



Richter Street

2385 Richter Street Kelowna, BC
Pandosy Urban Centre

Property Overview



DOMA Group is pleased to present a prime urban redevelopment opportunity in one of Kelowna's most active growth corridors. This property is zoned UC5, Pandosy Urban Centre, supporting higher density residential, mixed-use development in a vibrant, walkable neighbourhood. Ideally located in the heart of the Pandosy corridor, the property is just steps from Mission Park Shopping Centre and within close proximity to major education and employment nodes including Okanagan College, Raymer Elementary School, Kelowna Secondary School, and KLO Middle School. Just minutes from the waterfront and some of Kelowna's most popular recreation areas including Gyro Beach, Kinsmen Park, Abbott Park and the family friendly Pandosy Waterfront Park with its popular splash park. Surrounded by amenities, transit, schools, beaches, and employment hubs, this highly walkable location offers strong long term fundamentals in a neighbourhood experiencing significant redevelopment. A rare opportunity to secure land in one of Kelowna's most desirable and strategically positioned urban centres.

SALIENT FACTS:

Total Site Area: 6,969 sq ft

Zoning: UC5 mixed use

Potential Land Usage: Townhome with commercial at base



Site outlined in red 2835 Richter Street Kelowna
Black rectangle possibility to add to project.

Location Highlights

The Pandosy Urban Centre is considered one of Kelowna's premier urban growth nodes because it has been specifically identified by the City as a key area for future density, mixed-use development, and infrastructure investment. It combines many of the fundamentals developers and investors look for in long-term growth markets:

- Central location between Downtown Kelowna and the Lower Mission
- Strong walkability to shopping, restaurants, beaches, parks, schools, and healthcare
- Close proximity to major employment and education hubs including Okanagan College and Kelowna General Hospital
- Existing transit connectivity and continued focus on transit-oriented growth
- High demand for multifamily housing driven by population growth and limited land supply
- Ongoing redevelopment activity transforming the corridor into a more urban, high density community
- Supportive Official Community Plan policies encouraging taller residential and mixed use projects within the Urban Centre designation

Unlike suburban expansion areas, Pandosy already has established amenities, infrastructure, and lifestyle appeal, which reduces development risk and supports long term property appreciation.

ACROSS FROM

Raymer Elementary School & Mission Park Shopping Centre

Planned Infrastructure 2040

Future Light Rail (LRT) Corridor

MINUTES TO

Kelowna General Hospital, Gyro beach access, Kinsmen Park

CONNECTED BY

Frequent transit

SURROUNDED BY

Established core neighbourhood

WALKABLE TO

Okanagan College & Shopping



Conceptual rendering — for illustrative purposes only

5

Townhome Units

UC5

CURRENT ZONING

2.05

F.A.R. BASE ON UC5

Concept. The Pandosy Urban Centre allows for mixed use commercial and residential use.

Mixed Streets can contain any combination of commercial and residential principal uses at the ground floor and above(UC5).

- Mixed Residential Streets can contain any combination of ground-floor commercial or residential principal uses. One hundred percent (100%) of the floor area above the ground-floor shall be residential principal uses.

Why it works. The site's frontage, depth, and corner-adjacent exposure allow for efficient drive-aisle access, private patios, and a human-scaled streetscape. Proximity to Okanagan College, Frequent transit, and daily-needs retail makes this a a great location.

2040 Official Community Plan

Map 4-5 Pandosy Building Heights

Site Location

14 storeys

12 storeys

8 storeys

6 storeys

4 storeys

3 storeys

Pandosy Lakeshore Corridor

Park

Okanagan Lake

This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.6.

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

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