Development Permit & Development Variance Permit

DP25-0025 / DVP25-0026

This permit relates to land in the City of Kelowna municipally known as

2275 & 2283 Pandosy St

and legally known as

Lot 11 District Lot 14 ODYD Plan 413 Except West 10 Feet Thereof

Lot 12 District Lot 14 ODYD Plan 413 Except the West 10 Feet Thereof

and permits the land to be used for the following development:

Apartment Housing & Commercial

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval:	**March 11, 2025**
Development Permit Area:	Form and Character
Existing Zone:	MF4 – Transit Oriented Areas
Future Land Use Designation:	C-NHD – Core Area Neighbourhood

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:	0918843 B.C. Ltd., Inc. No. BC0918843
Applicant:	Argus Properties

_____

Nola Kilmartin
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

ATTACHMENT A
This forms part of application
DP25-0025 DVP25-0026
City of Kelowna
Planner Initials JI
DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

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

- Lot 11 District Lot 14 ODYD Plan 413 Except West 10 Feet Thereof, located at 2275 Pandosy St, Kelowna BC; and
- 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 required 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 required 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 required to 0.0 meters proposed.

Section 13.5 – Multi-Dwelling Zones Development Regulations, MF4:
To vary the required minimum building stepback 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 stepback 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 is valid for two (2) years from the date of Council approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security

is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **$180,822.94**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.

ATTACHMENT A
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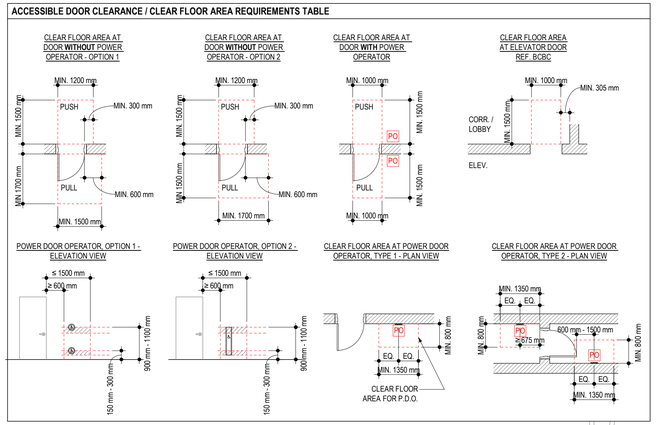
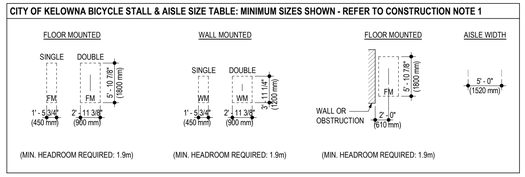
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

ACCESSIBLE DOOR CLEARANCE / CLEAR FLOOR AREA REQUIREMENTS TABLE



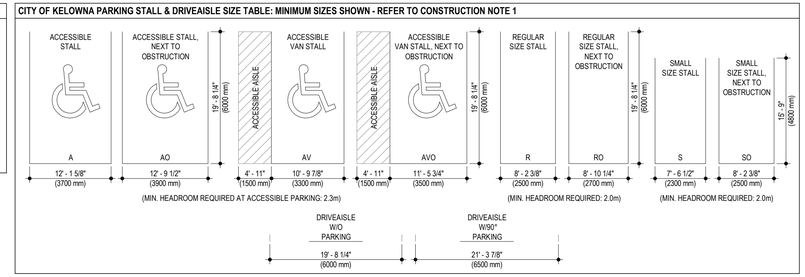
3 A3.01 ACCESSIBLE DOOR CLEARANCE TABLE 1/8" = 1'-0"

CITY OF KELOWNA BICYCLE STALL & AISLE SIZE TABLE: MINIMUM SIZES SHOWN - REFER TO CONSTRUCTION NOTE 1

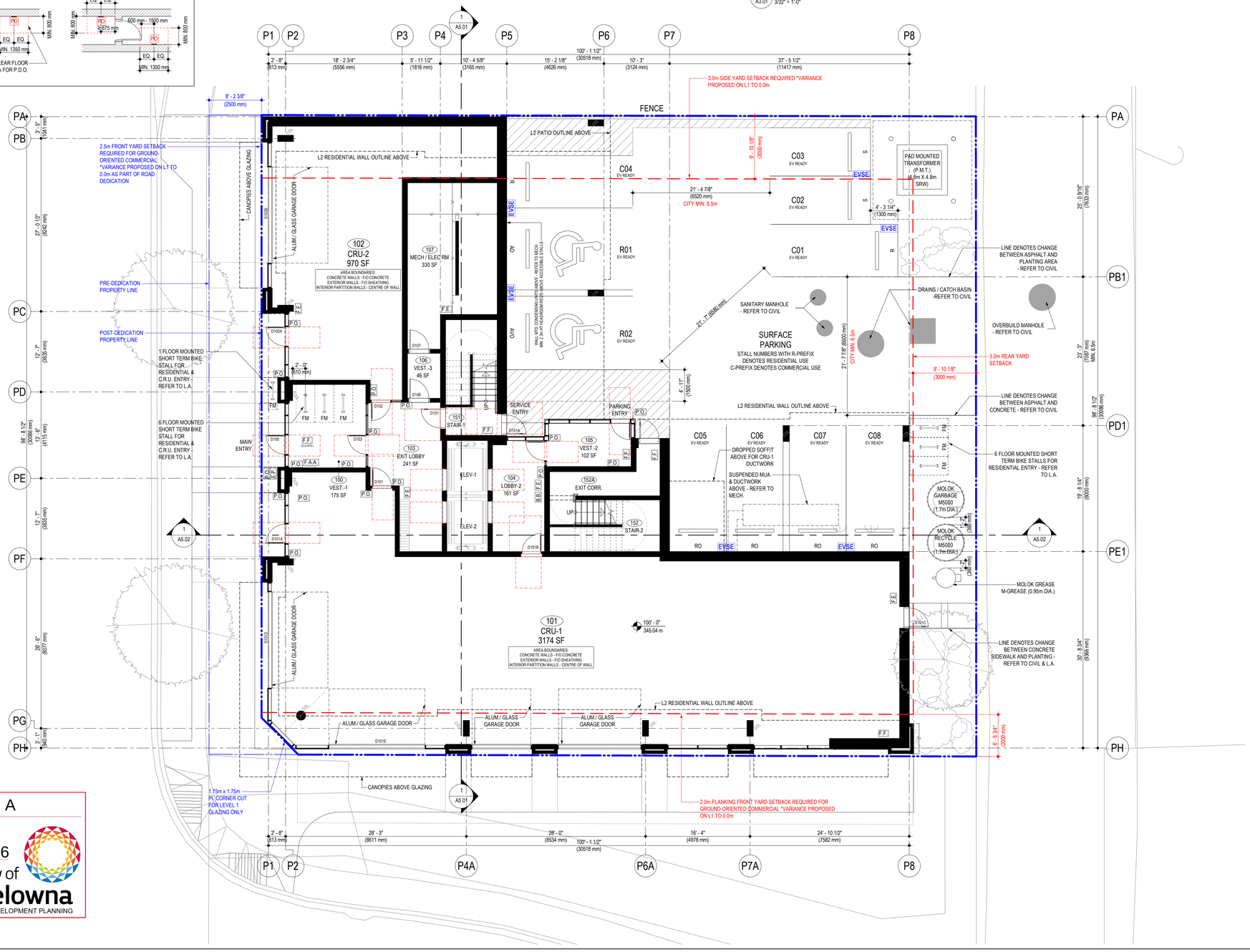


2 A3.01 CITY OF KELOWNA BICYCLE STALL & AISLE SIZE TABLE 3/32" = 1'-0"

CITY OF KELOWNA PARKING STALL & DRIVEAISLE SIZE TABLE: MINIMUM SIZES SHOWN - REFER TO CONSTRUCTION NOTE 1



1 A3.01 CITY OF KELOWNA PARKING STALL & DRIVEAISLE SIZE TABLE 3/32" = 1'-0"



SCHEDULE A

This forms part of application
DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-mal@shaw.ca

DIMENSIONS
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects DO NOT SCALE DRAWINGS

m+m a MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-02-12

PROJECT NORTH TRUE NORTH

ISSUED

No.	Date	Issued For
1	2025-01-17	DEVELOPMENT PERMIT APPLICATION

REVISION

No.	Date	Revision

Project Title
PANDOSY STREET MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 11&12 DISTRICT LOT 14 EX W 10 FT

Drawing Number A3.01 Revision

Drawing Title
LEVEL 1 FLOOR PLAN

Job No.	2004
Scale	1/8" = 1'-0"
Drawn	D.S.
Checked	S.T.

SCHEDULE A
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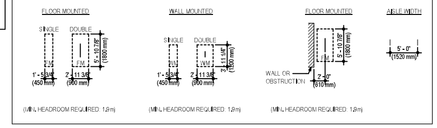
DP25-0025 DVP25-0026
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials JI

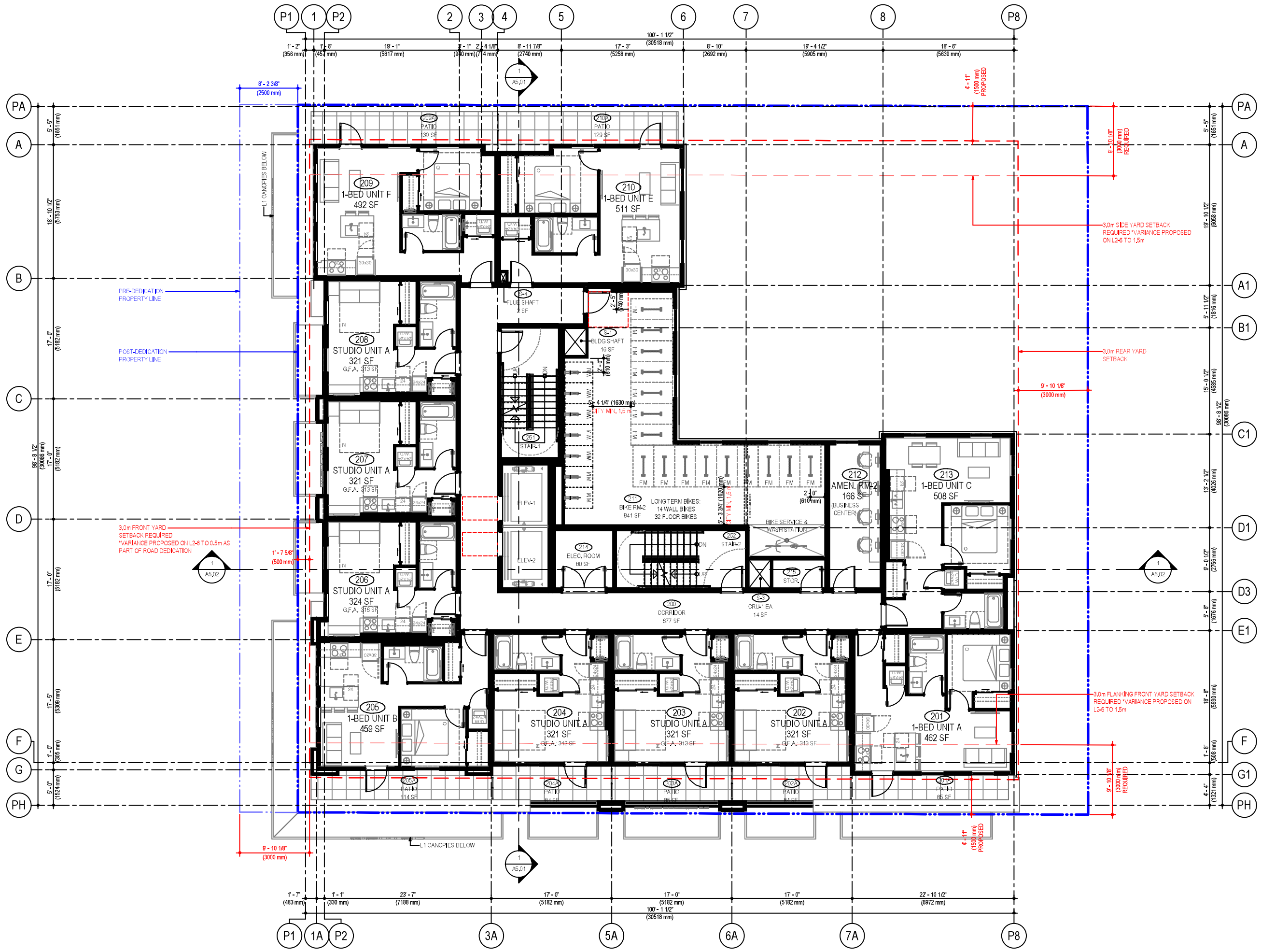
FLOOR PLAN NOTES

1. G.F.A. MEASUREMENT:
MEASUREMENTS FOR G.F.A. TAKEN AT CENTERLINE OF PARTY WALL, CORRIDOR WALL & INSIDE FACE OF EXTERIOR WALL

CITY OF KELOWNA BICYCLE STALL & AISLE SIZE TABLE: MINIMUM SIZES SHOWN - REFER TO CONSTRUCTION NOTE 1



2 / A3.01 CITY OF KELOWNA BICYCLE STALL & AISLE SIZE TABLE
3/32" = 1'-0"



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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA
2025-01-20

PROJECT NORTH
TRUE NORTH

ISSUED

No.	Date	Issued For
1	2025-01-17	DEVELOPMENT PERMIT APPLICATION

REVISION

No.	Date	Revision

Project Title
PANDOSY STREET
MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 11&12 DISTRICT LOT 14 EX W 10 FT

Drawing Number: A3.02
Revision

Drawing Title
LEVEL 2 FLOOR PLAN

Job No.	2004
Scale	As indicated
Drawn	D.S.
Checked	S.T.

SCHEDULE A

This forms part of application

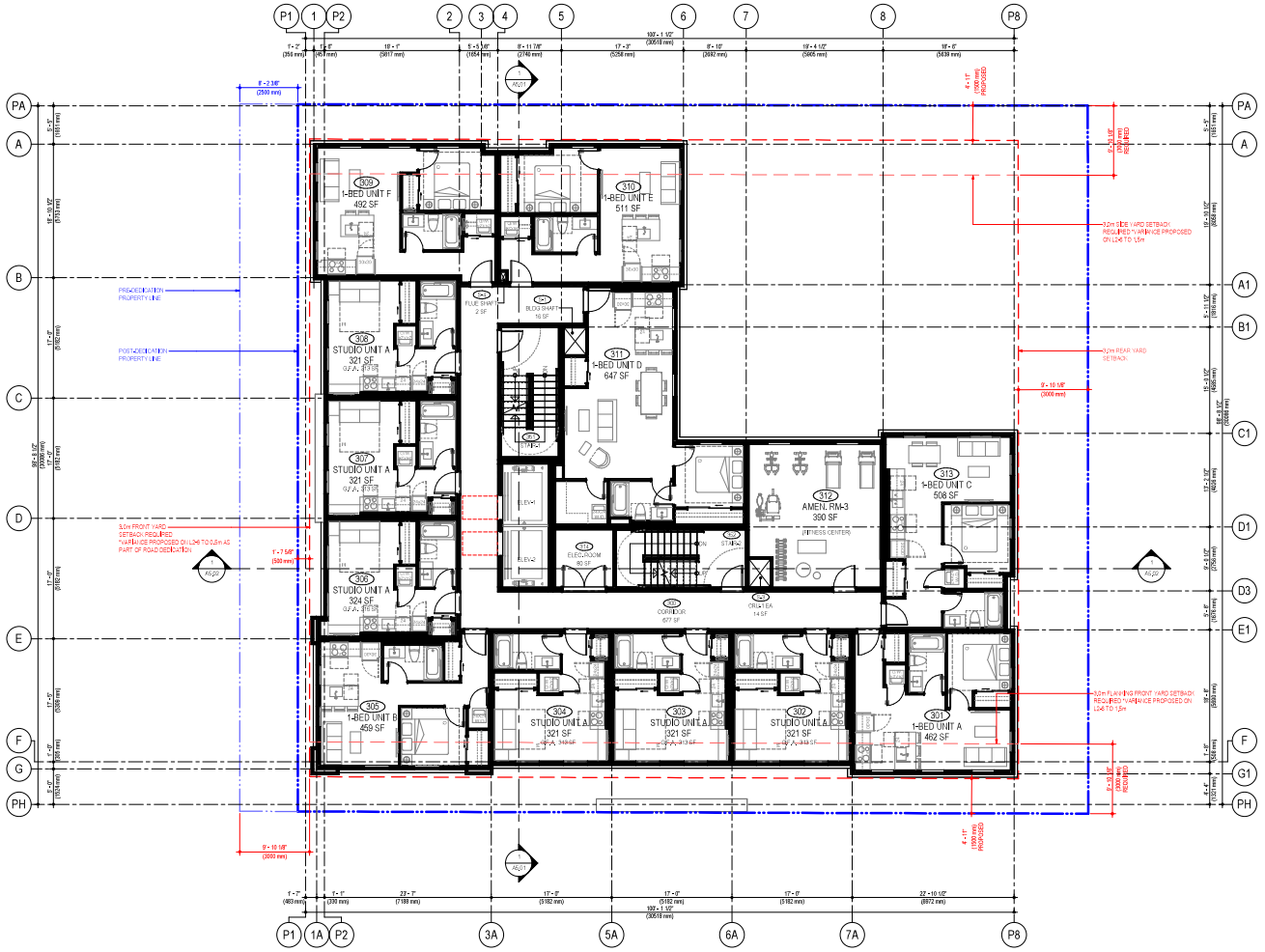
DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

FLOOR PLAN NOTES

1. G.F.A. MEASUREMENT
MEASUREMENTS FOR G.F.A. TAKEN AT CENTERLINE OF PARTY WALL, CORRIDOR WALL & INSIDE FACE OF EXTERIOR WALL



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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-01-20

PROJECT NORTH / TRUE NORTH

ISSUED

No.	Date	Issued for
1	2025-01-17	DEVELOPMENT PERMIT APPLICATION

REVISION

No.	Date	Revision

Project Title
PANDOSY STREET
MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 1 BLK 1 DISTRICT LOT 14 ODYD

Drawing Number A3.03

Revision

Drawing Title
LEVEL 3 FLOOR PLAN

Job No.	2004
Scale	As indicated
Drawn	D.S.
Checked	S.T.

SCHEDULE A

This forms part of application

DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

FLOOR PLAN NOTES

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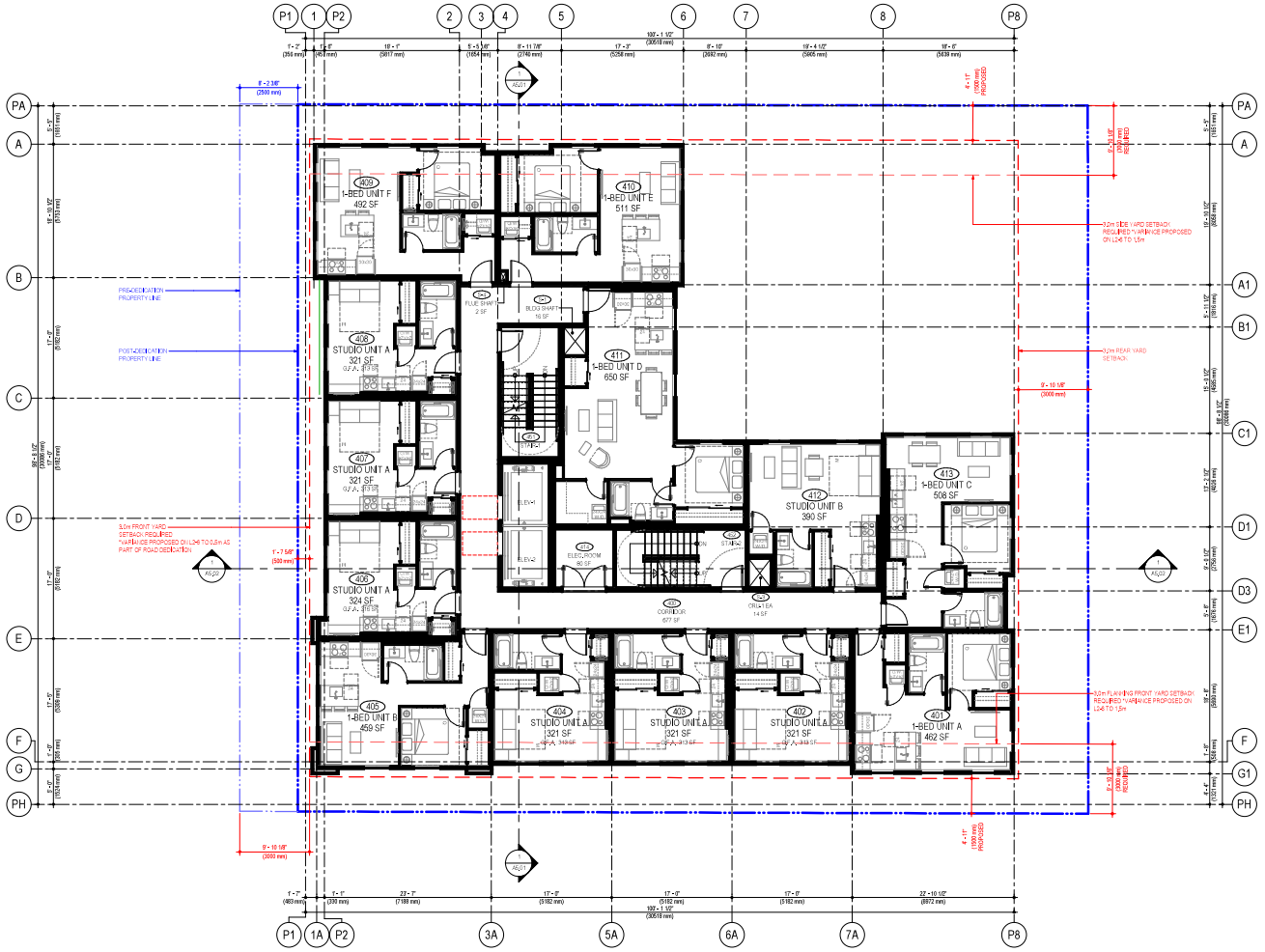

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PROJECT NORTH | TRUE NORTH

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REVISION

No.	Date	Revision

Project Title
PANDOSY STREET
MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 1 SEC 19 DISTRICT LOT 14 EXC 10 FT

Drawing Number A3.04 | Revision

Drawing Title
LEVEL 4 FLOOR PLAN

Job No.	2004
Scale	As indicated
Drawn	D.S.
Checked	S.T.

SCHEDULE A

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DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: JI

FLOOR PLAN NOTES

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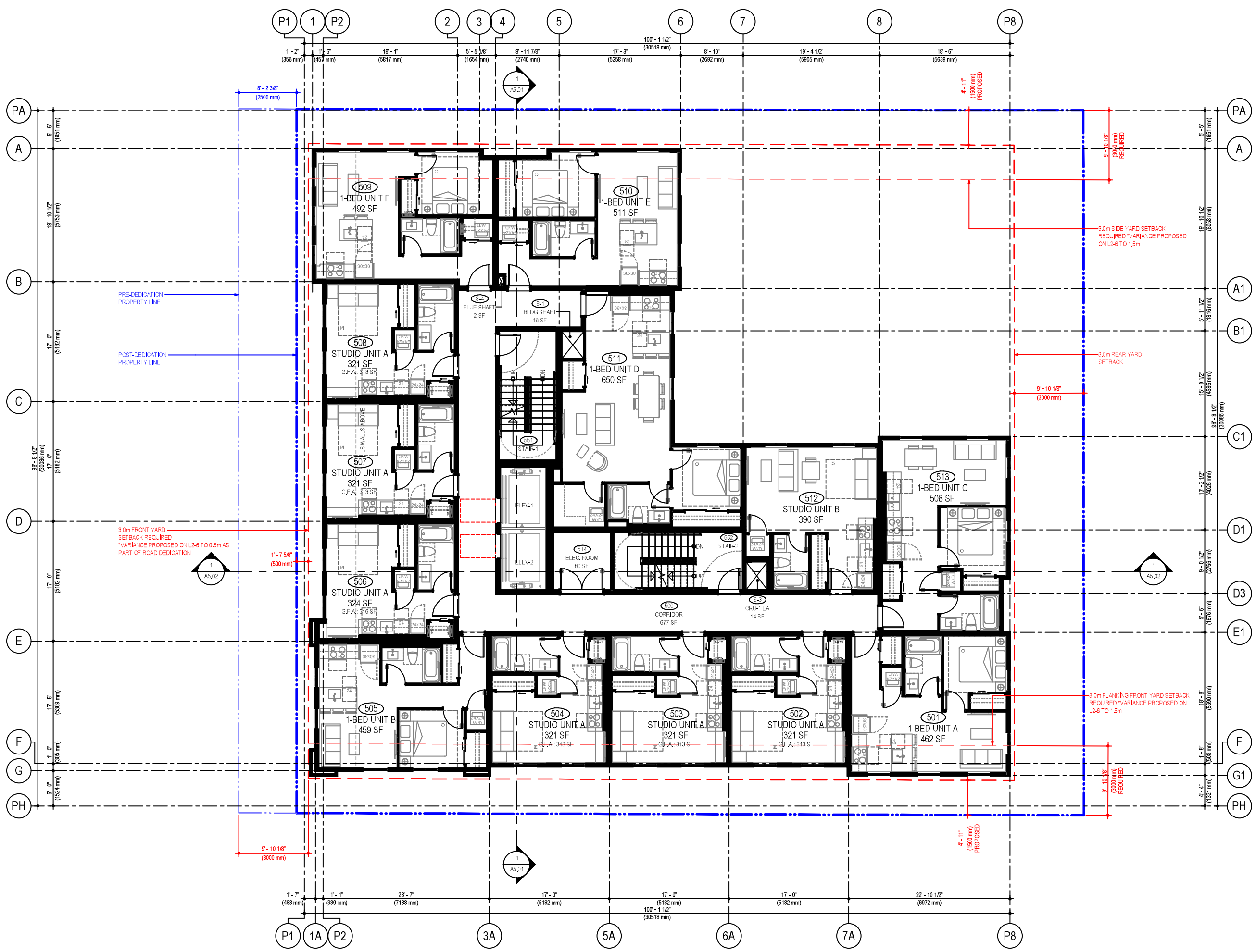

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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA
2025-01-20

PROJECT NORTH
TRUE NORTH

ISSUED

No.	Date	Issued for
1	2025-01-17	DEVELOPMENT PERMIT APPLICATION

REVISION

No.	Date	Revision

Project Title
PANDOSY STREET MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 11&12 DISTRICT LOT 14 EX W 10 FT

Drawing Number: A3.05
Revision

Drawing Title
LEVEL 5 FLOOR PLAN

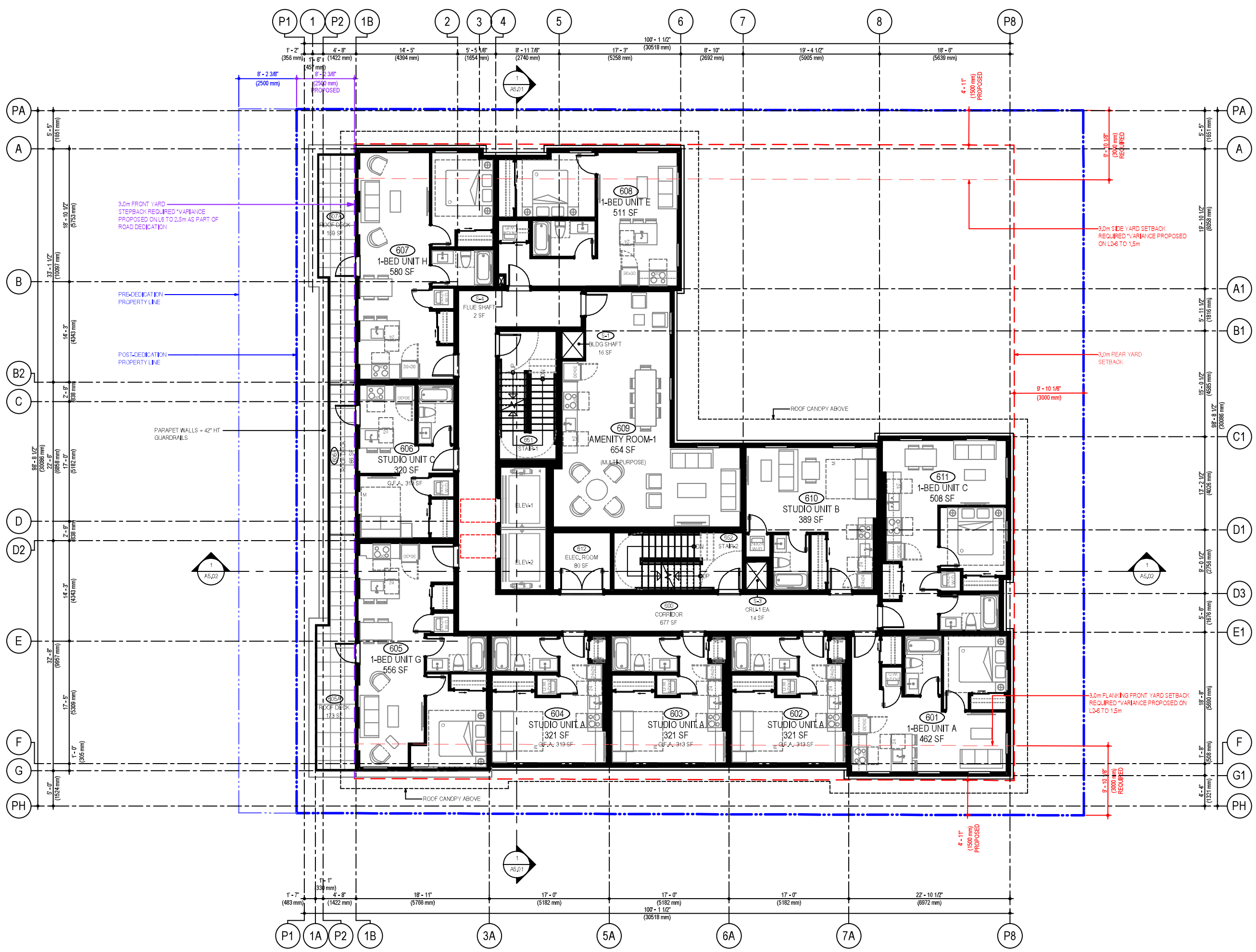
Job No.	2004
Scale	As indicated
Drawn	D.S.
Checked	S.T.

SCHEDULE A

This forms part of application
DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: JI



FLOOR PLAN NOTES

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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-01-20

PROJECT NORTH · TRUE NORTH

ISSUED

No.	Date	Issued For
1	2025-01-17	DEVELOPMENT PERMIT APPLICATION

REVISION

No.	Date	Revision

Project Title
PANDOSY STREET MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 11&12 DISTRICT LOT 14 EX W 10 FT

Drawing Number: A3.06
Revision

Drawing Title
LEVEL 6 FLOOR PLAN

Job No.	2004
Scale	As indicated
Drawn	D.S.
Checked	S.T.

SCHEDULE A

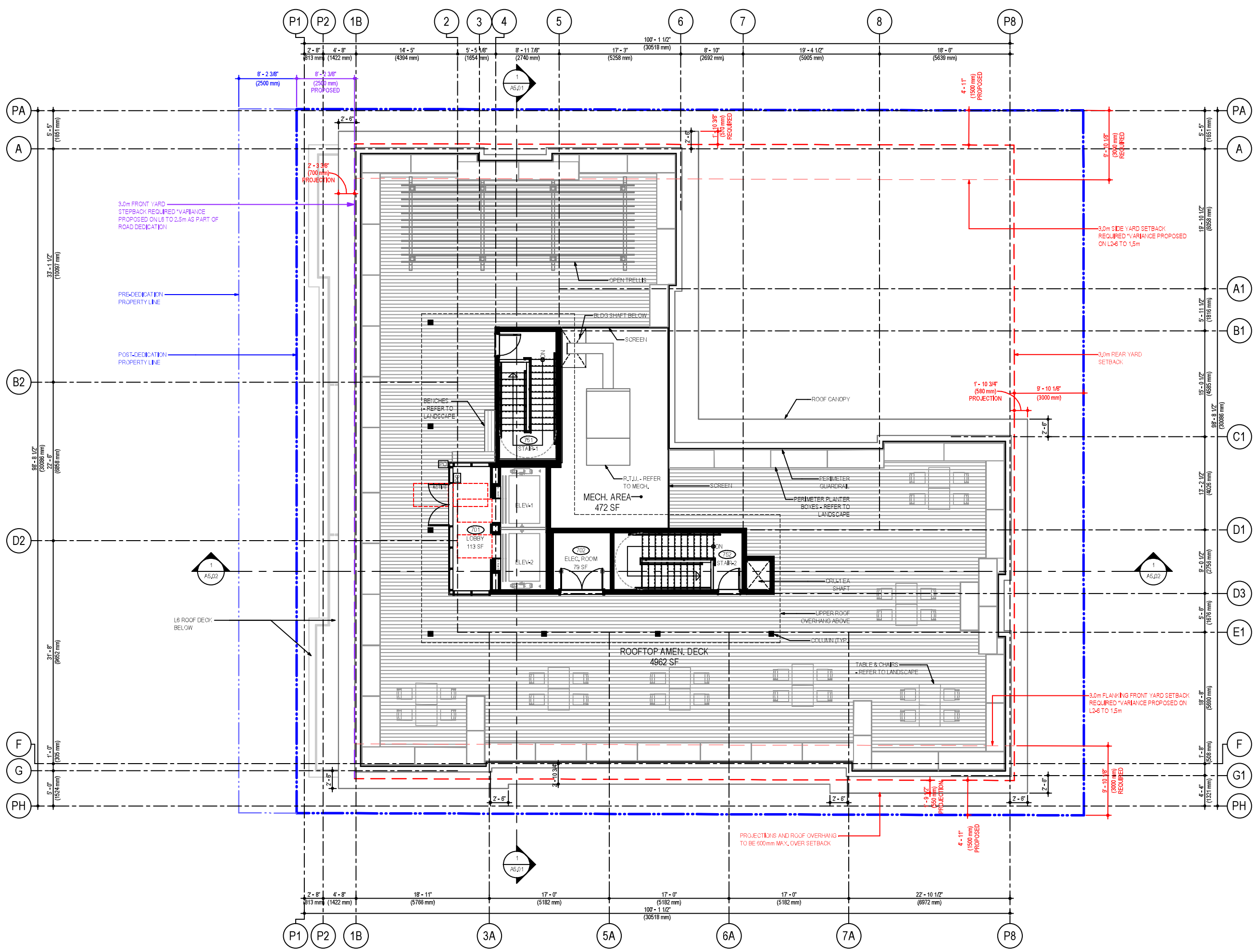
This forms part of application

\# DP25-0025 DVP25-0026

City of Kelowna

DEVELOPMENT PLANNING

Planner Initials JI



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2025-01-20

PROJECT NORTH

TRUE NORTH

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No.	Date	Issued For
1	2025-01-17	DEVELOPMENT PERMIT APPLICATION

REVISION

No.	Date	Revision

Project Title

PANDOSY STREET MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 11&12 DISTRICT LOT 14 EX W 10 FT

Drawing Number — Revision

A3.07

Drawing Title

ROOF PLAN

Job No.	2004
Scale	1/8" = 1'-0"
Drawn	D.S.
Checked	S.T.

SCHEDULE A

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DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

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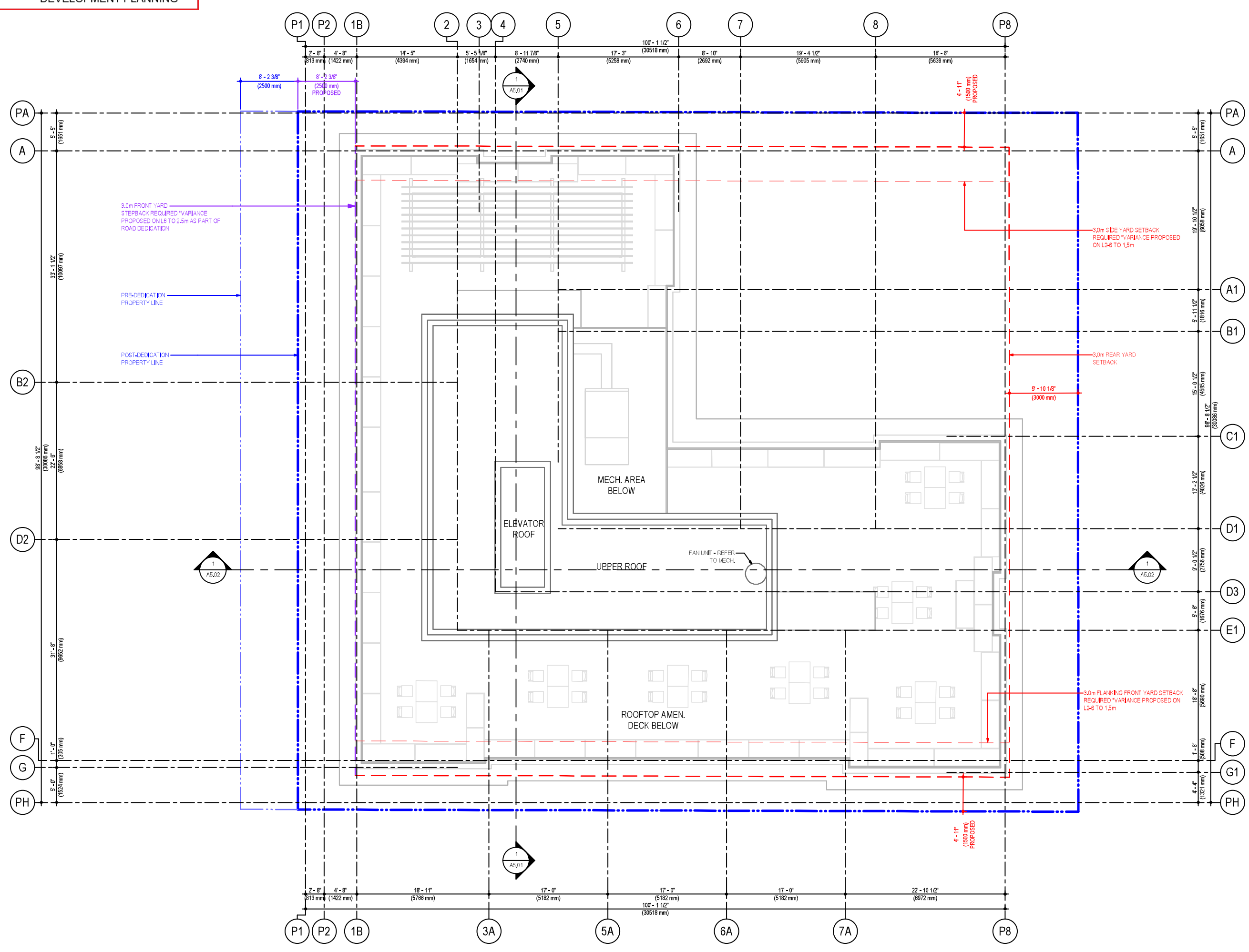

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2025-01-20

PROJECT NORTH

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REVISION

No.	Date	Revision

Project Title

PANDOSY STREET MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 11&12 DISTRICT LOT 14 EX W 10 FT

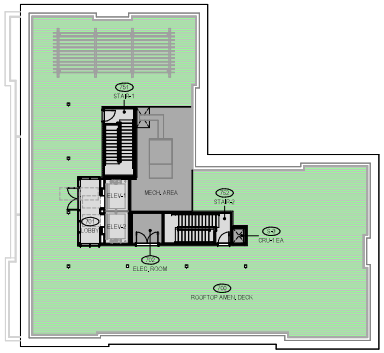
Drawing Number | Revision

A3.08

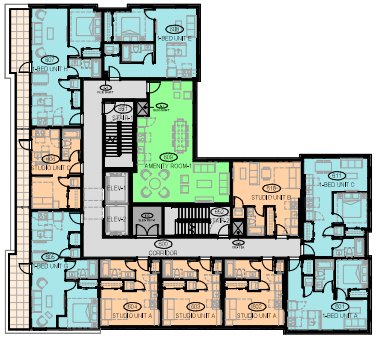
Drawing Title

UPPER ROOF PLAN

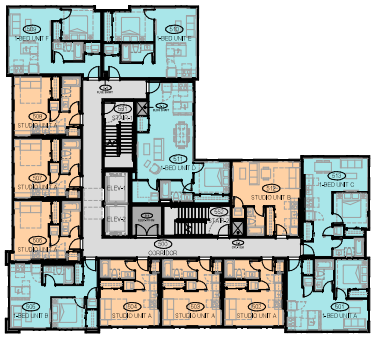
Job No.	2004
Scale	1/8" = 1'-0"
Drawn	D.S.
Checked	S.T.



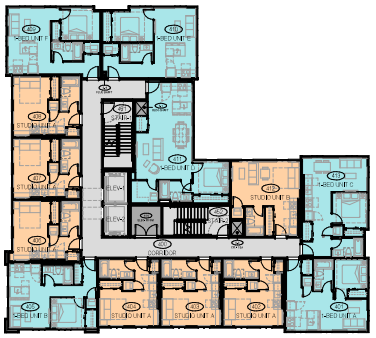
1 ZONING PLAN - ROOF
A120 1/16" = 1'-0"



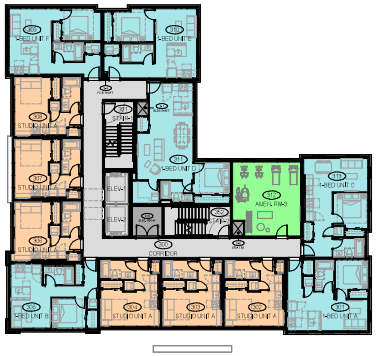
6 ZONING PLAN - L6
A120 1/16" = 1'-0"



5 ZONING PLAN - L5
A120 1/16" = 1'-0"



4 ZONING PLAN - L4
A120 1/16" = 1'-0"



3 ZONING PLAN - L3
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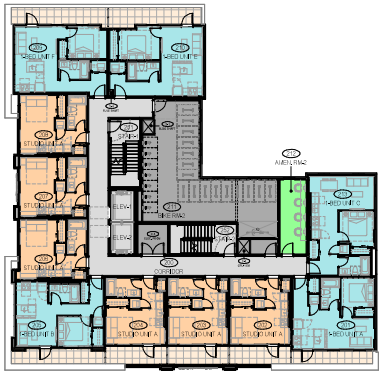
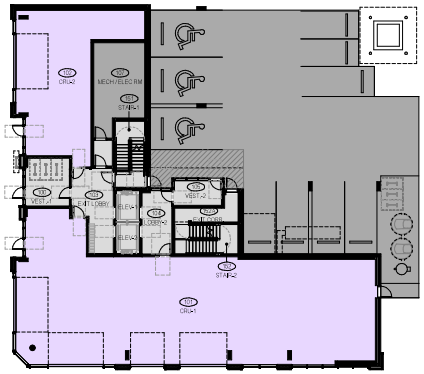


2 ZONING PLAN - L2
A120 1/16" = 1'-0"



1 ZONING PLAN - L1
A120 1/16" = 1'-0"

ZONING PLANS LEGEND:	
NET INCLUDED IN F.A.R. CALCULATIONS	
	1 BEDROOM UNITS
	STUDIO UNITS
	COMMERCIAL RETAIL UNITS
GROSS NOT INCLUDED IN F.A.R. CALCULATIONS	
	PRIVATE AMENITY, BALCONIES & PATIOS
	COMMON AMENITY, AMENITY ROOMS
	CIRCULATION
	PARKING, BUILDING SERVICES, STORAGE

SCHEDULE A

This forms part of application
DP25-0025 DVP25-0026

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

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DIMENSIONS
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REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-01-20

PROJECT NORTH | TRUE NORTH

ISSUED

No.	Date	Issued for
1	2025-01-17	DEVELOPMENT PERMIT APPLICATION

REVISION

No.	Date	Revision

Project Title
PANDOSY STREET
MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 13&14 DISTRICT LOT 14 EXW 10 FT

Drawing Number A1.02 | Revision

Drawing Title
ZONING PLANS

Job No.	2004
Scale	As indicated
Drawn	D.S.
Checked	S.T.

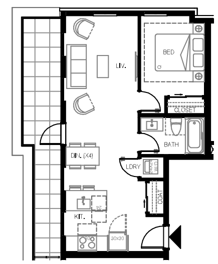
SCHEDULE A

This forms part of application
DP25-0025 DVP25-0026

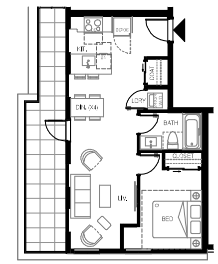
City of Kelowna
DEVELOPMENT PLANNING

Planner Initials: JI

UNIT PLAN SYMBOL LEGEND:	
SYMBOL	DESCRIPTION
▼	UNIT ENTRY VIA CORRIDOR



11 / A8.01 — 1-BED UNIT H (L6 ONLY) — 1/8" = 1'-0"



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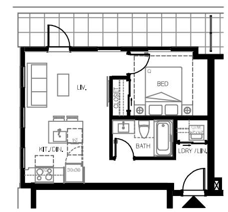
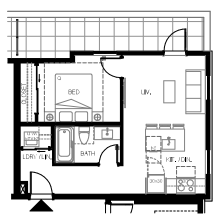
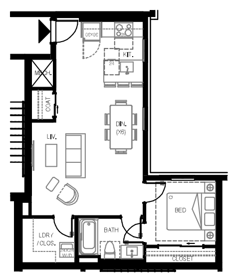


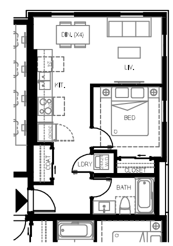
9 / A8.01 — 1-BED UNIT F. — 1/8" = 1'-0"



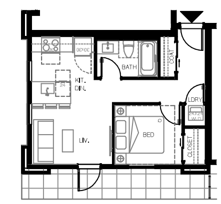
8 / A8.01 — 1-BED UNIT E. — 1/8" = 1'-0"



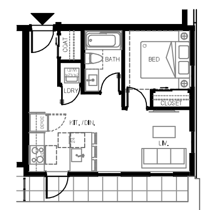
7 / A8.01 — 1-BED UNIT D. — 1/8" = 1'-0"



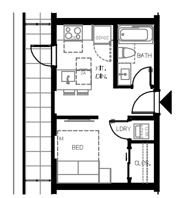
6 / A8.01 — 1-BED UNIT C. — 1/8" = 1'-0"



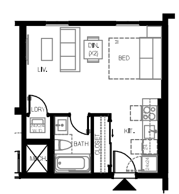
5 / A8.01 — 1-BED UNIT B. — 1/8" = 1'-0"



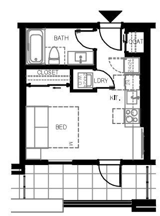
4 / A8.01 — 1-BED UNIT A. — 1/8" = 1'-0"



3 / A8.01 — STUDIO UNIT C (L6 ONLY) — 1/8" = 1'-0"



2 / A8.01 — STUDIO UNIT B. — 1/8" = 1'-0"



1 / A8.01 — STUDIO UNIT A. — 1/8" = 1'-0"

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m+m a MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-01-20

PROJECT NORTH — TRUE NORTH

ISSUED

No.	Date	Issued for
1	2025-01-17	DEVELOPMENT PERMIT APPLICATION

REVISION

No.	Date	Revision

Project Title
PANDOSY STREET MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 11&12 DISTRICT LOT 14 EX W 10 FT

Drawing Number: A8.01 — Revision

Drawing Title
UNIT PLANS

Job No.	2004
Scale	1/8" = 1'-0"
Drawn	D.S.
Checked	S.T.

SCHEDULE B

This forms part of application

DP25-0025 DVP25-0026

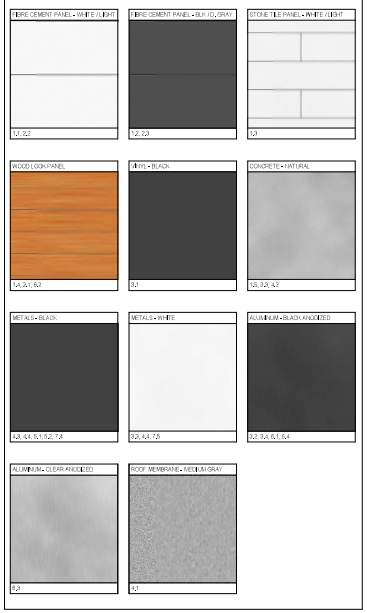
City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	WHITE / LIGHT
1.2	FIBRE CEMENT PANEL	BLACK / DARK GRAY
1.3	STONE TILE PANEL	WHITE / LIGHT
1.4	ALUMINUM SIDING	WOOD LOOK - MEDIUM TONE
1.5	ARCHITECTURAL CONCRETE	NATURAL / UNPAINTED
2.0 SOFFIT/FASCIA/TRIM		
2.1	ALUMINUM SOFFIT PLANKS	WOOD LOOK - MEDIUM TONE
2.2	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	WHITE / LIGHT
2.3	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	BLACK / DARK GRAY
3.0 WINDOWS & DOORS		
3.1	VINYL WINDOWS & DOORS	BLACK
	VISION GLAZING	CLEAR / NO TINT
3.2	ALUMINUM WINDOWS & DOORS	BLACK ANODIZED
	VISION GLAZING	CLEAR / NO TINT
3.3	METAL DOORS & STEEL FRAME	MATCHING ADJACENT WALLS
3.4	ALUMINUM & GLASS GARAGE DOORS	BLACK ANODIZED
4.0 ROOFS / FLASHINGS		
4.1	BUILT-UP ROOF MEMBRANE	GREY / PATTERNED
4.2	LEVEL 2 & 6 DECK (PAD) PAVER	MEDIUM GRAY
4.3	PARAPET CAP FLASHING	BLACK
4.4	THROUGH WALL FLASHING	MATCHING ADJACENT WALL
4.5	ROOFTOP EQUIPMENT	T.B.D. BY MANUFACTURER
5.0 METAL RAILINGS		
5.1	METAL GUARDRAIL	BLACK
5.2	METAL HANDRAIL	BLACK
6.0 FENCES / SCREENS		
6.1	GLAZED PRIVACY SCREEN	BLACK FRAME
	GLAZING	FROSTED
6.2	ROOF TOP MECHANICAL SCREEN	WOOD LOOK - MEDIUM TONE
7.0 SPECIAL TIES		
7.1	SIGNAGE	T.B.D. BY TENANT
7.2	STRUCTURAL COLUMN	WOOD STAINED FINISH
7.3	WOOD TRELLIS	WOOD STAINED FINISH
7.4	STEEL C-CHANNEL	BLACK
7.5	STEEL C-CHANNEL	WHITE
7.6	IN GROUND GARBAGE	T.B.D. BY MANUFACTURER

BUILDING ELEVATION MATERIAL SCHEDULE



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REVISION

No.	Date	Revision

Project Title

PANDOSY STREET
MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 15&16 DISTRICT LOT 14 OSOYOOS

Drawing Number A4.01

Revision

Drawing Title

WEST ELEVATION

Job No.	2004
Scale	1/8" = 1'-0"
Drawn	D.S.
Checked	S.T.

SCHEDULE B

This forms part of application

DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	WHITE / LIGHT
1.2	FIBRE CEMENT PANEL	BLACK / DARK GRAY
1.3	STONE TILE PANEL	WHITE / LIGHT
1.4	ALUMINUM SIDING	WOOD LOOK - MEDIUM TONE
1.5	ARCHITECTURAL CONCRETE	NATURAL / UNPAINTED
2.0 SOFFIT/FASCIA/TRIM		
2.1	ALUMINUM SOFFIT PLANKS	WOOD LOOK - MEDIUM TONE
2.2	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	WHITE / LIGHT
2.3	FIBRE CEMENT TRIM BOARDS / FASCIA PANELS	BLACK / DARK GRAY
3.0 WINDOWS & DOORS		
3.1	VINYL WINDOWS & DOORS	BLACK
	VISION GLAZING	CLEAR / NO TINT
3.2	ALUMINUM WINDOWS & DOORS	BLACK ANODIZED
	VISION GLAZING	CLEAR / NO TINT
3.3	METAL DOORS & STEEL FRAME	MATCHING ADJACENT WALLS
3.4	ALUMINUM & GLASS GARAGE DOORS	BLACK ANODIZED
4.0 ROOFS / FLASHINGS		
4.1	BUILT-UP ROOF MEMBRANE	GREY / PATTERNED
4.2	LEVEL 2 & 6 DECK PAVER	MEDIUM GRAY
4.3	PARAPET CAP FLASHING	BLACK
4.4	THROUGH WALL FLASHING	MATCHING ADJACENT WALL
4.5	ROOFTOP EQUIPMENT	T.B.D. BY MANUFACTURER
5.0 METAL RAILINGS		
5.1	METAL GUARDRAIL	BLACK
5.2	METAL HANDRAIL	BLACK
6.0 FENCES / SCREENS		
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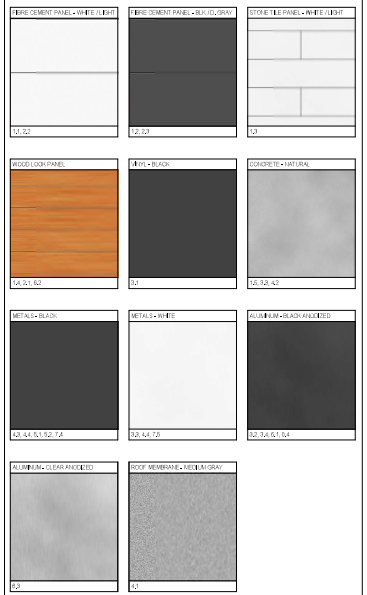
	GLAZING	FROSTED
6.2	ROOF TOP MECHANICAL SCREEN	WOOD LOOK - MEDIUM TONE
7.0 SPECIAL TIES		
7.1	SIGNAGE	T.B.D. BY TENANT
7.2	STRUCTURAL COLUMN	WOOD STAINED FINISH
7.3	WOOD TRELLIS	WOOD STAINED FINISH
7.4	STEEL C-CHANNEL	BLACK
7.5	STEEL C-CHANNEL	WHITE
7.6	IN GROUND GARBAGE	T.B.D. BY MANUFACTURER

BUILDING ELEVATION MATERIAL SCHEDULE



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Project Title
PANDOSY STREET
MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 15&16 DISTRICT LOT 14 OSOYOOS DIV YD FT

Drawing Number A4.02

Revision

Drawing Title
SOUTH ELEVATION

Job No.	2004
Scale	1/8" = 1'-0"
Drawn	D.S.
Checked	S.T.

SCHEDULE B

This forms part of application

DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	WHITE / LIGHT
1.2	FIBRE CEMENT PANEL	BLACK / DARK GRAY
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1.4	ALUMINUM SIDING	WOOD LOOK - MEDIUM TONE
1.5	ARCHITECTURAL CONCRETE	NATURAL / UNPAINTED
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3.4	ALUMINUM & GLASS GARAGE DOORS	BLACK ANODIZED
4.0 ROOFS / FLASHINGS		
4.1	BUILT-UP ROOF MEMBRANE	GREY / PATTERNED
4.2	LEVEL 2 & 6 DECK PAD / PAVER	MEDIUM GRAY
4.3	PARAPET CAP FLASHING	BLACK
4.4	THROUGH WALL FLASHING	MATCHING ADJACENT WALL
4.5	ROOFTOP EQUIPMENT	T.B.D. BY MANUFACTURER
5.0 METAL RAILINGS		
5.1	METAL GUARDRAIL	BLACK
5.2	METAL HANDRAIL	BLACK
6.0 FENCES / SCREENS		
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	GLAZING	FROSTED
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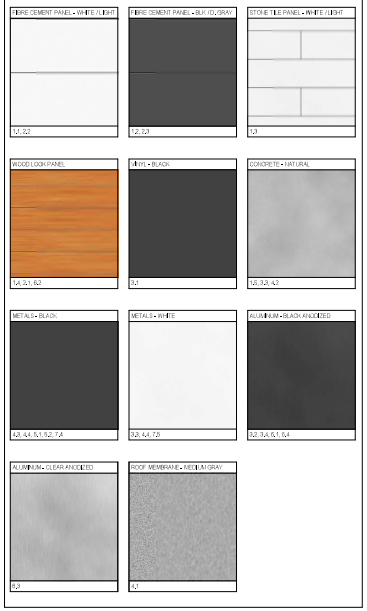
7.4	STEEL C-CHANNEL	BLACK
7.5	STEEL C-CHANNEL	WHITE
7.6	IN GROUND GARBAGE	T.B.D. BY MANUFACTURER

BUILDING ELEVATION MATERIAL SCHEDULE



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2025-01-20

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Project Title

PANDOSY STREET
MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 1 BLK 1 DISTRICT LOT 14 OSOYOOS

Drawing Number A4.03

Revision

Drawing Title

EAST ELEVATION

Job No.	2004
Scale	1/8" = 1'-0"
Drawn	D.S.
Checked	S.T.

SCHEDULE B

This forms part of application

DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

BUILDING ELEVATION KEYNOTE SCHEDULE

	MATERIAL	COLOUR
1.0 CLADDING		
1.1	FIBRE CEMENT PANEL	WHITE / LIGHT
1.2	FIBRE CEMENT PANEL	BLACK / DARK GRAY
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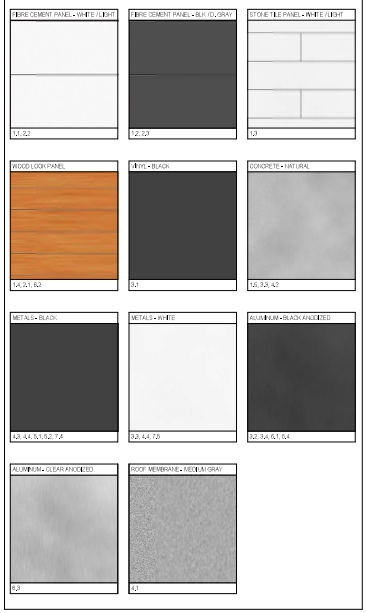
BUILDING ELEVATION MATERIAL SCHEDULE



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Project Title
PANDOSY STREET
MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 15&16 DISTRICT LOT 14 OSOYOOS DIV YD FT

Drawing Number A4.04

Revision

Drawing Title
NORTH ELEVATION

Job No.	2004
Scale	1/8" = 1'-0"
Drawn	D.S.
Checked	S.T.

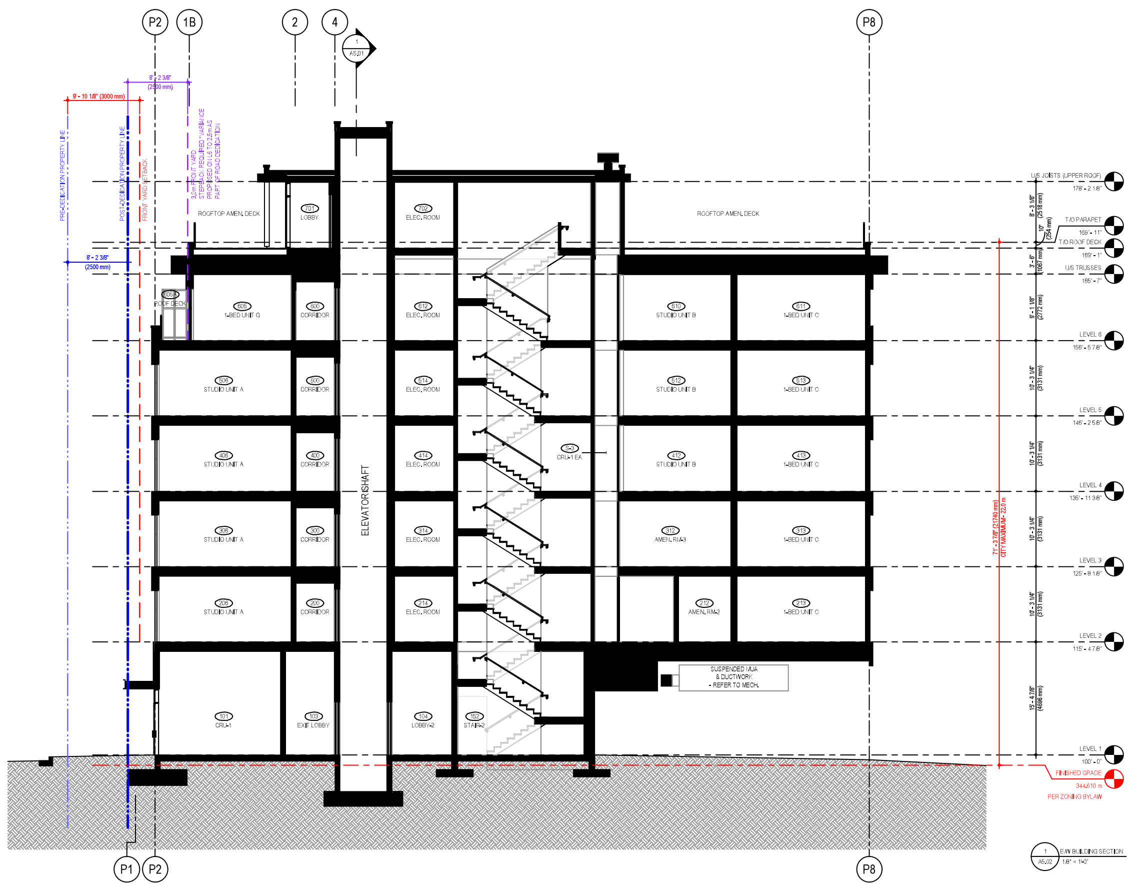
SCHEDULE B

This forms part of application

DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI



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REVISION

No.	Date	Revision

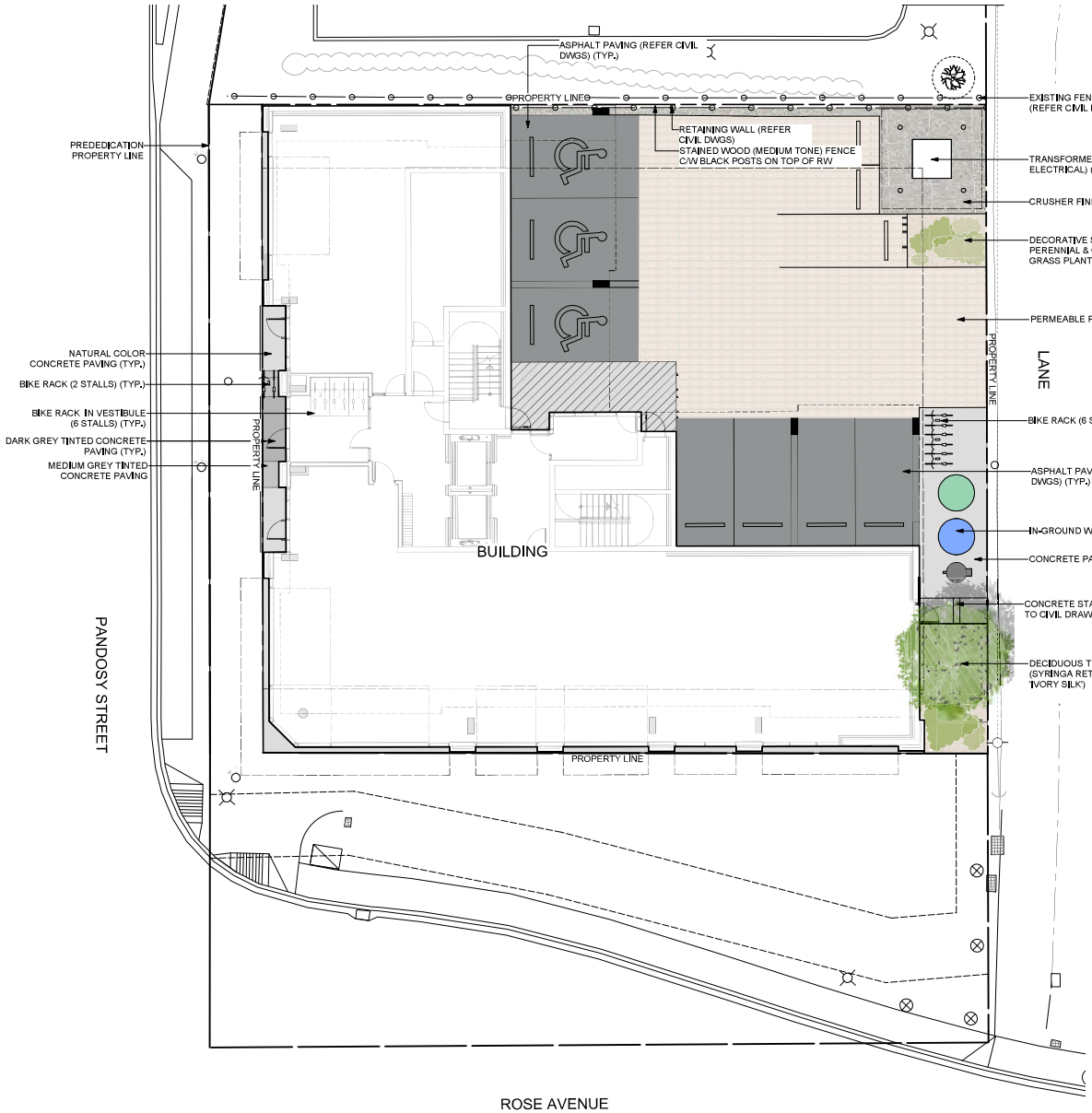
Project Title
PANDOSY STREET MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 11&12 DISTRICT LOT 14 EX W 10 FT

Drawing Number: A5.02
Revision

Drawing Title
E/W BUILDING SECTION

Job No.	2004
Scale	1/8" = 1'-0"
Drawn	D.S.
Checked	S.T.



PRECEDENT IMAGES

SCHEDULE C

This forms part of application
DP25-0025 DVP25-0026

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

LEGEND

- WOOD MULCH
- DARK GREY TINTED CONCRETE PAVING
- MEDIUM GREY TINTED CONCRETE PAVING
- NATURAL GREY CONCRETE PAVING
- ASPHALT
- SOD
- CRUSHER FINES
- PERMEABLE PAVERS
- ASPHALT
- SHRUB, PERENNIAL, ORNAMENTAL GRASS

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Trees Deciduous			
2	*Acer Rubrum*	Red Maple	5cm Cal	B&B
1	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	5cm Cal	B&B
	Shrubs			
	Buxus 'Green Velvet'	Green Velvet Boxwood	#02	Potted
	Cornus stolonifera 'Arctic Fire'	Arctic Fire Red Osier Dogwood	#02	Potted
	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#02	Potted
	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#02	Potted
	Ornamental Grasses			
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Forester Feather Reed Grass	#01	Potted
	Deschampsia caespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#01	Potted
	Perennials			
	Achillea filipendulina 'Gold Plate'	Gold Plate Yarrow	#01	Potted
	Echinacea purpurea	Purple Coneflower	#01	Potted
	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#01	Potted
	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black Eyed Susan	#01	Potted

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS SHALL CONFORM WITH CITY OF KELOWNA BYLAW 7900.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT. ALL TREES WITHIN THE LANDSCAPE BUFFER SHALL CONFORM WITH CITY OF KELOWNA LANDSCAPE BYLAW TABLE 7.2 REQUIREMENTS.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.

SEAL

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	2025-01-15
1	ISSUED FOR COORDINATION REVIEW	2024-12-20

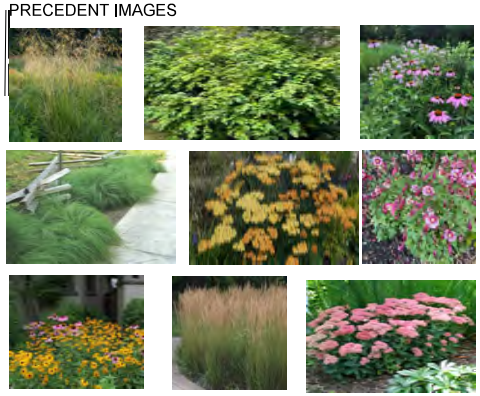
CLIENT NAME:
ARGUS PROPERTIES LTD.

PROJECT NAME:
PANDOSY STREET
MIXED USE PROJECT
KELOWNA, BC

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN
GROUND LEVEL

DRAWN: MM/MC	DRAWING NO.: LDP1
CHECKED: NM	
PROJECT NO.: 24127-100	
SCALE: 1:100	

PRECEDENT IMAGES



SCHEDULE C

This forms part of application

DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

LEGEND

- WOOD MULCH
- DARK GREY TINTED CONCRETE PAVING
- MEDIUM GREY TINTED CONCRETE PAVING
- NATURAL GREY CONCRETE PAVING
- ASPHALT
- SOD
- CRUSHER FINES
- PERMEABLE PAVERS
- ASPHALT
- SHRUB, PERENNIAL, ORNAMENTAL GRASS

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Trees Deciduous			
2	*Acer Rubrum*	Red Maple	5cm Cal	B&B
1	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	5cm Cal	B&B
	Shrubs			
	Buxus 'Green Velvet'	Green Velvet Boxwood	#02	Potted
	Cornus stolonifera 'Arctic Fire'	Arctic Fire Red Osier Dogwood	#02	Potted
	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#02	Potted
	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#02	Potted
	Ornamental Grasses			
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Forester Feather Reed Grass	#01	Potted
	Deschampsia caespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#01	Potted
	Perennials			
	Achillea filipendulina 'Gold Plate'	Gold Plate Yarrow	#01	Potted
	Echinacea purpurea	Purple Coneflower	#01	Potted
	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#01	Potted
	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black Eyed Susan	#01	Potted

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

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SEAL

REGISTERED PROFESSIONAL NATALIE MARTIN 731 LANDSCAPE ARCHITECT

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	2025-01-15
1	ISSUED FOR COORDINATION REVIEW	2024-12-20

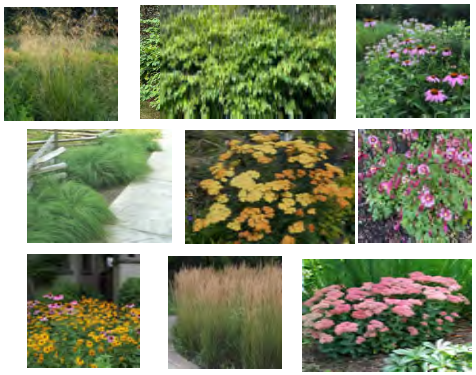
CLIENT NAME:
ARGUS PROPERTIES LTD.

PROJECT NAME:
PANDOSY STREET
MIXED USE PROJECT
KELOWNA, BC

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN
GROUND LEVEL

DRAWN: MM/MC	DRAWING NO.: LDP2
CHECKED: NM	
PROJECT NO.: 24127-100	
SCALE: 1:100	

PRECEDENT IMAGES



SCHEDULE C

This forms part of application

DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

LEGEND

COMPOSITE DECKING
WOOD BENCH
SHRUB, PERENNIAL, ORNAMENTAL GRASS

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
	Trees Deciduous			
2	*Acer Rubrum*	Red Maple	5cm Cal	B&B
1	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Japanese Tree Lilac	5cm Cal	B&B
	Shrubs			
	Buxus 'Green Velvet'	Green Velvet Boxwood	#02	Potted
	Cornus stolonifera 'Arctic Fire'	Arctic Fire Red Osier Dogwood	#02	Potted
	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	#02	Potted
	Rhus aromatica 'Gro-Low'	Gro Low Fragrant Sumac	#02	Potted
	Ornamental Grasses			
	Calamagrostis x acutiflora 'Karl Foerster'	Karl Forester Feather Reed Grass	#01	Potted
	Deschampsia caespitosa 'Goldtau'	Gold Dew Tufted Hair Grass	#01	Potted
	Perennials			
	Achillea filipendulina 'Gold Plate'	Gold Plate Yarrow	#01	Potted
	Echinacea purpurea	Purple Coneflower	#01	Potted
	Nepeta x faassenii 'Walker's Low'	Walker's Low Catmint	#01	Potted
	Rudbeckia fulgida 'Goldstrum'	Goldstrum Black Eyed Susan	#01	Potted

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

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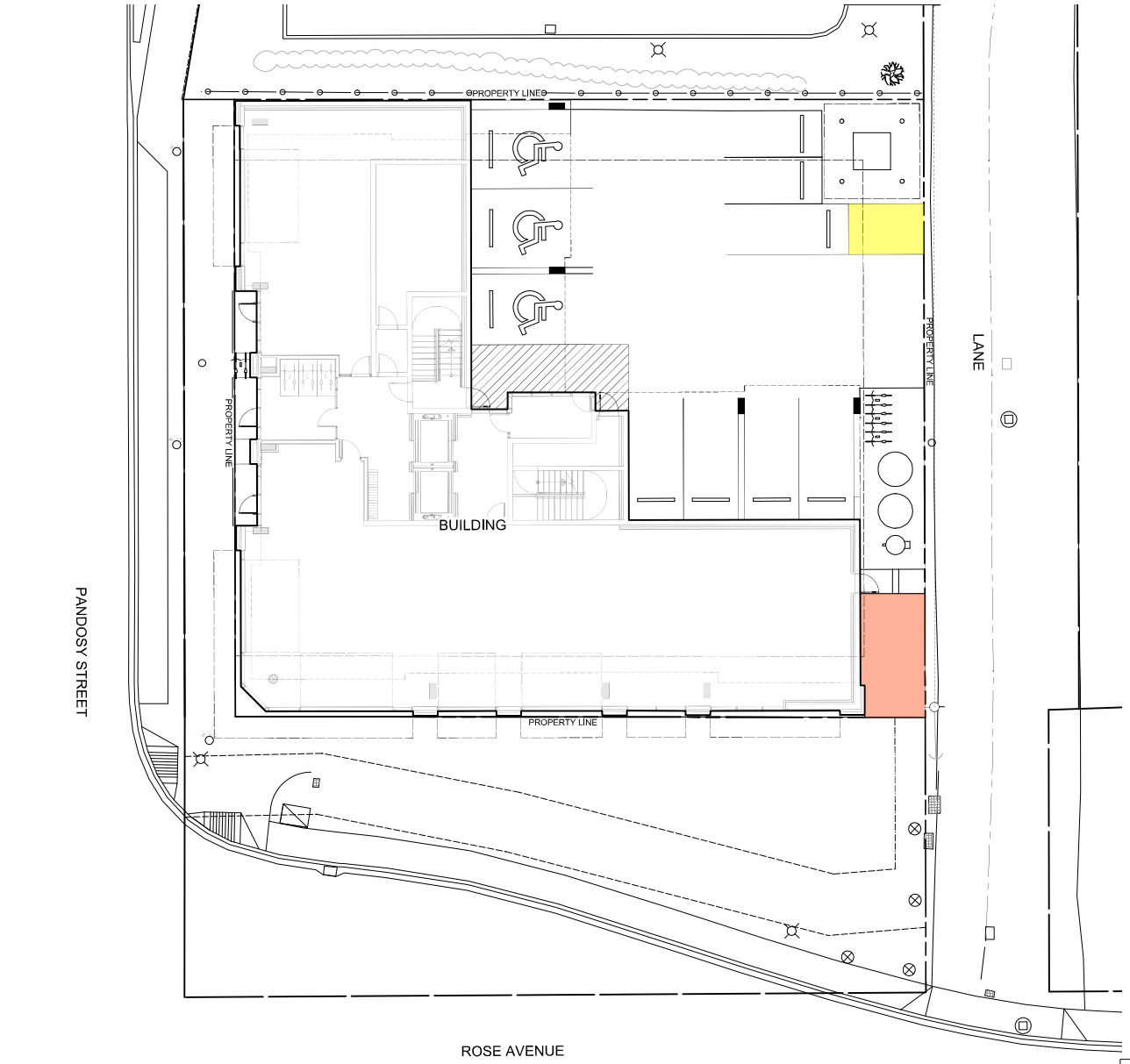
CLIENT NAME:
ARGUS PROPERTIES LTD.

PROJECT NAME:
PANDOSY STREET
MIXED USE PROJECT
KELOWNA, BC

DRAWING TITLE:
CONCEPTUAL LANDSCAPE PLAN
ROOFTOP

DRAWN: MM/MC	DRAWING NO.: LDP3
CHECKED: NM	
PROJECT NO.: 24127-100	
SCALE: 1:100	



LEGEND:

- LOW WATER REQUIREMENTS GRASSES/PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD

SCHEDULE C

This forms part of application

DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 192cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 51cu.m. / year

WATER BALANCE = 141cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

NOTES:

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).

2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.

3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.

4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.

5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

SEAL

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT NATALIE MARTIN 731 BRITISH COLUMBIA

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	2025-01-15
1	ISSUED FOR COORDINATION REVIEW	2024-12-20

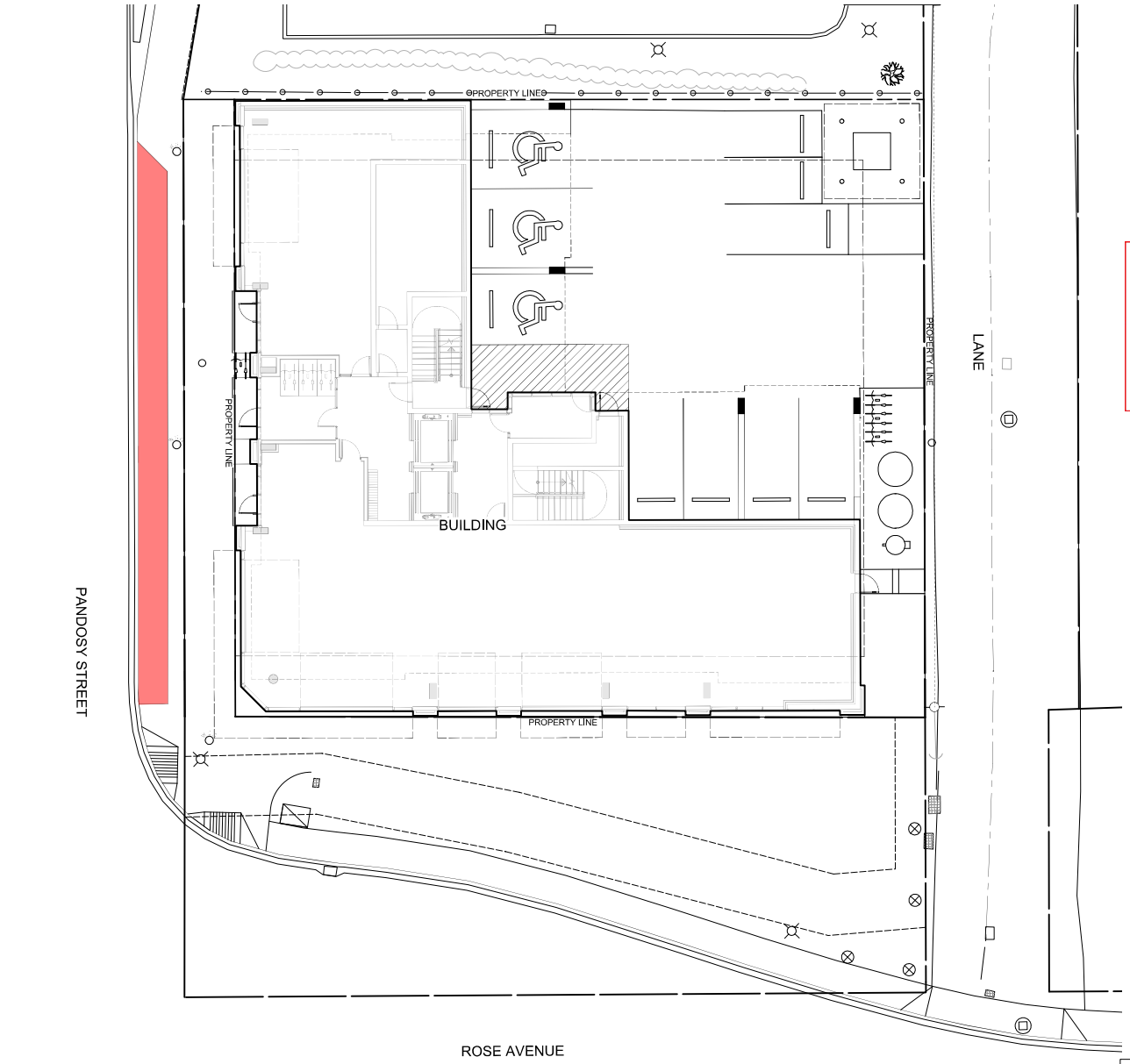
CLIENT NAME:
ARGUS PROPERTIES LTD.

PROJECT NAME:
PANDOSY STREET
MIXED USE PROJECT
KELOWNA, BC

DRAWING TITLE:
WATER CONSERVATION PLAN

GROUND LEVEL

DRAWN: MM/MC	DRAWING NO.: LDP4
CHECKED: NM	
PROJECT NO.: 24127-100	
SCALE: 1:100	



LEGEND:

- LOW WATER REQUIREMENTS GRASSES/PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD

SCHEDULE C

This forms part of application

DP25-0025 DVP25-0026

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials JI

WATER CONSERVATION CALCULATIONS

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ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

NOTES:

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5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.

6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.

7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.

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SEAL

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT NATALIE MARTIN 731

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	2025-01-15
1	ISSUED FOR COORDINATION REVIEW	2024-12-20

CLIENT NAME:
ARGUS PROPERTIES LTD.

PROJECT NAME:
PANDOSY STREET
MIXED USE PROJECT
KELOWNA, BC

DRAWING TITLE:
WATER CONSERVATION PLAN

GROUND LEVEL

DRAWN: MM/MC	DRAWING NO.: LDP5
CHECKED: NM	
PROJECT NO.: 24127-100	
SCALE: 1:100	

LEGEND:

- LOW WATER REQUIREMENTS GRASSES/PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD

SCHEDULE C

This forms part of application

DP25-0025 DVP25-0026

Planner Initials JI

City of Kelowna
DEVELOPMENT PLANNING

WATER CONSERVATION CALCULATIONS

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ctq ENGINEERING LANDSCAPE ARCHITECTURE URBAN PLANNING

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SEAL

NATALIE MARTIN 731

NOT FOR CONSTRUCTION

ISSUE	DESCRIPTION	DATE
2	ISSUED FOR DEVELOPMENT PERMIT	2025-01-15
1	ISSUED FOR COORDINATION REVIEW	2024-12-20

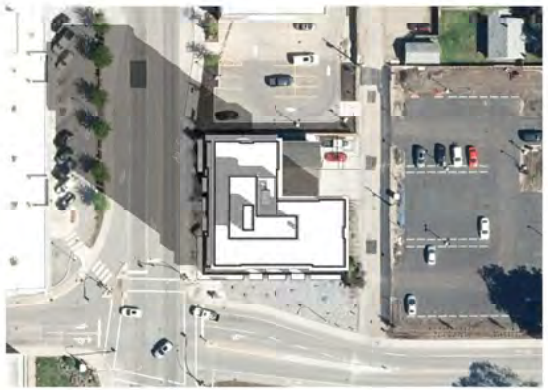
CLIENT NAME:
ARGUS PROPERTIES LTD.

PROJECT NAME:
PANDOSY STREET
MIXED USE PROJECT
KELOWNA, BC

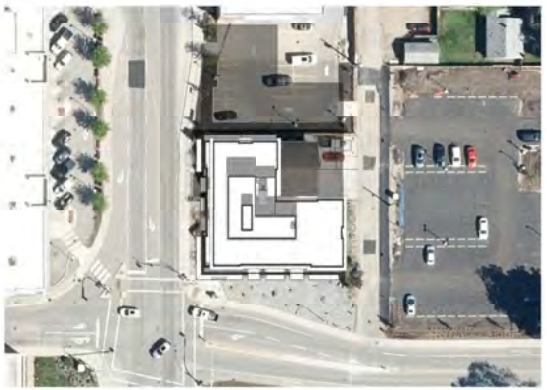
DRAWING TITLE:
WATER CONSERVATION PLAN

ROOFTOP

DRAWN: MM/MC	DRAWING NO.: LDP6
CHECKED: NM	
PROJECT NO.: 24127-100	
SCALE: 1:100	



7 A1.03 MARCH 21 @ 9 AM 1 : 500



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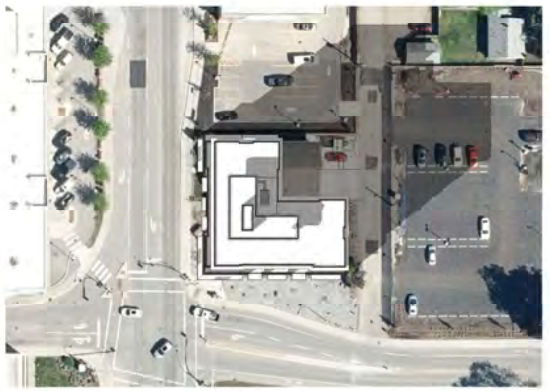

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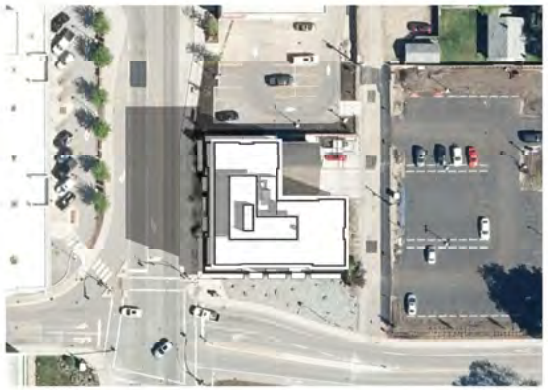

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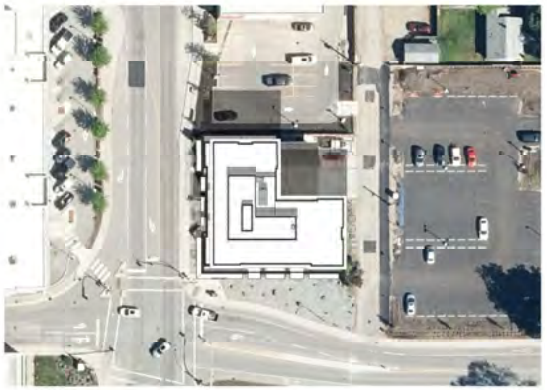

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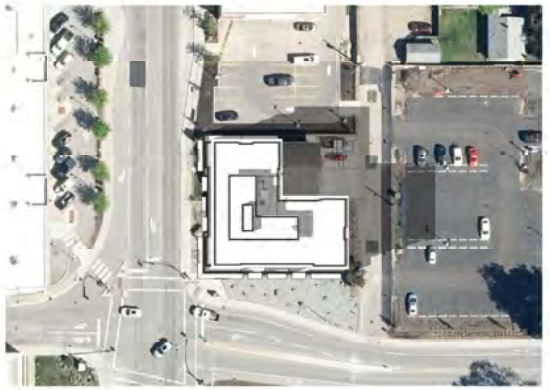

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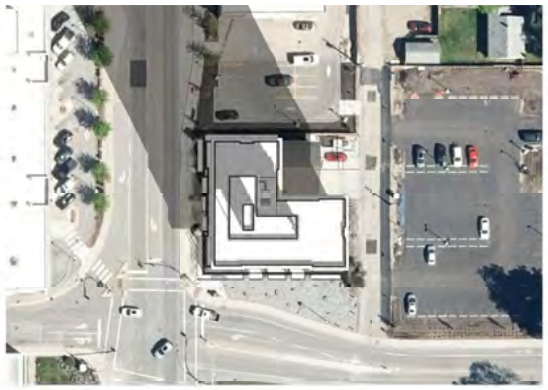

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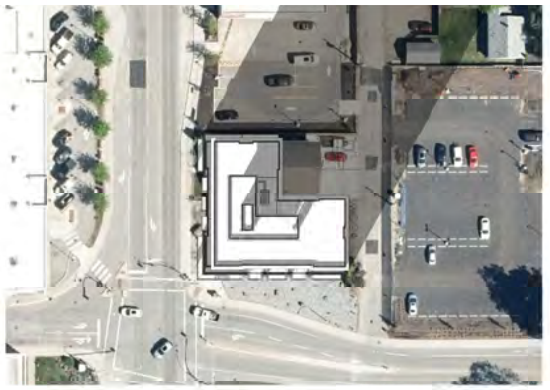

3 A1.03 DECEMBER 21 @ 2 PM 1 : 500

ATTACHMENT B
This forms part of application
DP25-0025 DVP25-0026
Planner Initials JI
City of Kelowna
DEVELOPMENT PLANNING

233 BERNARD AVENUE
KELOWNA, B.C.
V1Y 6N2
TEL: 250.762.3004
FAX: 250.762.8707
EMAIL: kel-ma@shaw.ca

DIMENSIONS
The Contractor shall verify all dimensions, and immediately report any errors and/or omissions to Meiklejohn Architects
DO NOT SCALE DRAWINGS

m+m a MEIKLEJOHN ARCHITECTS INC.

REGISTERED ARCHITECT STOKE TONNE BRITISH COLUMBIA

2025-01-20

PROJECT NORTH | TRUE NORTH

ISSUED

No.	Date	Issued for
1	2025-01-17	DEVELOPMENT PERMIT APPLICATION

REVISION

No.	Date	Revision

Project Title
PANDOSY STREET
MIXED USE PROJECT

2275 & 2283 PANDOSY STREET KELOWNA, BC V1Y 1T1
PLAN KAP413 LOTS 13&14 DISTRICT LOT 14 OSOYOOS DIV YT

Drawing Number A1.03 Revision

Drawing Title
SHADOW STUDY

Job No.	2004
Scale	1 : 500
Drawn	D.S.
Checked	S.S.

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						x
b. On corner sites, orient building facades and entries to both fronting streets.						x
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						x
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						x
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						x
f. Avoid blank, windowless walls along streets or other public open spaces.						x
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	x					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.						x
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.					x	
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.					x	
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.			x			

2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.						x
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						x
c. Limit the maximum grades on development sites to 30% (3:1)	x					
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).	x					
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planed future public street, bicycle, and/or pedestrian network.						x
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.	x					
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.						x
2.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						x
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.						x
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						x
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);						x

• Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.							
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.							x
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.	x						
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.							x
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.							x
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.							x
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.						x	
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**	
a. Site buildings to protect mature trees, significant vegetation, and ecological features.	x						
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.	x						
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.	x						
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.							x
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.							x
f. Use landscaping materials that soften development and enhance the public realm.		x					

g. Plant native and/or drought tolerant trees and plants suitable for the local climate.		x				
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.	x					
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.	x					
j. Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.	x					
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.	x					
l. Use exterior lighting to complement the building and landscape design, while: • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility.						x
m. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.						x
2.1.6 Building Articulation, Features and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.				x		
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.				x		

c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.					x	
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						x
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.					x	
f. Provide weather protection such as awnings and canopies at primary building entries.						x
g. Place weather protection to reflect the building's architecture.						x
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						x
i. Provide visible signage identifying building addresses at all entrances.						x

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						x
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.					x	
Commercial & Mixed Use Buildings						
k. Ensure buildings have a continuous active and transparent retail frontage at grade to provide a visual connection between the public and private realm.						x
l. Site buildings using common 'build to' line at or near the front property line so that a continuous street frontage is maintained. Some variation (1-3 m maximum) can be accommodated in ground level set backs to support pedestrian and retail activity by, for example, incorporating recessed entryway, small entry plaza, or sidewalk café.						x
m. Incorporate frequent entrances (every 15 m maximum) into commercial and street frotnages to create punctuation and						x

rhythm along the street, visual interest and support pedestrian activity.						
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.						x
b. Residential buildings should have a maximum width of 24 m.					x	
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.	x					
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	x					
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.						x
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.	x					
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations: • Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.	x					
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.	x					
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						x
Rooftop Amenity Spaces						
c. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and						x

• Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.						
d. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.			x			
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include: • Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.					x	
b. Break up the building mass by incorporating elements that define a building's base, middle and top.					x	
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.					x	
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.					x	
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.					x	
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • Primary building entrances;, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and						x

• Any other areas where significant waiting or browsing by people occurs.						
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.						x
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.						x
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.						x
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings located on highways and/or major arterials in alignment with the City's Sign Bylaw.						x
k. Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.						x
l. Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						x

m+m a MEIKLEJOHN ARCHITECTS INC.

January 17 ,2025

City of Kelowna
Planning Department
1435 Water Street
Kelowna BC
V1Y 1J4

2275 & 2283 Pandosy Street – Mixed Use Project

Development Permit Application Design Rationale

To Whom it May Concern,

Please see the design rationale document supporting the Development Variance Permit application for the proposed mixed-use development located at 2275 & 2283 Pandosy Street. The proposed project is a six-storey development with two commercial retail units on level one which are envisioned to serve the neighbourhood and adjacent health district and 59 residential units on floors two to six completed with a large amenity roof deck in the newly created MF4 zone.

The rationale is organized into the following sections
Section 1 | Project Summary: Introduction, Site, Building Design, Landscape & Shared Amenities
Section 2 | Official Community Plan Response: OCP Objective and Proposed Design Matrix
Section 3 | Variance Summary: Variance and Rationale Matrix
Section 4| Transportation: Proposed Transportation Assistance
Section 5 | Neighbouring Institutions: Consultation and Letters of Support

Attachments:
1. Kelowna General Hospital Foundation Letter of Support dated September 13, 2024
2. BC Cancer Foundation Letter of Support dated September 17, 2024
3. UBC Okanagan Letter of Support dated January 15, 2025
4. BC Cancer Foundation Letter of Support dated January 15, 2025

We look forward to your favourable review of the Development Variance Permit application and if you have any questions, please do not hesitate to call.

Yours truly,

Stoke Tonne, Principal
Architect AIBC, MRAIC, LEED AP

233 BERNARD AVENUE KELOWNA BC V1Y 6N2 t: 250.762.3004 e: kel-mai@shaw.ca

SECTION 1 | PROJECT SUMMARY

INTRODUCTION

Since 1969 Argus Properties has been developing property in the City of Kelowna guided by a vision that each project must add to the community and be a project of which we can be proud many years later. Argus Properties proposes a new 59-unit rental housing project on Pandosy Street across from the hospital which will be primarily for temporary and longer-term housing for visiting staff and guests of the adjacent institutions of KGH and UBC. We anticipate that a large percentage of tenants will not own vehicles. The two commercial suites on the ground floor are envisioned to provide amenities to the surrounding residential neighbourhood and also the hospital district.

SITE

The site is unique in that it is comprised of the only two single family lots remaining on the east side of Pandosy Street between Rose and Royal Avenue. The adjacent building on the block to the north of the site is the Kelowna General Hospital (KGH) Lab Building and is zoned Health District 1(HD-1) with a surface parking lot serving Interior Health Authority (IHA) directly beside the project site. Directly across Pandosy Street to the west of the site is the KGH Interior Heart and Surgical Centre which is connected to the KGH Centennial Building with the roundabout and drop-off between the two institutional buildings. South of the site is a triangular-shaped City-owned lot that has been recently dedicated as future road reserve and is currently landscape with decorative gravels and rocks. Directly east of the site is an IHA surface parking lot that was once the site of three single family homes fronting onto Speer Street.

The characteristics of the site are visibly different than most of the properties in the newly created Multi Family 4 (MF4) zone as there are no single family or multi family homes directly beside the property and the scale of the buildings is dramatically larger and taller than those typically found in the zone. The hospital buildings which flank the north and west of the site are 4 'super storey' projects as the floor-to-floor height of each is approximately 1.5 times that of a typical residential project. The scale immediately to the north and east will over time 'jump' as we believe that the surface parking lots which are directly beside the project will be developed into larger IHA projects. The southern City lot has been dedicated as road which we understand will accommodate a widening and/or straightening of Rose Avenue in the future. Based on the context the site feels decidedly 'urban' in its setting and the project responds to that by 'pushing' to the property lines as most projects in more urban zones tend to do.

Figure 1 – Zoning Map (from City of Kelowna Map Viewer) Showing Project Site

SECTION 1 | PROJECT SUMMARY

BUILDING DESIGN

The goal of Argus and design team was to have the new building look like it 'belonged' on the street by taking cues from the hospital buildings for materiality while also 'elevating' the architecture by emulating a more European style of apartment building design. Based on those objectives a key feature material for the new project, the medium toned wood-look cladding, directly references both the IHA Lab and Surgical Centre buildings and is used on the feature areas such as soffits, level 1 bands above canopies, and the upper storey banding on the southeast corner. The use of fibre cement panel with strong reveals for most of the cladding on levels 2-6 directly references the IHA Lab Building to the north as that project is clad in cement panel complete with reveals, albeit of a different colour pallette. The proposed colours for the fibre cement panel make direct reference to another KGH(F) project, JoeAnna's House, as the modern farmhouse colour palette of blacks and whites was abstracted to suit new building on the residential floors.

Level one is made purposely different from the upper floors as it serves commercial units and building entries and is clad in a more 'distinguished' cladding system of light/white stone tile panels with strong reveals and flashings. The stone tile cladding adorns the level 1 piers and frame elements while black framed aluminium glazing systems complete the openings. Windows on the residential storeys are proposed to be black vinyl framed high performance triple glazed and European in their proportion as they are tall and narrow and spaced quite densely giving the project a sense of sophistication and articulation while providing enhanced energy performance. The exterior walls on the upper floors are recessed on each side of the building to create central 'notches' in plan whereas in section there are approximately 3 foot high 'bands' at each floor level which are 4 inches proud of the walls above and below to further articulate the building's elevations.

Moving up the building the sixth storey setback provides a relief to the scale of the building wall along Pandosy Avenue and further creates a sense of interest to the overall massing. The stepback also provides long and linear balconies to the three units it serves and is completed with a black guardrail running the entire width of the west side. Crowning the project is the amenity roof deck which is defined by the intentional large 'cornice' at the top of level 6 which caps the exterior walls with a black band. The roof deck is served by a small lobby which is completed mostly with black aluminium glazing and a large roof overhang which is supported by timber or wood look columns which match those supporting the timber trellis on the north side of the roof deck.

Figure 2 – Rendering of Southwest Building Corner

SECTION 1 | PROJECT SUMMARY

LANDSCAPE & SHARED AMENITIES

The project site design is quite constrained by the size of the property, the 2.5m road dedication on Pandosy Avenue, and the commercial and residential parking requirements coupled with the space required for necessary infrastructure such as the pad mounted transformer and in-ground garbage collection bins. However the project is designed to 'open up' onto the public sidewalk to the west and patio area to the south by way of garage doors which is seen as a way to enhance the dining and seating experience for the commercial units while activating the street and public realm. Of note is that the patio area referred to above is an approx 95 square metre, 3 metre strip of the adjacent City owned property (noted as road dedication area #2 on drawings) that Argus has been in discussions with the City to lease under a license of occupation.

Within the building there are three amenity rooms serving the residents: a business centre on level 2, a fitness centre on level 3, and a large multi-purpose room on level 6. The largest amenity space is the level 7 roof deck which is approximately 5,000sf and finished with wood-look decking, moveable planters, a large timber trellis for shading, and comfortable outdoor furniture. The roof deck is served by two elevators and two stairwells and is completed with a large roof overhang on its south and west sides supported by timber or wood-look columns.

Figure 3 – Aerial Rendering of South Building Elevation and Amenity Roof Deck

Figure 4 – Street Level Rendering of Building Southwest Corner and Commercial Retail Unit 1

SECTION 2 | OFFICIAL COMMUNITY PLAN RESPONSE

Please see matrix below summarizing the Official Community Plan (OCP) Form & Character Development Permit Guidelines references and our response to how the proposed building design meets the OCP requirements and objectives.

OCP 2040 REFERENCE	OCP KEY GUIDELINE + DEFINITION	DESIGN COMMENTS + DESIGN RATIONALE
4.1.0 a	Provide attractive and active human-scale amenities oriented towards public spaces at grade such as frequent entries, weather protection, and outdoor seating areas (see 4.1.1 and 4.1.5)	The public realm is enhanced by way of the level 1 design on the west and south elevations which is made up of several large stretches of glazing with 5 garage doors opening to the outside in addition to the three fully glazed entries: 2 for the commercial units and one for the residential building entrance. This allows for opportunities such as a multiple ground level seating areas which are partially weather protected by the wood-look clad soffits onto which the ground level commercial spaces open up to by way of the man and garage doors and when closed these doors and glazed openings provide views inside and out from large windows.
4.1.0 b	Break up building mass by providing simple vertical and horizontal articulation of facades; e.g., step-backs, insets, projections, color and texture (see 4.1.6).	Massing articulation is achieved through the strength of the level 1 frames and openings, the differentiation of the building corners on the storeys above, the tall and narrow window patterning, and the stepback and level 7 roof deck top of wall/cornice detailing. Horizontal articulation is achieved by way of bands at every floor level above level 1 which are proud of the building wall as well as the 'notches' or recesses in the walls between the building corners. The southwest corner facing onto the intersection of Rose Avenue and Pandosy Street is made different from the rest and acts as the 'feature corner' through the use of stone tile cladding completed with wood-look panel bands.
4.1.0 d	Orient entries, windows, patios and balconies to face the fronting street. Ensure primary building entries are architecturally emphasized and directly accessible from the fronting public sidewalk (see 4.1.1)	The main entries are located in the centre of the Pandosy Steet elevation and are grouped for ease of way-finding and accessibility. The entries and pronounced by way of signage and canopies which provide weather protection. All west and south glazed openings that do not form part of the trees are intended to serve outdoor seating areas.
4.1.6 b	Break up the building mass by incorporating elements that define a building's base, middle and top.	The building's base consists of heavy material, represented through the use of the stone panel tile cladding broken up with glazing and exposed concrete walls broken up with reveals. The middle of the building is defined through the mix of light and dark colored fibre cement panel which is broken up by tall and narrow windows with similar coloured trims at panel joints. The top of layer of the building is defined by the stepback deck and the amenity roof deck pronounced by the level 6 top of wall detailing and cornice.

SECTION 3 | VARIANCE SUMMARY

Please see matrix below summarizing the Zoning Bylaw Development Regulations references and our response/rationale as to why a variance is being proposed.

ZONING BYLAW REFERENCE	ZONING REQUIRMENT + PROPOSED VARIANCE	VARIANCE RATIONALE
SECTION 13.5 Min. Front Yard Setback for all building types	WEST SETBACK Zoning Requirement: 3 metres Proposed Variance: 0 metres on level 1 1.5 metres on levels 2-5	RATIONALE LOGIC: Current design meets bylaw requirement if site was not encumbered with City required road dedication (refer to note 2). If the project site was not encumbered with the 2.5m road dedication the allowable front yard setback would be 2m from the pre-dedication property line as there is ground oriented commercial units making up the west frontage. We are proposing that the front yard setback on level 1 be reduced to 0m which would be 2.5m inboard from the pre-dedication property line and would be 0.5m in excess of the 2m setback if measured from the pre-dedication property line. The logic described above is applied also to the 0.5m setback of the proposed building wall on levels 2-6 as this would otherwise be in accordance with the 3m zoning requirement if measured from the pre-dedication property line.
SECTION 13.5 Min. Flanking Side Yard Setback for all building types	SOUTH SETBACK Zoning Requirement: 3 metres Proposed Variance: 0 metres on level 1 1.5 metres on levels 2-5	RATIONALE LOGIC: The provision of viable neighbourhood commercial amenity (restaurant) through the consideration of urban centre 1 zone bylaw requirements as they relate to this urban site (refer to note 3). Due to the unique and urban nature of the site we are proposing to apply the logic of the UC1 zone flanking side setback for ground oriented commercial of 0m to this project as this allows for the viability of the commercial unit 1 which is anticipated to be a restaurant. The logic described above is applied also to the 1.5m setback of the proposed building wall on levels 2-6 as this allows for the viability of the rental apartment units along the south side of the project, the majority of them being studio units which would not be functional if reduced in floor area.
SECTION 13.5 Min. Building Stepback from Front Yard	WEST STEPBACK Zoning Requirement: 3 metres (measured to exterior face of wall closest to property line) Proposed Variance: 2.5 metres on level 6	RATIONALE LOGIC: Current design meets bylaw requirement if site was not encumbered with City required road dedication (refer to note 2). If the project site was not encumbered with the 2.5m road dedication the allowable front yard setback would be 2m from the pre-dedication property line as there is ground oriented commercial units making up the west frontage and the front yard stepback would be 3m inboard of the level 1 building wall for a total distance of 5m from pre-dedication property line. We are proposing that the front yard stepback be reduced to 2.5m which when added to the 2.5m road dedication area meets the 5m that would be required if measured from the pre-dedication property line.

SECTION 3 | VARIANCE SUMMARY

ZONING BYLAW REFERENCE	ZONING REQUIRMENT + PROPOSED VARIANCE	VARIANCE RATIONALE
SECTION 13.5 Min. Building Stepback from Flanking Side Yard	SOUTH STEPBACK Zoning Requirement: 3 metres (measured to exterior face of wall closest to property line) Proposed Variance: 0 metres on level 6	RATIONALE LOGIC: Adjacent property changed classification through the design process and stepback is present on west side of project. The project site is also made unique by way of the City owner lot, now road dedication area, directly south of the project. At the outset of the project design this lot was considered a titled property and not a road and the development planning was based on the south side of the property being a side yard. We also understand that Due to the unique and urban nature of the site we are proposing to apply the logic of the UC1 zone stepback requirements (of which there are none) to this project for the viability of the rental apartment units along the south side of the project on level 6, the majority of them being studio units, which would not be functional if reduced in floor area.
SECTION 13.5 Min. Side Yard Setback	NORTH SETBACK Zoning Requirement: 3 metres (measured to exterior face of wall closest to property line) Proposed Variance: 0 metres on level 1 1.5 metres on levels 2-5	The provision of viable neighbourhood commercial amenity (coffee shop) through the consideration of urban centre 1 zone bylaw requirements as they relate to this urban site (refer to note 3). Due to the unique and urban nature of the site we are proposing to apply the logic of the UC1 zone side setback of 0m for the north property line as it allows for both the limited parking layout to be maximized in terms of function as well as allowing for the viability of commercial unit 2 which we is anticipated as a coffee shop. This variance is sought to allow for the viability of the two rental apartment units along the north side of the project which would not be functional if reduced in floor area.

NOTES:

1. PRE-APPLICATION MEETINGS: Please note that the variances noted above were reviewed with the City at two separate pre-application meetings in April and August of 2024 where the proposed design (and associated variances) were well received and the design team was encouraged to submit a DP application that did not deviate significantly from what was reviewed.
2. ROAD DEDICATION: Applicable to both the setback and stepback variances proposed on the west side is that Argus is dedicating 2.5 metres from their existing property to a road dedication area required by Development Engineering for what we understand to be for the widening of Pandosy Street.
3. URBAN SITE: The project site has been reviewed by City staff and agreed as being distinct and unique within the MF4 zone as it is not directly adjacent to any other single or multi family development and is bounded on to sides by large, tall, institutional projects as well as fronting onto two busy roads and a lit intersection.

SECTION 4 | TRANSPORTATION

Argus Properties understands the unique aspects of the newly created MF4 zone, which was ushered in by Provincial legislation and formally introduced into the City of Kelowna Zoning Bylaw in the spring of 2024, regarding parking and has provided the following information noted below to their approach to assist residents of the proposed project.

As a property management company dedicated to sustainability and community enrichment, we recognize the critical role that urban transportation plays in achieving these goals. Encouraging the use of public transportation not only yields significant environmental benefits but also enhances the overall quality of life for our residents and the community at large. Reducing reliance on personal vehicles will alleviate traffic congestion, lower emissions, and foster healthier lifestyles.

To support these objectives, we are committed to making public transportation more accessible and appealing to our residents in the following ways:

- **Proximity to Public Transport:** The building is ideally located within walking distance of the hospital and major bus routes. The nearest bus stop is approximately 10 meters from the property and is served by Route 1, Route 8, Route 11, and Route 97.
- **Subsidized Transit Passes:** We have reached out to Umo, partner with BC Transit, to establish a partnership that will allow us to provide incoming tenants with subsidized transit passes, making public transportation more accessible and convenient.
- **Car-Sharing Programs:** We are currently awaiting proposals from both Modo and Evo to determine which provider will be the best fit for the property, ensuring residents have convenient and reliable car-sharing options.
- **Bike-Friendly Amenities:** The building will include ample bike storage and repair facilities, promoting cycling as a viable mode of transportation.

We respectfully request the city's collaboration in enhancing public transportation infrastructure in the surrounding area to ensure reliable and efficient access for our residents. A coordinated effort between our development team, city planners, and other stakeholders will be instrumental in creating a more sustainable and vibrant downtown Kelowna.

Figure 5: Rendering of South Elevation and Northwest Building Corner Showing Bus Stop Directly North of Project.

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SECTION 5 | NEIGHBOURING INSTITUTIONS

NEIGHBOURING INSTITUTIONS

The project has been developed with its institutional neighbours in mind as early in planning process Argus garnered support for the project as it was fulfilling an acute need for more housing and temporary accommodation in close to proximity of the Hospital district. UBC Okanagan, BC Cancer Foundation, and the Kelowna Hospital Foundation have provided the attached letters of support and collectively they all express the fact that this project will benefit the neighbourhood, the environment, their institutions, and the City. Please see below extracts from each speaking to their support.

Kelowna General Hospital Foundation Letter of Support dated September 13, 2024

Please accept this letter as support of Argus Properties' interest in constructing an extended stay housing development at the intersection of Pandosy Street and Rose Avenue.

This development will help fill the need for temporary accommodations near the BC Cancer Center, for health care professionals and patients.

BC Cancer Foundation Letter of Support dated September 17, 2024

On behalf of BC Cancer Foundation, I am writing to express our strong support for Argus Properties' proposed housing development near Kelowna General Hospital, at the intersection of Rose Avenue and Pandosy Street.

We respectfully request the city's support in enhancing the surrounding public transportation infrastructure to ensure reliable and efficient access for residents. Collaboration between BC Cancer, the Argus development team, and city planning can pave the way for a more sustainable and vibrant downtown area.

UBC Okanagan Letter of Support dated January 15, 2025

I am writing to you on behalf of UBC Okanagan, in support of Argus Properties' housing development near Kelowna General Hospital at the intersection of Rose Avenue and Pandosy.

We kindly request the city's support in promoting Argus' initiative in this area by enhancing the surrounding public transportation infrastructure and ensuring that the residents have reliable and efficient access to public transport options.

BC Cancer Foundation Letter of Support dated January 15, 2025

I am pleased to provide a letter of support for this important initiative, as it addresses a critical gap in our community. The shortage of affordable housing, particularly for health care professionals and families who require extended stays, has been a growing challenge. Your project will directly help to alleviate this pressure.

We firmly believe that this development will help provide an essential service, strengthening our collective ability to care for those who need it most.