

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** May 26, 2025  
**To:** Council  
**From:** City Manager  
**Address:** 459 Osprey Ave  
**File No.:** DP25-0095  
**Zone:** UC5r – Pandosy Urban Centre Rental Only

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## **1.0 Recommendation**

THAT Council authorizes the issuance of Development Permit No. DP25-0095 for Lot A District Lot 14 ODYD Plan EPP120981, located at 459 Osprey Ave, 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 this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

## **2.0 Purpose**

To issue a Development Permit for the form and character of apartment housing.

## **3.0 Development Planning**

Staff support the proposed Development Permit for the form and character of a four-storey apartment building. The proposal complies with the Official Community Plan (OCP) policies for an Urban Centre by providing high density residential development which is in conformance with the Building Heights and Street Character mapping. The proposal meets all regulations of the Zoning Bylaw, and no variances are requested.

The proposal is consistent with the OCP Form and Character Design Guidelines for Low & Mid-Rise Residential Development including providing ground-oriented units, landscaping, the usage of high-quality materials and includes varied architectural features on the building's façade.

The applicant is proposing a four-storey apartment building on the subject property containing 56 residential units. The unit mix will consist of 14 two-bedroom with dens, 36 one-bedroom units, and 6 studio units. Two of these units are ground-oriented and have direct access onto Osprey Avenue. The proposal includes structured parking accessed from the rear laneway and will include 54 resident parking stalls, 6 visitor stalls and 42 long-term bicycle stalls.

The development proposes a variety of materials that include wood grain metal panels, brick running bond, and stucco (medium grey, light grey, dark grey and pomegranate). The landscape plan includes small, medium, and large trees at the front and sides of the property.

#### 4.0 Subject Property & Background

##### 4.1 Subject Property Map



The subject property is in the Pandosy Urban Centre and is located on Osprey Avenue, near the intersection with Pandosy Street. The surrounding area is primarily zoned UC5 – Pandosy Urban Centre and the surrounding area has a mix of single-dwelling housing, apartment housing and commercial. The project site consisted of three properties that have been consolidated into a single parcel.

##### 4.2 Background

A previous Development Permit (DP22-0194) was approved by Council on March 13<sup>th</sup>, 2023, for a similar four-storey apartment building. Following the Council meetings and subsequent approvals, the owners decided to switch the tenure of the building, and applied for the UC5r zone, aiming to convert the building to rental-only. The rental subzone (Z24-0034) was approved by Council on January 13<sup>th</sup>, 2025.

The original Development Permit expired on March 13<sup>th</sup>, 2025, and a new Development Permit is required to proceed with the project. The Development Permit is similar to the original project, with the following changes:

- Increase in units 44 units to 56 units;
- Decrease in FAR from 1.51 to 1.31;
- Decrease in amenity space from 1,864 m<sup>2</sup> to 1,048 m<sup>2</sup>;
- Increase in long-term bicycle parking from 35 stalls to 42 stalls;
- Decrease in site coverage from 82.4% to 81.7%
- Removal of staircase, mechanical room and roof deck;

- Change of unit type and size;
- Minor changes to façade including updating windows, doors and balconies to match floor plan;

## 5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS		
Gross Lot Area		2,732 m <sup>2</sup>
<b>Total Number of Units</b>		<b>56</b>
Studio		6
1-bed		36
2-bed		14
DEVELOPMENT REGULATIONS		
CRITERIA	UC5r ZONE	PROPOSAL
<b>Total Maximum Floor Area Ratio</b>	<b>1.6</b>	<b>1.31</b>
Max. Site Coverage (buildings)	85%	81.7%
<b>Max. Height</b>	<b>16.0 m / 4 storeys</b>	<b>16.0 m / 4 storeys</b>
<b>Setbacks</b>		
Min. Front Yard (North)	2.0 m	2.0 m
Min. Side Yard (East)	0.0 m	1.52 m
Min. Side Yard (West)	0.0 m	1.52 m
Min. Rear Yard (South)	0.0 m	0.0 m
<b>Amenity Space</b>		
<b>Total Required Amenity Space</b>	<b>606 m<sup>2</sup></b>	<b>1,023 m<sup>2</sup></b>
Common	224 m <sup>2</sup>	377 m <sup>2</sup>
Private	382 m <sup>2</sup>	686 m <sup>2</sup>
<b>Landscaping</b>		
Min. Number of Trees	5 trees	6 trees
Min. Large Trees	3 trees	3 trees
PARKING REGULATIONS		
CRITERIA	UC5r ZONE REQUIREMENTS	PROPOSAL
<b>Total Required Vehicle Parking</b>	<b>47 stalls</b>	<b>60 stalls</b>
Residential (-20% rental reduction)	41	54
Visitor (-20% rental reduction)	6	6
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	95% Regular 5% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	42 stalls	42 stalls
Bike Wash & Repair	y	y

## 6.o Application Chronology

Application Accepted: April 28, 2025  
Neighbour Notification Received: N/A

**Report prepared by:** Tyler Caswell, Planner Specialist  
**Reviewed by:** Adam Cseke, Development Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning, Climate Action & Development Services

### Attachments:

Attachment A: Draft Development Permit DP25-0095

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).