

# Development Variance Permit

October 24, 2025

1144 Pacific Avenue, Kelowna

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Dear Neighbour,

We are writing to share that BC Housing has submitted a development variance proposal to the City of Kelowna. This proposal is part of our plan to build 20 supportive homes and 20 Complex Care Housing (CCH) units at 1144 Pacific Avenue.

We last reached out to neighbours in July 2025 to share an update about this project. Learn more about our plans for this site by visiting [letstalkhousingbc.ca/kelowna-1144-pacific-avenue](https://letstalkhousingbc.ca/kelowna-1144-pacific-avenue).

## Development Variance Proposal

This proposal includes variances for:

- Shifting the minimum front line setback from 3.0 to 0 metres and increasing fence height from 2.0 to 2.15 metres
  - This would maximize fully fenced onsite resident amenities and programming space.
- Adjusting the minimum number of off-street parking spaces from 32 stalls to 7 stalls
  - Very few supportive housing or CCH residents own cars. Parking spaces would be for staff and visitors. Residents typically rely on public transit, bicycle, scooter, etc.
- Adjusting the percentage of small car and regular car stalls from 50% regular sized stalls & 50% small car stalls to 14% regular sized stalls & 86% small car stalls
  - Width would be reduced for small car stalls, however length would be maintained.

*See reverse for current building renderings and design details.*

## About the project

BC Housing and the City of Kelowna are partnering to build this much-needed housing. The five-storey building will have 40 studio homes with a central kitchen, laundry, dining/common areas and staff offices. These homes will be for single adults (19+) of all genders, including seniors and people with disabilities who are experiencing or at risk of homelessness.

**Supportive housing** provides deeply affordable homes with services to a wide variety of people who need supports to maintain stable housing. Supports are provided by a non-profit operator. These can include daily meals, life skills and employment support, and other social and recreational programs.

**Complex Care Housing (CCH)** also provides deeply affordable homes but with enhanced health, cultural and social supports. In CCH, professionals work with residents and their support networks to develop personalized plans to improve their quality of life and foster long-term stability and well-being.

## Questions?

For questions about the development and/or future operations of this housing, please email BC Housing at [communityrelations@bchousing.org](mailto:communityrelations@bchousing.org).

Sincerely,

BC Housing

# Building Design

1144 Pacific Avenue, Kelowna



*The above images are renderings of the planned building at 1144 Pacific Avenue in Kelowna. These are subject to change.*

## Building features and amenities

- 40 studio apartments
- Indoor and outdoor gathering spaces
- Staff offices and meeting spaces
- Central kitchen and dining area
- Shared laundry
- 7 parking spaces for staff and visitors
- Bicycle and scooter storage for residents
- 24/7 secure access for staff, residents and invited guests only

## Building design elements

- Mix of concrete, steel and wood construction
- Fibre-cement panels and lap siding, corrugated metal, brick or brick veneer, and faux-wood elements
- Varying shades of blue to represent Okanagan Lake
- Horizontal and vertical bands and wood elements to blend in with other buildings in the neighbourhood