

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: March 11, 2025
To: Council
From: City Manager
Address: 2275 & 2283 Pandosy St
File No.: DP25-0025 DVP25-0026
Zone: MF4 – Transit Oriented Areas

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP25-0025 and Development Variance Permit No. DVP25-0026 for:

- a) Lot 11 District Lot 14 ODYD Plan 413 Except West 10 Feet Thereof, located at 2275 Pandosy St, Kelowna BC; and
- b) Lot 12 District Lot 14 ODYD Plan 413 Except the West 10 Feet Thereof, located at 2283 Pandosy St, 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 be 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;

AND THAT variances to the following sections of Zoning Bylaw No. 12375 be granted:

Section 13.5 – Multi-Dwelling Zones, Development Regulations, MF4:

To vary the required minimum front yard setback from 2.0 meters permitted to 0.0 meters proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations, MF4:

To vary the required minimum flanking side yard setback from 2.0 meters permitted to 0.0 meters proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations, MF4:

To vary the required minimum side yard setback from 3.0 meters permitted to 0.0 meters proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations, MF4:

To vary the required minimum building setback from front yard from 3.0 meters permitted to 2.5 meters proposed.

Section 13.5 – Multi-Dwelling Zones, Development Regulations, MF4:

To vary the required minimum building setback from flanking side yard from 3.0 meters permitted to 0.0 meters proposed.

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

AND THAT the applicant be required to consolidate the subject properties in order for the permits to be issued;

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

2.0 Purpose

To issue a Development Permit for the form and character of a mixed-use apartment housing project with a Development Variance Permit to vary the front yard setback, flanking side yard setback, side yard setback, front yard setback, and flanking side yard setback.

3.0 Development Planning

Staff support the proposed Development Permit for the form and character of a mixed-use apartment building. The proposal generally conforms with the Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Development. Those guidelines are:

- On corner sites, orient building facades and entries to both fronting streets;
- Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view; and
- Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.

The proposal includes 59 residential units consisting of bachelor and one-bedroom units, intended as rental housing for Kelowna General Hospital staff. The ground floor includes 385 m² of commercial space. Common amenity space has been provided in four separate areas:

- Second floor: 15 m² business centre;
- Third floor: 36 m² fitness centre;
- Sixth floor: 61 m² multi-purpose room; and
- Roof top: 461 m² rooftop amenity deck.

Parking

Vehicle access is provided from a laneway, which runs parallel to Pandosy Street, leading to 10 surface parking stalls. The subject property is located within a Transit Oriented Area (TOA) which has no minimum requirement for off-street residential parking, other than accessible parking stalls. The proposal includes two (2) accessible parking stalls, eight (8) commercial stalls, and no residential stalls. There are 46 long-term bicycle stalls being provided for 59 residential units and the two (2) commercial – retail units.

The applicant has discussed the potential of including a car-share vehicle with two different car-sharing programs and had discussions with BC Transit on subsidized transit passes. At this time no agreements have been finalized.

In order to facilitate the project, the applicant is seeking five variances.

Setback Variances

With the size of building proposed the applicant is required to follow the MF3 – Apartment Housing zone. The applicant is seeking to eliminate the setbacks on the north, west, and south, and the corresponding landscape areas. This will allow an urban centre style development built at property line.

With the proximity of Kelowna General Hospital, and other medical and office facilities, the neighbourhood context for a more urban development is supportable. The height, massing, and institutional design of the surrounding buildings will allow the proposed Development Permit to be well integrated into the neighbourhood. Furthermore, developing to the property line allows for easier integration, and larger, commercial units, fronting onto both Pandosy Street and Rose Avenue.

Stepback Variance

The intent of stepback rule to achieve two objectives: reduce the massing and create further articulation to improve the aesthetic components of the building and to maximize the amount of sunlight on the public realm.

A variance is requested from the 3.0 meter stepback required above the second floor to a 0.0 meter stepback along Rose Avenue. However, after the first floor there is a small stepback. This 1.3 meter stepback after the first floor will help mitigate some of the perceived massing. The lack of stepback on Rose Avenue is not anticipated to affect the amount of sunlight to the public realm as this elevation faces south and will be sun facing majority of the day.

Another variance is requested from the 3.0 meter stepback required above the second floor to a 2.5 meter stepback along Pandosy Street. The 0.5 meter difference between 3.0 metres and 2.5 metres is relatively minor while maintaining the primary objectives of the stepback regulation.

4.0 Subject Property & Background

4.1 Subject Property Map



The subject properties are located at the intersection of Pandosy Street and Rose Avenue. Pandosy Street and Rose Avenue are both Transit Supportive Corridors. The site is located in between the Downtown Urban Centre to the north and the Pandosy Urban Centre to the south. Adjacent to the west and north is Kelowna General Hospital.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1,110 m ²
Total Number of Units	59
Bachelor	31
1-bed	28
2-bed	0
3-bed	0
Net Commercial Floor Area	385 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	MF ₄ ZONE	PROPOSAL
Total Maximum Floor Area Ratio	2.5	2.31
Max. Site Coverage (buildings)	65%	56 %
Max. Site Coverage (buildings, parking, driveways)	85%	64 %
Max. Height	22.0 m / 6 storeys	22.0 m / 6 storeys
Setbacks		
Min. Front Yard (West)	2.0 m	0.0 m 1
Min. Side Yard (North)	3.0 m	0.0 m 2
Min. Flanking Side Yard (South)	2.0 m	0.0 m 3
Min. Rear Yard (East)	3.0 m	3.0 m
Stepbacks		
Min. Fronting Street (West)	3.0 m	2.5 m 4
Min. Flanking Street (South)	3.0 m	0.0 m 5
Amenity Space		
Total Required Amenity Space	653 m²	674 m²

Common	236 m ²	583 m ²
Private	417 m ²	91 m ²

❶ Indicates a requested variance to minimum front yard setback from 2.0 m required to 0.0 m proposed.
❷ Indicates a requested variance to minimum side yard setback from 3.0 m required to 0.0 m proposed.
❸ Indicates a requested variance to minimum flanking side yard setback from 2.0m required to 0.0 m proposed.
❹ Indicates a requested variance to front yard step back from 3.0 m required to 2.5 m proposed.
❺ Indicates a requested variance to flanking side yard step back from 3.0 m required to 0.0 m proposed.

PARKING REGULATIONS		
CRITERIA	MF₄ ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	10 stalls	10 stalls
Residential (accessible)	2	
Commercial	8	
Ratio of Regular to Small Stalls	Min. 70 % Regular Max. 30 % Small	74 % Regular 26 % Small
Bicycle Stalls Short-Term	13 stalls	14 stalls
Bicycle Stalls Long-Term	45 stalls	46 stalls
End of Trip Facilities	n	n
Bike Wash & Repair	y	y

6.0 Application Chronology

Application Accepted: January 29, 2025
 Neighbour Notification Received: February 11, 2025

Report prepared by: Jason Issler, Planner II
Reviewed by: Adam Cseke, Central Development Planning Manager
Reviewed by: Nola Kilmartin, Development Planning Department Manager
Approved for Inclusion: Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

Attachments:

Attachment A: Draft Development Permit DP25-0025 and Development Variance Permit DVP25-0026
 Schedule A: Site Plan & Floor Plans
 Schedule B: Elevations & Sections
 Schedule C: Landscape Plan
 Attachment B: Shadow Study
 Attachment C: OCP Form and Character Development Permit Guidelines
 Attachment D: Applicant’s letter of rationale

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