

Petterson Financial Investment Ltd.

550 Patterson Avenue

Kelowna, BC V1Y 5C6

250-899-3571

okuonghaepeter@gmail.com

July 9, 2026

City of Kelowna

Development Planning Department

1435 Water Street

Kelowna, BC, V1Y 1J4

Attn: Planner Specialist / Assigned Planner

RE: Development Permit Variance Rational Letter

Property Address: 550 Patterson Ave. Kelowna BC V1Y5C6

Legal Description: Lot 2, District Lot 14, Plan KAP3249

Zoning: TS1 – 4 units – acts as MF1 site

Application Number: DP26-0124 / DP26-0125

Dear Sir/Madam,

Please accept this letter and the attached documentation as our formal request and rationale for a Development Variance Permit (DVP) in conjunction with our Development Permit application to facilitate a ground-oriented multiplex infill project on the subject property.

1. Proposal Overview

The project entails the development of a high-quality, multi-unit residential infill building consisting of 4 ground-oriented dwelling units. The proposed development directly supports the City of Kelowna's Official Community Plan (OCP) initiatives to increase gentle density within the Core Area. To optimize the site layout and deliver functional, liveable unit layouts

without compromising the architectural integrity or modern housing standards, we require relief from two specific regulations within Zoning Bylaw No. 12375.

2. Requested Variance(s)

To facilitate the development as proposed, we respectfully request the following variances to the regulations of the MF1 zone:

- **Variance #1: Third Storey Floor Area Limitation**
 - *Bylaw Requirement:* The floor area of the third storey must not exceed 70% of the floor area of the second storey.
 - *Proposed Third Floor Area:* 88% of the second storey.
 - *Total Variance Requested:* Relaxation of the step-back rule to permit a near-full third-floor layout.
- **Variance #2: Maximum length of Side Yard Projections**
 - *Bylaw Requirement:* Maximum horizontal projection length of 4.0 metres into the side yard for architectural features or building segments.
 - *Proposed Projection Length:* 5.2 metres
 - *Total Variance Requested:* An increase of 1.2 metres to the maximum allowable projection length.

3. Technical Rationale & Justification

The requested variances are interconnected, representing an optimized architectural response to the physical constraints of the site and the practicalities of modern residential builds.

Enhancing Living Space and Construction Viability (Third Floor 70% Cap):

Enforcing a 30% reduction on the third floor reduces valuable square footage. By allowing the third floor to track the footprint of the second floor, we can deliver functional 4-bedroom unit layouts that are highly attractive to families looking to live in the Core Area. Much of the critique of the available housing stock has to do with the size of units, and this would help in addressing this situation. To visually mitigate this massing and avoid a "wall effect," the building envelope is inset at the entryway and traces all the way up to the third floor, still

achieving balconies in front, which maintain the form and character required by the city and match the neighbourhood aesthetic.

We believe the requested variance(s) are minor in nature, represent a smart use of the site, and are justified based on the following specific constraints and design considerations:

Architectural Articulation and Artful Massing (Side Yard Projection Length):

The request to increase the maximum projection length from 4.0 metres to 5.2 metres is a direct measure to prevent a monotonous, flat building facade along the side lot line. The design incorporates a 5.2-metre architectural projection, which improves the symmetry of the exterior and aligns with the ratio of the rear projection. This extra length is structurally required to give the interior spaces practical utility while serving the City's urban design preference for highly articulated, visually interesting side elevations. The 5.2-metre length creates essential shadow lines and architectural rhythm without encroaching further into the physical setback than otherwise permitted.

4. Neighbourhood Context

The total height and overall density (FAR) of the proposed building remain strictly within the allowable allowances of the MF1 zone. The building profiles are stepped thoughtfully to complement the neighbourhood. The building materials and overall aesthetic will seamlessly blend with and enhance the surrounding streetscape. It is important to note that the building to the left has already been redeveloped and comprises three stories, with its third floor being 100% of its second floor. This sets the precedent for this request.

The two units to the right before Pandosy Street have both been on the market for over a year in a land assembly for a six-storey multifamily development, which will eventually tower over our proposed development.

5. Conclusion

The requested variance is essential to achieving a high-quality development that supports Kelowna's growth goals while respecting the unique layout of this site. The proposal represents a reasonable, sensitive compromise that will not negatively impact the utility or enjoyment of surrounding properties.

Thank you for your time, consideration, and guidance throughout this application process. Should you require any further information or clarification, please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'P' followed by a horizontal line and a small vertical stroke at the end.

Peter Ehi-Okuonghae

Director

550 PATTERSON AVE

550 PATTERSON AVE, KELOWNA, BC, V1Y 5C6
LOT 2, DISTRICT LOT 14, PLAN KAP3249



NOTE: IMAGES ARE FOR CONCEPTUAL DESIGN SUCH AS MATERIAL COLOURS, OVERALL 3D MASSING ETC. REFER TO LANDSCAPE PLAN FOR DETAILED LANDSCAPE DESIGN, REFER TO A4 SERIES FOR DETAILED ELEVATIONS AND ACCURATE MATERIALS

ISSUED FOR REZONING & DEVELOPMENT PERMIT

2026-07-02

ARCHITECTURAL

- A0.00 COVER PAGE, DRAWING LIST & DESIGN RATIONALE
- A0.01 RENDERINGS
- A1.12 EXISTING PHOTOS
- A2.01 SITE PLAN, LANDSCAPE PLAN & ZONING ANALYSIS
- A3.01 THREEPLEX - LEVEL 1
- A3.02 THREEPLEX - LEVEL 2
- A3.03 THREEPLEX - LEVEL 3
- A3.04 THREEPLEX - ROOF PLAN
- A3.11 SINGLE FAMILY HOME - LEVEL 1 & 2
- A3.12 SINGLE FAMILY HOME - LEVEL 3 AND ROOF PLAN
- A4.01 THREEPLEX - NORTH ELEVATION & BUILDING KEYNOTES
- A4.02 THREEPLEX - EAST ELEVATION
- A4.03 THREEPLEX - SOUTH ELEVATION
- A4.04 THREEPLEX - WEST ELEVATION
- A4.11 SINGLE FAMILY HOME - NORTH & WEST ELEVATION
- A4.12 SINGLE FAMILY HOME - SOUTH & EAST ELEVATION

DESIGN RATIONALE

Dear community planners,
As part of our development application I am writing to you to share our rationale for this project.

DEVELOPMENT PERMIT w/ VARIANCE:

The current zoning is TS1, which can cater to apartment buildings, commercial development, or can be developed under the MFI zone. The intent is to develop 4 units in a configuration that allows for a larger parking area for each unit. The feedback that is constantly critiqued by neighbours is lack of parking, and providing larger garage spaces for each unit. The proposed development is a threeplex, which will provide 12 parking spaces, including 4 carports. This development will also reduce the overall size of the units livable area and bedrooms. We are looking to remove the 70% ruling on level 3 and occupy the same size as level 2 @ 100%. We are also requesting a variance for the projections into yards, instead of 4.0m max, we are looking to achieve one projection that is 5.2m wide to achieve a functional kitchen on level 2. The proposed development meets all the other zoning bylaw requirements and matches the OCP requirements for increased density

ISSUED FOR DEVELOPMENT PERMIT

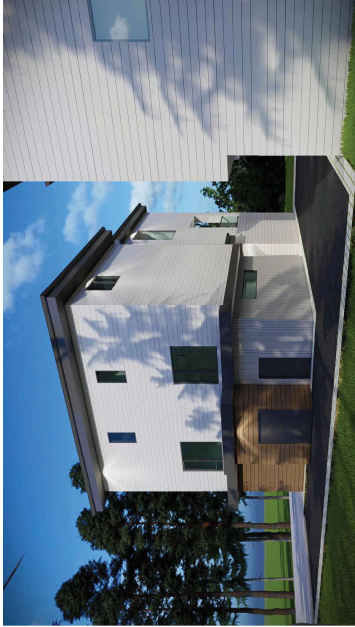
No.	Date	By/For
01	2026-07-02	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02		
03		
04		

Drawing Number

Project Title
550 PATTERSON AVE

Project No.
18-1815

Scale
LOT 2, DISTRICT LOT 14, PLAN KAP3249



ISSUED FOR DEVELOPMENT PERMIT

No.	Date	Revised
01	2024-07-22	ISSUED FOR RESIZING & DEVELOPMENT PERMIT
02		
03		
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Drawing Number

Drawing Title

RENDERINGS

A0.01

550 INTERSECTION AVE. WILSONVILLE, NC 27156
LOT 2, DISTRICT LOT 1 & PLAN M473249

Project Title
550 PATTERSON AVE

Job No.

18-118-6

Scale



EXISTING HOUSE - VIEW FROM SOUTH EAST CORNER OF PROPERTY



EXISTING HOUSE - VIEW FROM SOUTH WEST CORNER OF PROPERTY



EXISTING HOUSE - VIEW FROM SOUTH LOOKING NORTH - PHOTO TAKEN ON PATTERSON AVE.



EXISTING PARKING - SHED - VIEW FROM LANE LOOKING SOUTH



EXISTING CARRIAGE HOUSE - VIEW FROM LANE LOOKING SOUTH EAST



EXISTING CARRIAGE HOUSE - VIEW FROM LANE LOOKING SOUTH

No.	Date	Revised
01	2024/07/22	ISSUED FOR REZONING & DEVELOPMENT PERMIT
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03		
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Drawing Number

Drawing Title

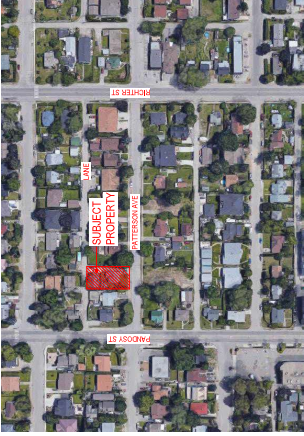
EXISTING PHOTOS

A1.12

Job No. 18-1816
Scale

Project Title
550 PATTERSON AVE

550 PATTERSON AVE, MEDINA, NC, 27564
LOT 2, DISTRICT LOT 14, PLAN M47249

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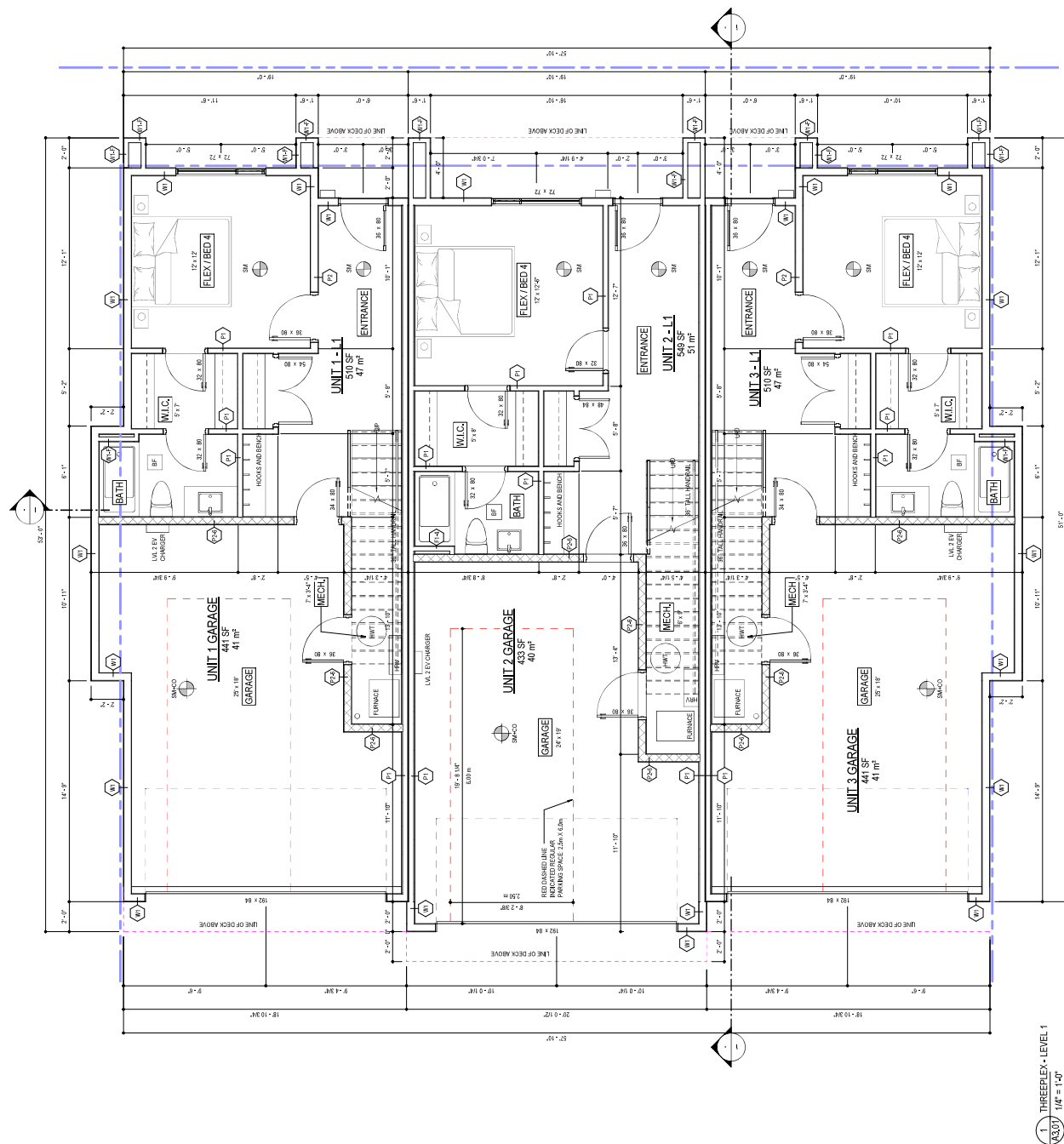

 Drawing Title: **SITE PLAN, LANDSCAPE PLAN & ZONING ANALYSIS**
 Drawing Number: **A2.01**
 Job No.: 18-11816
 Scale: As indicated
 450 ANTIFRISCO LANE, WICHITANIA, NC 27156
 LOT 2, TRACT 17-A, PLANNED UNIT DEVELOPMENT

No.	Date	Revision
01	2024-07-02	ISSUED FOR BIDDING & DEVELOPMENT PERMIT
02		
03		
04		

Project Title: **550 PATTERSON AVE**
 Project File:

Drawn: **David M. Patterson**
 Checked: **David M. Patterson**
 Date: **2024-07-02**
 Scale: **AS SHOWN**
 Notes: **SEE SHEET 01 FOR GENERAL NOTES AND SPECIFICATIONS**

LM
DESIGNS
INC.
www.lmarchitectural.com



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Drawing Title

THREEPLEX - LEVEL 1

A3.01

Project Title
550 PATTERSON AVE

No.	Date	Revision
1	2026-07-02	ISSUED FOR REZONING & PERMIT CONSTRUCTION

550 PATTERSON AVE, KELOWNNA, BC, V1Y 5C6



LM
DESIGNS
www.lmdesigns.co.uk
01509 300488

ISSUED FOR DEVELOPMENT PERMIT

Drawing Number

THREEPLEX - LEVEL 2

A3.02

PROJECT

LOCATION

FILE

NUMBER

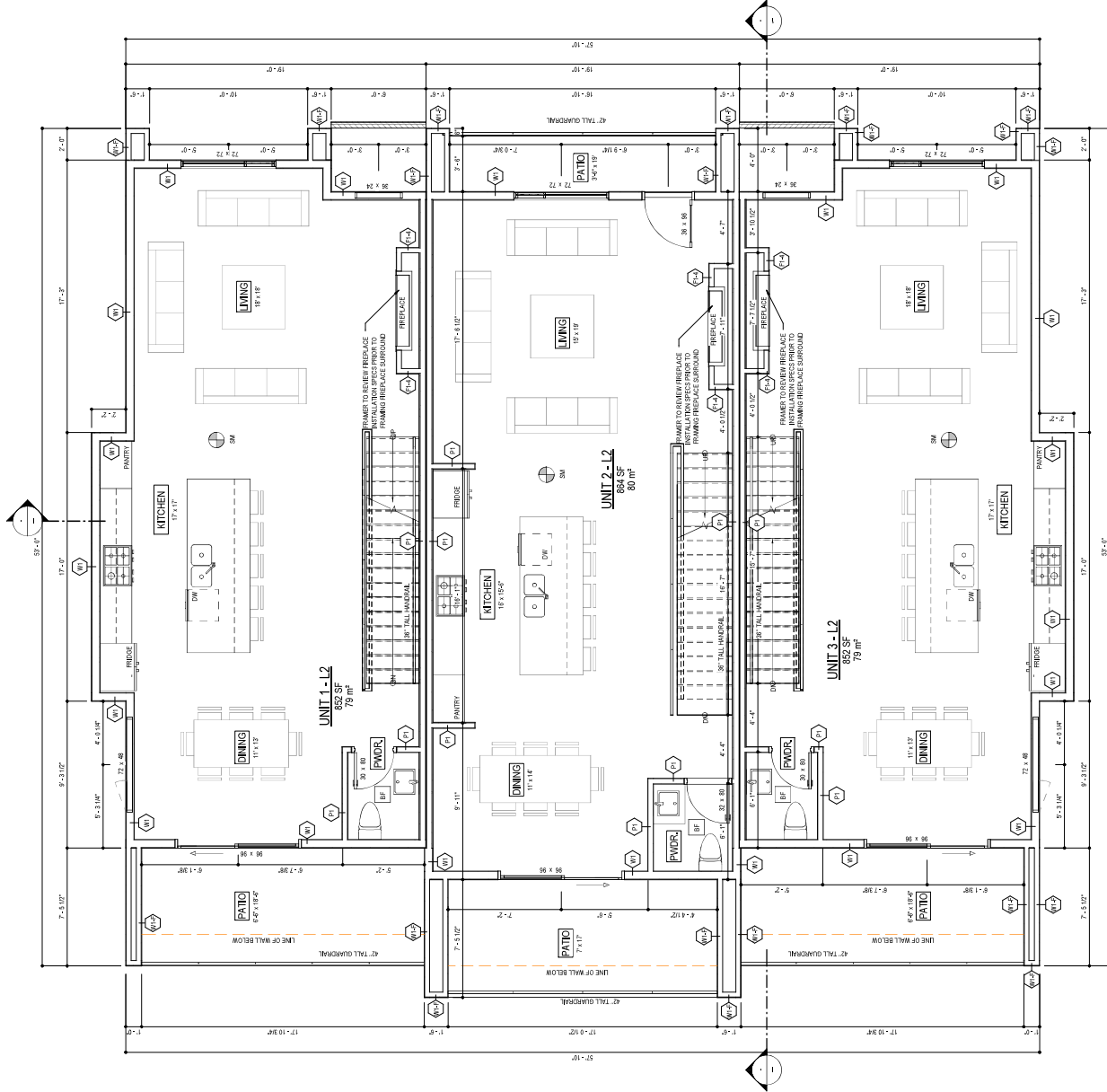
550 PATTERSON AVE
LOT 2, DISTRICT LOT 14, PLAN M32349

550 PATTERSON AVE

Project Title

No.	Date	Revised
01	2024/07/22	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02		
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Notes: 1. This plan is issued for development permit only. It is not to be used for construction. 2. All dimensions are in feet and inches. 3. All areas are in square feet. 4. All areas are to be finished. 5. All areas are to be landscaped. 6. All areas are to be paved. 7. All areas are to be graded. 8. All areas are to be drained. 9. All areas are to be protected. 10. All areas are to be maintained.



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Drawing Number

THREPLEX - LEVEL 3

A3.03

Project Title

550 PATTERSON AVE

DATE

2/25/2022

NO.

01

DATE

2/25/2022

NO.

02

DATE

2/25/2022

NO.

03

DATE

2/25/2022

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2/25/2022

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05

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2/25/2022

NO.

06

DATE

2/25/2022

NO.

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2/25/2022

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08

DATE

2/25/2022

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2/25/2022

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2/25/2022

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2/25/2022

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13

DATE

2/25/2022

NO.

14

DATE

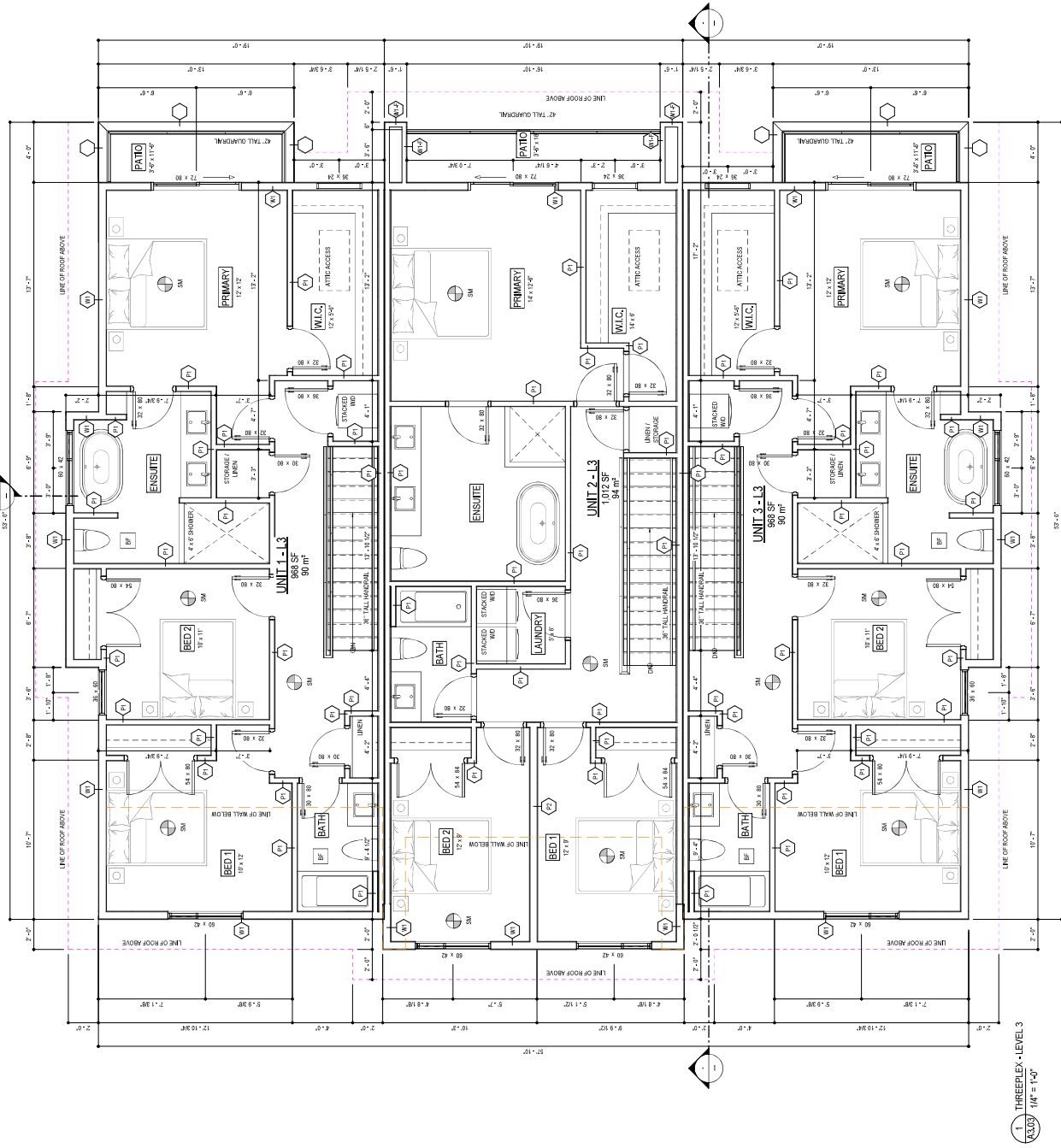
2/25/2022

NO.

15

DATE

2/25/2022



1. THREPLEX - LEVEL 3
1/4" = 1'-0"

Drawing Number

THREPLEX - LEVEL 3

A3.03

Project Title

550 PATTERSON AVE

DATE

2/25/2022

NO.

01

DATE

2/25/2022

NO.

02

DATE

2/25/2022

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03

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DATE

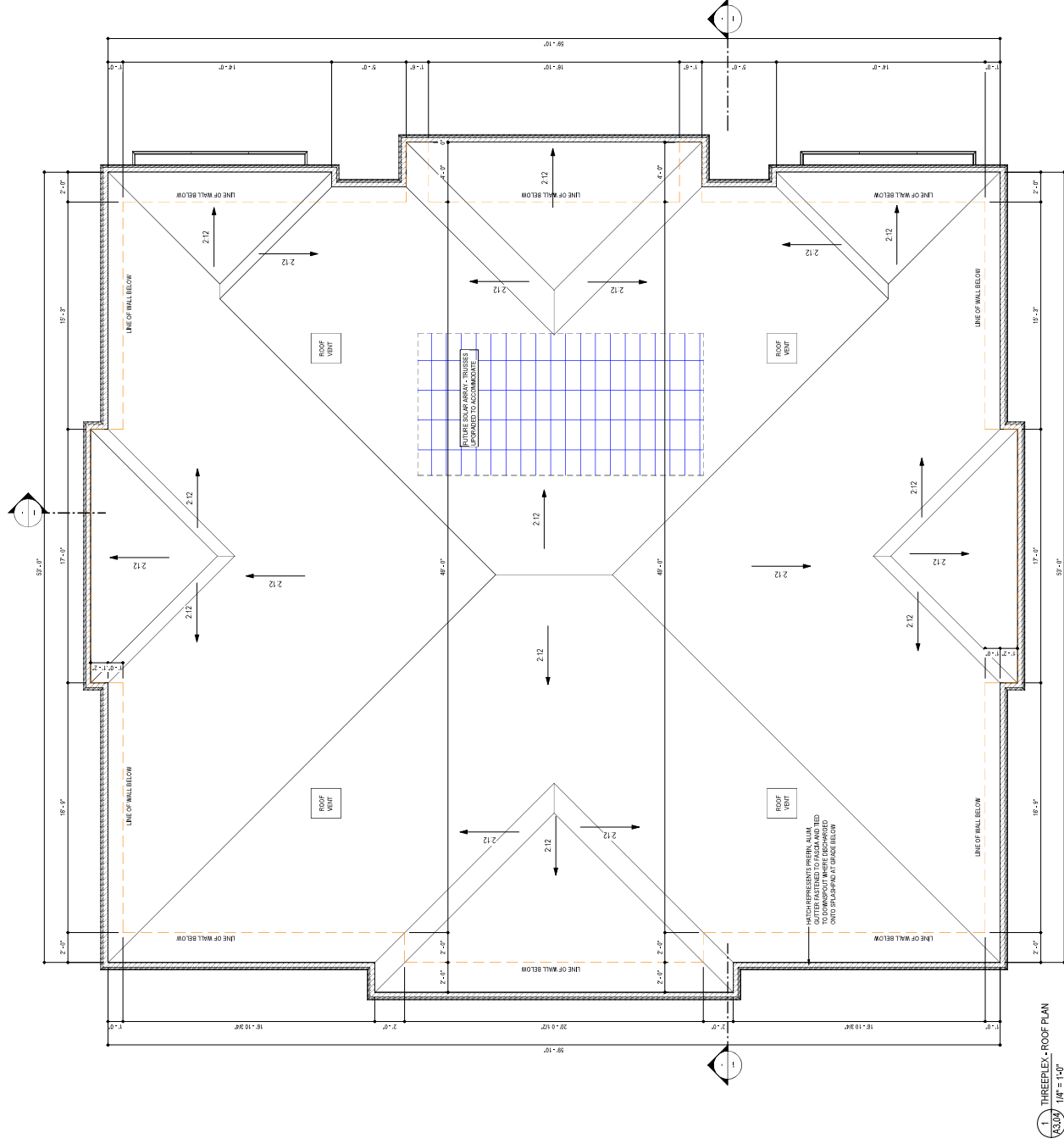
2/25/2022

NO.

15

DATE

2/25/2022



1 THREEPLEX - ROOF PLAN
A3.04 1/8" = 1'-0"

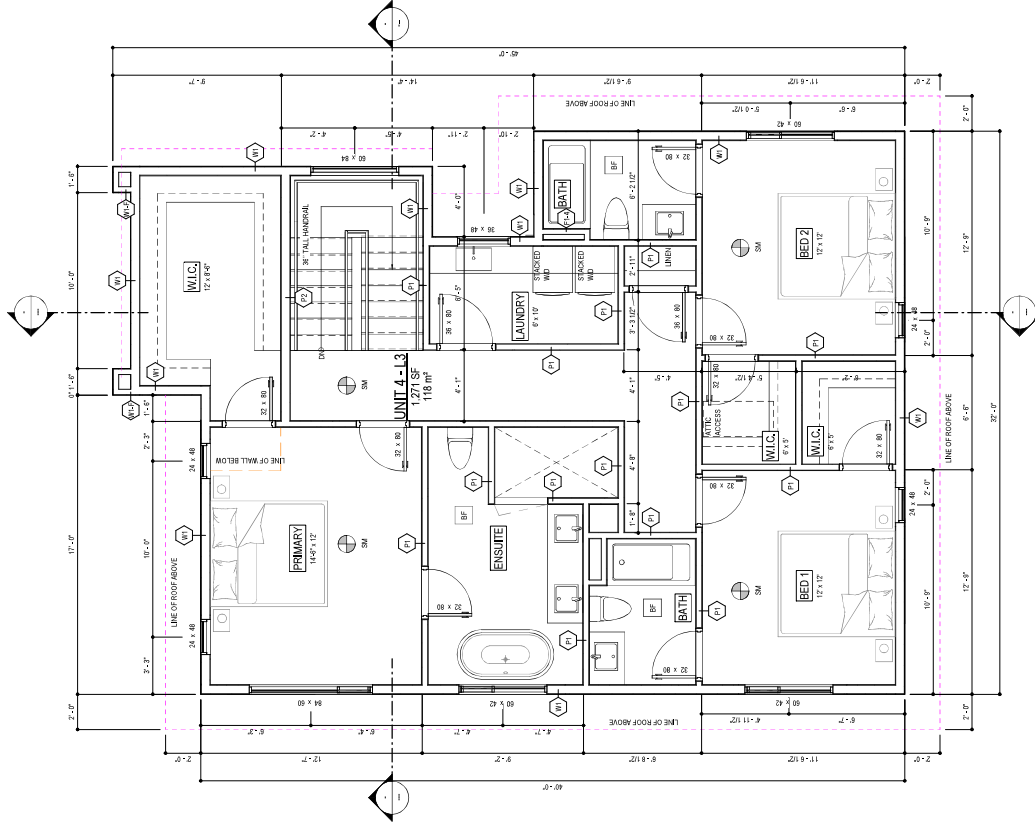
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No.	Date	Revised
01	2024-07-22	ISSUED FOR RESIZING & DEVELOPMENT PERMIT
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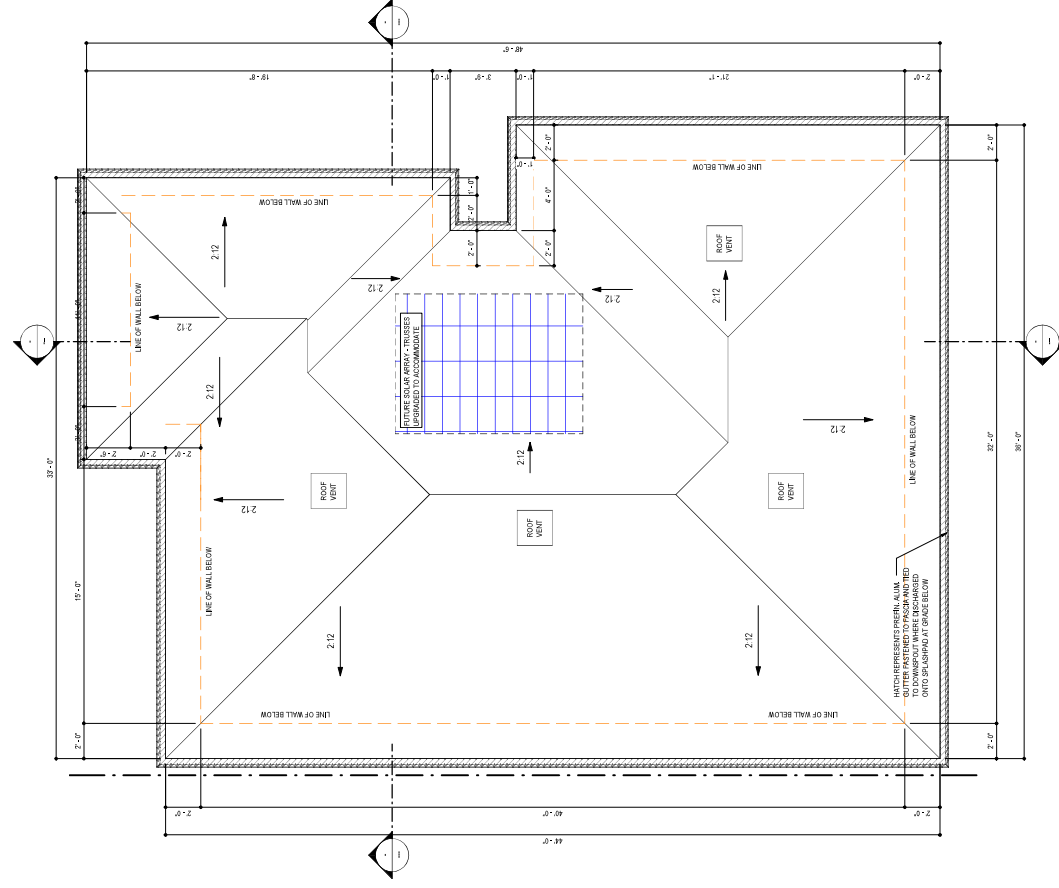
FILE
PROJECT
THREEPLEX - ROOF PLAN

Drawing Number
A3.04
Job No.
18-1816
Scale
1/8" = 1'-0"

Project Title
550 PATTERSON AVE
550 PATTERSON AVE, BEDFORD, NC 27606
LOT 2, DISTRICT LOT 14, PLAN M473249



1 SINGLE FAMILY HOME - LEVEL 3
A3.12 1/8" = 1'-0"



2 SINGLE FAMILY HOME - ROOF PLAN
A3.12 1/8" = 1'-0"

BUILDING ELEVATION KEY NOTE:	
1	HARDEE LAP SIDING - GREY
2	HARDEE LAP SIDING - WOOD TONE
3	STUCCO WHITE
4	TRIM STONE VENEER - GREY
5	HARDEE BOARD AND BATTEN - DARK GREY
6	VINYL SIDING
7	MAIN DOOR
8	OVERHEAD DOOR
9	SMART TRIM FASCIA - BLACK
10	GLASS GUARD RAIL
11	ALUMINUM GUTTER OR DOWNSPOUT - PAINTED BLACK
12	SLEWING GLASS DOOR
13	ASPHALT SHINGLES - CHARCOAL

SPATIAL SEPARATION - END UNIT	
NORTH ELEVATION (THREEPLEX BUILDING)	
EXPOSED BUILDING FACE	54.60m
LIMITING DISTANCE	6.15m
PERMITTED UPD (AREA - 5.0/5.4.4 - A)	57.20%
PROPOSED UPD (AREA)	15.30m
PROPOSED UPD (%)	28.24%

SPATIAL SEPARATION - END UNIT	
NORTH ELEVATION (THREEPLEX BUILDING)	
EXPOSED BUILDING FACE	57.20m
LIMITING DISTANCE	6.15m
PERMITTED UPD (AREA - 5.0/5.4.4 - A)	57.20%
PROPOSED UPD (AREA)	13.50m
PROPOSED UPD (%)	23.52%

MATERIAL BOARD:

EXTERIOR MAIN
MATERIAL: HARDEE LAP SIDING - GREY
LOCATION: VARIOUS EXTERIOR WALLS

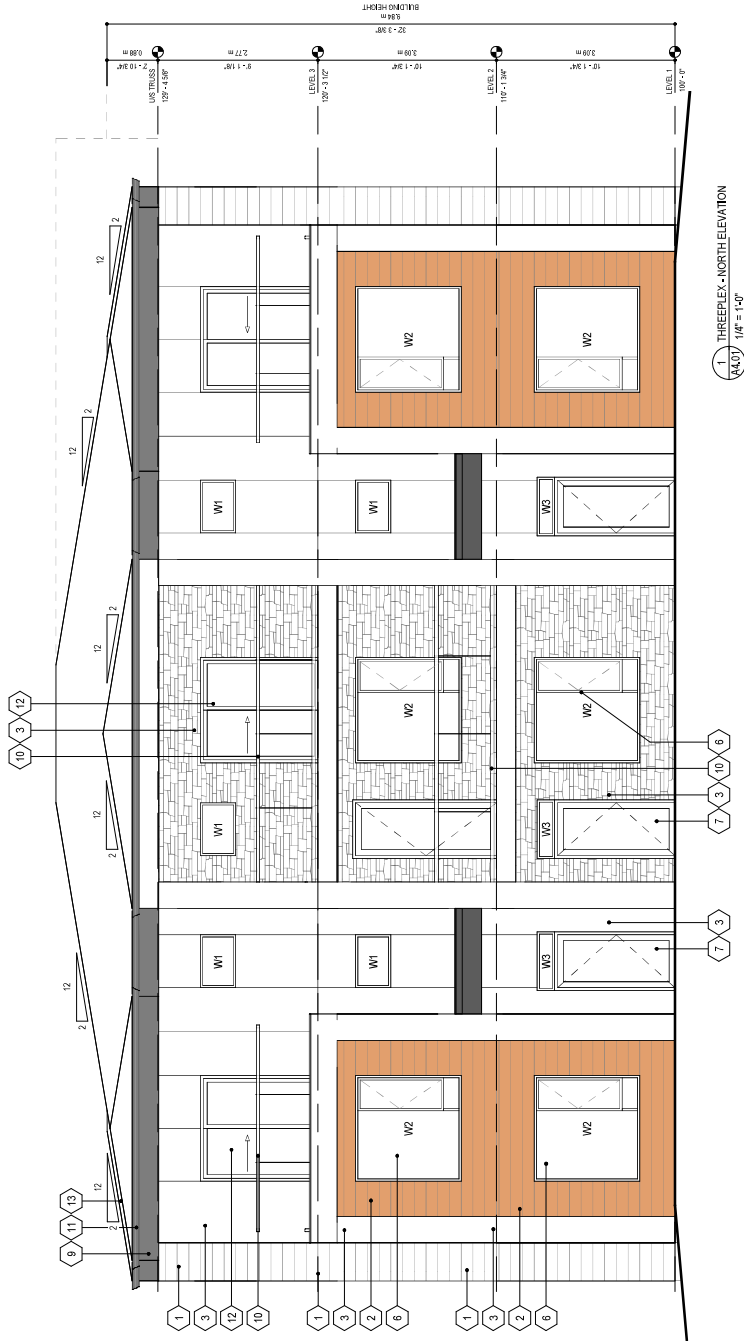
EXTERIOR MAIN
MATERIAL: HARDEE LAP SIDING - WOOD TONE
LOCATION: VARIOUS EXTERIOR WALLS

EXTERIOR MAIN
MATERIAL: STUCCO WHITE
LOCATION: VARIOUS EXTERIOR WALLS

ROOFING
MATERIAL: ASPHALT SHINGLES - CHARCOAL
LOCATION: ROOF

EXTERIOR - TRIM
MATERIAL: BLACK METAL
LOCATION: DOORS, GUTTER, FLASHING, ETC.

EXTERIOR - MAIN
MATERIAL: HARDEE BOARD AND BATTEN - DARK GREY
LOCATION: VARIOUS EXTERIOR WALLS



Drawing Number

THREEPLEX - NORTH
ELEVATION &
BUILDING KEYNOTES

A4.01

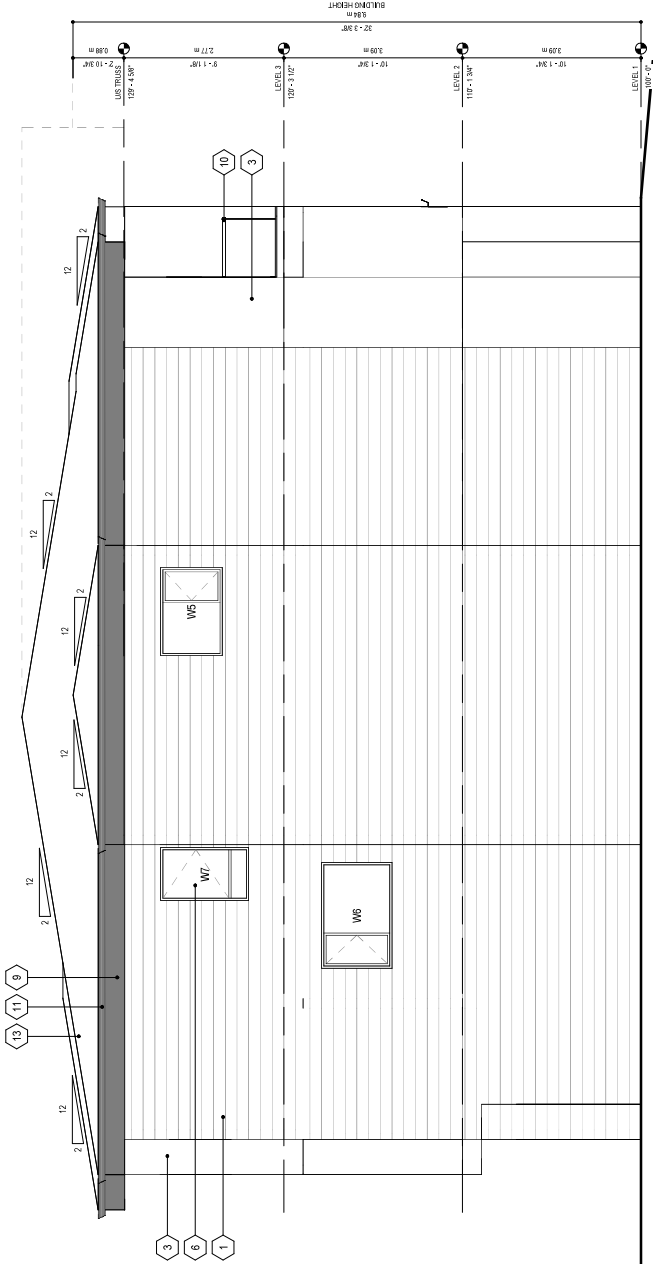
Job No. 18-1815
Scale As Indicated

Project Title
550 PATTERSON AVE

No.	Date	Revised
01	2024/07/22	ISSUED FOR REVIEWING & DEVELOPMENT PERMIT
02		
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ISSUED FOR DEVELOPMENT PERMIT

SPATIAL SEPARATION EAST ELEVATION (THREEPLEX BUILDING)	
PROPOSED BUILDING FACE	140.00m
MINIMUM DISTANCE	1.2m
PERMITTED LPO AREA (3.0 x 14.4 - A)	2.00%
PROPOSED LPO AREA	3.53m
PROPOSED LPO (%)	3.50%



1 THREEPLEX - EAST ELEVATION
1/4\"/>

ISSUED FOR DEVELOPMENT PERMIT

No.	Date	Revised
01	2024-07-22	ISSUED FOR REVIEWING & DEVELOPMENT PERMIT
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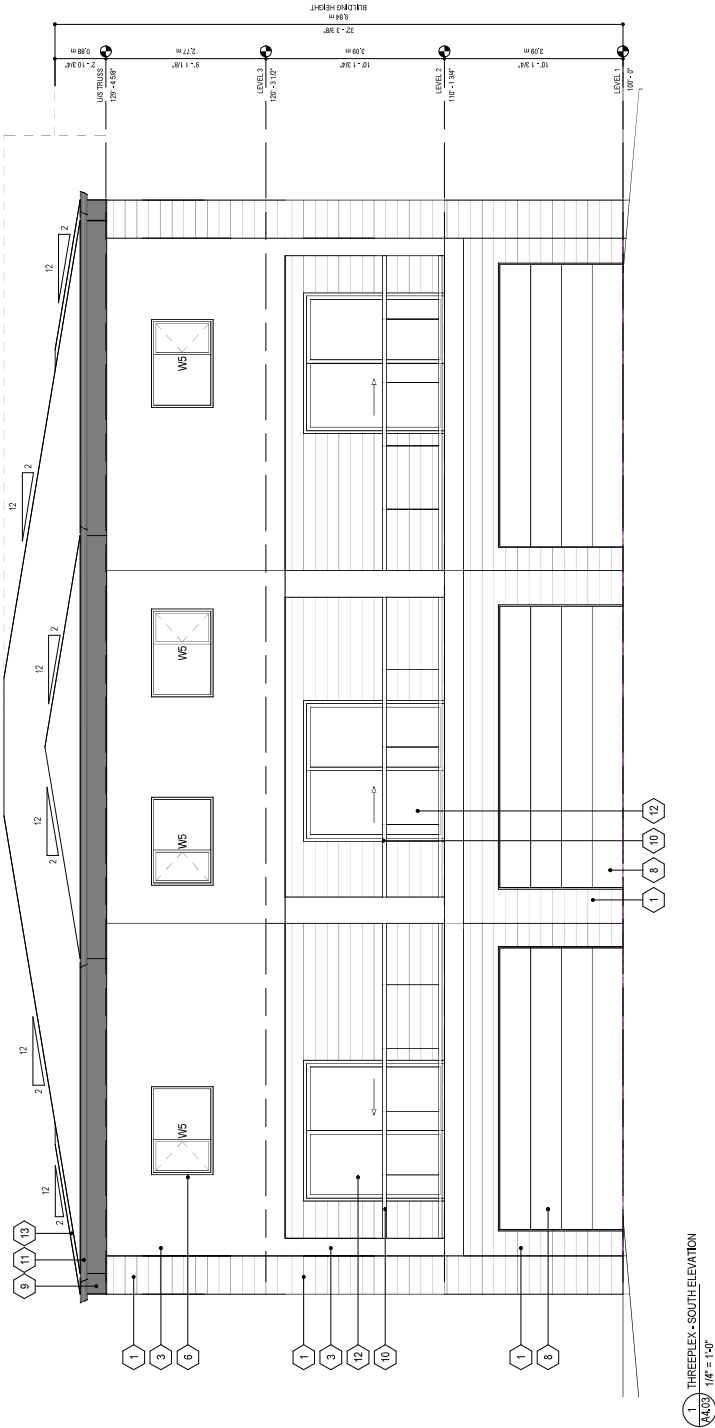
Project Title
550 PATTERSON AVE
550 PATTERSON AVE, WICHITA, KS 67206
LOT 2, DISTRICT LOT 14, PLAN MAP 2149

Drawing Number
THREEPLEX - EAST ELEVATION
A4.02

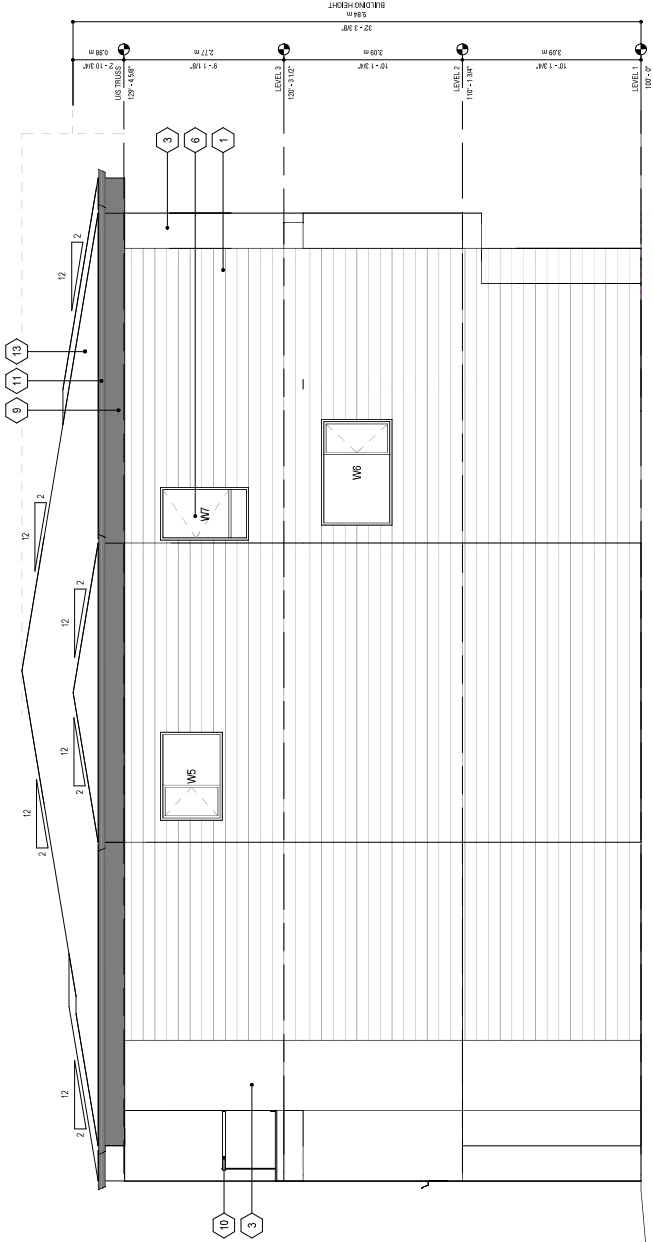
Job No.	18 - 18.6
Scale	As Indicated

SPATIAL SEPARATION - END UNIT	
SOUTH ELEVATION (THREEPLEX BUILDING)	
EXPOSED BUILDING FACE	57.25m
UNITING DEFERENCE	3.8m
PERMITTED LPO (AREA - S.S.(L.A. - A))	15.00%
PROPOSED LPO (AREA)	12.0m
PROPOSED LPO (%)	15.19%

SPATIAL SEPARATION - END UNIT	
SOUTH ELEVATION (THREEPLEX BUILDING)	
EXPOSED BUILDING FACE	54.62m
UNITING DEFERENCE	3.8m
PERMITTED LPO (AREA - S.S.(L.A. - A))	15.00%
PROPOSED LPO (AREA)	5.17m
PROPOSED LPO (%)	16.84%



SPATIAL SEPARATION -	
WEST ELEVATION (THREEPLEX BUILDING)	
EXPOSED BUILDING FACE	1:10.83mm
LIMITING DISTANCE	1.2m
PERMITTED LPO (AREA) - 3.15 (14.4'-ft)	7.00%
PROPOSED LPO (AREA)	5.25mm
PROPOSED LPO (%)	3.00%



1 THREEPLEX - WEST ELEVATION
1/4" = 1'-0"

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No.	Date	Revised
01	2024-07-22	ISSUED FOR REVIEWING & DEVELOPMENT PERMIT
02		
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Drawing Number

THREEPLEX - WEST
ELEVATION

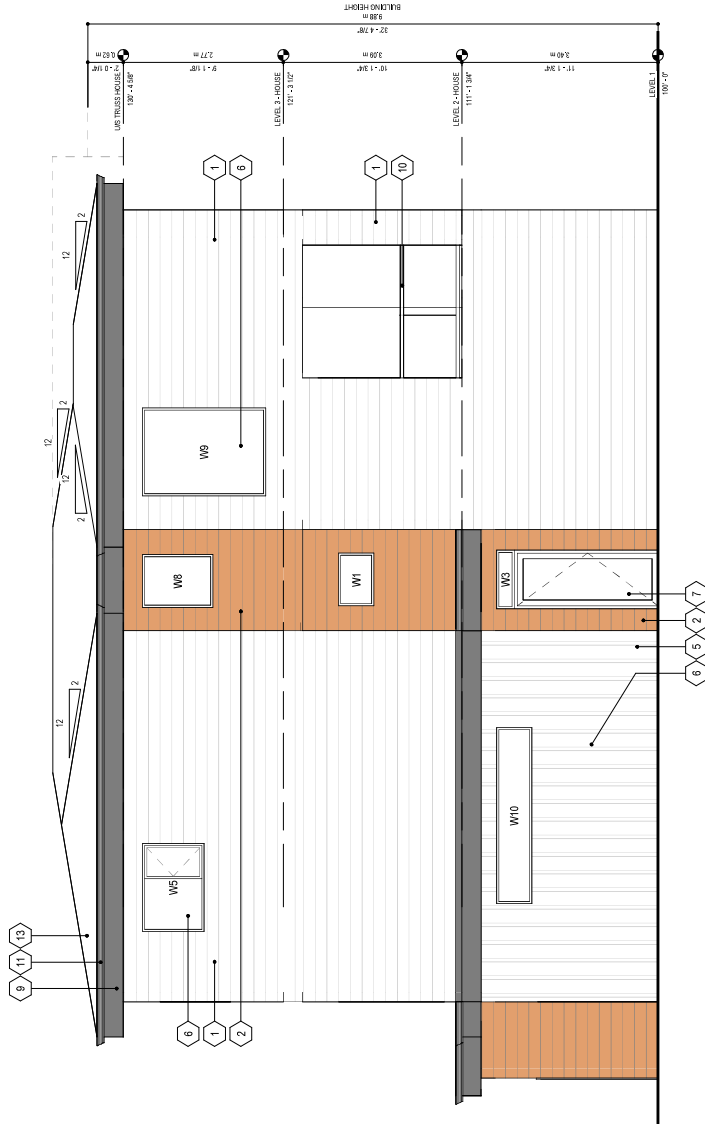
Project Title
550 PATTERSON AVE

A4.04

Job No.	18 - 18.5
Scale	As Indicated

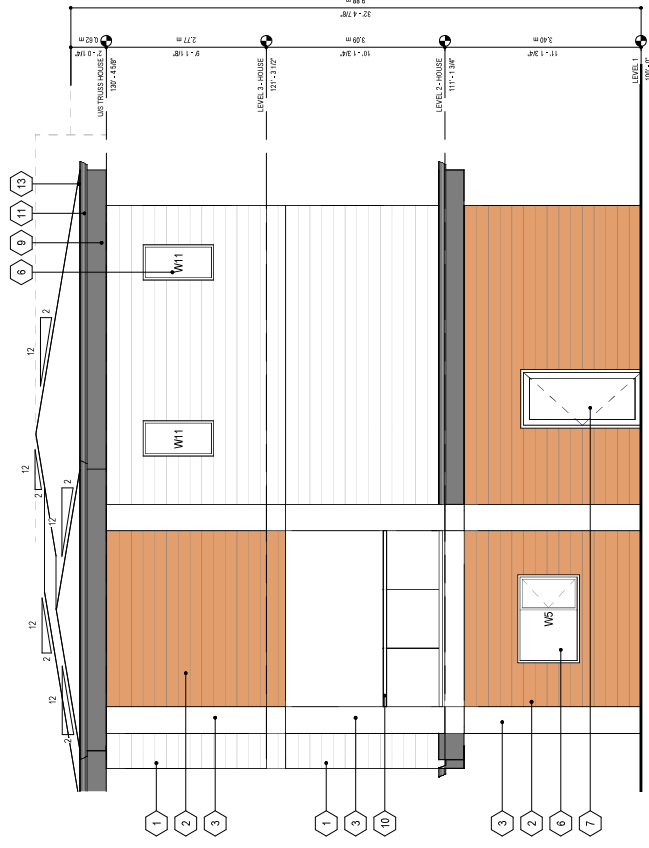
550 PATTERSON AVE, WICHITANA, NC, 27576
LOT 2, DISTRICT LOT 1.4, PLAN MAP 21-09

SPATIAL SEPARATION - NORTH ELEVATION (SFH BUILDING)	
EXPOSED BUILDING FACE:	125.57'pm
LIMITING DISTANCE	3.06m
PERMITTED UPO (AREA - 3, (1.14.4. -A))	10.00%
PROPOSED UPO (AREA)	10.52pm
PROPOSED UPO (%)	8.65%



1 SINGLE FAMILY HOUSE - NORTH ELEVATION
A4.11 1/4" = 1'-0"

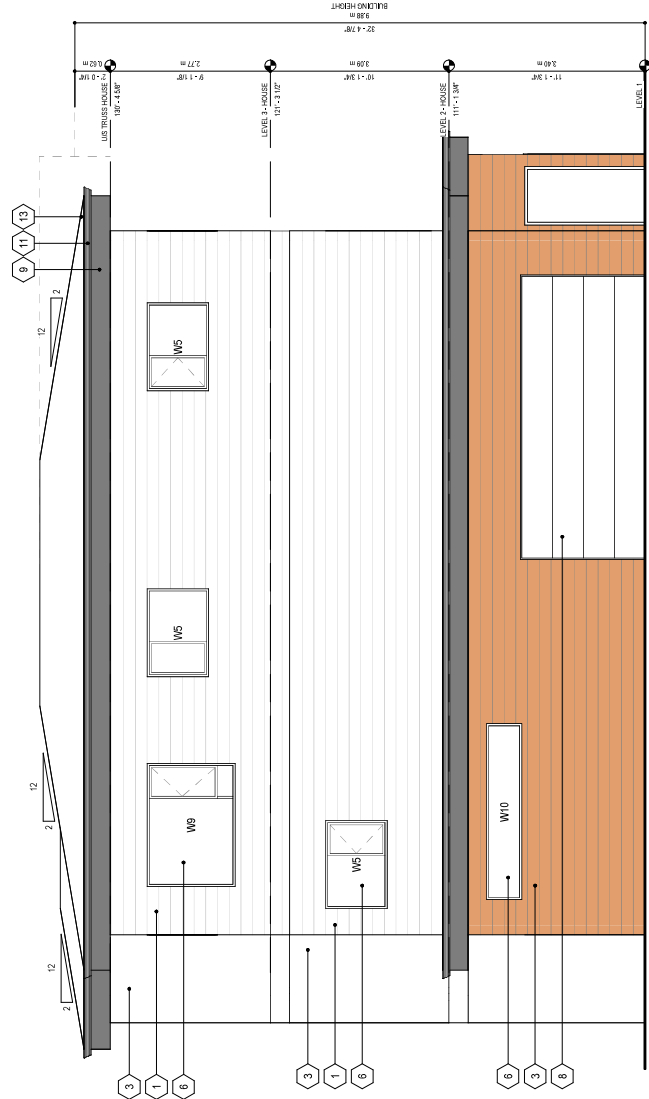
SPATIAL SEPARATION - WEST ELEVATION (SFH BUILDING)	
EXPOSED BUILDING FACE:	88.42m
LIMITING DISTANCE:	1.8m
PERMITTED UPO (AREA - 5, 10, 14 & A):	8.55%
PROPOSED UPO (AREA)	4.97m
PROPOSED UPO (%)	5.55%



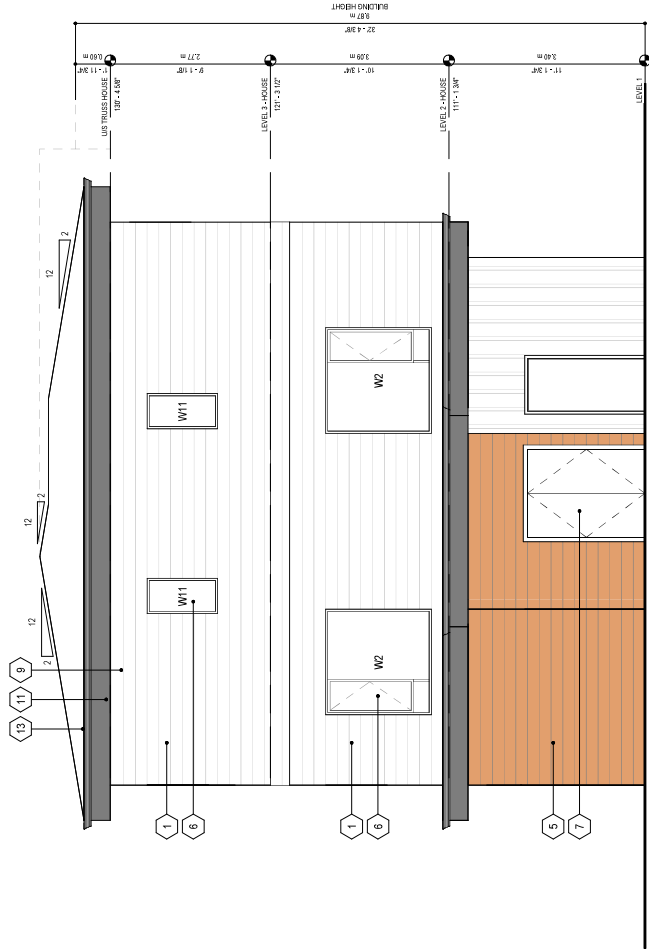
2 SINGLE FAMILY HOME - WEST ELEVATION
A4.11 1/4" = 1'-0"

SPATIAL SEPARATION - SOUTH ELEVATION (SFH BUILDING)	
EXPOSED BUILDING FACE	173.71m
LIMITING DISTANCE	4.5m
PERMITTED LPO AREA - A (13.14.1.4 - A)	1.000%
PROPOSED LPO AREA	0.99m
PROPOSED LPO (%)	1.00%

SPATIAL SEPARATION - EAST ELEVATION (SFH BUILDING)	
EXPOSED BUILDING FACE	184.51m
LIMITING DISTANCE	6.07m
PERMITTED LPO AREA - A (13.14.1.4 - A)	14.00%
PROPOSED LPO AREA	6.18m
PROPOSED LPO (%)	0.25%

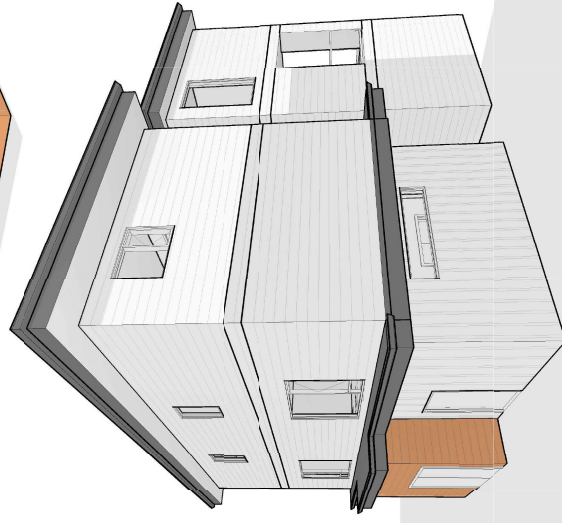


1. SINGLE FAMILY HOUSE - SOUTH ELEVATION
A4.12 1/4" = 1'-0"



2. SINGLE FAMILY HOUSE - EAST ELEVATION
A4.12 1/4" = 1'-0"

No.	Date	Revised
01	2024-07-22	ISSUED FOR REVIEWING & DEVELOPMENT PERMIT
02		
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No.	Date	Revised
01	2024-07-22	ISSUED FOR REZONING & DEVELOPMENT PERMIT
02		
03		
04		

Drawing Number

Drawing Title

A6.01

3D VIEWS

Project Title
550 PATTERSON AVE

550 PATTERSON AVE, MEDFORD, MA 02155
LOT 2, DISTRICT LOT 14, PLAN MAP 249

Job No.

18-1115

Scale

ISSUED FOR DEVELOPMENT PERMIT

Landscape
Design

550 Patterson
Ave Kelowna

Site Plan

Blue Dot Dwellings Inc.

(250) 864-9576

info@bluedotdwellings.com

www.bluedotdwellings.com

Date: 2020-07-28 11:12:09 AM

Drawn By: Ryan Hosaki

Individual Property Rights: Blue Dot Dwellings Inc.

A101

Scale: 3/16" = 1'-0"

LEGEND

- Proposed Structure

Bark Mulch @ 190 ft²

Concrete (Exposed Aggregate) @ 1863 ft²

Rock Mulch: Basalt 1" @ 115 ft²

Permeable Concrete Pavers @ 357 ft²

Rock Mulch: Kettle Valley Granite 2" @ 1070 ft²

Wood Fence: 6' H @ 113' 3" L

Existing Fence

Planting

- Astilbe

Hosta

Hydrangea

Ornamental Grass (Karl Foerster)

Catmint

Daisy

Black-eyed Susan

Boxwood

Lavender

Fountain Grass

Parkland Pillar Birch

Project Information

Coverage: Impermeable surface = 75%

Grading: Site grading to remain unchanged

Landscape Construction Cost: Estimated value of \$19,000.00

