

Development Permit & Development Variance Permit

2275 & 2283 Pandosy Street

DP25-0025 DVP25-0026



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 stepback, and flanking side yard stepback.

Development Process

Jan 29, 2025 Development Application Submitted



Staff Review & Circulation



Feb 11, 2025 Public Notification Received



Mar 11, 2025 DP & DVP

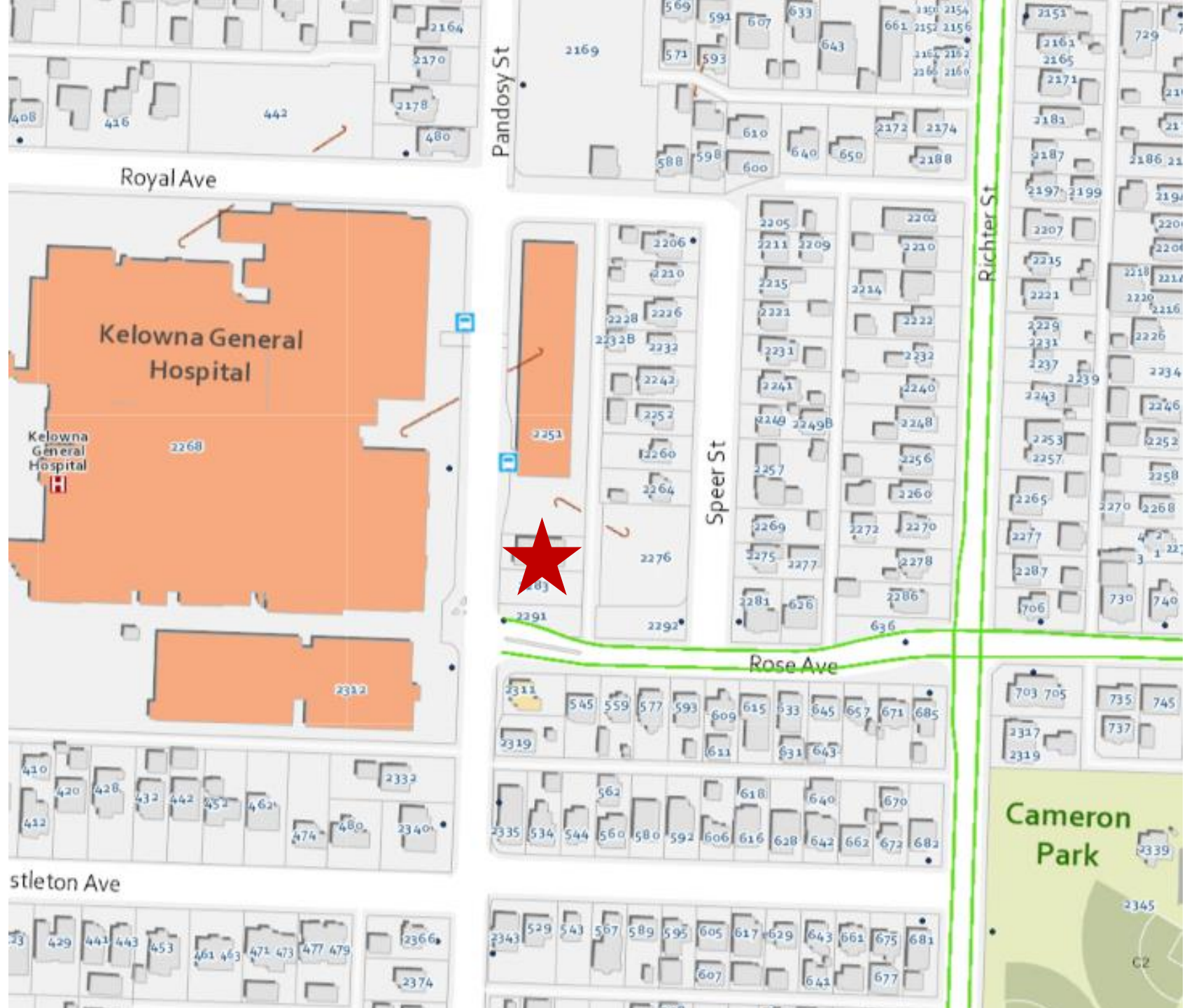
} Council Approvals



Building Permit



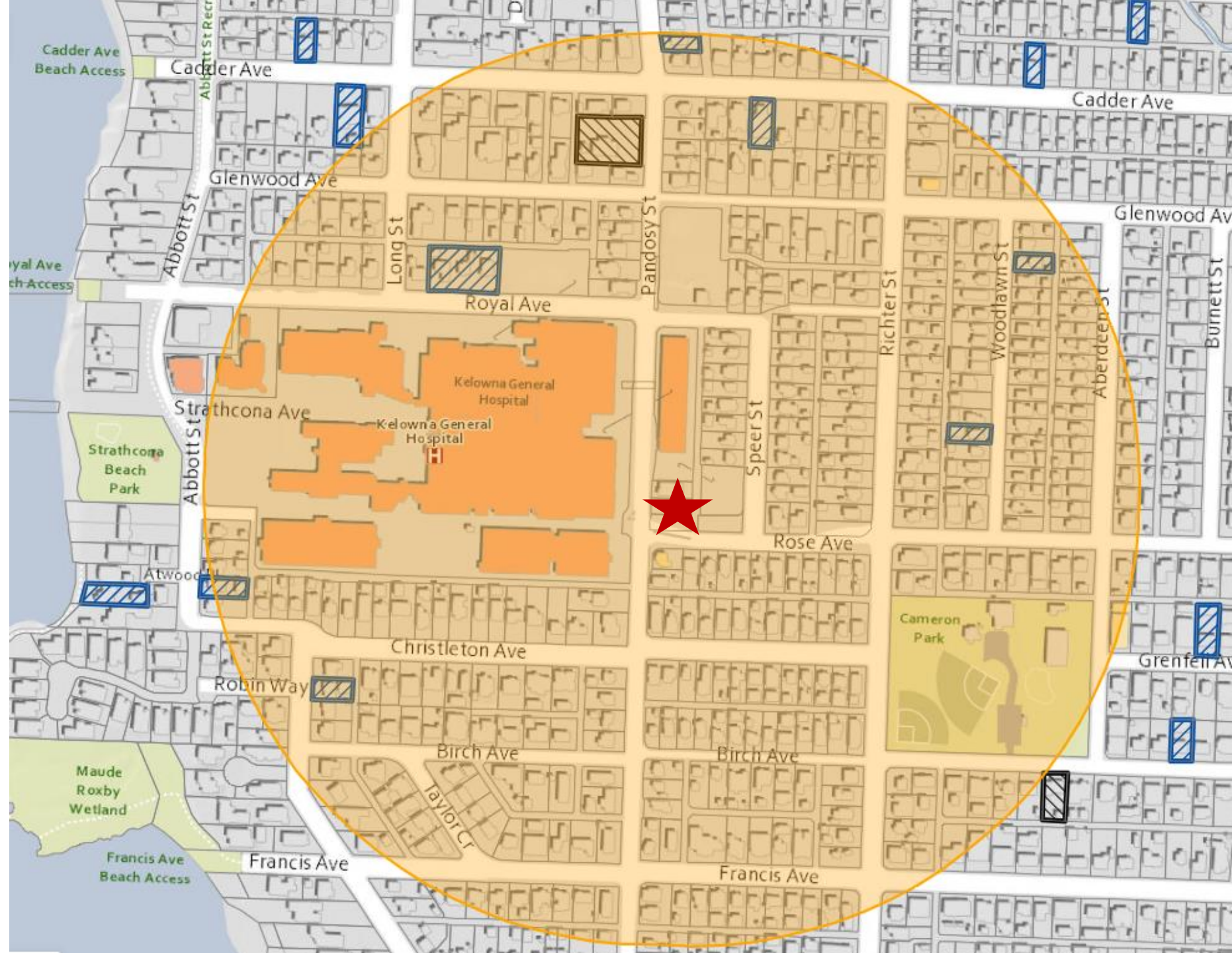
Context Map





Model City

Estimated Population:
1,556
Estimated Jobs:
4000+





Subject Property Map



Technical Details

MF₄ – Transit Oriented Areas

- 6 storeys with 59 units
 - 31 Bachelor
 - 28 One-Bedroom
- 385 m² Commercial (2 commercial retail units)
- 10 Parking Stalls
 - 2 Accessible
 - 8 Commercial
- 60 Bicycle Parking Stalls
 - 14 Short-Term
 - 46 Long-Term

Parking

- Located in a Transit Oriented Areas (TOA)
- Not required to provide parking for residential units
- Site location
 - Fronting two Transit Supportive Corridors
 - Across the street from Kelowna's largest employer
- Applicant working with two car-share companies & BC Transit to provide alternate transportation options for residents
- On-street parking managed in the area with 1-hr time restrictions

Variations

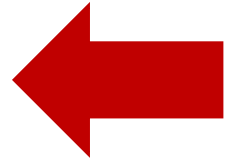
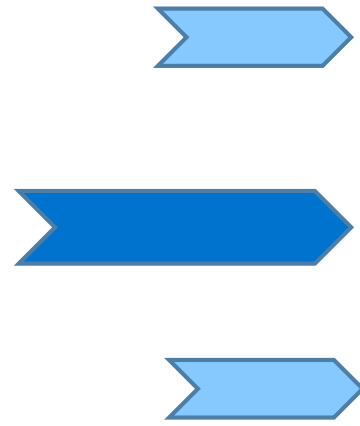
Section 13.5:

- To vary the required minimum flanking side yard setback from 2.0 meters permitted to 0.0 meters proposed.
- To vary the required minimum front yard setback from 2.0 meters permitted to 0.0 meters proposed.
- To vary the required minimum side yard setback from 3.0 meters permitted to 0.0 meters proposed.
- To vary the required minimum building setback from front yard from 3.0 meters permitted to 2.5 meters proposed.
- To vary the required minimum building setback from flanking side yard from 3.0 meters permitted to 0.0 meters proposed.

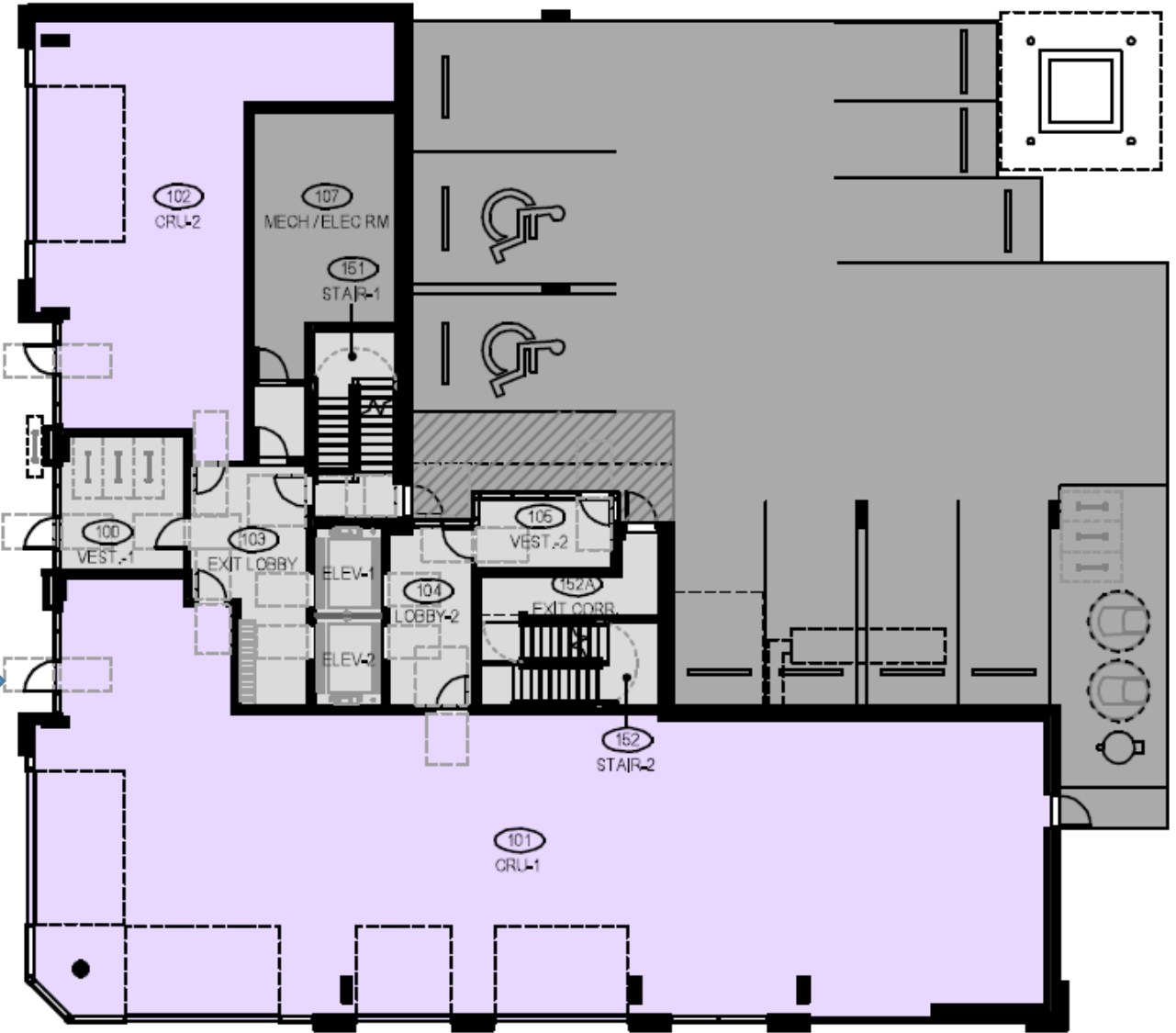
Site Plan



Pandory St



Lane

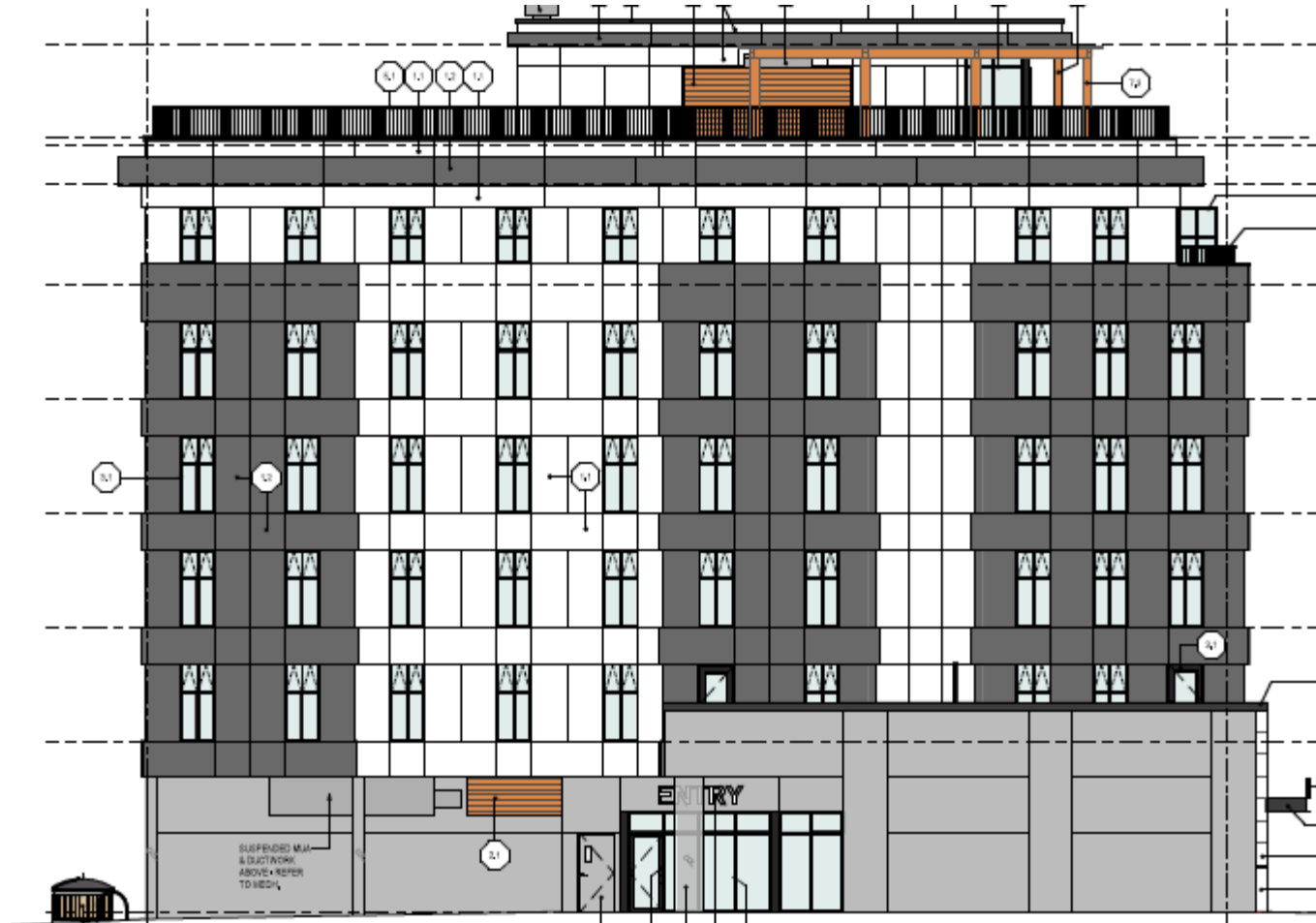


Rose Ave

Elevation (West)



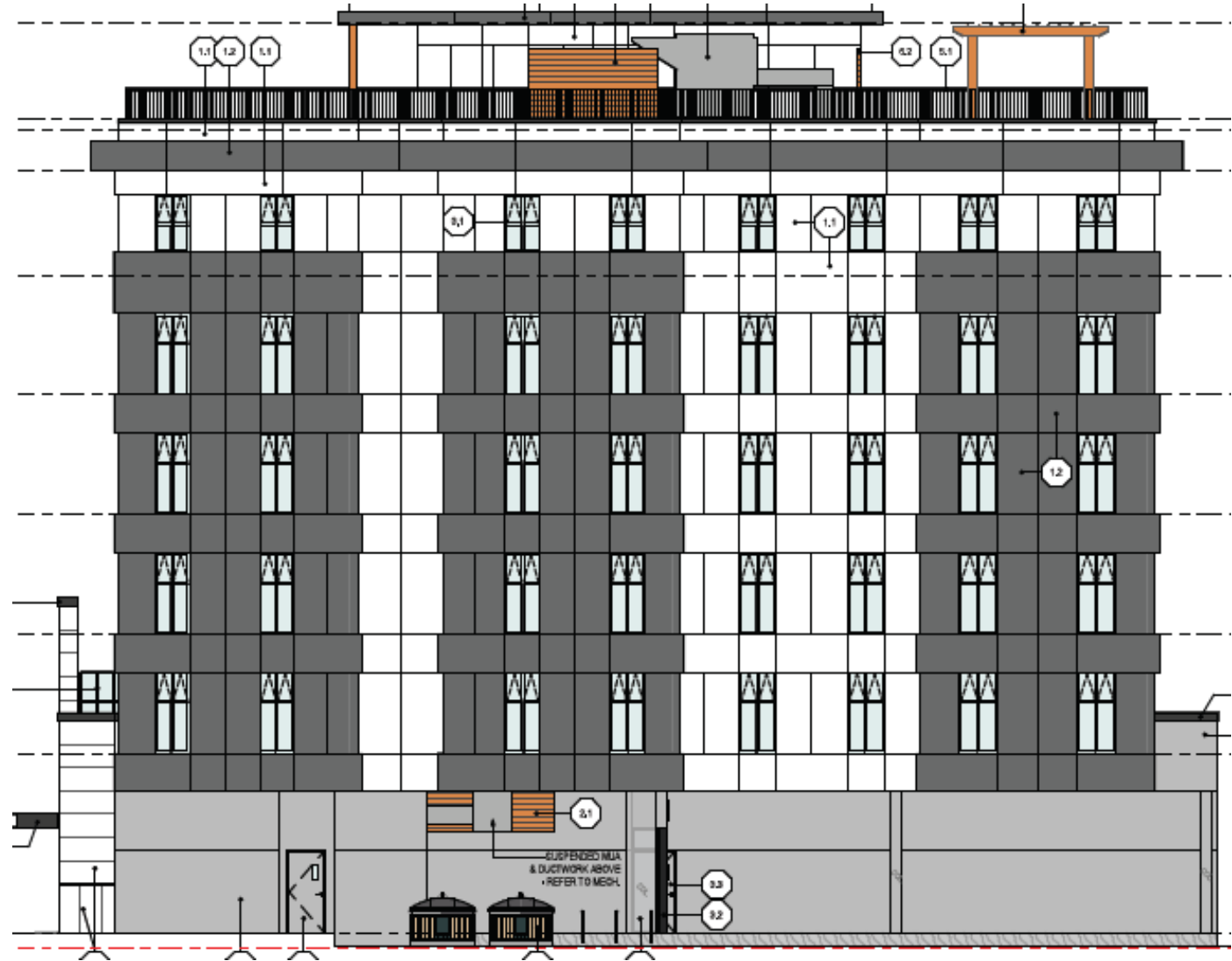
Elevation (North)



Elevation (South)





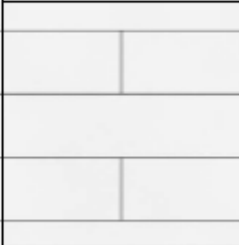






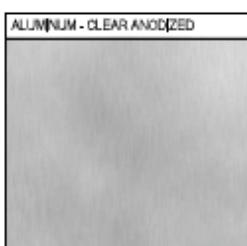
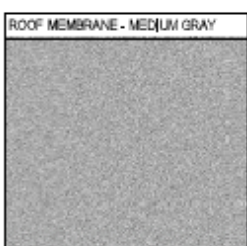
Elevation (East)



Materials Board



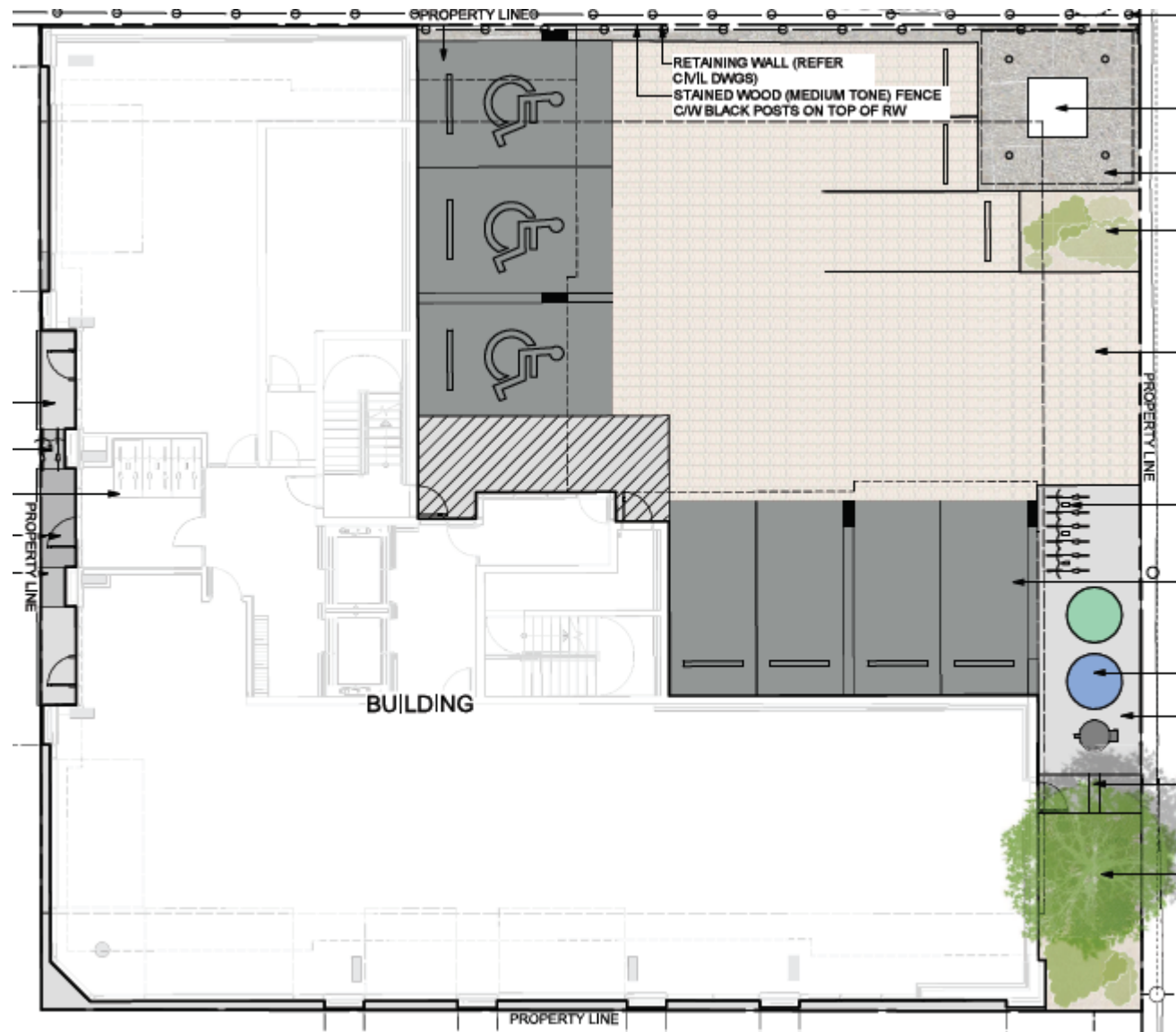
BUILDING ELEVATION MATERIAL SCHEDULE

<p>FIBRE CEMENT PANEL - WHITE / LIGHT</p>  <p>1,1, 2,2</p>	<p>FIBRE CEMENT PANEL - BLK / D, GRAY</p>  <p>1,2, 2,3</p>	<p>STONE TILE PANEL - WHITE / LIGHT</p>  <p>1,3</p>
<p>WOOD LOOK PANEL</p>  <p>1,4, 2,1, 6,2</p>	<p>VINYL - BLACK</p>  <p>3,1</p>	<p>CONCRETE - NATURAL</p>  <p>1,5, 3,3, 4,2</p>
<p>METALS - BLACK</p>  <p>4,3, 4,4, 5,1, 5,2, 7,4</p>	<p>METALS - WHITE</p>  <p>3,3, 4,4, 7,5</p>	<p>ALUMINUM - BLACK ANODIZED</p>  <p>3,2, 3,4, 6,1, 6,4</p>
<p>ALUMINUM - CLEAR ANODIZED</p>  <p>5,3</p>	<p>ROOF MEMBRANE - MEDIUM GRAY</p>  <p>4,1</p>	



Landscape Plan

Pandosa St



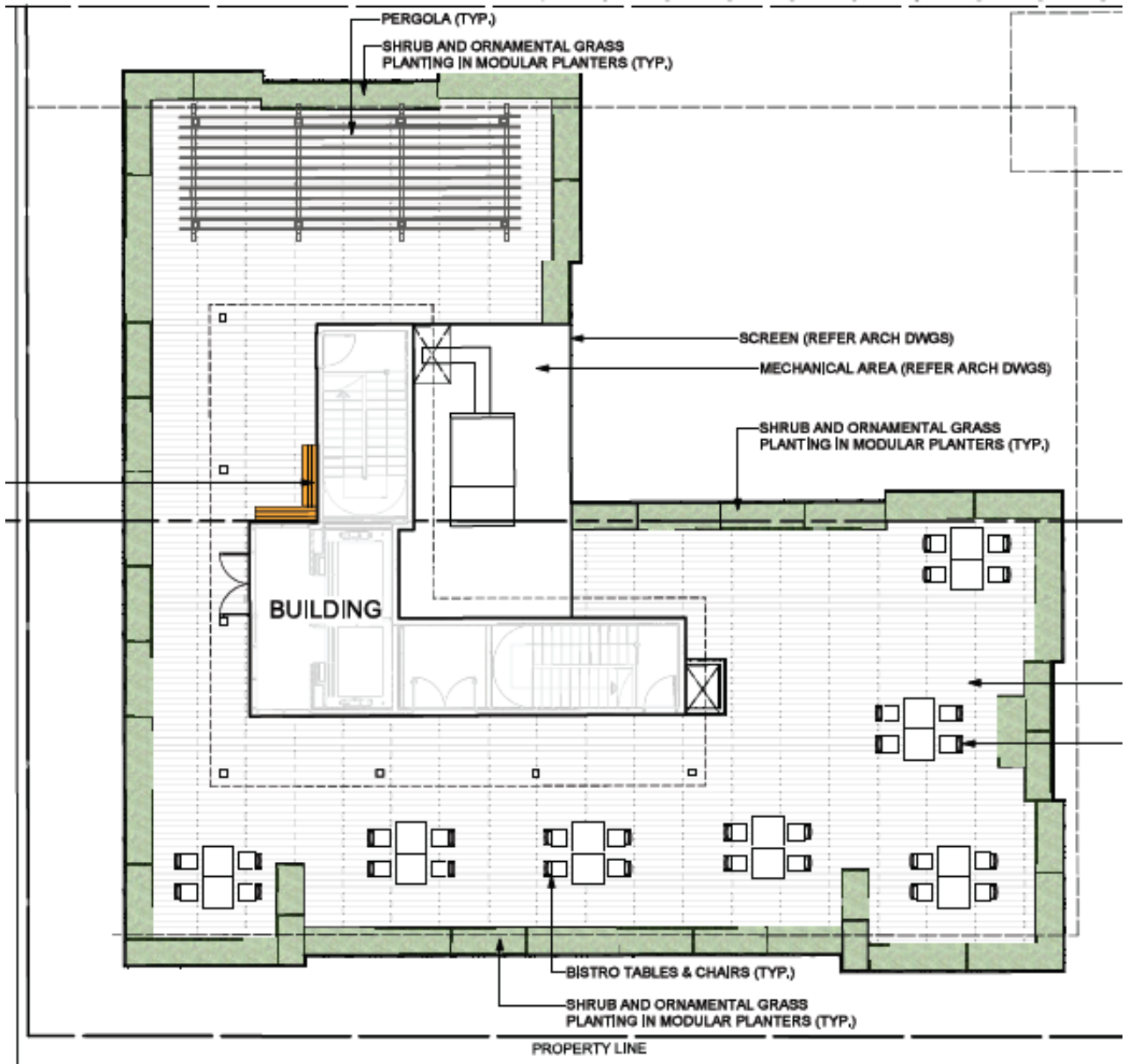
Lane

Rose Ave



Landscape Plan (rooftop)

Pandosy St



Lane

Rose Ave

Rendering SW



Rendering West



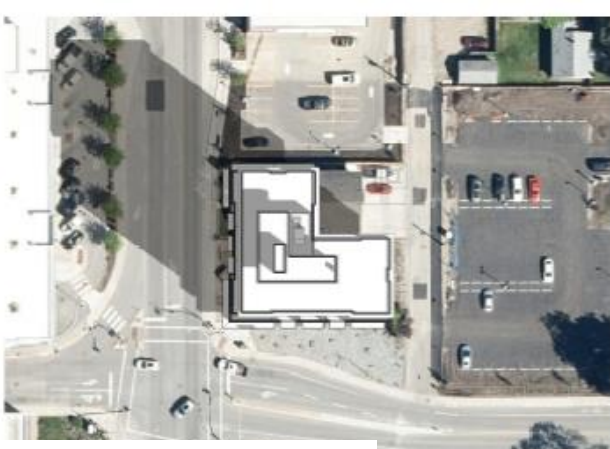
Rendering South



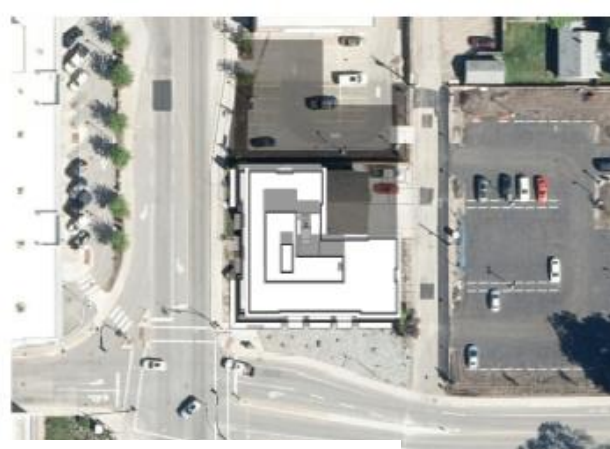
Rendering SW



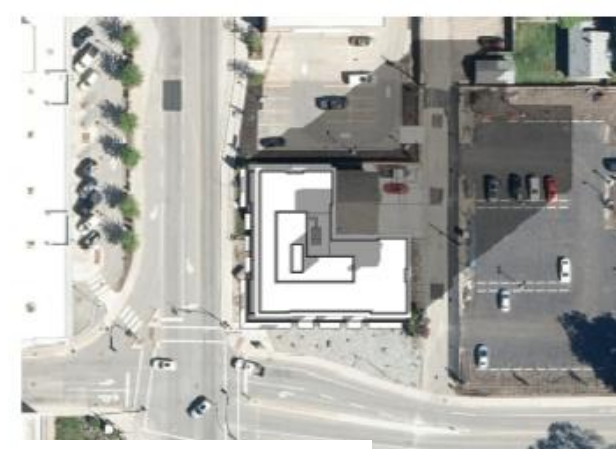
Shadow Study



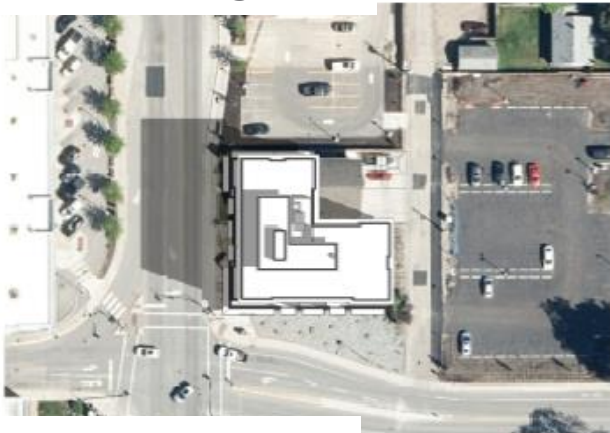
March 21: 9 am



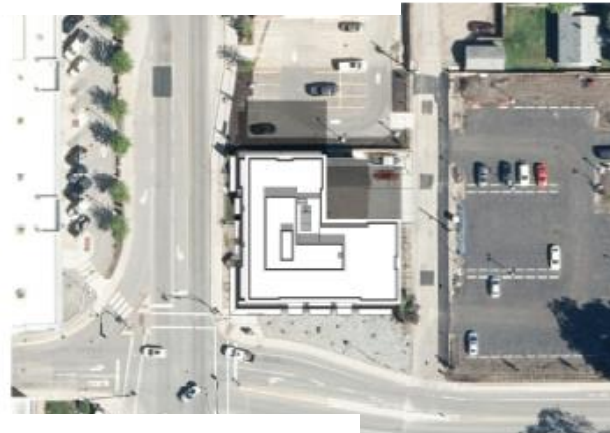
March 21: 12 noon



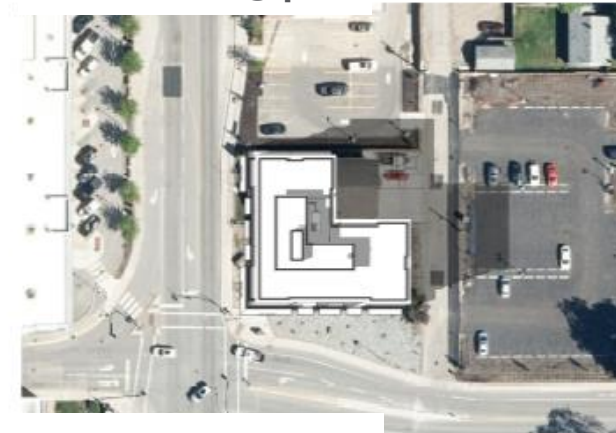
March 21: 3 pm



June 21: 9 am



June 21: 12 pm



June 21: 3 pm



Dec 21: 10 am



Dec 21: 12 pm



Dec 21: 2 pm

OCP Design Guidelines

- 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;
- Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.

Staff Recommendation

- Staff recommend support for the proposed development permit and development variance permit as it:
 - Meets several OCP Design Guidelines
 - Variances mitigated by Urban Centre style development appropriate in context