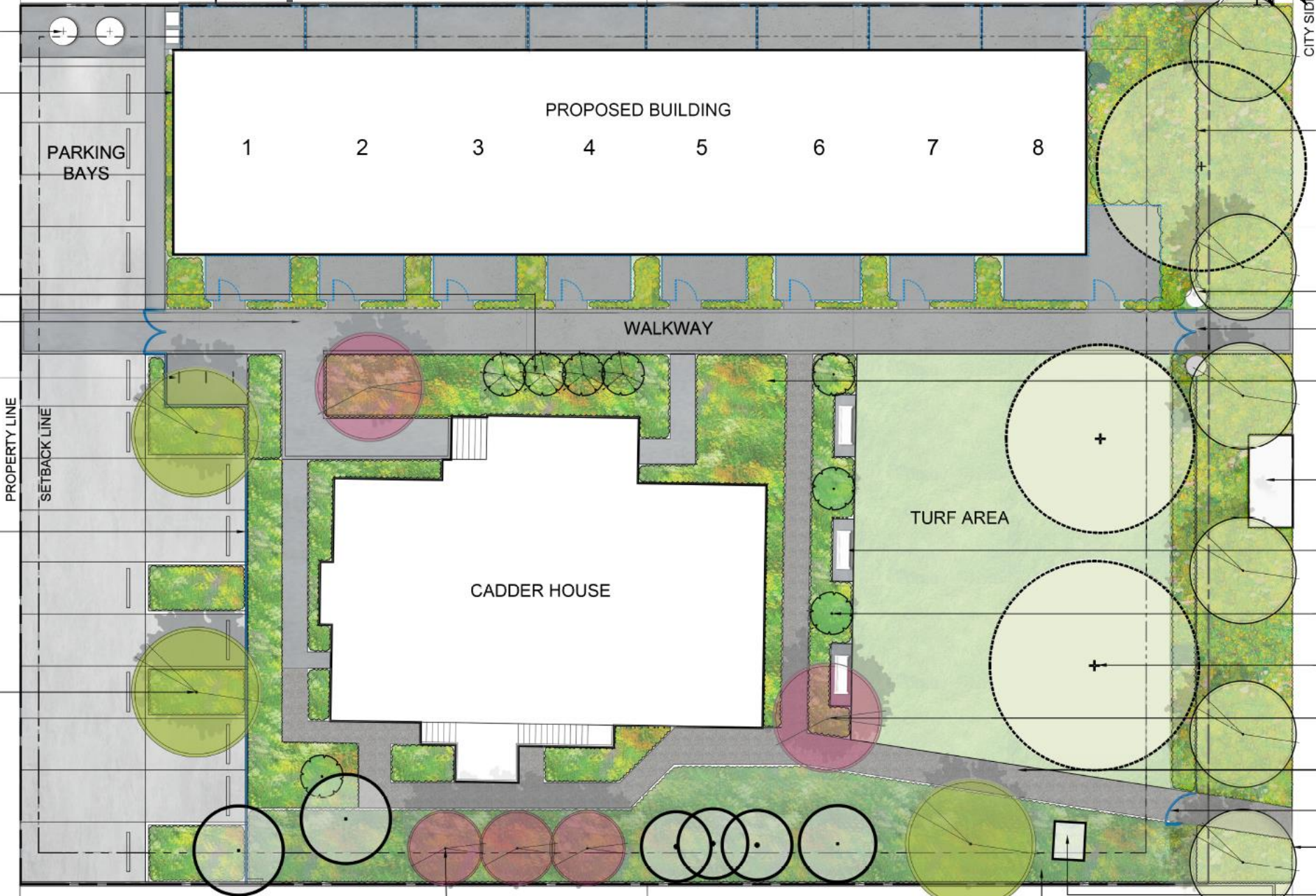
- 7) Fencing at North & South Property Line
Solid Privacy Fence
Colour: Medium Grey tones
(To be confirmed by Landscape)



- 8) Fencing at East Property Line
Stone Pillars with low Fencing infill
Material: Aluminum with Wrought Iron Look
Colour: Black
(To be confirmed by Landscape)



Landscape Plan



Rendering – Facing NW



Rendering – Facing W



OCP Policies & Objectives

- ▶ 5.2. Focus residential density along Transit Supportive Corridors
- ▶ 5.11. Increase diversity of housing forms & tenures
- ▶ 9.1. Incorporate equity into planning decisions
- ▶ 11.1 Identify, conserve, and protect historic places

Heritage Guidelines

- ▶ Aligns with Standards & Guidelines for the Conservation of Historic Places in Canada:
 - ▶ Distinguishability: simple and contemporary
 - ▶ Compatibility: matching gable roofs and pitch
 - ▶ Subordination: simple colours & simple windows, lower height of end unit

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Heritage Alteration Permit:
 - ▶ Aligns with OCP Policies & Objectives
 - ▶ Designed in collaboration with a Heritage Professional
 - ▶ Meets Standards & Guidelines for the Conservation of Historic Places in Canada