



February 25, 2025

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

Rezoning Application for CA1 – Core Area Mixed Use at 2565-2579 Pandosy Street

**Introduction**

Dear Planning Staff,

The purpose of this application is to rezone the subject properties from MF1 – Infill Housing to CA1 – Core Area Mixed use. The CA1 zone is unique as it allows for mixed commercial and residential uses outside the urban centre. There are several requirements which are met and will be further detailed with this rationale. The goal is to develop a building on this significant corner utilizing Zoning Bylaw 12375 and OCP 2040 – Mid-Rise Residential Guidelines to create a 6-storey building which is safe, livable, accessible, and provides new housing opportunities in the Pandosy neighbourhood. The property is located on a Transit Supportive Corridor and is adjacent to the Pandosy Urban Centre.

The application includes a conceptual site plan and a massing diagram to demonstrate an optional form on the property. It clearly shows that a 6-storey building can be developed on the site.

**Official Community Plan Objectives**

In broad terms, the Regional Growth Strategy (RGS) has outlined various goals for land, housing, and transportation in the Regional District of Central Okanagan. It is anticipated that 3,800 new residential units (15%) of the growth occur within core area where the subject property is located. Official Community Plan – Objective 5.2 aims to focus residential density along Transit Supportive Corridors to improve Core Area Neighbourhood livability. In addition, this proposal conforms to the 2040 OCP – Future Land Use guidance of Core Area – Neighbourhood along a Transit Supportive Corridor, as multi-unit residential is a supported use. The following pillars are met:

1. Stop planning new suburban neighbourhoods.  
Creating a mixed-use development in this location contributes to reducing the desire for new suburban neighbourhoods to be planned. In turn, density is focused on areas with existing services and nearby transit, walking, and biking options.

2. Target growth along transit corridors.

The property is located along an identify transit supported corridor. Multiple existing transit routes are found within close proximity to the site. The #1 Lakeshore and #8 University routes travel past the site with a bus stop across the street.

3. Promote more housing diversity.

The immediate area consists of older housing stock. Recently higher density development was approved by Council on Wardlaw Avenue. This location has ideal conditions for mixed use development. Many tenants or property owners are searching for “mid-rise” housing which provides appropriate parking, limited private open space, and single bedrooms for bachelor tenants or multiple bedrooms for growing families.

4. Prioritize sustainable transportation and shared mobility.

This location has ample opportunities to access multi-modal corridors including the Abbott Street pathway to the west and bike lanes along Richter Street on the east. Each are within 200m of the site. Further the Pandosy village shops and restaurants are within easy walking distance.

The Official Community Plan (OCP) aligns with the CA1 Zone by encouraging compact, walkable neighborhoods and infill housing to optimize land use and minimize urban sprawl. Specifically, the OCP's Growth Management Policies emphasize fostering complete communities with diverse housing types to meet varying needs while supporting transit-oriented development. Additionally, the Urban Centres Roadmap encourages higher-density developments within designated growth areas, provided they complement the neighborhood's character and enhance livability, aligning directly with the intent of CA1 zoning regulations.

The OCP acknowledges:

*As one of the fastest growing cities in Canada, Kelowna is rapidly evolving. Its economy is diversifying, many of its neighbourhoods are transforming, and people are choosing new ways to get around. In short, Kelowna is becoming a more urban and dynamic city and the pace of change is unlikely to let up*

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## Proposed Zone

The CA1 Zone, is unique as it allows for mixed use commercial and residential development outside urban centres. There are multiple regulations within the zone to provide direction for building design and height. This location meets the following requirement to allow a 6 storey development:

- a) Lots are located fronting a collector or arterial road; & ✓
- b) Lots are within 400 m of transit stop; & ✓
- c) The abutting lots are not zoned RR1, RR2, RU1, RU2, RU3, or RU5. ✓

Currently, the development group is considering several permitted uses such as hotel, office space for medical uses (health services) and/or apartment housing.

### **Site Layout**

As shown on the conceptual plan, the proposed project is a 6-storey building that will meet the required parking regulations for the zone within a parkade. The height of the concept building is 21.0m/6 storeys from finished grade to the rooftop. The site plan shows that access can be taken from the existing lane, where some exterior parking is provided for larger vehicles and garage collection may be located. All zoning requirements including vehicle and bicycle parking, FAR and other details can be met. The concept building is attractive and shows that with ample landscaping including the required trees a pleasing pedestrian interface can be created.

### **Conclusion**

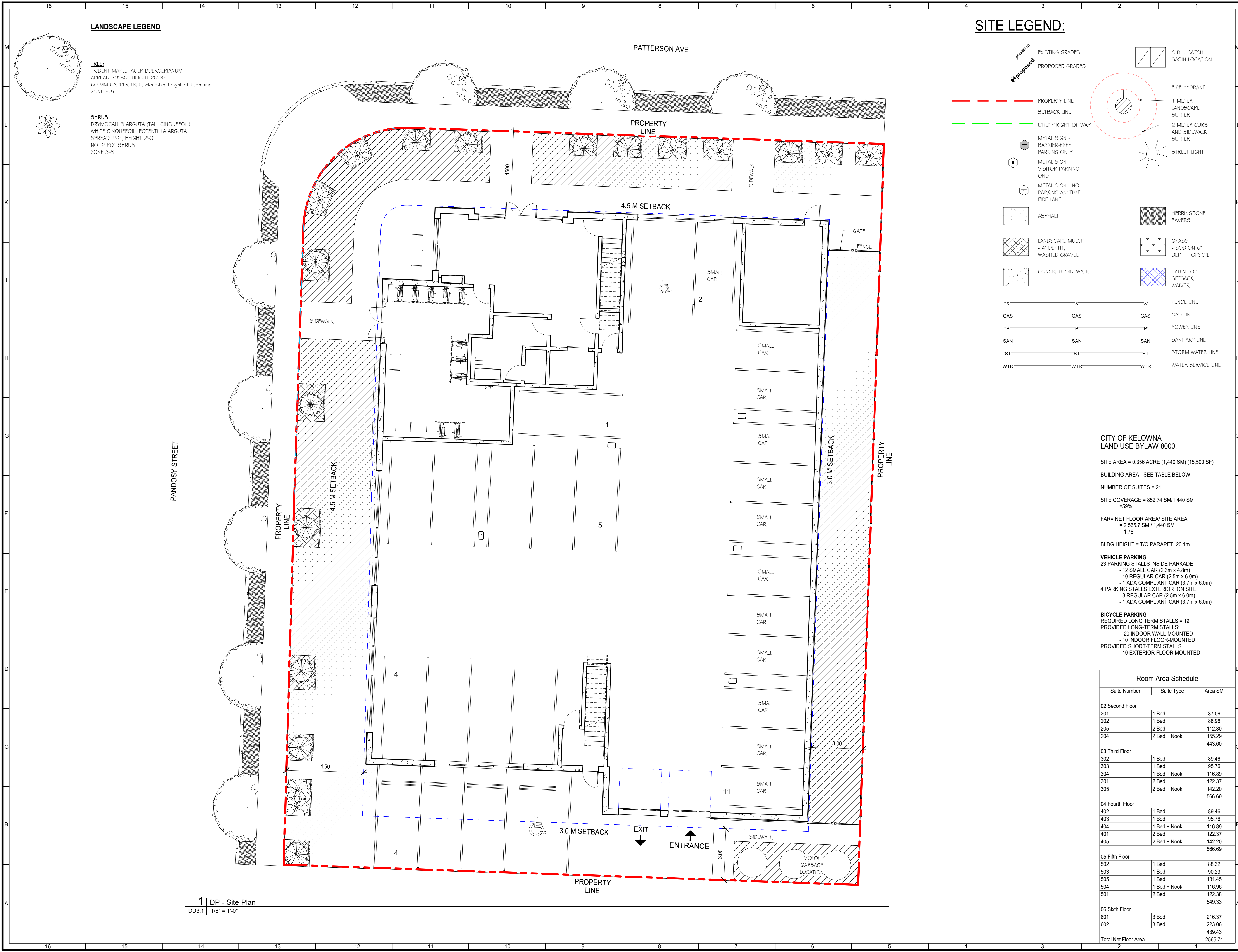
The intention of this proposal is to create a mid-rise development project in popular area of Kelowna which is very walkable, bikeable, and is access to nearby amenities. The property is close to parks such as Kinsmen Park and Osprey Park. The Hospital District is to the north, Okanagan college is to the south and many shops, restaurants and services are all within walkable distance to in the Pandosy Urban Centre Kelowna as well as recreational opportunities area abundant due to the many pocket parks along Okanagan Lake. As the property is vacant the next stage is to develop it and the CA1 zone is the ideal fit. We look forward to hearing your comments and feedback on the project.

Should the rezoning application be successful, a development permit with detailed building design and site planning will be submitted. The development team is committed to creating a building that warrants this prominent location.

Regards,

Urban Options Planning Corp.  
by it's Authorized Signatory; Birte Decloux, RPP MCIP





**KEYPLAN:**

**LEGAL DESCRIPTION:**  
LOT A  
DISTRICT LOT 14  
PLAN EPP82294

**PROPERTY NO. 157698**

**MUNICIPAL ADDRESS:**  
2565 PANDOSY ST.  
KELOWNA, BC

**CLIENT INFORMATION:**

**Concept site plan**

**Revision Schedule**

#	Description	Date	
1	GO	ISSUE FOR DP	2022 12 23

**CONSULTANT LOGO:**

**ALVIN REINHARD FRITZ ARCHITECT INC.**

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**PROFESSIONAL SEAL:**

**PROJECT:**  
**Pandosy Residential Development**

**LOCATION:**  
**2565 Pandosy St., Kelowna, BC**

**DRAWING TITLE:**  
**Site Plan**

**DRAWN BY:**  
Author

**CHECKED BY:**  
Checker

**SCALE:** As indicated

**PROJECT:** 21143 KPCCD

**ISSUE FOR:**  
Progress Review Set

**ISSUE DATE:**  
2023 01 27

**REV. NO.**  
1

**SHEET NO.**  
**DD1.1**

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