

REPORT TO COUNCIL DEVELOPMENT PERMIT



Date: February 24, 2025
To: Council
From: City Manager
Address: 2606 – 2696 Pandosy St
File No.: DP24-0132
Zone: UC5rcs – Pandosy Urban Centre with Retail Cannabis Sales

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0132 for Lot A District Lot 14 ODYD Plan 33506, located at 2606 – 2696 Pandosy Street, Kelowna, BC subject to the following:

- 1) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- 2) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- 3) Landscaping to be provided on the land in accordance with Schedule "C";
- 4) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;
- 5) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a in Zoning Bylaw No. 12375

AND THAT the applicant be required to complete the above noted conditions of Council's approval for the Development Permit application in order for the permits to be issued;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council's approval, with no opportunity to extend.

2.0 Purpose

To issue a Development Permit for the form and character of a mixed-use development.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a mixed-use development. The proposal generally aligns with the Official Community Plan (OCP) Form & Character Design Guidelines for Low and Mid-Rise Residential Buildings. Key guidelines that are met include:

- Orienting primary building facades and entries to the street and incorporating continuous active commercial frontage to support pedestrian activity;
- Integrating off-street parking into the building and using ground-oriented uses to ensure it is hidden;
- Incorporating a podium at the base of the building, with upper storeys stepped back from the building edge; and
- Providing a significant break in the façade of the building to mitigate scale and massing.

Proposed materials include wood-appearance steel siding, grey and white aluminum panels, and grey brick. Common amenity space includes a rooftop top patio with outdoor seating, an outdoor kitchen and BBQ area, fireplace, games area, and yoga space. Vehicle access is provided from the rear lane.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject property is located on Pandosy Street between the intersections of Osprey Avenue and Wardlaw Avenue within the Pandosy Urban Centre. The surrounding neighbourhood includes mixed-use buildings, apartment housing, and single detached dwellings.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	3363.58 m ²
Road Dedication	536.76 m ²
Total Number of Residential Units	85
Micro-suites	6
1-bed	42
2-bed	6
3-bed	31
Net Commercial Floor Area	595.8 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	UC ₅ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.65	2.54
Base FAR	2.35	

Bonus FAR (Public Amenity & Streetscape Bonus)	0.3	
Max. Site Coverage (buildings)	100%	76.2%
Max. Site Coverage (buildings, parking, driveways)	100%	100%
Max. Height	43.0 m & 11 storeys	36.2 m & 11 storeys
Base Height	31.0 m & 8 storeys	
Bonus Height (Public Amenity & Streetscape Bonus)	12.0 m & 3 storeys	
Setbacks		
Min. Front Yard (east)	0.0 m	0.0 m
Min. Side Yard (north)	0.0 m	0.0 m
Min. Side Yard (south)	0.0 m	1.0 m
Min. Rear Yard (west)	0.0 m	0.0 m
Upper Floor Setbacks (Above 16.0 m)		
Min. Front Yard (east)	2.0 m	2.0 m
Min. Side Yard (south)	3.0 m	5.9 m
Step backs		
Min. Fronting Street (east)	3.0 m	3.0 m
Min. Flanking Street (south)	3.0 m	3.0 m
Amenity Space		
Total Required Amenity Space	1011 m²	2510 m²
Common	340 m ²	635 m ²
Private	-	1875 m ²
Landscaping		
Min. Number of Trees	0 trees	10 trees
Min. Large Trees	0 trees	0 trees

PARKING REGULATIONS		
CRITERIA	UC₅ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	99 stalls	105 stalls
Residential	79.6	85
Commercial	7.8	8
Visitor	11.9	12
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	52% Regular 48% Small
Bicycle Stalls Short-Term	12 stalls	22 stalls
Bicycle Stalls Long-Term	73 stalls	74 stalls
Bonus Stalls Provided for Parking Reduction	n	n
Bike Wash & Repair	y	y

6.0 Application Chronology

Application Accepted: July 17, 2024

Report prepared by: Mark Tanner, Planner Specialist
 Reviewed by: Adam Cseke, Central Development Planning Manager
 Reviewed by: Nola Kilmartin, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP24-0132

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Renderings

For additional information, please visit our Current Developments online at www.kelowna.ca/currentdevelopments.