



City of  
Kelowna

DP24-0132

2606 – 2696 Pandosy Street

Development Permit



# Purpose

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

# Development Process

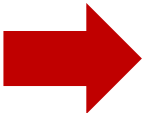


July 17, 2024

Development Application Submitted



Staff Review & Circulation



Feb 24, 2025

Development Permit

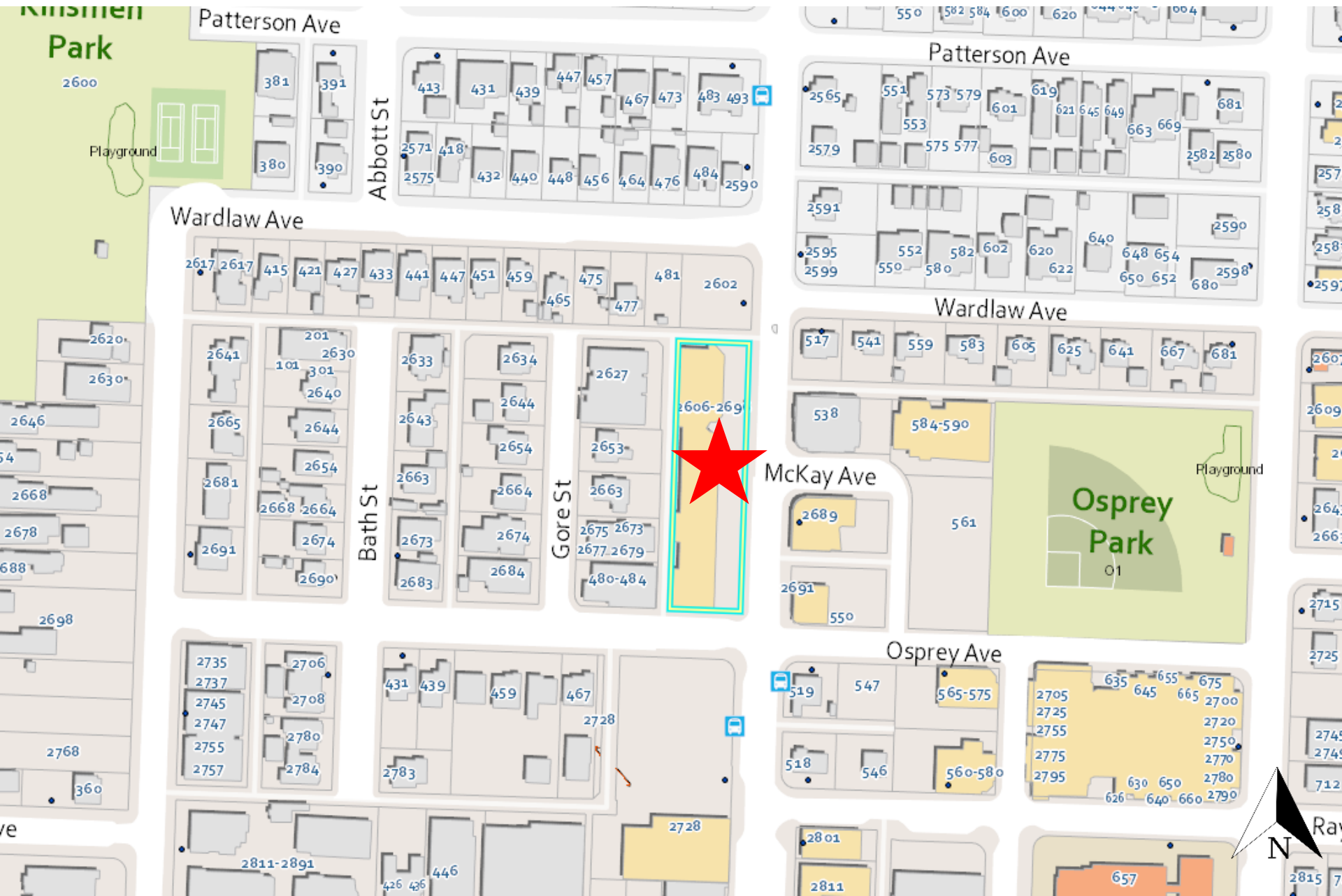


Council Approvals

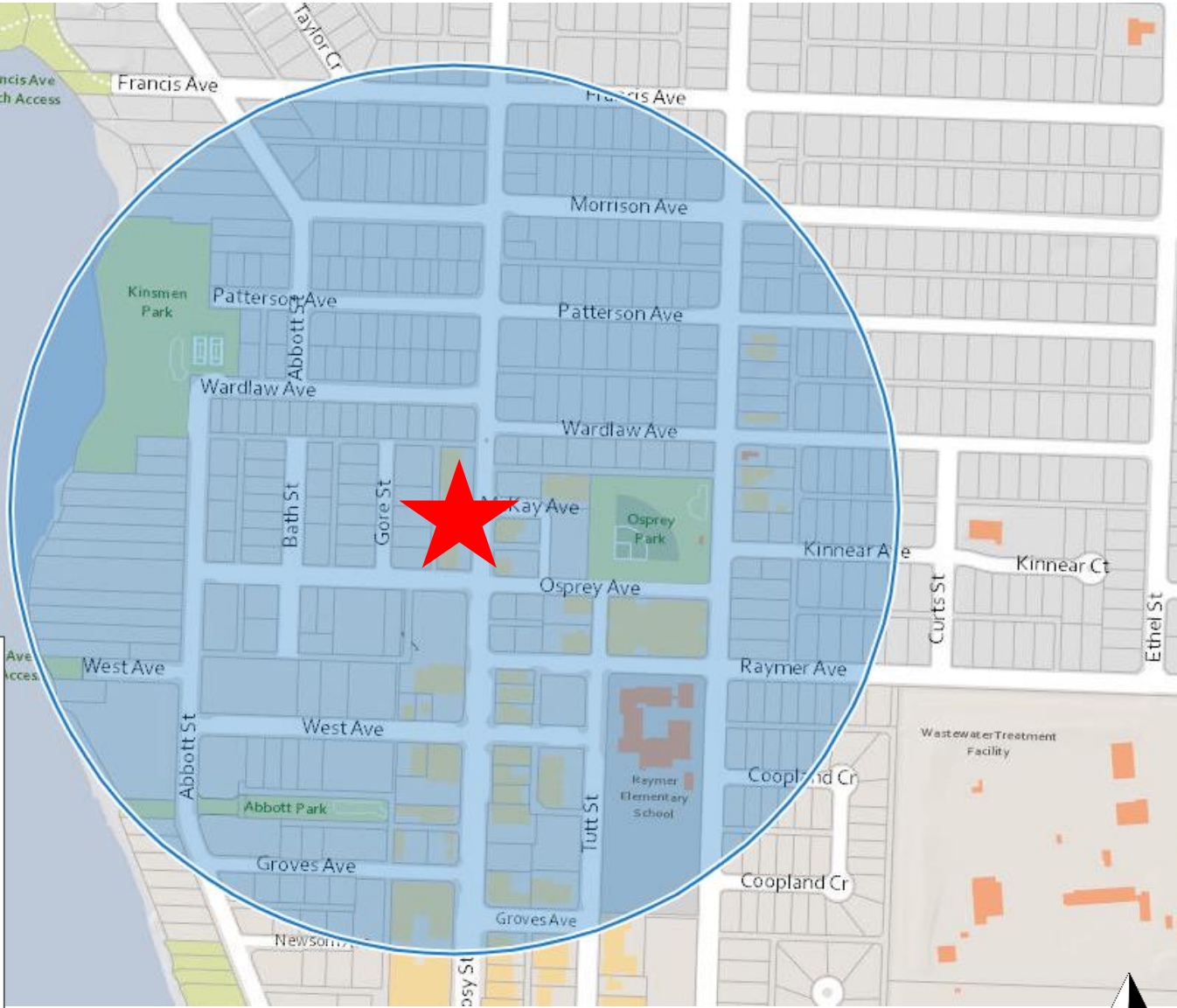


Building Permit

# Context Map



# 5-Minute Walk Radius



**Model City:**  
**Residential units:**  
**1,074**  
**Commercial units:**  
**272**  
**Estimated population:**  
**2,086**  
**Estimated jobs:**  
**3,654**





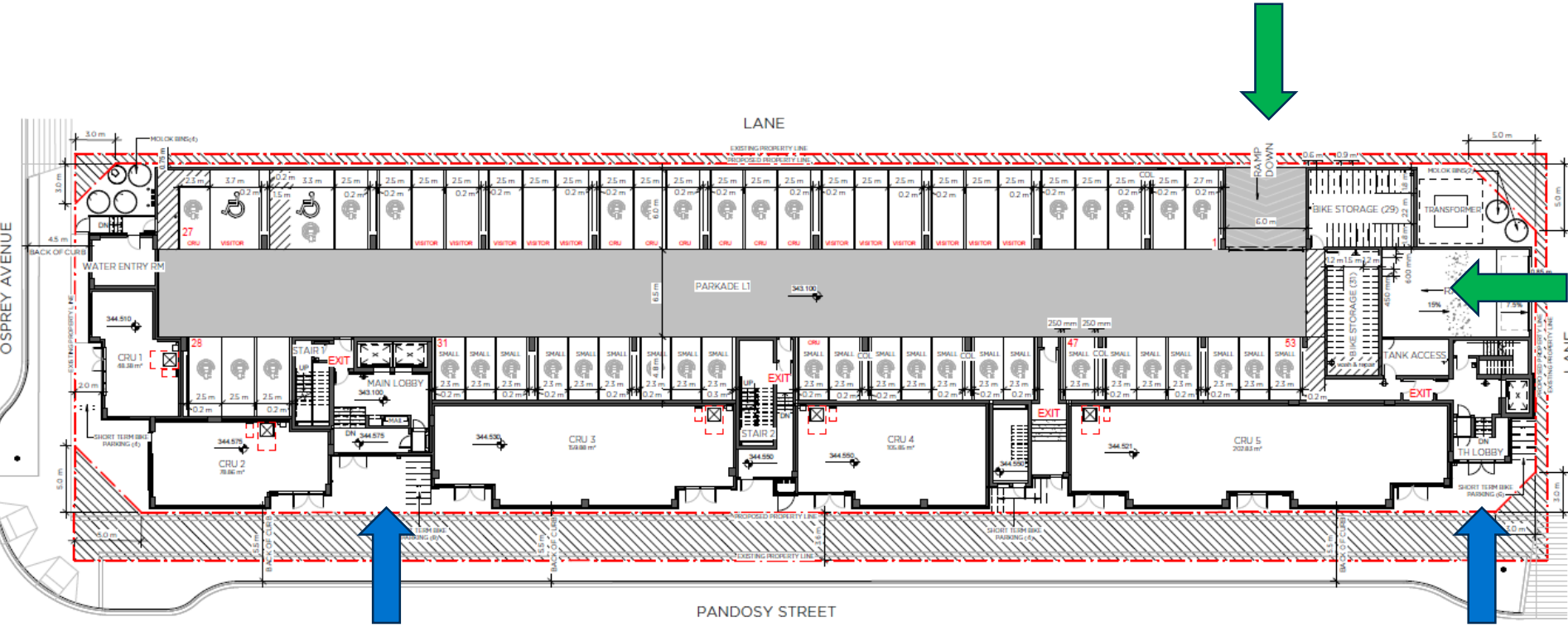
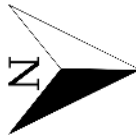
# Subject Property Map



# Technical Details

- ▶ 11-storey mixed-building
  - ▶ 85 residential units
    - ▶ 6 microsuitses
    - ▶ 42 one-bedroom units
    - ▶ 6 two-bedroom units
    - ▶ 31 three-bedroom units
  - ▶ 5 commercial retail units
- ▶ 105 parking stalls within structured parkade
- ▶ 74 long-term bicycle stalls
- ▶ Rooftop common amenity space
  - ▶ Outdoor seating, outdoor kitchen, BBQ area, fireplace, games area, yoga space

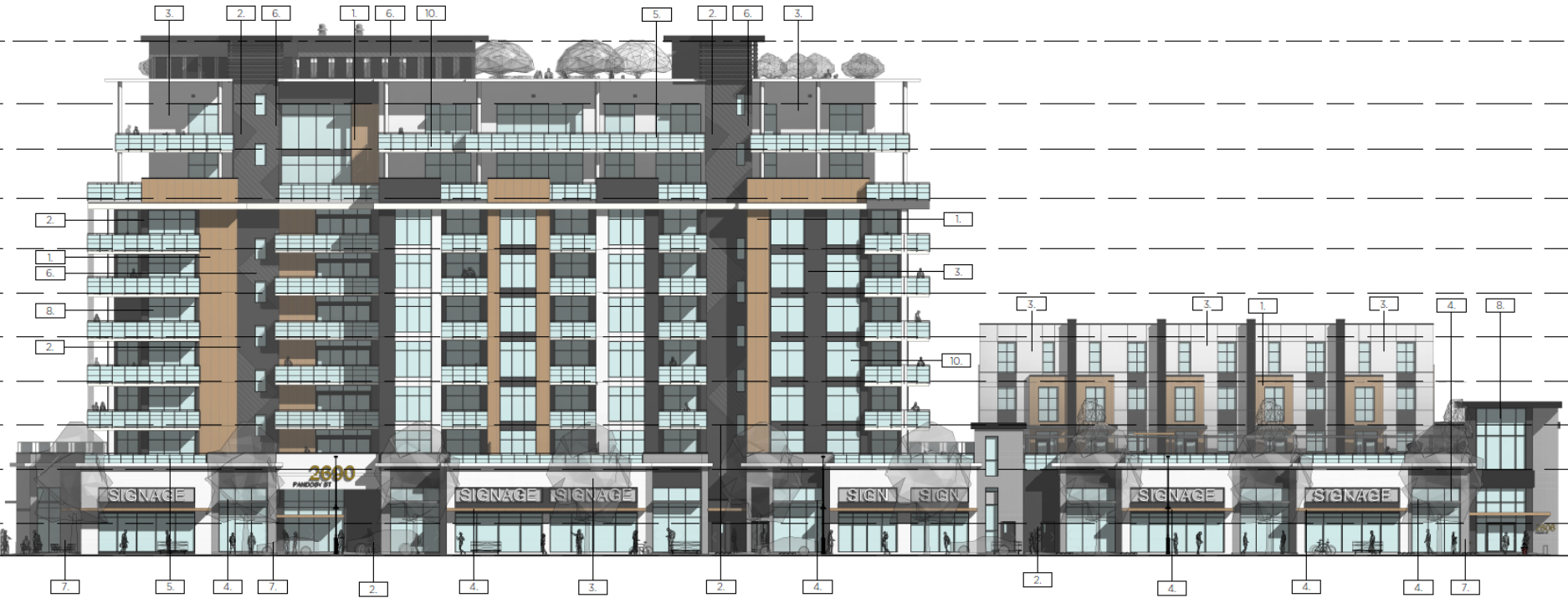
# Site Plan



Springfield Rd

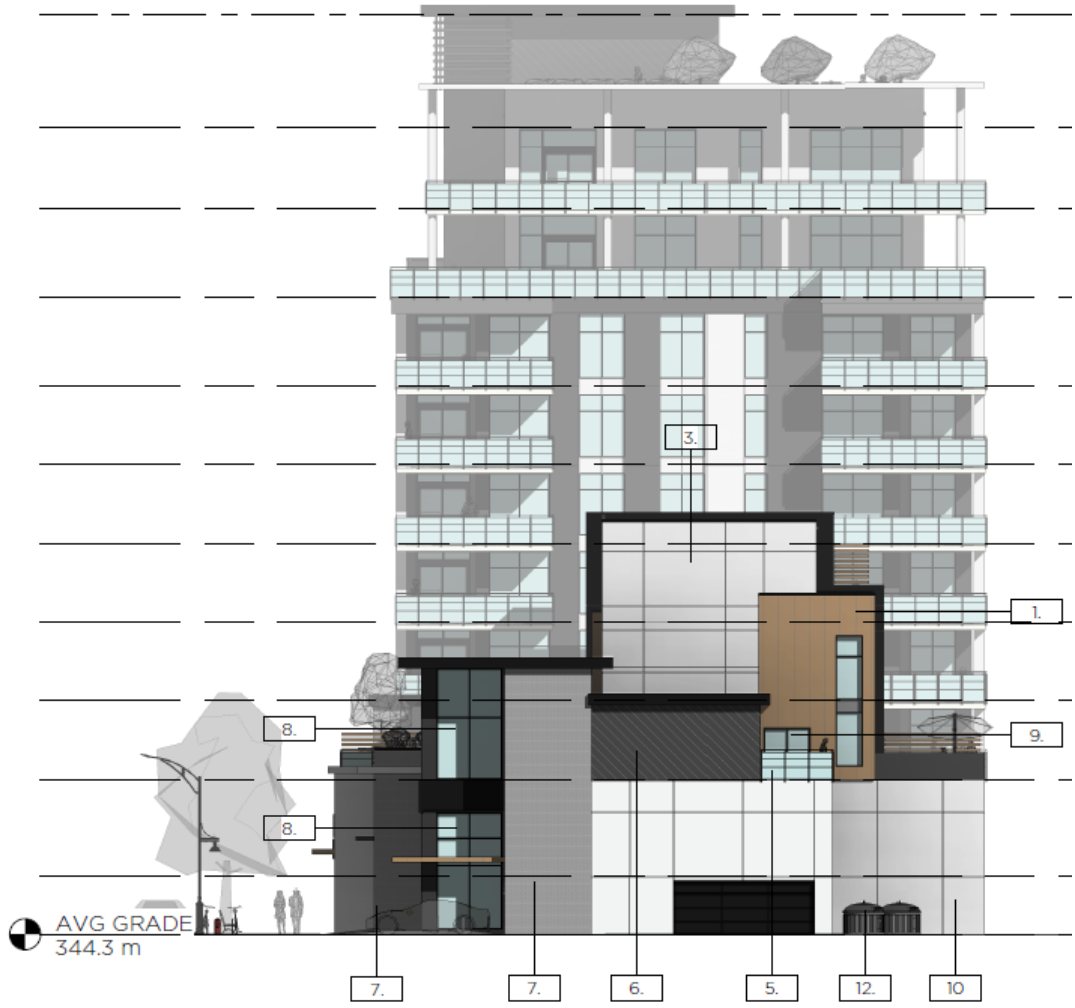


# Elevation – East



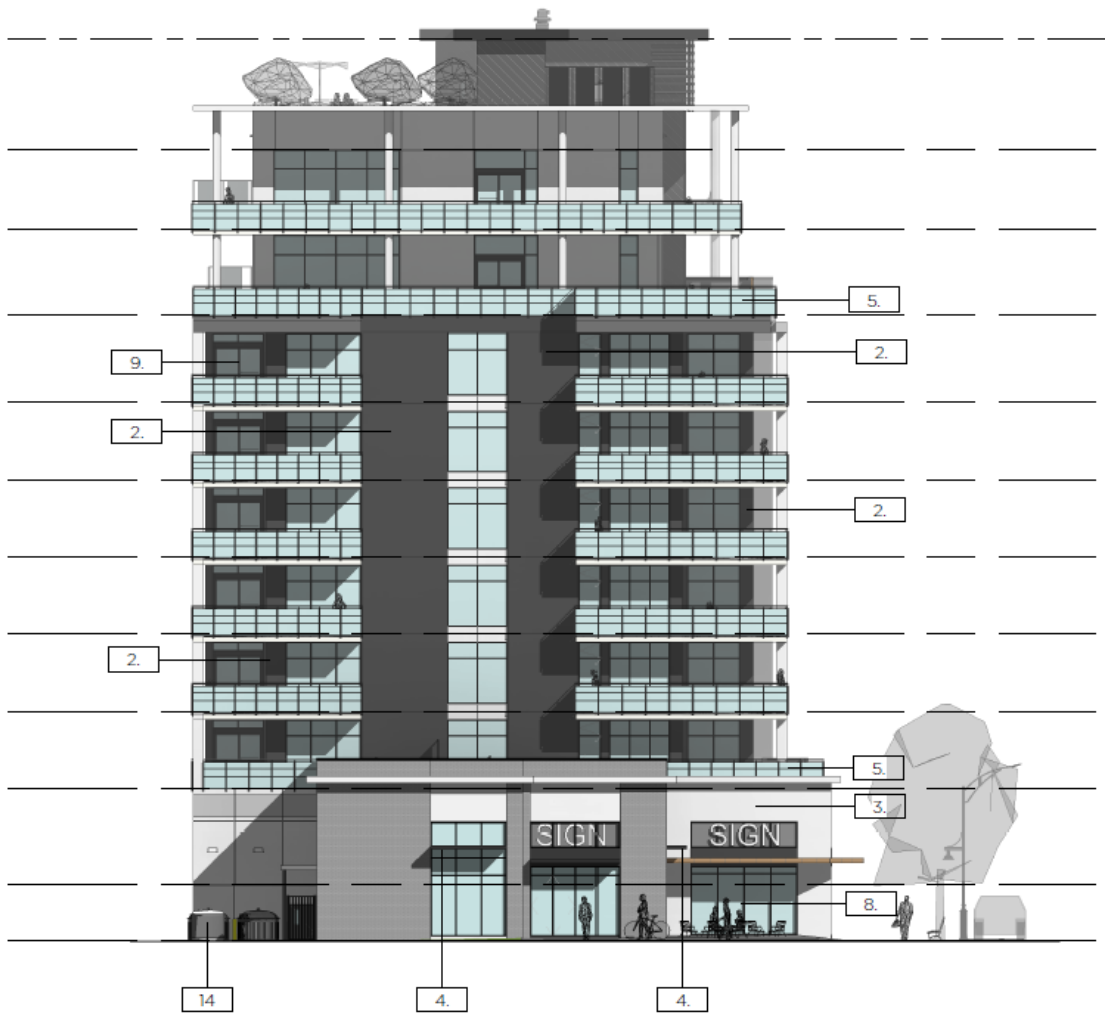
① EAST ELEVATION  
1/8" = 1'-0"

# Elevation – North



2 NORTH ELEVATION  
1/16" = 1'-0"

# Elevation – South



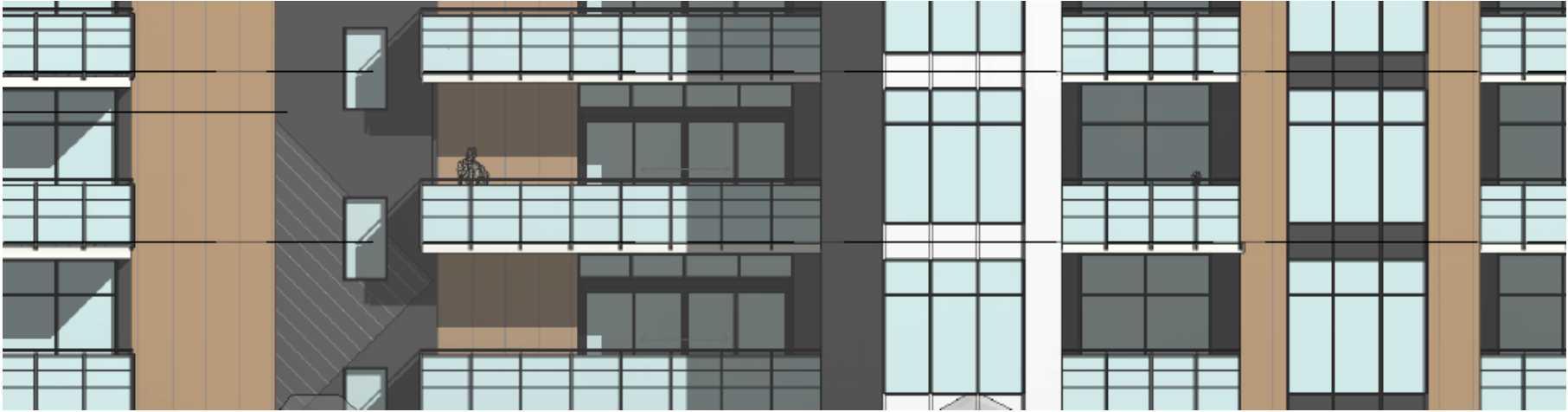
2 SOUTH ELEVATION  
1/16" = 1'-0"



# Elevation – West



# Materials Board



MANUFACTURER: LUX ARCHITECTURAL PRODUCTS  
 PRODUCT: V-GROOVE SIDING  
 COLOUR & CODE: FAWN  
 ID NUMBER: 01



SAMPLE FOR COLOUR  
 PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: ALUMINUM PRE-FORMED PANELS  
 COLOUR & CODE: CHARCOAL BLACK  
 ID NUMBER: 02



SAMPLE FOR COLOUR  
 PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: ALUMINUM PRE-FORMED PANELS  
 COLOUR & CODE: WHITE  
 ID NUMBER: 03



SAMPLE FOR COLOUR  
 PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: ALUMINUM SUNSHADE  
 COLOUR & CODE: BLACK/WOOD TEXTURE  
 ID NUMBER: 04



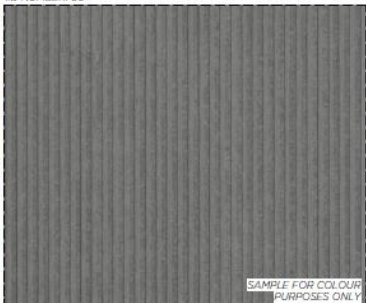
SAMPLE FOR COLOUR  
 PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: ALUMINUM RAILING W/ GLASS PANEL INFILL  
 COLOUR & CODE: BLACK  
 ID NUMBER: 05



SAMPLE FOR COLOUR  
 PURPOSES ONLY

MANUFACTURER: EQUITONE  
 PRODUCT: LINEA  
 COLOUR & CODE: BLACK  
 ID NUMBER: 06



SAMPLE FOR COLOUR  
 PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: BRICK  
 COLOUR & CODE: GREY  
 ID NUMBER: 07



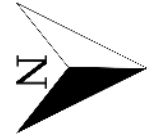
SAMPLE FOR COLOUR  
 PURPOSES ONLY

MANUFACTURER: TBD  
 PRODUCT: STOREFRONT GLAZING  
 COLOUR & CODE: BLACK FRAME  
 ID NUMBER: 08



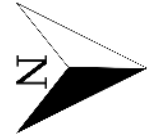
SAMPLE FOR COLOUR  
 PURPOSES ONLY

# Landscape Plan





# Rooftop Amenity



# Rendering – Pandosy





# Rendering – Pandosy





# Rendering – Rooftop Amenity



# OCP Design Guidelines

- ▶ Orienting primary building facades to the street with continuous active commercial frontage
- ▶ 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
- ▶ Providing a significant break in the facade

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
  - ▶ Meets the majority of OCP Design Guidelines
  - ▶ No variances