

**City of Kelowna
Regular Council Meeting
ADDENDUM**



Tuesday, June 23, 2020

7:00 pm

Council Chamber

City Hall, 1435 Water Street

Pages

4. Development Permit and Development Variance Permit Reports

- 4.4 START TIME - 7:30 PM - Benvoulin Road 2175 - DP20-0025 DVP20-0026 - National Society of Hope, Inc. No. S0025475**

4.4.1	<i>Correspondence - Benvoulin Road 2175 - DP20-0025 DVP20-0026 - National Society of Hope, Inc. No. S0025475</i>	1 - 8
4.4.2	<i>Late Correspondence - Benvoulin Road 2175 - DP20-0025 DVP20-0026 - National Society of Hope, Inc. No. S0025475</i>	9 - 13
4.4.3	<i>LATE Power Point 2175 Benvoulin Road</i>	14 - 27
4.7	START TIME - 8:00 PM - KLO Rd 710, 720 and Richter St 2959, 2963 - DP19-0062 DVP19-0063 - KGI Kingsway Homes Ltd., Inc. No. BC1154888	

4.7.1	<i>Correspondence - KLO Rd 710, 720 and Richter St 2959, 2963 - DP19-0062 DVP19-0063 - KGI Kingsway Homes Ltd., Inc. No. BC1154888</i>	28 - 29
4.7.2	<i>Late Correspondence - KLO Rd 710, 720 and Richter St 2959, 2963 - DP19- 0062 DVP19-0063 - KGI Kingsway Homes Ltd., Inc. No. BC1154888</i>	30 - 30
4.10	START TIME - 8:45 PM - Pandosy St 2169 - DP19-0165 DVP19-0166 - Pandosy Street Developments Ltd, Inc No. BCo689792	

4.10.1	<i>Correspondence - Pandosy St 2169 - DP19-0165 DVP19-0166 - Pandosy Street Developments Ltd, Inc No. BCo689792</i>	<i>31 - 68</i>
4.10.2	<i>Late Correspondence - Pandosy St 2169 - DP19-0165 DVP19-0166 - Pandosy Street Developments Ltd, Inc No. BCo689792</i>	<i>69 - 158</i>

Lillian Klaamas

From: SHERILYN WILLIAMS <shewilliams@shaw.ca>
Sent: Friday, June 12, 2020 1:24 PM
To: City Clerk
Subject: 2175 Benvoulin Road

CAUTION: External email - Check before you click!

Sherilyn Williams
206-2075 Benvoulin Court
Kelowna BC V1W 0A8
250-448-9480

Attention: Stephen Fleming-City Clerk

Dear Stephen,

I am writing in regards to the proposed variance height of the principal building at 2175 Benvoulin Road Kelowna BC. I do not agree or accept the new proposal for the 9 story building, the 4.5 proposal is more in accordance with the surrounding buildings at The Society of HOPE.

There is a new building being built at 2080 Benvoulin Court, I'm not certain how many units will be there but regardless the building is large and the new amount of pedestrians and car traffic will increase on our already busy court. With the new building at 2175 there will be another increase of pedestrians and car traffic. I have been told that the court will be opened up to Cooper Road, which will increase traffic flow. We are seniors living at the Society of HOPE and it is very important to us, do to the fact that many use walkers or scooters, that the increase in traffic could prove dangerous.

As I said above I disagree with the "new" 9 story proposal. It seems to me that all builders in Kelowna start out with one height proposal only to be revised to a higher height proposal and unfortunately, my opinion, the builders are always granted the 'new' proposal height.

Thank you for taking the time to read my email.

Sincerely,

Sherilyn Williams

MEETING: 2020-06-23	ITEM: 4.4
BYLAW: DNP 20-0026	PLANNING <input checked="" type="checkbox"/>

Date: 2020-06-15	Time: 1:25pm
Name: Mary Ann Parker	
Civic Address: 406-2065 Benvoulin Crt	
Phone Number: 250-469-2883	
Application/Address: 2175 Benvoulin Road DVP20-0026	

Concern

I have a concern with 9 stories, due to traffic issues in the area with already high congestion and speeding in the area.

Traffic noise factor is really bad here, wanted to take up petition, all senior area.

Concerned where the added traffic will go, already in a high traffic area.

Wish the City of Kelowna would send someone out to monitor traffic to see how busy area is.

Springfield/Benvoulin Crt and Benvoulin Road

Statement was taken verbatim and read back to __Mary Ann Parker__ and have confirmed it to be accurate.

Clerks Initials: __LK__

MEETING: 2020-06-23	ITEM: 4.4
BYLAW: DVP 20-0026	PLANNING <input checked="" type="checkbox"/>

From: Wesley Miles
Sent: Wednesday, June 17, 2020 11:30 AM
To: City Clerk
Cc:
Subject: Re: 2175 Benvoulin Road

Good morning Jane,

The proposal would be accessed from the extension of Mayer Rd which will connect to Benvoulin Court. Likely not as a full road until surrounding development occurs however it would be connected/accessible from Benvoulin Court.

Let me know if you have any further questions. Regards,

Wesley Miles
Development Services

Sent from my iPad

> On Jun 16, 2020, at 1:17 PM, City Clerk <clerks@kelowna.ca> wrote:

>

> Thank you for your email. It will be forwarded to Council prior to the Public Hearing.

>

> Please note your correspondence, including your name and civic address, will be available to the general public to view; however, any other personal information such as e-mail address or phone number will be removed.

>

> Regards,

>

> Lillian Klaamas

> Legislative Services Clerk | City of Kelowna

> 250-469-8645 | cityclerk@kelowna.ca

> Connect with the City kelowna.ca/connect

>

>

> -----Original Message-----

> From: ;

> Sent: Tuesday, June 16, 2020 1:16 PM

> To: City Clerk <clerks@kelowna.ca>

> Subject: 2175 Benvoulin Road

>

> CAUTION: External email - Check before you click!

>

>

> my only concern is the traffic movement - will it be opened up to Benvoulin Court? 5 apts on Benvoulin Crt can turn RIGHT only onto Springfield Will block my view looking south down Benvoulin Road but things change.

> Jane O'Flynn

> Benvoulin Crt

MEETING: 2020-06-23	ITEM: 4.4
BYLAW: DVP 20-0026	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: paul novationarchitecture.com <paul@novationarchitecture.com>
Sent: Tuesday, June 16, 2020 11:37 AM
To: City Clerk
Subject: 20200616_Letters of support
Attachments: 20200530_Lovepreet Kaur.pdf; 20200608_Persson.pdf; 20200608_Stefanyk.pdf; 20200616_Landrey.pdf

CAUTION: External email - Check before you click!

Please see attached letters of support for our Project located on 20175 Benvoulin road
That is on the June 23rd public hearing.

Paul M. Schuster

Architect – AIBC, CAB, MRAIC

NCARB Certified

Paul@novationarchitecture.com

www.novationarchitecture.com

Office : (236) 420-4144

Cell : (250) 718-1302



MEETING:	2020-06-23	ITEM:	4.4
BYLAW:	DVP 20-0026	PLANNING	<input checked="" type="checkbox"/>

To the City of Kelowna

Application to the City of Kelowna for development of subject property located at 2175 Benvoulin Road, Kelowna, BC.

I am writing to show my support for this project.

NAME: Lovepreet Kaur & Prabhjot Singh Sekhon

ADDRESS: 3180 MAYER RD, KELOWNA,
VIW2G1, Canada, British Columbia

PHONE: 250-899-1712, 778-583-4005

EMAIL: lovepreetkaurdhillon6490@gmail.com

SCAN AND EMAIL TO: paul@novationarchitecture.com

Or

MAIL TO: 302-2337 Leckie Rd., Kelowna BC V1X 6Y5

Thank you so much for offering new town house building near me. Even, we look for 2 bedroom house near us. I am interested with this project and excited to see the building ASAP. Best of luck to all of you. Thank you.

To the City of Kelowna

Application to the City of Kelowna for development of subject property located at **2175 Benvoulin Road,**
Kelowna, BC.

I am writing to show my support for this project.

NAME: MARALYN PERSSON

ADDRESS: 107-2065 BENVOLIN CRT.
KELOWNA, BC V1W 0A5

PHONE: 250 766-9033

EMAIL: N/A

SCAN AND EMAIL TO: paul@novationarchitecture.com

Or

MAIL TO: 302-2337 Leckie Rd., Kelowna BC V1X 6Y5

To the City of Kelowna

Application to the City of Kelowna for development of subject property located at **2175 Benvoulin Road,**
Kelowna, BC.

I am writing to show my support for this project.

NAME: WIM STEFANYK

ADDRESS: 107, 2065 BENVOLIN CRT
KELOWNA, BC, V1W 0A5

PHONE: 205-308 4524

EMAIL: WILLIAMSTEFANYK@GMAIL.COM

SCAN AND EMAIL TO: paul@novationarchitecture.com

Or

MAIL TO: 302-2337 Leckie Rd., Kelowna BC V1X 6Y5

To the City of Kelowna

Application to the City of Kelowna for development of subject property located at **2175 Benvoulin Road, Kelowna, BC.**

I am writing to show my support for this project.

NAME:

Cathy Landry

ADDRESS:

*107-2075 Benvoulin Cst
Kelowna*

PHONE:

250 448 6684

EMAIL:

clandry@vix.ca

SCAN AND EMAIL TO: paul@novationarchitecture.com

Or

MAIL TO: 302-2337 Leckie Rd., Kelowna BC V1X 6Y5

Date: 2020-06-22	Time: 9:50am
Name: Susan Stevenson	
Civic Address: 403-2065 Benvoulin Court	
Phone Number: 250-861-4349	
Application/Address: DVP20-0026 2175 Benvoulin Road	

Oppose

Would be more acceptable if it was a 5 story , 9 stories would block the view and the sun and all of the winter sun. Which would be a very detrimental thing for us as we tend to cultivate the winter sun by sitting in an area where the sun is.

The congestion with the traffic which is already congested, also very noisy, 24/7 there are hot rods racing up and down all night long. Some of us have insomnia and I am one, which is the result of the noise and there is no one enforcing bylaws. Bylaw for noise and smoking along the sidewalk, blocking walkers which have to go and walk on the streets.

With this building going up across the street this will double. Apparently this is a building for recovering drugs addicts, which means they will all be out on the sidewalk smoking.

Lastly the pedestrian traffic to cross Springfield is to congested, there would need to be an overpass, it is just not working.

A lot of cars, there are 3 stop lights within 2 blocks, they get frustrated and sometime they don't slow down and a couple of people I know have been hit.

Statement was taken verbatim and read back to _____ Susan Stevenson _____ and have confirmed it to be accurate.

Clerks Initials: ____ LK ____

MEETING: 2020-06-23	ITEM: 4.4
BYLAW: DVP 20-0026	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: wind.dancer Marsden <shirleymarsden@live.com>
Sent: Monday, June 15, 2020 2:20 PM
To: City Clerk
Subject: Multiple Housing Development

Categories: Yellow Category

CAUTION: External email - Check before you click!

I do not support another highrise in this area. As traffic congestion is already a problem. The skyline in kelowna is being ruined with so many in different areas of the city. We do not want to be another Vancouver. That is why we chose to live here. Thank you for the opportunity to Express my opinion.

Sent from my Samsung Galaxy smartphone.

MEETING:	2020-06-23	ITEM:	4.4
BYLAW:	DRP 20-0026	PLANNING	<input checked="checked" type="checkbox"/>

Lillian Klaamas

From: City Clerk
Sent: Thursday, June 18, 2020 11:52 AM
To: 'wind.dancer Marsden'
Subject: RE: The address you require is 2065 Benvoulin crt

Hello,

Thank you for your response, so to confirm this is for 2175 Benvoulin Road, and you live at 2065 Benvoulin Crt.

Regards

Lillian Klaamas

Legislative Services Clerk | City of Kelowna
250-469-8655 | lklaamas@kelowna.ca
Connect with the City kelowna.ca/connect

From: wind.dancer Marsden <shirleymarsden@live.com>
Sent: Thursday, June 18, 2020 9:25 AM
To: City Clerk <clerks@kelowna.ca>
Subject: The address you require is 2065 Benvoulin crt

CAUTION: External email - Check before you click!

Sent from my Samsung Galaxy smartphone.

Lillian Klaamas

From: City Clerk
Sent: Monday, June 15, 2020 8:10 AM
To: Wesley Miles
Cc: 'Andy Thomsen'
Subject: RE:

Good morning Wesley,

Can you please see below. Andy has a couple questions in regards to this application.

Andy, this application is for 2175 Benvoulin Road, a correction notice is being sent.

Thank you,

Lillian Klaamas

Legislative Services Clerk | City of Kelowna
250-469-8645 | cityclerk@kelowna.ca
Connect with the City kelowna.ca/connect

From: Andy Thomsen <andersethomsen@gmail.com>
Sent: Sunday, June 14, 2020 12:33 PM
To: City Clerk <clerks@kelowna.ca>
Subject:

CAUTION: External email - Check before you click!

Hi Stephen Fleming.

Regarding your 'Notice of Public Meeting',

as it relates to 2175 Benvoulin road (crt. ?)

(DVP 20-0026) - Zoning by-law no. 8000.

Section 13.11.6©:RM5 – medium Density Multiple Housing Development Regulations:
To vary the maximum height of the principal building from 18.0m or 4.5 storeys to 26.0m or 9.0 storeys.

Which of the 3 structures is the 'principal building'?

And how are you proposing to accommodate another 4.5 storeys by increasing the height only another 8.0 meters?

Cheers,

MEETING: 2020-06-23	ITEM: 4.4
BYLAW: DVP 20-0026	PLANNING <input checked="" type="checkbox"/>

Andy Thomsen
404 – 2075 Benvoulin Court
Kelowna, BC
V1W 0A8
778-940-6068
andersethomsen@gmail.com

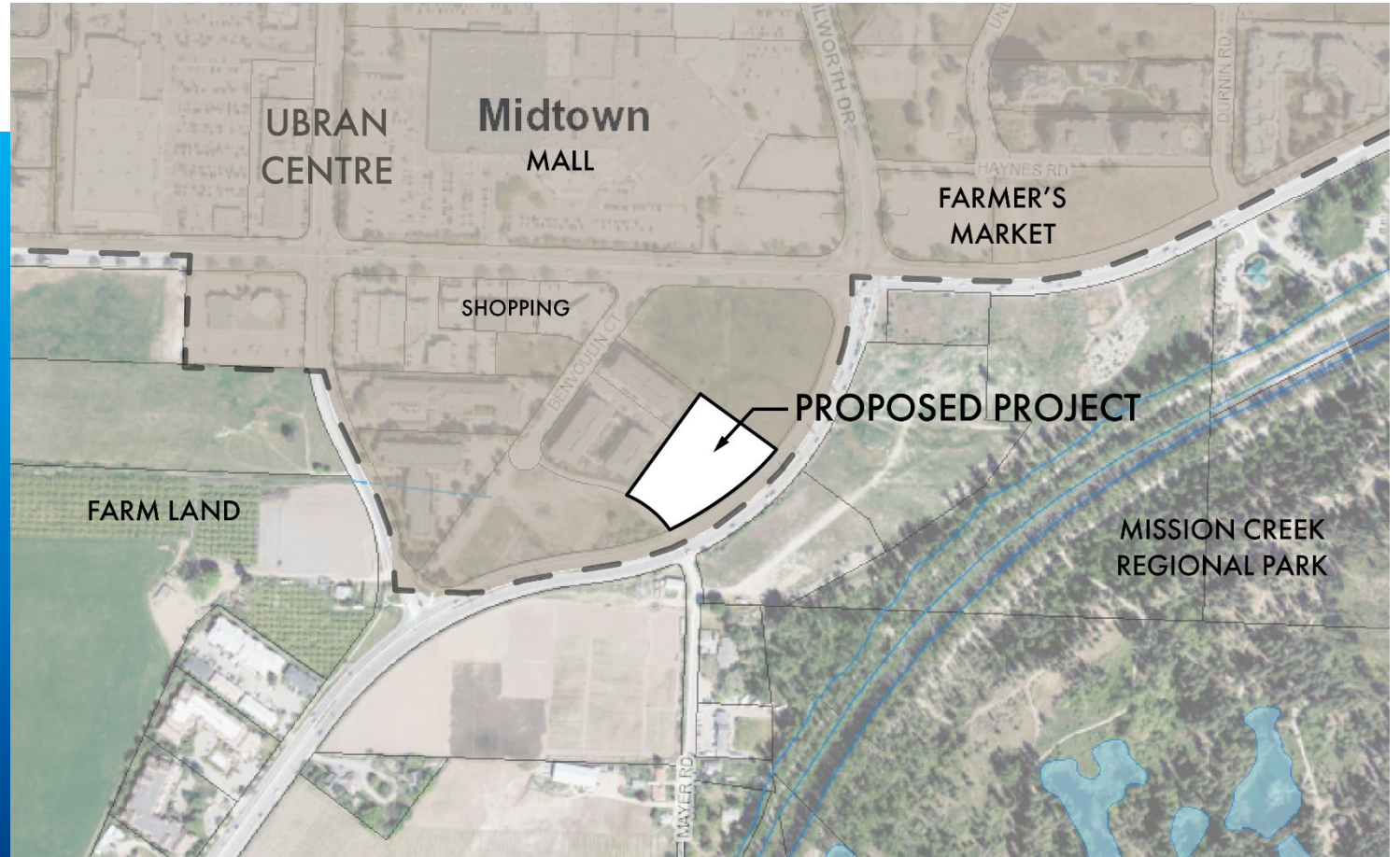


LOT C

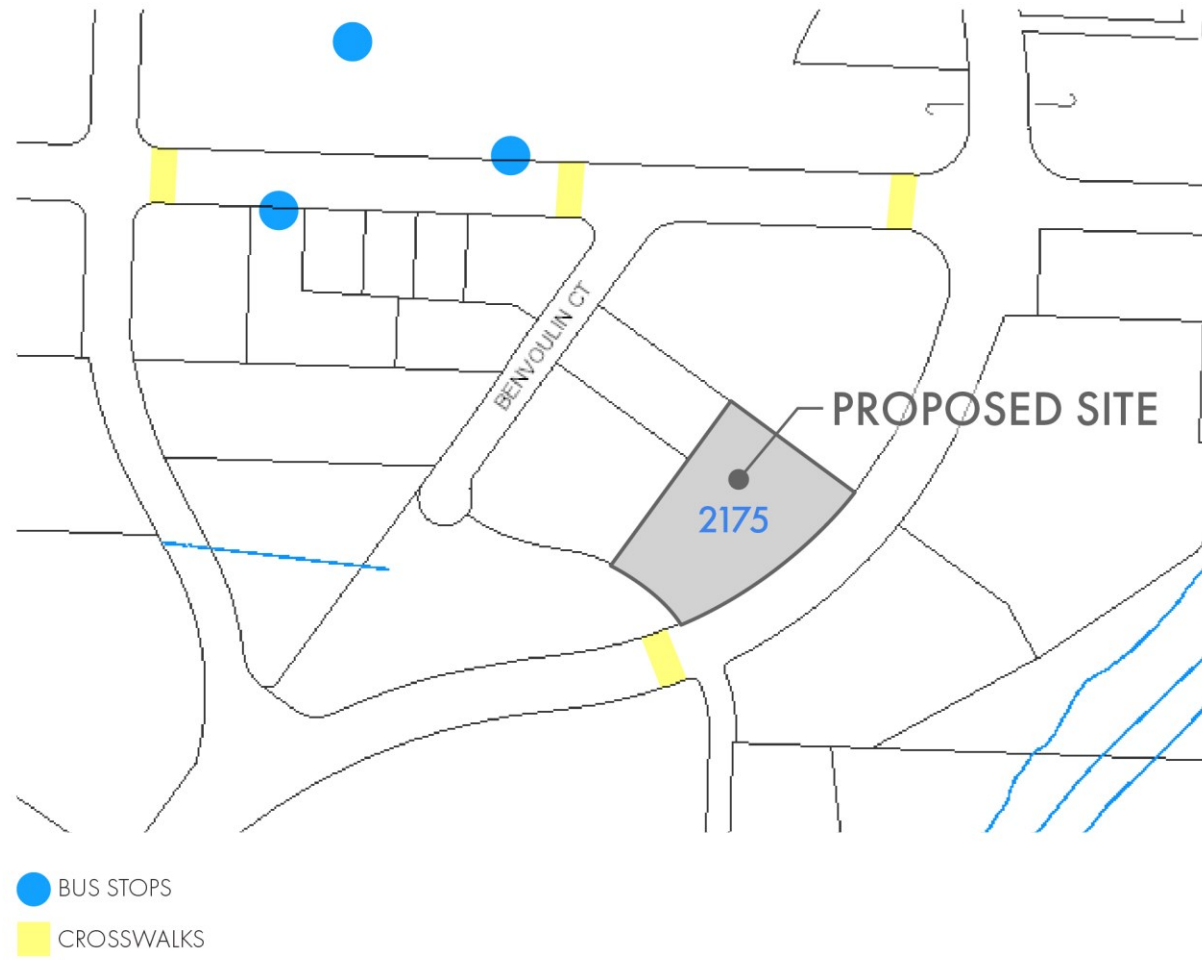
2175 BENVOLIN ROAD

CONTEXT MAP

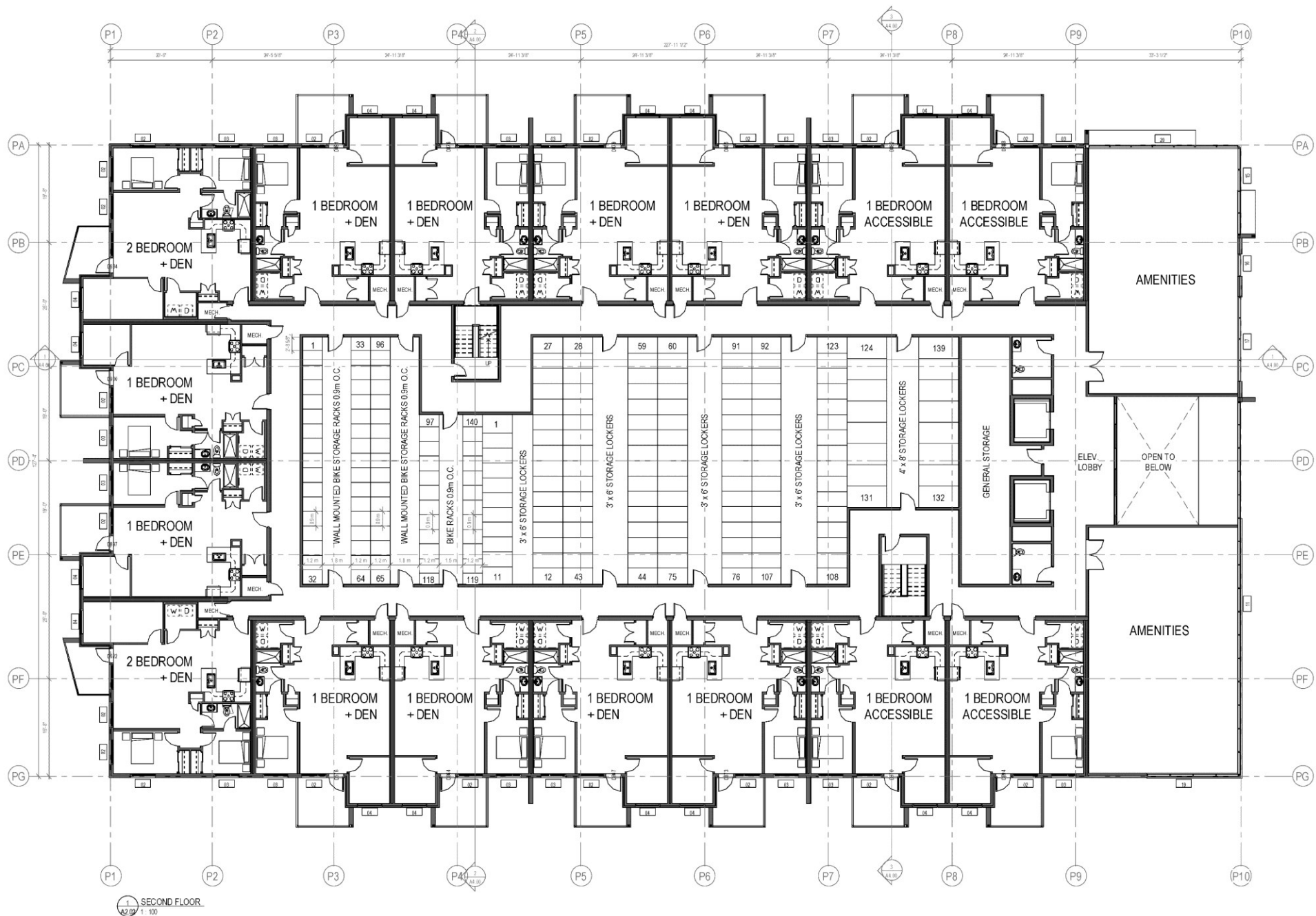
NOTIFIED AREA



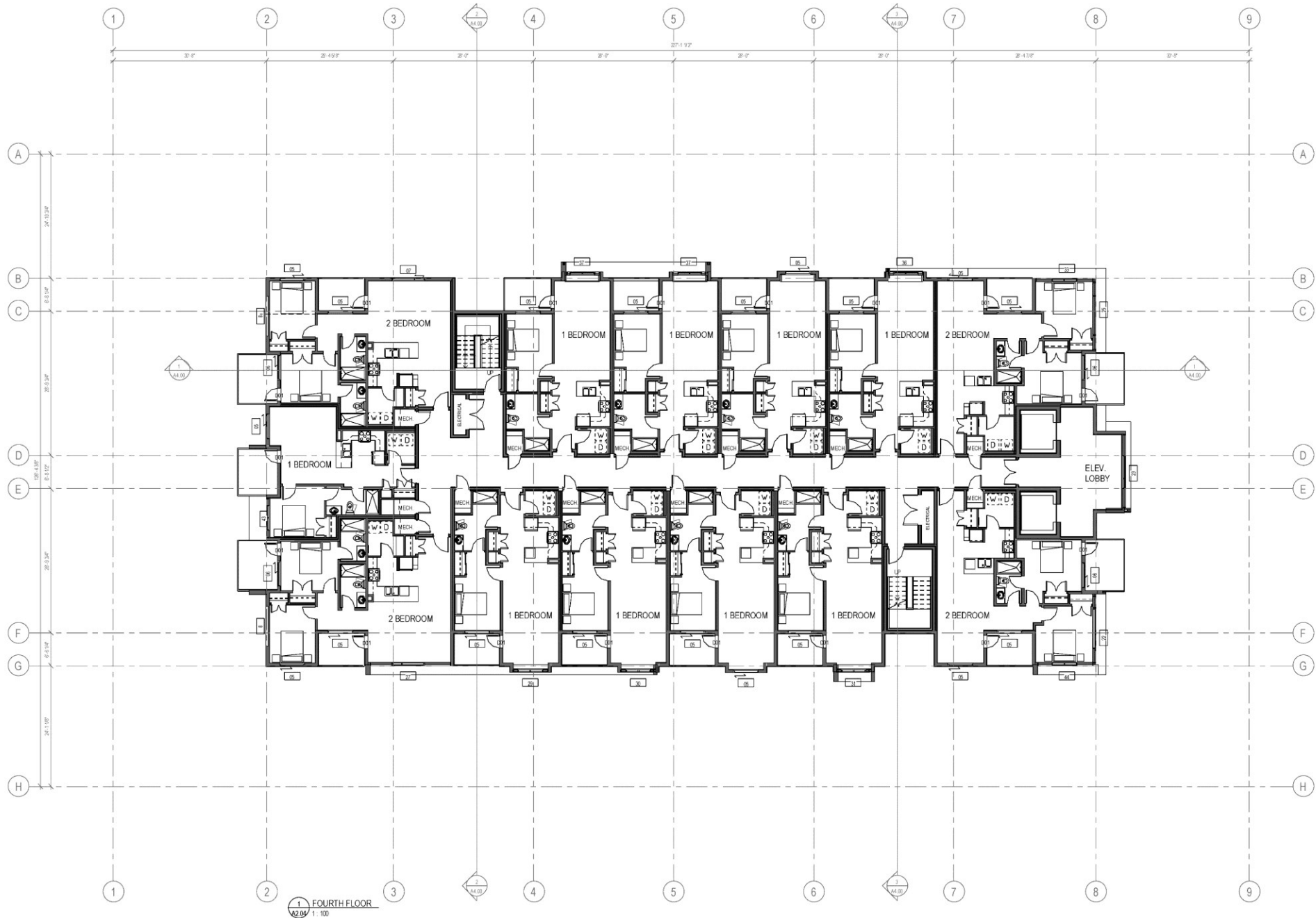
TRANSPORTATION MAP







1 SECOND FLOOR
A2.10 1/100













1 EAST ELEVATION
A3.00 1:150

- 1 - STUCCO ("SPARE WHITE")
- 2 - STUCCO ("EVENING SHADOW")
- 3 - SYNTHETIC WOOD SIDING
- 4 - BRICK
- 5 - FIBER-REINFORCED CONCRETE PANEL
- 6 - CLEAR GLAZING
- 7 - SPANDREL GLAZING
- 8 - WHITE PAINT
- 9 - BLACK ALUMINIUM



2 WEST ELEVATION
A3.00 1:150



ALLOWABLE BUILDING
(VIEW FROM APPLE VALLEY 1)



ALLOWABLE BUILDING
(VIEW FROM APPLE VALLEY 3)



PROPOSED BUILDING
(VIEW FROM APPLE VALLEY 1)



PROPOSED BUILDING
(VIEW FROM APPLE VALLEY 3)



THANK YOU

Date: June 12, 2020	Time: 12:50 pm
Name: Diana Beck	
Civic Address: 21 – 300 Richter St, Kelowna	
Phone Number: 250-762-0297	
Application/Address: DVP19-0063 – 710/720 KLO Rd and 2959/2963 Richter St	

Support/Oppose/Concern

Concerned about the increase of traffic, accidents, noisy – too many suites in the building.

Concerned about the increase in height from 4.5 storeys to 5 storeys, concerned about where the residents will park – will they be parking on the street then?

MEETING: 2020-06-23	ITEM: 4.7
BYLAW: DVP19-0063	PLANNING <input checked="" type="checkbox"/>

Statement was taken verbatim and read back to ____Diana Beck____ and have confirmed it to be accurate.

Clerks Initials: ____RVH____

Lillian Klaamas

From: Leone Moore <calicocat@uniserve.com>
Sent: Friday, June 12, 2020 4:09 PM
To: City Clerk
Subject: DVP19-0063

CAUTION: External email - Check before you click!

Dear City Clerk,

Public Meeting Tu June 23, 2020

I live across the street from the property at 2959-2963 Richter St and the adjoining properties at 710-720 KLO Rd. The proposed development seems larger in every way listed for the RM5 medium density housing development. Taller, more than the maximum site coverage in two ways.

It concerns me that the proposed project is so large at such a busy intersection. I feel it may just add more complexity to an already busy intersection.

I would like to have the proposed project made more simple if possible by City Council. Could it be one storey lower? Even 4.5 storeys sounds like quite a bit of height.

The buildings are already unkept outside with an abandoned look. Could the lawns be mowed at least while all these development ideas are being considered??

Yours sincerely,
Mrs Leone Moore
#23 3000 Richter Street, Kelowna, BC
V1Y 8M5

Sent from my iPad

MEETING:	2020-06-23	ITEM:	4.7
BYLAW:	DVP19-0063	PLANNING	<input checked="checked" type="checkbox"/>

Lillian Klaamas

From: mayorandcouncil
Sent: Thursday, June 18, 2020 3:27 PM
To: City Clerk
Subject: FW: 710/720 KLO

For June 23 public hearing..
Thxs
Marnie

-----Original Message-----

From: Jessica McDonald <jessicacycc@icloud.com>
Sent: Wednesday, June 17, 2020 7:38 PM
To: mayorandcouncil <mayorandcouncil@kelowna.ca>
Subject: 710/720 KLO

CAUTION: External email - Check before you click!

Hi

I live at 791 Coopland Cres.

One block from the proposed 5 story building aimed at students.

If this 5 story building goes in, I'll be able to see all the balconies from my garden in the front yard. We moved here because it's a family neighborhood with Raymer elementary school right across the The street.

Parking is already a serious issue around here without the 62 insufficient spots vs. Individual 95 units. It is not smart to think that most student don't have a vehicle.

Furthermore, there was just a building put down the street on the corner of richter and lakeshore. THAT was advertised as student housing during the school year and hotel in the summer. Please don't add such a large building In our family's front Yard decide.

Thank you.

Jessica McDonald
791 Coopland Cres
Kelowna BC
V1Y 2V2

MEETING:	2020-06-23	ITEM:	4.7
BYLAW:	DVP 19-0063	PLANNING	<input checked="" type="checkbox"/>

Lillian Klaamas

From: Penelope Pearson <penny.pearson56@gmail.com>
Sent: Sunday, June 14, 2020 6:43 PM
To: City Clerk
Subject: DP for 2169 Pandosy Street - Public Hearing June 23 at 8:45 pm
Attachments: Position Paper Final(2).pdf; Supporter's List.pdf

CAUTION: External email - Check before you click!

Dear Mr. Fleming,

Please find attached a position paper with respect to the above noted development permit application. I also attach a List of Supporters from the streets directly adjacent to the proposed development. These people support the positions taken in the position paper. I have previously provided a copy of the position paper to each of the councilors and the mayor. However, I have not provided to them a copy of the people on Glenwood and Royal streets, who support the position paper. Possibly you could forward this to the mayor and council in advance of the public hearing.

Yours truly,

Penny Pearson

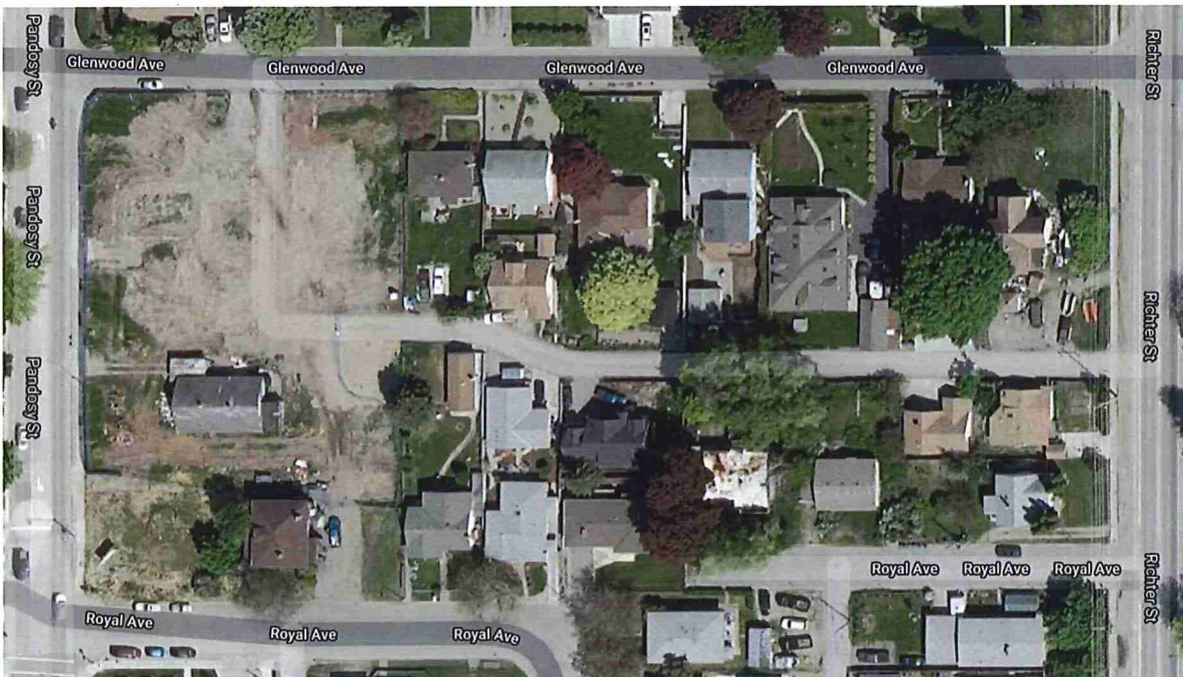
MEETING:	ITEM:
2020-06-23	4.10
BYLAW: DVP 19-0166	PLANNING <input checked="" type="checkbox"/>

2169 Pandosy Street Development - The Neighbourhood Perspective

Pandosy street developments ltd. (the “developer”)

The Lands

The proposed development is located on the east side of Pandosy street, between Royal Avenue and Glenwood Avenue. It is kitty-corner to the Kelowna General Hospital. There is a back alley which runs from Richter street, between Royal and Glenwood, to the lot. The alley was designed to service a limited number of houses and currently services 7 on the south side of Glenwood and 6 on the north side of Royal Avenue.



The lands were originally zoned RU6 and were outside the area designated as the ‘Health District’. On June 29, 2015, the lands were rezoned HD2. They were rezoned only and directly as a result of the Developer agreeing to construct “Affordable Rental Units” with “a total floor area of 1400 sq.ft total consisting of 3 units appropriate for short term residential use for out of town patients and their families who need to be close to a Cancer Centre for treatment or tests”. This obligation is a “covenant granted by the Owner to the City in respect of the Land and burdens the Lands and runs with it” (see Public Hearing January 10, 2012 and s. 2.0(c) and s. 5.5 of the Housing Agreement, implemented by Bylaw 10624).

The surrounding neighbourhood consists of single and two story homes, many of them built between 1905 to 1955. The Heritage Area is across the street from the development on the west side of Pandosy Street.

The Proposed Development

The developer proposes to build:

1. An office\ commercial building on the southwest corner of the lot. 35,490 sq. ft.
2. A hotel to be operated by a hotel chain on the northwest corner of the lot. 47,310 sq. ft. + 2,740 sq. ft. roof top deck
3. A six level parkade running from Royal Avenue to Glenwood Avenue on the east side of the lands. The parkade will contain 193 parking spaces. 88,794 sq. ft. + 6,420 sq. ft. roof top deck
4. An atrium. 1920 sq. ft.

The developer is requesting variances to:

- A. Increase the heights of the office\commercial building and the hotel from the maximum allowed by the zone from 16.5 m (54') to 20 m (65'). (bylaw 8000 s.17.2.5.1(c));
- B. Increase the site coverage from a maximum allowed by the zone of 55% to 62% (bylaw 8000 s.17.2.5.1.(b)).
- C. Decrease the rear southeast corner set back from the minimum required by the zone of 6 meters to 4.5 meters (bylaw 8000 s. 17.2.5.1(f)).

The developer is also requesting that the covenant requiring it to build the affordable housing units be removed from the lands.

Does the development meet the purpose of the HD2 Zone?

The purpose of the zone is to develop "buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority and UBC Medical Programs" (bylaw 8000 s.17.2.1)

The principal uses include personal service establishments, extended medical treatment facilities, health services major and minor. Secondary uses include retail stores, health products, food primary establishment and hotel. "Secondary uses can only be present where a principal use is established and in continuous use". (bylaw 8000 s. 17.2.7(b))

The only building that could possibly meet any of the primary purposes is the office\commercial building, and only if the offices are restricted to use by health care providers (doctors, massage therapists, chiropractors etc.), as offices are limited to those related to Health Services, major and minor (bylaw 8000 s. 17.2.7(c)). Some of this building is for secondary uses; commercial enterprises, retail stores, and a restaurant. The entire office\commercial building represents only 19.4 % of the total floor space of the project. Even including the parking spots allocated for this building (82 stalls) the portion of the development that can in any way meet the primary purpose of the zone is only 40.1%. This includes the restaurant space which is clearly a secondary use.

Position of the Neighbours: There is insufficient connection of these buildings to the purpose of the zone to meet the HD2 criteria. A clearer and more substantial health support focus should be required of the zone and this development.

The developer marketed its original rezoning application with respect to what would be built as “It will be like a Ronald MacDonald House” “It is a Wellness Center”. Importantly, the developer now wants to remove the covenant to build the affordable housing units. The developer confirmed its agreement to build these units as recently as May 10 2017, implemented by council by bylaw on September 18, 2017.

The rationale of the developer for removing the covenant from the lands is that they cannot lease the hotel building to a hotel chain.

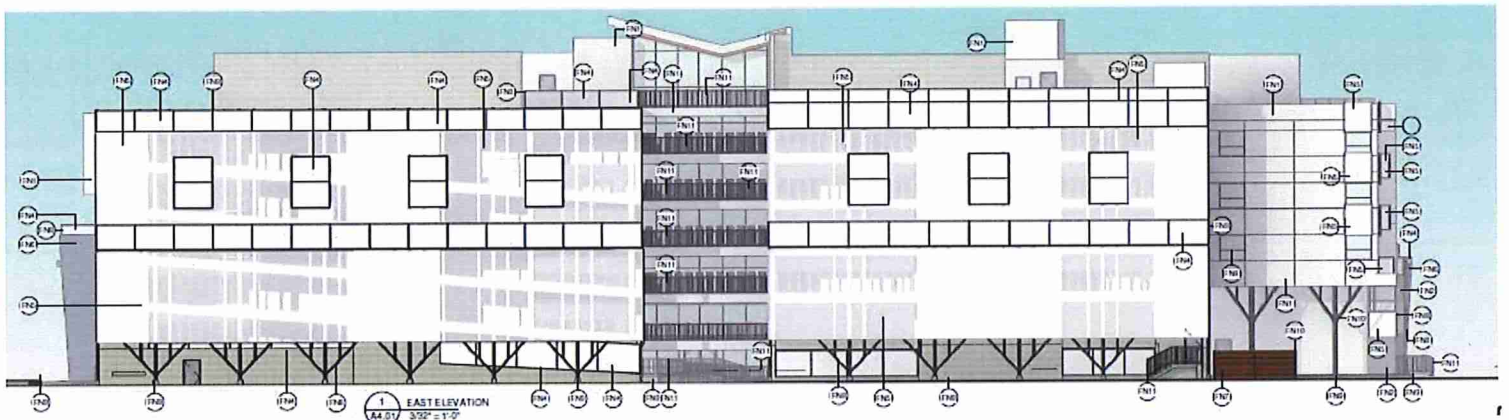
Position of the Neighbours:

1. But for the developer’s promise to built these affordable units, the lands would never have been rezoned to HD2. The developers should not be rewarded with the increased density without fulfilling their underlying promises. This would set a dangerous precedent where developers make promises to get rezoning and then build something completely different than what was promised.
2. There is a significant need in the City of Kelowna for affordable housing, particularly for housing that supports and aids people seeking medical help at the Kelowna General Hospital and the Cancer Clinic. In the summer it is particularly difficult for patients or their families to find any housing that is affordable, particularly when a family member is often not working due to their illness and need for treatment. The City should have additional housing options for patients if they want the KGH to operate as a first class facility which can effectively provide treatment to citizens within the IHA areas.
3. The position of the developer, that they could not otherwise contract with a hotel chain to operate the hotel building, is without merit. The developer can either operate the affordable units itself and lease out the remaining hotel space, or can enter a contract which provides the hotel operate the affordable rental units. The existence of the covenant is only a matter of contract negotiation and not something that will prohibit the operation of the hotel.

Massing and Height

The development will cover 62% of the site. This is a 12.7% increase than permitted. It consists of 3 very large buildings. The office\commercial building and hotel buildings are 62 to 65’ high, rather than a maximum of 54’. This is a 14 to 20% increase over what is permitted. The parkade is 6 stories, entirely above ground. It’s longest side, approximately 200’ in length,

faces onto the neighbourhood and will present a 54' high wall of concrete and aluminum to the neighbourhood. This is the developer's renderings of what it will look like from the neighbourhood.



To give some perspective to the size of this development, compare it to the clinical support building. The IHA Anderson Clinical Support Building is 3 stories high with a square footage of 84,470, approximately 46% of what is being proposed here. The Centennial building is 6 stories high but only 4,336 square feet larger than what is being proposed (187,000 sq ft cf 182,674).

The rationale for the requirement for this increase in mass and height is that the developer is moving and saving the façade of the heritage building on the site, and needs to offset the cost of this by increasing the height and size of the buildings.

Position of the Neighbours:

1. The HD2 zone already permits large and dense site coverage. There is no legitimate reason to increase the mass and height above what is already provided by the HD2 zone.

2. The developers rationale for the increased density and height is without merit. The developer promised to save the heritage building as part of its original application to rezone to HD2. Now they want to use the same rationale to get even higher density. Again this sets a dangerous precedent. Promise something to get rezoned, and then refuse to provide it unless you get even more densification, once rezoned.
3. The development is not integrated into the neighbourhood. There is no transitional area at all. The neighbours will see a massive concrete and aluminum wall.
4. The form and character of the buildings are very modern in style, and not in keeping with the older homes and heritage area, which surround it. The parkade in particular is simply ugly and an intrusion into the neighbourhood. It should be at least partially below ground.

Parking and Traffic

The HD2 zone contains within it the rules for the number of parking spots which must be provided. As currently designed, the developer is required to provide 156 parking stalls; 82 for the office\commercial building and 74 for the hotel. The developer is proposing to put in 193 parking stalls. This is a 23.7 % increase above what is required.

The developer's rationale for the increased number of spots is to ensure that there is no street parking.

The only access to the parkade is from the alley off of Glenwood or alley off of Richter. Thus, all traffic accessing the hotel, office building, retail stores and restaurant will have to travel on Glenwood Avenue or turn off of Richter onto the alley between Glenwood and Royal. In either case they will have to travel through the neighbourhood. There are no traffic lights on either Glenwood at Pandosy or Glenwood at Richter street. There are no right or left hand turn lanes on any of Pandosy\Glenwood\Richter\alley. There are no sidewalks on Glenwood Avenue, despite it having frequent pedestrian traffic from hospital staff accessing KGH. The alley is narrow. Although two vehicles can pass each other in the alley if both pull over close to the property lines, only one large vehicle, such as the garbage truck, commercial vehicle, or food delivery service vehicle can travel in the alley at a time.

The only traffic study the developer has provided was dated December 24, 2010 when applying to rezone the lands. At that time the access was from the development to Royal Avenue. It was a substantially smaller development involving 68 parking stalls. The flow thru traffic on Pandosy and Richter has increased substantially over the last ten years. Currently during rush hours, if a vehicle wishes to exit, turning right from Glenwood onto Pandosy, it must generally wait until the light on Cadder turns red, and traffic backs up past Rose Avenue. Someone then will usually leave a space to allow egress onto Pandosy. Left turns from Glenwood onto Pandosy are often not possible or difficult. Similarly you must often wait to exit onto Richter.

Dr. Gordon Lovegrove, a well known traffic engineer, has done a preliminary review of this project from a traffic engineering perspective, and based on his experience (without a detailed analysis) opines:

- (a) The proposed size, use and access of this development is of concern. A full updated traffic study based upon Terms of Reference approved by the City in consultation with KSAN is recommended.
- (b) The proposal will generate relatively high vehicular turnover rates.
- (c) As many patrons will be unfamiliar with lane access points on initial visits, high left-turn/queuing volumes off Pandosy are expected, along with significant neighborhood traffic intrusion and circulation volumes, and the associate noise, emissions, and safety risks for pedestrians, cyclists and families.
- (d) The lack of sidewalks on Royal and Glenwood and capacity / congestion concerns on Pandosy for left/right turns to/from the site need to be addressed.
- (e) Solutions which could be considered include adding a northbound lane on Pandosy adjacent to the site, roundabouts at Glenwood and other nearby streets (which would also improve pedestrian safety), or adding access to the site off of Royal Avenue.

Given Dr. Lovegrove's preliminary views there is a real concern that the traffic will back up on southbound Pandosy directly as a result of this development. This will affect flow through traffic, people trying to access the hospital and the ambulance service.

Position of the Neighbours:

1. The rationale for the 23.7% increase in parking spots does not have merit. The parking requirements were designed specifically for this zone. The existing parking burden on the streets was taken into account when designing the parking requirements of the zone. It was designed to ensure that there was no overflow street parking. Thus, the base required amount should be sufficient to meet the needs of all of the traffic using the office\commercial and hotel buildings.
2. For years the city has been trying to reduce single car use in the hospital area. It has implemented policies to encourage people to use public transit, to bicycle and walk. For example, the City has housing as a secondary use in the HD2 zone so people can walk\bike to work, and has spent substantial monies on bike lanes, bike paths such as Ethyl street corridor etc. To allow 37 parking spots above the required amount, is counter productive to the city's stated policies and their work over the last years. The neighbours agree with the mayor that "If parking is easy and abundant, there is no incentive for anyone to change their behavior" (as reported by Castanet June 3\20).
3. Given the high volumes of traffic that this development is expected to generate and the access available, the size of the parkade and the number of parking spots should be

significantly reduced. This can be done by decreasing the size of the office\commercial and hotel buildings and units, declining to allow any bonus parking, and reducing the required amount of parking spots by adding car share and bicycle parking.

4. Given the extent of anticipated traffic volumes, the City should require a full traffic study. The City should not make a decision as to this development without full information and knowledge as to the effect on the neighbourhood, ambulances and the KGH.

Further comments re: Form and Character

Other than the inclusion of the heritage house, the buildings are very modern, and not reflective of the surrounding heritage houses.

The two outdoor rooftop decks, one on the hotel and one on the parkade, will cause loss of privacy in the neighbour's yards.

Conclusions and Recommendations

1. The development does not substantially meet the primary purpose of the HD2 zone, of supporting the KGH. It is largely retail, hotel, restaurant and parking. The city should provide guidelines or amend the zone to clearly set out that the majority of the buildings in an HD2 development must meet the primary purpose and secondary uses are to be ancillary only.
2. There is no justifiable reason to remove a covenant in the favor of the city to provide affordable rental housing for people seeking treatment at KGH. For years the city council has been trying to promote the provision of a wide variety of housing options. This includes affordable rental accommodation. Removal of this covenant creates the perception that city council thinks the needs of the sick and injured coming to Kelowna to seek treatment are unimportant, or at least less important than tourists with money to spend.
3. This is a massive development. The developer should be denied all of the variances requested, particularly increased site coverage and height.
4. The form and character of the building should be redesigned so that it more sensitively integrates into the surrounding neighbourhood. There should be a good transition between the development buildings and the architecture of the old homes, heritage area and the neighbourhood.
5. The parkade which is a massive block of concrete and aluminum facing the neighbourhood, should contain substantially less parking spots and should be partially underground.
6. The City should require a full traffic report. Council is being asked to make a decision on the requested increase in required parking and the form and character of these buildings, blindfolded. The report should focus on:

- a. the effect of the anticipated traffic to and from the development on the ambulances' ability to travel on Pandosy to reach the ER department of KGH in a timely manner;
 - b. the anticipated congestion on Glenwood at both the Richter and Pandosy intersections and the potential for pedestrian\car collisions; and
 - c. the effect on flow through traffic on Richter and Pandosy.
7. As currently designed, the community benefits of this development are completely offset by the negative effects it will have on the neighbourhood. This development will bring to the neighbourhood long lines of traffic in neighbourhood streets both in front and behind our properties, reduced access and increased congestion to main arteries (Pandosy, Richter, Cadder), intake and exhaust system noises from the buildings, extensive shadowing of the yards from building heights, lack of privacy, light effects on neighbouring yards as hotels are open 24\7, and loss of communal feeling.

Dated: June 6, 2020

A handwritten signature in black ink, appearing to read "P. Pearson", written over a horizontal line.

Penelope Pearson
607 Glenwood Ave, Kelowna

Neighbours in Support of the Position Paper

Phillip Johnson	569 and 571 Glenwood Avenue
Becky Chapman	572 Glenwood Avenue
Miroslaw Kusiak	591 Glenwood Avenue
Ken	2 – 591 Glenwood Avenue
Penny Pearson and Jean-Claude Buratti	607 Glenwood Avenue
Brendan and Meagan Murtagh	633 Glenwood Avenue
Rick and Munley Dobson	643 Glenwood Avenue
Mr. and Mrs. Blair	646 Glenwood Avenue
Azha and Luigi D’andrea	661 Glenwood Avenue
Stephanie and Mark McKay	2 – 661 Glenwood Avenue
Diane and Fred Sankey	672 Glenwood Avenue
Doug and Irene Harlton	598 Royal Avenue
Jessica Balfour and Darren Grey	600 Royal Avenue
Alanna Coady	2174 Richter Street
Tia Maria Soroskie	2156 Richter Street
Marianne and Peter Leimert	2164 Pandosy Street
Marilea Sharpe	2215 Speer Street

From: Gerry Fee <gerryfee@telus.net>
Sent: Tuesday, June 16, 2020 11:22 AM
To: City Clerk
Cc: ksan.kelowna@gmail.com
Subject: 2169 pandas Development

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166	PLANNING <input checked="" type="checkbox"/>

CAUTION: External email - Check before you click!

We live at 440 Cadder Avenue and we SUPPORT the proposed Hotel commercial building proposal on Pandosy between Royal and Glenwood.

This lot has had the homes removed for several years and the lot is unsightly. We feel the proposed development would be a good development for the Hospital district. Having Hotel accommodation close to the hospital for out of town family and friends who have relatives and friends receiving care at the hospital would be a huge asset. Guests can walk to the hospital and would not have to take up valuable parking spaces in the hospital area. We assume the commercial spaces would be occupied by support to the hospital, Doctor's offices, eating establishments, convenience store outlets, etc. These services would not only service the hotel guests but the neighbourhood. The variances requested are reasonable to make the development feasible and attractive.

We disagree with the Kelowna South Central Association of Neighbourhood's negative objections to the development and disagree with their assessment of the impacts on the neighbourhood.

This would be a positive asset to the hospital district.

Sincerely,

Gerry and Anita Fee
Leanne hopegood

Lillian Klaamas

From: Philip Johnston <pgjohnston@live.ca>
Sent: Tuesday, June 16, 2020 1:09 PM
To: mayorandcouncil
Cc: City Clerk
Subject: Fwd: 1969 Pandosy Street Project

CAUTION: External email - Check before you click!

Sent from my iPhone

Begin forwarded message:

From: Philip Johnston <pgjohnston@live.ca>
Date: June 16, 2020 at 11:15:31 AM PDT
To: "jblack@kelowna.ca" <jblack@kelowna.ca>, Penelope Pearson <penny.pearson56@gmail.com>
Subject: 1969 Pandosy Street Project

To Jocelyn Black Planning Department
City of Kelowna

My name is Philip Johnston, i am the owner of 569 and 571 Glenwood Ave. I am the neighbour directly behind the purposed project 1969 Pandosy.

The new proposal from the developer is not even close to what was originally planned and I believe approved. Even with the original project I had issues but the idea of keeping the Colett Home where it stands on the original site and turned into a heritage restaurant and providing services to the hospital such as reasonable rental for out of town folks who had family in the hospital won me over.

This new project is wrong for the city and especially for the neighbourhood. The traffic this project will produce will be unmanageable on our present streets. Glenwood currently is consistently congested with parked cars and lots of pedestrians using the street as there are no sidewalks. It is almost impossible now to execute a turn either way on Pandosy and Rictor Streets from Glenwood and the laneway behind, with the busy hospital on one side and Cadder a main artery on the other. Allowing this project to enter and exit off the laneway on Glenwood is simply crazy. I will have major traffic jams on three sides of my house. (Not right, Not fair) The laneway is barely wide enough for two cars to pass now, it is narrow and it is not straight with a curve in it creating blind spots. Many residents live on and enter from this laneway and children play on it.

Why should we allow their design to take on its own look instead of incorporating to being part of the neighbourhood? Then there are the structures themselves, six story parkades all above ground nothing underground. This will create a wall for the neighbourhood I'll be lucky to see the sun again. How about creating some green space. Frankly they are trying to shoe horn a massive monstrosity of structures into a 1950's neighbourhood.

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	DVP19-0166	PLANNING	<input checked="" type="checkbox"/>

I have never written a letter of complaint to the city in my 44 years of being a resident of Kelowna. I hope this is the proper process if not could you please direct me.

Concerned
Philip Johnston

Lillian Klaamas

From: Monty Cordingley <montycord@telus.net>
Sent: Tuesday, June 16, 2020 1:23 PM
To: ksan.kelowna@gmail.com; City Clerk
Subject: 2169 Pandosy Development Proposal meeting Tue Jun 23 2020

CAUTION: External email - Check before you click!

Email actually from Eileen Cordingley (370 Royal Ave). FRACHAS BOD:

"Unable to attend to show displeasure of project as in KGH recovering from surgery. Eileen!"

Writer Monty Cordingley 370 Royal also displease but unable to attend meeting due previous Commitment at that time!

You may add our 2 names to "any petition" against!!

Thanx MONTY!!

Sent from [Mail](#) for Windows 10

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	D/P 19-0166	PLANNING	<input checked="" type="checkbox"/>

Lillian Klaamas

From: Jane Matejka <jane@janematejka.ca>
Sent: Tuesday, June 16, 2020 3:16 PM
To: City Clerk
Subject: Re: Tax Payer Concern For Proposed Glenwood / Royal Ave Development

CAUTION: External email - Check before you click!

Hello Lillian,
Apologies, yes confirming my email was for proposed changes to 2169 Pandosy / June 23, 2020 Public Hearing.
Thank you,
Jane Matejka

On Jun 16, 2020, at 1:14 PM, City Clerk <clerks@kelowna.ca> wrote:

Good afternoon,

Thank you for your email. Can you please confirm this is for Tuesday, June 23, 2020 Public Hearing. DVP19-066 at 2169 Pandosy Street. I have included the link of the June 23 agendas. If you can please confirm and we will have your correspondence circulated to mayor and council.

[Public Hearing Agenda](#)

[Regular Meeting Agenda](#)

Thank you,

Lillian Klaamas

Legislative Services Clerk | City of Kelowna
250-469-8645 | cityclerk@kelowna.ca
Connect with the City kelowna.ca/connect

MEETING:	2020-06-23	ITEM	4.10
BYLAW:	DVP19-0166	PLANNING	<input checked="" type="checkbox"/>

From: Jane Matejka <jane@janematejka.ca>
Sent: Tuesday, June 16, 2020 11:00 AM
To: City Clerk <clerks@kelowna.ca>
Subject: Tax Payer Concern For Proposed Glenwood / Royal Ave Development

CAUTION: External email - Check before you click!

Mayor Basran & Council Members,

I have been reviewing the proposed development off Glenwood and Royal Avenues and am deeply concerned at how many and significant are the variances the developer is proposing. I am at a loss as to why, when the HD2 zoning is relatively new, specific to a neighbourhood and related uses, that council would consider / permit such deep and long term changes. As a property owner in Kelowna South,

we've been subjected to an increasing lack of concern at City Hall over the changing face of our neighbourhood – all because of vested interests from the hospital and developers. Not only are we seeing higher property densification but commercial endeavours are continually being pushed forward as well. I recognize you see yourselves as commercially progressive as well as environmentally responsible but we, the neighbours of Kelowna South, continually feel under attack and under respected. Disappointment would be an understatement should council accept this proposal.

Sincerely,
Jane Matejka

Lillian Klaamas

From: Linda Stephen <l.stephen@shaw.ca>
Sent: Tuesday, June 16, 2020 5:51 PM
To: City Clerk
Subject: 2169 Pandosy Development

CAUTION: External email - Check before you click!

I am strongly opposed to this development for two reasons:

1. A development of this kind will increase traffic in the area but we need to realize that neither Pandosy nor the side streets are equipped to handle this increase.
2. The proposed area would be more suited and useful if it had a medical purpose that would complement the burgeoning needs of KGH.

Linda Stephen
2120 Abbott Street
Kelowna, BC

250 762 9077

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166	PLANNING <input checked="" type="checkbox"/>

From: joanne maxwell <jojoinchina@yahoo.ca>
Sent: Tuesday, June 16, 2020 5:37 PM
To: City Clerk
Subject: Re: 2169 Pandosy development proposal

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166 PLANNING <input checked="" type="checkbox"/>	

CAUTION: External email - Check before you click!

Dear Fiona,
Can you add my address to that letter or do I have to rewrite the letter? Our address is:
2011 Keller Place
Kelowna, BC.

Sent from my iPhone

> On Jun 16, 2020, at 12:22 PM, City Clerk <clerks@kelowna.ca> wrote:

>

> Good afternoon,

>

> Thank you for your email. In order for your correspondence to be circulated to Council, your civic address and/or city of residence is required and deadline for submission is Tuesday June 23, 2020 at 12pm. Please note that any correspondence received, including your name and civic address, will be available to the general public to view; however, any other personal information such as e-mail address or phone number will be removed.

>

> Kind regards,

> Fiona

>

>

> Fiona Hands

> Legislative Services Clerk | City of Kelowna

> 250-469-8645 | clerks@kelowna.ca

> Connect with the City | kelowna.ca

>

>

> -----Original Message-----

> From: joanne maxwell <jojoinchina@yahoo.ca>

> Sent: Tuesday, June 16, 2020 12:04 PM

> To: City Clerk <clerks@kelowna.ca>

> Subject: 2169 Pandosy development proposal

>

> CAUTION: External email - Check before you click!

>

>

> I am writing to say I am very opposed to the hotel development being suggested at 2169 Pandosy.

> This development breaks all the rules set in place for the hospital area. It will destroy a lovely neighborhood. This is not a commercial area. The increase in traffic, exhaust fumes and noise on residential streets will be tremendous.

> Joanne and Keith Maxwell

Lillian Klaamas

From: denise.fortier123@gmail.com
Sent: Wednesday, June 17, 2020 9:21 AM
To: City Clerk
Cc: ksan.kelowna@gmail.com
Subject: Opposed to 2169 Pandosy Development!

CAUTION: External email - Check before you click!

I am voicing my major concerns about the proposed development across from the hospital at 2169 Pandosy Street here in Kelowna. As a long term resident, in the last 15 years I have experienced an incredible increase of traffic on Pandosy particularly when trying to cross at Elliot and Park.

As a senior trying to cross, at the best of times it is already challenging! I can't imagine adding more volume of traffic to an already overly congested area with limited alternative routes for people accessing Pandosy Village, KGH, our local beaches, and our beautiful heritage neighborhood.

And who needs another hotel in the downtown core of Kelowna! What is needed is more affordable housing close to the city's downtown core where we can attract young people and families that are needed to sustain our aging population here in Kelowna.

Let's not forget also that the original proposal was to build affordable rental units for patients and families needing long term services from the cancer clinic. As a neighborhood, we welcomed that this property would continue to "fit" into the vibrancy of our community.

Dear Members of City Council and Mayor Basran, please restrict the variances this developer is requesting!

Denise Fortier
580 Levitt Lane
Kelowna V1Y 9Y1

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP 19-0166	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: Alanna Coady <alannacoady@gmail.com>
Sent: Wednesday, June 17, 2020 1:35 PM
To: City Clerk
Subject: Letter in support of community position against 2169 Pandosy St. development
Attachments: Table - Response to 2169 Pandosy FINAL 2.pdf

CAUTION: External email - Check before you click!

Hello,

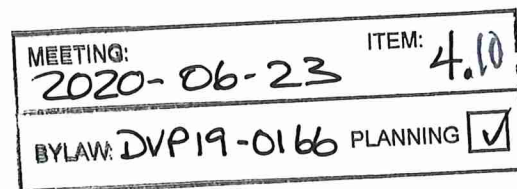
I hope this message finds you well. My name is Alanna Coady and I am a resident living near the proposed development site of 2169 Pandosy St (Application: DP19-0165 DVP19-0166).

I am writing a letter against the current proposal. This letter is intended to add further support to the Neighbourhood Position Paper already submitted by Penelope Pearson. I have highlighted numerous aspects of this development that are extremely concerning, as the requested variances are unnecessary and pose no benefit to the local community. I am hopeful that these points can be made clear to the council so that they are made aware of the community's serious concerns.

Thank you so much for your time. Please let me know if there is anything additional I need to provide.

Best wishes,

Alanna



Lillian Klaamas

From: Douglas and Irene Harlton <harlton@uniserve.com>
Sent: Wednesday, June 17, 2020 2:27 PM
To: City Clerk; mayorandcouncil
Cc: Pearson Penny and JC
Subject: Parkade Hotel at Pandosy and Royal

CAUTION: External email - Check before you click!

Hello to all at City Hall. We have for ten years watched all the different proposals made regarding this site. We know that we live in a transitional neighbourhood and that higher density is warranted.

This parkade hotel project should be turned down as it was originally supposed to be a Ronald-McDonald type of project, then a condo project and now a parkade hotel, to our disbelief.

We have lived one door down from the proposed project for 30 years. We are 75 years old and feel that we will be forced to relocate. We feel insulted that the City would even consider introducing a parkade of approximately 200 units to our streets. The back alley between Royal and Glenwood should be a dead end, there is no room for two vehicles to pass. The proposed parkade is very ugly, it could not be worse, especially for those of us facing it from our gardens and backyard patios.

What is the City thinking in this regard. The articles in the paper and online this week do not even mention the parkade which is the largest part of the whole project! IH is already building a parkade at Rose and Speer, they have torn down another building last week.

Many years ago we were urged to build carriage houses in our back yards and many of us have built them. Now what will this do to our rental possibilities presently and in the future with this monstrosity beside us, not to mention what it will do to our property values.

We ask that you please do not proceed with the parkade hotel, it will be the ruination of our neighborhood, many of whom have lived here on this street for as long as 40 years. It should be 3-4 storeys high, not the 5-6 being proposed.

We live at 598 Royal Avenue. Douglas and Irene Harlton

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	DVP 19-0166	PLANNING	<input checked="" type="checkbox"/>

From: Dave Elliot <delliot@royallepage.ca>
Sent: Sunday, June 14, 2020 3:39 PM
To: mayorandcouncil
Subject: New building across from KGH

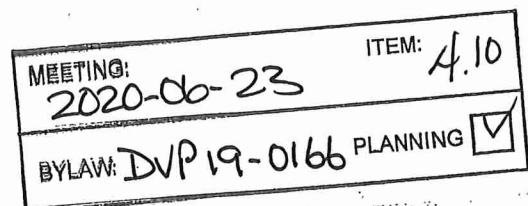
CAUTION: External email - Check before you click!

Dear Mayor and Council,

I would like to express my opposition to the proposed plan for the lands which will retain the facade of the Collett house. I feel that the buildings are too large And industrial in appearance and don't capture the character of the area which will cause nearby property values to plummet. For a valuable site such as this I believe the city should be taking the lead in establishing the form of any project and work collaboratively with residents and civic groups who have concerns or suggestions. If allowed to proceed, I believe this sets a negative precedent for future development in the area. This should not be a location where we look to maximize the return on investment and forsake the concerns of both residents and other stakeholders.

Sincerely,
David Elliot

Sent from my iPhone



Lillian Klaamas

From: Jeannette Mergens <jfmergens@gmail.com>
Sent: Wednesday, June 17, 2020 9:27 PM
To: City Clerk
Subject: 2169 Pandosy Development

CAUTION: External email - Check before you click!

Dear Mayor and Council Members:

I would like to state that I oppose the current plan to build a hotel at 2169 Pandosy Street.

I am more in favor of the previous plan that included affordable housing and accommodation for people in Kelowna for hospital procedures.

Sincerely,

Jeannette Mergens

250 763-4812

If Not You, Who Will Act?

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166	PLANNING <input checked="" type="checkbox"/>

Fiona Hands

From: Joy Thiessen <joythiessen@gmail.com>
Sent: Thursday, June 18, 2020 11:06 AM
To: City Clerk
Subject: Fwd: City Council. Attention City Clerk

CAUTION: External email - Check before you click!

Begin forwarded message:

From: Jake Joy Thiessen <jakejoy@telusplanet.net>
Subject: City Council. Attention City Clerk
Date: June 18, 2020 at 9:51:25 AM PDT
To: Joy Thiessen <joythiessen@gmail.com>

City Council. Attention City Clerk

2169 Pandosy Development Proposal

Attention KSAN

KSAN. Thank you for dropping the letter at my address .

I must admit it opens a ten year old wound. My wife, Joy volunteered at the Cross Cancer in Edmonton for a number of years which led her to want to build a Bed And Breakfast near a hospital for individuals with family in the hospital to come rest and relax during their challenging times.

We learned from friends that the lot 2046 Pandosy was for sale.

We purchased it with the intent of providing accommodations primarily for hospital related guests with a lower fee and others guests to help offset our costs.

I was a building contractor in the Valley for many years before but was shocked when we returned to find the opposition and bureaucracy that we had to deal with for 11 months to get a building permit for a building that was intended to serve the community .

It was finally approved but only if we would give 12 feet of land to the city for a possible Pandosy St expansion.

We had to pay for the survey and registration of that gift of land to the city with Land Titles in Kamloops at a price of \$2500.00 out of our pocket . Then to add insult to injury I hand delivered the documents to City Hall and they lost it and suggested that I would have to do it again.

I was thankful for emails because a staff member thanked me for delivering it and said Would see to it that it was delivered to the person dealing with the file.

To the point re 2169 Pandosy

1. Traffic is already a major concern in the area. I live on Pandosy and there are hours of the day that traffic is backed up for blocks. It is a challenge at times to get on Pandosy from our property.
2. Parking , many of our guest leave their car parked on our property and walk because parking at the hospital is more than a small challenge for families who are dealing with and are facing serious health issues. My question why add to an already existing problem?

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166 PLANNING <input checked="" type="checkbox"/>	

3. As a former builder I could not with a clear conscience buy a piece of property in an established family Neighbourhood and ask for changes to the zoning and setbacks etc and build a five storey building in front of the living room window of individuals who have enjoyed their homes and peace and quiet for decades.

This would result in their property values to drop . My question of the developers is would they be willing to buy all the properties in the affected area at fair market value?

4. And to think that the current residents would have put up with the noise , the exhaust fumes with the added traffic and parking issues.

5. From a financial stand point it may look good on paper and someone's bank account but for the residents living in the area it is a no brainer - not a healthy move for Kelowna

Jake Thiessen
2048 Pandosy St
Kelowna BC

Sent from my iPad

Lillian Klaamas

From: Colin Basran
Sent: Thursday, June 18, 2020 11:34 AM
To: City Clerk
Subject: FW: Staff support for 2169 Pandosy St. DP PH on Tuesday June 23, 2020

FYI

Jan Johnston
Confidential Secretary to the Mayor | City of Kelowna
250-469-8687

From: Marianne Leimert <pmleimert@telus.net>
Sent: Thursday, June 18, 2020 7:19 AM
To: Maxine DeHart <mdehart@kelowna.ca>; Ryan Donn <RDonn@kelowna.ca>; Gail Given <ggiven@kelowna.ca>; Charlie Hodge <CHodge@kelowna.ca>; Brad Sieben <BSieben@kelowna.ca>; Mohini Singh <msingh@kelowna.ca>; lwooldrige@kelowna.ca; Colin Basran <cbasran@kelowna.ca>
Subject: Staff support for 2169 Pandosy St. DP PH on Tuesday June 23, 2020

CAUTION: External email - Check before you click!

Questions re: staff report giving approval for this project.

Concerns:

- 2011 staff opposed the land use sought for this project, citing infrastructure would not support it. Vehicle estimation was 64 at the time, now minimum 193.
- infrastructure has not changed since 2011, why is staff recommending approval for a much denser development?
- developer agreed to certain conditions for zoning approval. Developer is now requesting removal of these conditions.
- developer agreed to residential housing, including 3 affordable units to support patients and families receiving treatment at KGH. This "need" was the major argument to extend HD2 to include the property in question.
- **inclusion of this covenant was the major reason rezoning to HD2 was approved.**
- the so called urgent need for the development proposed in 2011 thru 2015 has resulted in nothing being built over the last almost 10 years.
- 100+ year old Collette Manor was always touted as being included in any previous design. Original designs were to turn the house to face Royal Ave. and to incorporate it into the overall design and use of the project. The "wellness centre" as it was advertised.
- **staff report and public media announcements from architect and developer now tout a meticulous and extensive restoration of the house.**
- **in reality, 3 outside walls will be removed and incorporated into the new build as a facade for a restaurant or cafe. The rest of the house will be demolished.**
- developer recently sought approval to totally demolish the house. Thru wilful neglect, this house has been deteriorating over last decade.
- **developer now wants a variance to add a 5th floor to the hotel in exchange for doing something that was always suppose to be included from the start.**

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP 19-0166	PLANNING <input checked="" type="checkbox"/> 56

- at 5 stories high, it will be higher than the Anderson Building and 1 story lower than the Centennial building.
- this is not a "moderating transition in scale to adjacent established residential areas" as claimed in the report.
- I believe there has not yet been a project built under the HD2 zoning in the designated HD2 area.

Staff should enforce existing zoning guidelines instead of supporting massive variances, especially in new zones.

- there does not seem to be an appetite to build medical offices in the HD2 zone, let alone one of this scale. Most are being built in the South Pandosy area around SOPA Square.

-what is needed in the area around the hospital is residential properties, a senior housing complex or even expansion of the rehabilitation unit at KGH.

A development that will better serve the residents of Kelowna and more in keeping with the unique area that surrounds KGH.

For these reasons, I oppose this development.

Thank you,
Marianne Leimert
2164 Pandosy St.

Lillian Klaamas

From: ericabl@telus.net
Sent: Thursday, June 18, 2020 11:35 AM
To: City Clerk
Subject: Letter in Opposition to Development for 2169 Pandosy St.
Attachments: KSAN Letter to Council for Public Hearing FINAL.docx; FINAL Position Paper June 6 2020.pdf

Importance: High

CAUTION: External email - Check before you click!

The KSAN Board of Directors submits the attached letter to Mayor and Council for the Public Hearing to be held June 23rd at 8:45 p.m with respect to Variances for 2169 Pandosy St proposed development. There is an attachment to our letter - Position Paper.

Thank you for your attention to this matter.
Respectfully;
Erica Bell-Lowther
President Kelowna South-Central Association of Neighbourhoods.
778-484-2125

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	DVP 19-0166	PLANNING	<input checked="" type="checkbox"/>

June 18, 2020

Subject: Opposition to Application for Development Variance Permit for 2169 Pandosy

The KSAN Board of Directors urges City Council to reject the application for 3 major variances for the development proposal for 2169 Pandosy St.. Granting such variances will cause irreparable harm to the long term livability of neighbourhoods in the surrounding area and will send a message to developers that under HD2 zoning even large hotels and parkades can be built and services for the medical community associated with KGH are not required. After all, according to the Planning Department, the Zoning Bylaw is “really only a guideline”. It seems profit is what is guiding decision making. The modus operandi is promise anything like affordable housing units to get a zoning change and then claim it can’t be done after the fact, as has occurred with Ms. Marrington.

The KSAN Board unanimously endorsed the attached report 2169 Pandosy Street Development: The Neighbourhood Perspective . It gives an excellent analysis of the issues and we support its conclusions and recommendations.

The KSAN Board is very disappointed and troubled the Planning Department is supporting this application despite the major variances being requested. The Staff Report actually raises “*significant concerns*” “*about the scale and mass of the parkades structures in relation to the neighbourhood context to the east. The siting and imposing built form create a poor transition to the adjacent single-family homes*”. This has not been resolved. Nor have the traffic impacts been addressed; yet the Planning Department is supporting it. Why? Collett Manor Transportation Assessment was done for a completely different proposal (68 cars) in 2010. It has not been updated and things have changed dramatically in the last ten years in Kelowna. The traffic study should have been redone.

The Staff Report concludes:

“The Health District is intended to integrate uses in support of the KGH campus both physically and functionally with the surrounding communities and to provide a moderating transition in scale from a major institutional centre to adjacent established residential areas”. The benefits of this proposal include:

- *Uses that support OCP policy for the Health District;*
- *Uses that accomplish the intent of the HD2 zone;*
- *An attractive redevelopment for a currently vacant site on a prominent corner; and*
- *The successful conservation of Collet House into the proposed design.”*

We totally disagree with these conclusions. This proposal abuses the intent of HD2. It is NOT being used to *accomplish the intent of the HD2 zone*; it is being used to build a 65 ft. high hotel with a roof top deck on a site in a residential neighbourhood surrounded by homes; the hotel should be in a “town centre” on land designated for a hotel; not in the Health District Zone. It is ludicrous.

Furthermore, there is no “successful conservation of Collett House”. Ms Marrington only recently tried to have it torn down; now she is trying to remove 3 sides from the building and move them to become a facade on a new building.

We urge Council to not send a message to developers that neighbourhoods are not worth preserving and that one can circumvent the Zoning Bylaw. Is this how Kelowna should be known? How about a different scenario?

Kelowna is a place where residents are seen as partners with City staff and Council in building livable and sustainable neighbourhoods for people of all ages. Please reject this proposal. The site was meant for housing for cancer patients, etc. to support KGH and not a hotel chain that has nothing to do with KGH.

Respectfully Submitted,

Erica Bell-Lowther, Ph.D. President

On behalf of Kelowna South-Central Association of Neighborhoods (KSAN)

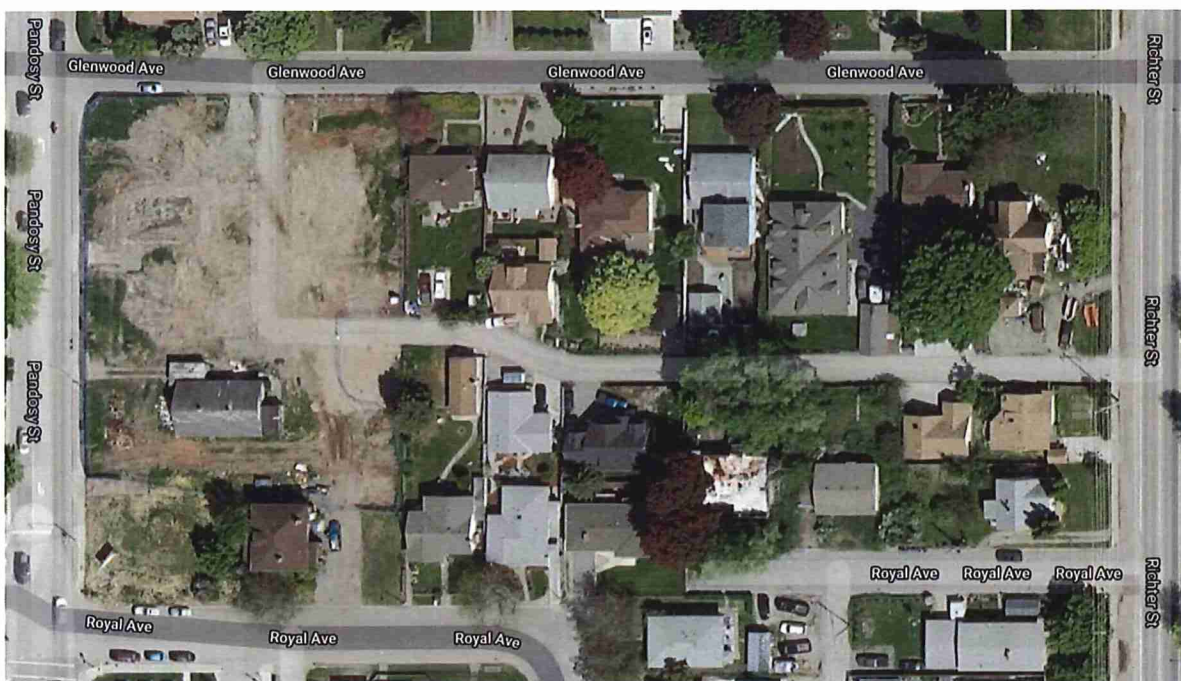
Attachment: "2169 Pandosy Street Development: The Neighbourhood Perspective"

2169 Pandosy Street Development - The Neighbourhood Perspective

Pandosy street developments ltd. (the “developer”)

The Lands

The proposed development is located on the east side of Pandosy street, between Royal Avenue and Glenwood Avenue. It is kitty-corner to the Kelowna General Hospital. There is a back alley which runs from Richter street, between Royal and Glenwood, to the lot. The alley was designed to service a limited number of houses and currently services 7 on the south side of Glenwood and 6 on the north side of Royal Avenue.



The lands were originally zoned RU6 and were outside the area designated as the ‘Health District’. On June 29, 2015, the lands were rezoned HD2. They were rezoned only and directly as a result of the Developer agreeing to construct “Affordable Rental Units” with “a total floor area of 1400 sq.ft total consisting of 3 units appropriate for short term residential use for out of town patients and their families who need to be close to a Cancer Centre for treatment or tests”. This obligation is a “covenant granted by the Owner to the City in respect of the Land and burdens the Lands and runs with it” (see Public Hearing January 10, 2012 and s. 2.0(c) and s. 5.5 of the Housing Agreement, implemented by Bylaw 10624).

The surrounding neighbourhood consists of single and two story homes, many of them built between 1905 to 1955. The Heritage Area is across the street from the development on the west side of Pandosy Street.

The Proposed Development

The developer proposes to build:

1. An office\ commercial building on the southwest corner of the lot. 35,490 sq. ft.
2. A hotel to be operated by a hotel chain on the northwest corner of the lot. 47,310 sq. ft. + 2,740 sq. ft. roof top deck
3. A six level parkade running from Royal Avenue to Glenwood Avenue on the east side of the lands. The parkade will contain 193 parking spaces. 88,794 sq. ft. + 6,420 sq. ft. roof top deck
4. An atrium. 1920 sq. ft.

The developer is requesting variances to:

- A. Increase the heights of the office\commercial building and the hotel from the maximum allowed by the zone from 16.5 m (54') to 20 m (65'). (bylaw 8000 s.17.2.5.1(c));
- B. Increase the site coverage from a maximum allowed by the zone of 55% to 62% (bylaw 8000 s.17.2.5.1.(b)).
- C. Decrease the rear southeast corner set back from the minimum required by the zone of 6 meters to 4.5 meters (bylaw 8000 s. 17.2.5.1(f)).

The developer is also requesting that the covenant requiring it to build the affordable housing units be removed from the lands.

Does the development meet the purpose of the HD2 Zone?

The purpose of the zone is to develop "buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority and UBC Medical Programs" (bylaw 8000 s.17.2.1)

The principal uses include personal service establishments, extended medical treatment facilities, health services major and minor. Secondary uses include retail stores, health products, food primary establishment and hotel. "Secondary uses can only be present where a principal use is established and in continuous use". (bylaw 8000 s. 17.2.7(b))

The only building that could possibly meet any of the primary purposes is the office\commercial building, and only if the offices are restricted to use by health care providers (doctors, massage therapists, chiropractors etc.), as offices are limited to those related to Health Services, major and minor (bylaw 8000 s. 17.2.7(c)). Some of this building is for secondary uses; commercial enterprises, retail stores, and a restaurant. The entire office\commercial building represents only 19.4 % of the total floor space of the project. Even including the parking spots allocated for this building (82 stalls) the portion of the development that can in any way meet the primary purpose of the zone is only 40.1%. This includes the restaurant space which is clearly a secondary use.

Position of the Neighbours: There is insufficient connection of these buildings to the purpose of the zone to meet the HD2 criteria. A clearer and more substantial health support focus should be required of the zone and this development.

The developer marketed its original rezoning application with respect to what would be built as “It will be like a Ronald MacDonald House” “It is a Wellness Center”. Importantly, the developer now wants to remove the covenant to build the affordable housing units. The developer confirmed its agreement to build these units as recently as May 10 2017, implemented by council by bylaw on September 18, 2017.

The rationale of the developer for removing the covenant from the lands is that they cannot lease the hotel building to a hotel chain.

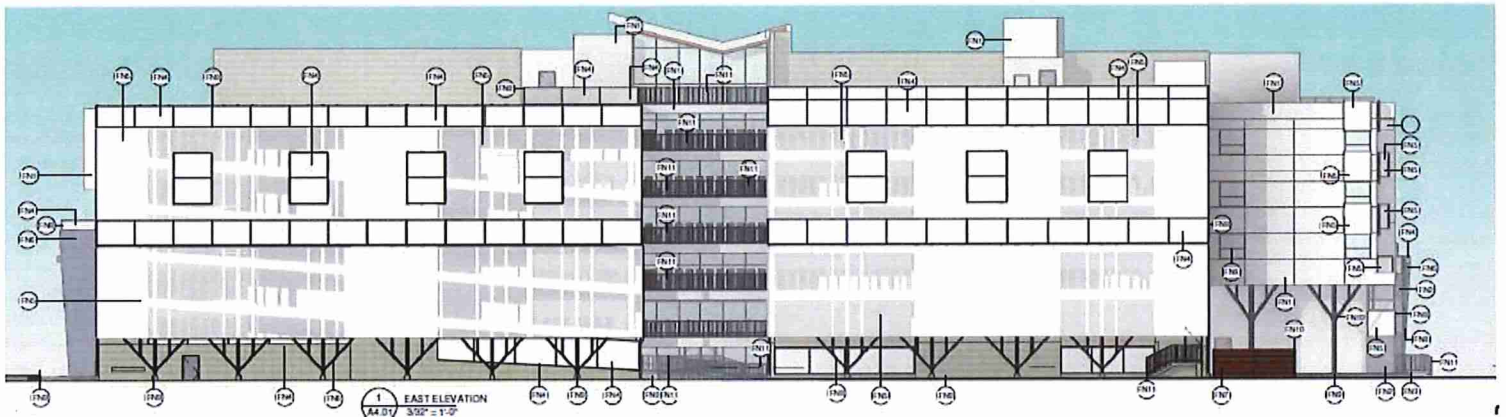
Position of the Neighbours:

1. But for the developer’s promise to built these affordable units, the lands would never have been rezoned to HD2. The developers should not be rewarded with the increased density without fulfilling their underlying promises. This would set a dangerous precedent where developers make promises to get rezoning and then build something completely different than what was promised.
2. There is a significant need in the City of Kelowna for affordable housing, particularly for housing that supports and aids people seeking medical help at the Kelowna General Hospital and the Cancer Clinic. In the summer it is particularly difficult for patients or their families to find any housing that is affordable, particularly when a family member is often not working due to their illness and need for treatment. The City should have additional housing options for patients if they want the KGH to operate as a first class facility which can effectively provide treatment to citizens within the IHA areas.
3. The position of the developer, that they could not otherwise contract with a hotel chain to operate the hotel building, is without merit. The developer can either operate the affordable units itself and lease out the remaining hotel space, or can enter a contract which provides the hotel operate the affordable rental units. The existence of the covenant is only a matter of contract negotiation and not something that will prohibit the operation of the hotel.

Massing and Height

The development will cover 62% of the site. This is a 12.7% increase than permitted. It consists of 3 very large buildings. The office\commercial building and hotel buildings are 62 to 65’ high, rather than a maximum of 54’. This is a 14 to 20% increase over what is permitted. The parkade is 6 stories, entirely above ground. It’s longest side, approximately 200’ in length,

faces onto the neighbourhood and will present a 54' high wall of concrete and aluminum to the neighbourhood. This is the developer's renderings of what it will look like from the neighbourhood.



To give some perspective to the size of this development, compare it to the clinical support building. The IHA Anderson Clinical Support Building is 3 stories high with a square footage of 84,470, approximately 46% of what is being proposed here. The Centennial building is 6 stories high but only 4,336 square feet larger than what is being proposed (187,000 sq ft cf 182,674).

The rationale for the requirement for this increase in mass and height is that the developer is moving and saving the façade of the heritage building on the site, and needs to offset the cost of this by increasing the height and size of the buildings.

Position of the Neighbours:

1. The HD2 zone already permits large and dense site coverage. There is no legitimate reason to increase the mass and height above what is already provided by the HD2 zone.

2. The developers rationale for the increased density and height is without merit. The developer promised to save the heritage building as part of its original application to rezone to HD2. Now they want to use the same rationale to get even higher density. Again this sets a dangerous precedent. Promise something to get rezoned, and then refuse to provide it unless you get even more densification, once rezoned.
3. The development is not integrated into the neighbourhood. There is no transitional area at all. The neighbours will see a massive concrete and aluminum wall.
4. The form and character of the buildings are very modern in style, and not in keeping with the older homes and heritage area, which surround it. The parkade in particular is simply ugly and an intrusion into the neighbourhood. It should be at least partially below ground.

Parking and Traffic

The HD2 zone contains within it the rules for the number of parking spots which must be provided. As currently designed, the developer is required to provide 156 parking stalls; 82 for the office\commercial building and 74 for the hotel. The developer is proposing to put in 193 parking stalls. This is a 23.7 % increase above what is required.

The developer's rationale for the increased number of spots is to ensure that there is no street parking.

The only access to the parkade is from the alley off of Glenwood or alley off of Richter. Thus, all traffic accessing the hotel, office building, retail stores and restaurant will have to travel on Glenwood Avenue or turn off of Richter onto the alley between Glenwood and Royal. In either case they will have to travel through the neighbourhood. There are no traffic lights on either Glenwood at Pandosy or Glenwood at Richter street. There are no right or left hand turn lanes on any of Pandosy\Glenwood\Richter\alley. There are no sidewalks on Glenwood Avenue, despite it having frequent pedestrian traffic from hospital staff accessing KGH. The alley is narrow. Although two vehicles can pass each other in the alley if both pull over close to the property lines, only one large vehicle, such as the garbage truck, commercial vehicle, or food delivery service vehicle can travel in the alley at a time.

The only traffic study the developer has provided was dated December 24, 2010 when applying to rezone the lands. At that time the access was from the development to Royal Avenue. It was a substantially smaller development involving 68 parking stalls. The flow thru traffic on Pandosy and Richter has increased substantially over the last ten years. Currently during rush hours, if a vehicle wishes to exit, turning right from Glenwood onto Pandosy, it must generally wait until the light on Cadder turns red, and traffic backs up past Rose Avenue. Someone then will usually leave a space to allow egress onto Pandosy. Left turns from Glenwood onto Pandosy are often not possible or difficult. Similarly you must often wait to exit onto Richter.

Dr. Gordon Lovegrove, a well known traffic engineer, has done a preliminary review of this project from a traffic engineering perspective, and based on his experience (without a detailed analysis) opines:

- (a) The proposed size, use and access of this development is of concern. A full updated traffic study based upon Terms of Reference approved by the City in consultation with KSAN is recommended.
- (b) The proposal will generate relatively high vehicular turnover rates.
- (c) As many patrons will be unfamiliar with lane access points on initial visits, high left-turn/queuing volumes off Pandosy are expected, along with significant neighborhood traffic intrusion and circulation volumes, and the associate noise, emissions, and safety risks for pedestrians, cyclists and families.
- (d) The lack of sidewalks on Royal and Glenwood and capacity / congestion concerns on Pandosy for left/right turns to/from the site need to be addressed.
- (e) Solutions which could be considered include adding a northbound lane on Pandosy adjacent to the site, roundabouts at Glenwood and other nearby streets (which would also improve pedestrian safety), or adding access to the site off of Royal Avenue.

Given Dr. Lovegrove's preliminary views there is a real concern that the traffic will back up on southbound Pandosy directly as a result of this development. This will affect flow through traffic, people trying to access the hospital and the ambulance service.

Position of the Neighbours:

1. The rationale for the 23.7% increase in parking spots does not have merit. The parking requirements were designed specifically for this zone. The existing parking burden on the streets was taken into account when designing the parking requirements of the zone. It was designed to ensure that there was no overflow street parking. Thus, the base required amount should be sufficient to meet the needs of all of the traffic using the office\commercial and hotel buildings.
2. For years the city has been trying to reduce single car use in the hospital area. It has implemented policies to encourage people to use public transit, to bicycle and walk. For example, the City has housing as a secondary use in the HD2 zone so people can walk\bike to work, and has spent substantial monies on bike lanes, bike paths such as Ethyl street corridor etc. To allow 37 parking spots above the required amount, is counter productive to the city's stated policies and their work over the last years. The neighbours agree with the mayor that "If parking is easy and abundant, there is no incentive for anyone to change their behavior" (as reported by Castanet June 3\20).
3. Given the high volumes of traffic that this development is expected to generate and the access available, the size of the parkade and the number of parking spots should be

significantly reduced. This can be done by decreasing the size of the office\commercial and hotel buildings and units, declining to allow any bonus parking, and reducing the required amount of parking spots by adding car share and bicycle parking.

4. Given the extent of anticipated traffic volumes, the City should require a full traffic study. The City should not make a decision as to this development without full information and knowledge as to the effect on the neighbourhood, ambulances and the KGH.

Further comments re: Form and Character

Other than the inclusion of the heritage house, the buildings are very modern, and not reflective of the surrounding heritage houses.

The two outdoor rooftop decks, one on the hotel and one on the parkade, will cause loss of privacy in the neighbour's yards.

Conclusions and Recommendations

1. The development does not substantially meet the primary purpose of the HD2 zone, of supporting the KGH. It is largely retail, hotel, restaurant and parking. The city should provide guidelines or amend the zone to clearly set out that the majority of the buildings in an HD2 development must meet the primary purpose and secondary uses are to be ancillary only.
2. There is no justifiable reason to remove a covenant in the favor of the city to provide affordable rental housing for people seeking treatment at KGH. For years the city council has been trying to promote the provision of a wide variety of housing options. This includes affordable rental accommodation. Removal of this covenant creates the perception that city council thinks the needs of the sick and injured coming to Kelowna to seek treatment are unimportant, or at least less important than tourists with money to spend.
3. This is a massive development. The developer should be denied all of the variances requested, particularly increased site coverage and height.
4. The form and character of the building should be redesigned so that it more sensitively integrates into the surrounding neighbourhood. There should be a good transition between the development buildings and the architecture of the old homes, heritage area and the neighbourhood.
5. The parkade which is a massive block of concrete and aluminum facing the neighbourhood, should contain substantially less parking spots and should be partially underground.
6. The City should require a full traffic report. Council is being asked to make a decision on the requested increase in required parking and the form and character of these buildings, blindfolded. The report should focus on:

- a. the effect of the anticipated traffic to and from the development on the ambulances' ability to travel on Pandosy to reach the ER department of KGH in a timely manner;
 - b. the anticipated congestion on Glenwood at both the Richter and Pandosy intersections and the potential for pedestrian\car collisions; and
 - c. the effect on flow through traffic on Richter and Pandosy.
7. As currently designed, the community benefits of this development are completely offset by the negative effects it will have on the neighbourhood. This development will bring to the neighbourhood long lines of traffic in neighbourhood streets both in front and behind our properties, reduced access and increased congestion to main arteries (Pandosy, Richter, Cadder), intake and exhaust system noises from the buildings, extensive shadowing of the yards from building heights, lack of privacy, light effects on neighbouring yards as hotels are open 24\7, and loss of communal feeling.

Dated: June 6, 2020



Penelope Pearson
607 Glenwood Ave, Kelowna

June 17, 2020

To: Mr. Stephen Fleming
City Clerk,
Kelowna, B.C.

Proposed Development Variance Permit on 2169 Pandosy Street

Dear Sir:

I am writing to City Council regarding the proposed Development and changes to site coverage, heights and yard set backs at 2169 Pandosy St.

I cannot understand how City Planners could and would agree to have a 5 storey Hotel Proposed for the site. First of all, this proposed building is too large.

The proposed height is too high and will definitely impact all the homes around the area, Shadowing the sun; also this area has been for a very long time a residential fantastic area for families, old and young.

What about the helicopters that fly sick patients to KGH. Will this extra height of the development impede their safety approach to KGH.

The Developer wants to include 35,000 sq ft. of commercial space in their design. Do you not think that we have enough commercial and thriving business south of Pandosy?

We already have a huge negative impact on traffic congestion in the area, experiencing heavy traffic, hospital and patient traffic, plus emergency vehicles. What do you think this massive development will bring to this area?

There will definitely be more traffic, more congestion, less parking spaces.

Do you not think where a hospital is located that the area should have at least some quiet and peace from traffic, easy access to KGH and the hospital free from dust and dirt.

Thank you for the opportunity to voice my concerns and objections to this Proposed Development.

Sincerely, *A Herhaus*
Anne Herhaus.

Wilhelm and Anne Herhaus,
2170 Pandosy St.,
Kelowna, B.C.

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166 PLANNING <input checked="" type="checkbox"/>	

Lillian Klaamas

From: Cadger, Neil <neil.cadger@ubc.ca>
Sent: Friday, June 19, 2020 9:04 AM
To: City Clerk
Subject: 2169 Pandosy dev Proposal

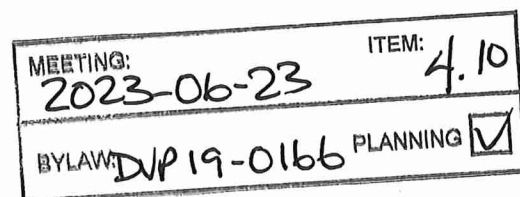
CAUTION: External email - Check before you click!

As a resident & home owner in the Kelowna Heritage district I am dismayed by the obvious lack of understanding displayed in this development proposal. If Kelowna City Council has any integrity they will make very clear that a hotel and a 6 storey parking garage do not 'fit in' to Kelowna's oldest residential neighbourhood. City Council has an opportunity to defend the existing Heritage district, strengthening the very weak but necessary guidelines for residential development. Real estate is not just an economic opportunity for developers to extract as much profit as possible per square foot. It is also the ground we share as citizens. If our only priority is financial profit, scrap the Heritage designation. It is currently a poorly defined package of cultural tropes with absolutely no enforcement strength. Neighbourhoods are made by and for people who live in them. Hotels are for visitors and there are plenty of existing hotels to manage what will in future likely be a diminishing tourist demand. Look around the world at the cities who have opted for AirB&B economies, catering to tourism. Barcelona, Venice, Paris....the list is long and the consequences are all the same: erosion of what people came to see in the first place. The appeal of this neighbourhood is old trees and gardens, old houses, proximity to the lake and the downtown business district. If we move the business district into this neighbourhood it will eliminate what we have (timidly) attempted to protect for the last years. We need leadership from City Council. If this is not forthcoming it will simply confirm what many suspect: City Council is a group of people who primarily function to facilitate the ambitions of developers and contractors and maximize potential property tax revenue. This is short-term thinking and, combined with the spectre of a 'Heritage' area, a prime example of institutional hypocrisy.

Neil Cadger
Associate Professor
Department of Creative Studies
UBC Okanagan

cell: 250-575-9097

Respectfully acknowledging that we live and work in the unceded, ancestral territory of the Syilx people



Lillian Klaamas

From: Margo Jensen <margojensen@gmail.com>
Sent: Saturday, June 20, 2020 11:21 AM
To: City Clerk
Cc: ksan.kelowna@gmail.com
Subject: 2169 pandosy development

CAUTION: External email - Check before you click!

Sent from my iPhone

Dear City Council,

As a resident of this area I am very concerned about the traffic congestion problems this development will cause. Pandosy has already become a nightmare at certain times of the day due to the new traffic light Elliot Ave. Traffic is backed up for blocks! Now you want to add a hotel and commercial building to this mess?

The developers should be kept to the original plan. No variances should be allowed. That was what was accepted and while not great is better than the new requested variances.

You seem to be developing Kelowna without a thought to its infrastructure. Our roads, sewage, water etc need to be looked at as well as just building. You are turning our paradise into a hell full of noise, pollution, traffic, congestion and ugly concrete.

Margo Jensen
601 Burne Ave
Kelowna

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	DWP 19-0166	PLANNING	<input checked="" type="checkbox"/>

Lillian Klaamas

From: frances kirkpatrick <fjknik@me.com>
Sent: Saturday, June 20, 2020 4:37 PM
To: City Clerk
Cc: Erica Bell-lowther
Subject: Hotel near Hospital

CAUTION: External email - Check before you click!

Dear Mayor & Council Members,

We think a small hotel kiddy-corner to the hospital with a restaurant and a few commercial operations could be a useful addition however our concerns are the size of the parking structure and the increased traffic.

We are very aware of the parking struggles for staff, patients and public that are accessing the hospital but creating a large parking structure would be unattractive, affect the neighbouring older homes and add a lot of traffic to what is already a very busy area.

Those of us that take the time to write to you or attend the public hearing to oppose the proposal do so with very legitimate concerns. We are the ones that live in the neighbourhood and do not want this special area to be constantly chipped away and have heritage structures replaced or have vacant areas filled in with new structures that do not necessarily fit into the lovely ambience our the streets.

Please ensure all the concerns that are being identified by those that will be impacted are given very careful consideration and that appropriate alterations will be taken prior to finalizing the plan.

Thank you for your time and attention.

Sincerely,

Frances Kirkpatrick & Nik Maissen
Home owners from 359 Park Avenue

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166	PLANNING <input checked="" type="checkbox"/>

Pamela Bell-Lowther
349 Park Ave
Kelowna, BC
V1Y 5P9

Re: 2169 Pandosy Development Proposal

ATTENTION: Kelowna City Clerk

Dear Mayor Basran & Members of the Kelowna City Council,

I am writing to express my concerns over the 2169 Pandosy Development Proposal. I believe that this proposal would be a detriment to our community for the following reasons:

1. The size and scale of the building, particularly the request for variances to increase the height and site coverage.
2. The impact of the increase in traffic.
3. The removal of the requirement to build 3 affordable units to rent to patients and families.
4. Only keeping 3 walls of the heritage home.

Please protect the livability of our neighbourhood and do not support the variances on this development proposal.

Sincerely,

Pamela Bell-Lowther

belllowther@gmail.com

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: Ian and Penny Williams <ianpennywilliams@gmail.com>
Sent: Sunday, June 21, 2020 2:17 PM
To: City Clerk
Cc: Kelowna Ksan
Subject: 2169 Pandosy Development Proposal

CAUTION: External email - Check before you click!

Before approving the variances as requested by the Developer, an independent and unbiased Traffic Engineer (with no previous involvement in City projects) should be engaged to analyze and make predictions regarding the effect that the proposals would have on the already congested surrounding area. This should include upgrades that would need to be considered and funded by the Developer, in particular to:-

- Pandosy
- Cadder
- Surrounding Roads
- Pandosy/Cadder intersection
- Rose/Pandosy intersection
- Hospital access/egress and parking

It should be noted that traffic volumes on Pandosy are already high.

We agree with Ksan's comments and are against any variance to the proposed development.

Yours sincerely,
Penny and Ian Williams.

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	DVP19-0166	PLANNING	<input checked="" type="checkbox"/>

Lillian Klaamas

From: Sandy Campbell <camkell@shaw.ca>
Sent: Sunday, June 21, 2020 6:11 PM
To: City Clerk
Cc: ksan.kelowna@gmail.com
Subject: 2169 Pandosy St Development Proposal (June 23,2020)

CAUTION: External email - Check before you click!

Dear Sir,

I am a property owner at 443 Cadder Ave (Paying Municipal taxes at the rate of at least \$100 a day).

I am strongly opposed to the City approving the developers' requests for Variances to increase the size, height and nature of the components of the structure. The proposed integration of three sides of the existing heritage house into the proposed structure is farcical.

Over the past 20 years I have been asked by the City to comment on new versions of the Official City Plan - which I did. Now I ask that the City actually require developers to comply with the OCP.

I agree with the objections to approval raised by KSAN and also those detailed by Robert and Mary Runnalls in their letter to 'Daily Courier' of June 15, 2020.

I particularly support the request for a New comprehensive traffic study for this area of the city around the hospital to be completed **before approval** of the development of this property, and any other proposed developments nearby.

Yours truly,

Alexander M Campbell

Sent from main iPad

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP 19-0166	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: Fleur <kelfleur@shaw.ca>
Sent: Sunday, June 21, 2020 6:18 PM
To: City Clerk
Cc: ksan.kelowna@gmail.com
Subject: 2169 Pandosy St Development Proposal (June 23,2020)

CAUTION: External email - Check before you click!

Dear Sir,

I am a property owner at 443 Cadder Ave (Paying Municipal taxes at the rate of at least \$100 a day).

I am strongly opposed to the City approving the developers' requests for Variances to increase the size, height and nature of the components of the structure. The proposed integration of three sides of the existing heritage house into the proposed structure is farcical.

Over the past 20 years I have been asked by the City to comment on new versions of the Official City Plan - which I did.

Now I ask that the City actually require developers to comply with the OCP.

I agree with the objections to approval raised by KSAN and also those detailed by Robert and Mary Runnalls in their letter to 'Daily Courier' of June 15, 2020.

I particularly support the request for a New comprehensive traffic study for this area of the city around the hospital to be completed **before approval** of the development of this property, and any other proposed developments nearby.

Yours truly,

Fleur Campbell

Sent from main iPad



This email has been checked for viruses by AVG antivirus software.

www.avg.com

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP 19-0166	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: mayorandcouncil
Sent: Monday, June 22, 2020 8:11 AM
To: City Clerk
Subject: FW: 2169 Pandosy St Development

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	DVP 19-0166	PLANNING	<input checked="" type="checkbox"/>

For public hearing..

From: Cheryl Butler <cbutler@altogethertax.com>
Sent: Sunday, June 21, 2020 10:08 PM
To: mayorandcouncil <mayorandcouncil@kelowna.ca>
Subject: 2169 Pandosy St Development

CAUTION: External email - Check before you click!

Letter to city council

We moved to [2178 Pandosy st, December 2019](#). We are renting the Stirling House and have opened it up as a bed and breakfast.

We were aware that some construction will be going on across the street. We were so busy with preparing our heritage house, that we did not investigate what.

Over a month ago we received a document that indicated the new building to go up will provide mixed housing, a restaurant and a gym. It was going to incorporate the old Collette House. We assumed it was a done deal. We decided that it was something that might compliment our new adventure. Or at least we would work with it. This new report of building something even bigger and not being mixed housing has given us much to be concerned with.

A: Zoning: we are informed that the current zoning is for buildings no more than 2 stories high and should be for hospital related purposes. Anything hirer will start blocking the morning sun from entering our home. It will also not reflect the current neighbourhood which is about families and heritage. This is what drew us to the neighborhood.

B:Traffic: we enquired about how noisy the area could possibly be with the ambulances coming and go at the hospital. We were told that they are required to turn off their sirens 2 blocks from the hospital. They actually, in fact, are starting the sirens right at the hospital and they keep them on until they pull up to the door. They have to. The traffic is so busy coming down Pandosy that they have to keep announcing their presence for safety purposes. The current congestion pushes the ambulance drivers to use their sirens.

C:Hotel: putting a hotel in the middle of a residential area will create chaos and bring problems to the neighborhood. The more the people, the more the problems. Think auto traffic, garbage/litter, foot traffic - risk of pedestrian accidents and so forth. A hotel that as a large box does not fit the family heritage feel to the area.

D: Heritage: we learned a lot about the history of our house (Stirling House) and we are going to present it in a way that honors it. We truly would expect the same done for the Collette House across the street. If the developer truly wants to preserve that house, then it would be fixed up-not like the degraded state it's in now. This should have already happened. It should be presented with honor and respect. No walls or roof should disappear. Use the house and some yard space out front as the grand beautiful entrance to the new mixed housing originally agreed to. Not as one wall to appease council to say they've preserved it. If that house gets moved or changed, the way they propose, then what will stop anyone else from changing/destroying other heritage homes?

Thank you for taking the time to read this. We shall be present at the council meeting on Tuesday.

James and Cheryl Butler
2178 Pandosy Street
Kelowna BC

Sent from my iPhone

June 22, 2020

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

To Mayor and Council,

RE: 2169 Pandosy – DP19-0165 & DVP19-166

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166	PLANNING <input checked="" type="checkbox"/>

Interior Health (IH) wishes to bring to the attention of Mayor and Council the following concerns regarding requested variances to structure height, site coverage, and setbacks for the above referenced proposal.

We are concerned with how the proposed development at 2169 Pandosy may impact the Kelowna General Hospital (KGH) heliport, in particular the operations of the BC Air Ambulance Service (see below proximity of helipad to proposed site location).



Specifically our concerns revolve around the above noted variances to height and site coverage which may impact flight paths of the BC Air Ambulance Service arriving and departing at KGH.

In order to proceed with this proposal, we believe it is prudent to have an aerodrome consultant prepare a survey and report, indicating any implications of the proposed project and recommending adjustments to the flight paths as necessary. Any flight path adjustments must then be approved by Navigation Canada. We support the City or IH proceeding with this evaluation at the developers cost.

Also, we note that recent improvements to KGH required an updated traffic study prior to consideration by Council. In light of the proposed commercial development and short term accommodation component, has the City considered the traffic impact of this development for the Pandosy/Cadder/Glenwood/Royal/Rose neighborhoods?

We thank you for your consideration of our concerns impacting the present and future use of Kelowna General Hospital.

Sincerely,



Doug Levell
Manager Real Estate Services

cc Doug Gilchrist, City Manager, City of Kelowna
Jocelyn Black, Planner Specialist, City of Kelowna
Scott McGeachy, CPO & Corporate Director, Capital Planning, Interior Health

2083 Abbott Street
Kelowna, BC
V1Y 1C5

June 22, 2020

City of Kelowna
1435 Water Street
Kelowna, B.C.

Dear Mayor Basran and Council,

Re: 2169 Pandosy Development Proposal

We are writing to voice our opposition to the variances requested for development proposed at 2169 Pandosy Street. We do not support issuing a variance to the height, site coverage or setbacks.

This property has been in limbo for years and we have seen many iterations of plans for this site. The latest one on the table is so completely ridiculous that I cannot fathom how it even got to council's attention. At a whopping 182000 square feet, this development is only slightly less area than the Kelowna General Hospital Centennial building. Imagine the affects that this kind of density will have to this area given the increase in traffic and the pressure on street parking that is already out-of-control in the hospital zone. There is insufficient infrastructure to deal with any more densified development in that immediate hospital area. The density at the hospital site already negatively affects arterial roads around Pandosy, like Abbott, Park and Cadger, without this development contributing to the problem.

The developer is also completely losing sight of the heritage aspect of the existing house. The current plan preserves 3 sides of the heritage home. The way this has been incorporated onto the site lacks imagination.

Lastly, given the height and the roof top decks proposed, obviously no thought has been given to how this might affect the immediate neighbourhood. Clearly, this is going to increase noise, restrict light to neighboring properties, reduce site lines to existing mountain views and overall, reduce livability in the area.

This looks very much like building tomorrow's slums, today. We do not support this development proposal and the variances as requested to the height, the site coverage and the setbacks.

Kind regards,
Jillian Stamp & James Williams

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: mayorandcouncil
Sent: Monday, June 22, 2020 3:06 PM
To: City Clerk
Subject: FW: Development Permit Application DP 1900165 DVP 19-0166

For public hearing..

From: Donald Knox <cdknox@shaw.ca>
Sent: Monday, June 22, 2020 12:17 PM
To: mayorandcouncil <mayorandcouncil@kelowna.ca>
Subject: Development Permit Application DP 1900165 DVP 19-0166

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP 19-0166	PLANNING <input checked="" type="checkbox"/>

CAUTION: External email - Check before you click!

Mayor and Council

The Central Okanagan Heritage Society (COHS), is strongly opposed to the plans for Collett House as set out in the Development Permit Application DP 1900165 DVP 19-0166.

The Collett House is a registered heritage building of significance for its style as well as its context within the neighbourhood. It is a sound structure and worthy of saving.

Permission to remove the house from the Kelowna Heritage Registry was opposed by the Heritage Advisory Committee (HAC) and the COHS. This time around, the house was not sent to HAC for their determination of its worth and incorporation into this new design. It is surprising that a decision of this importance was made without input from the Heritage Advisory Committee or any of the Heritage groups in the city.

The **Standards and Guidelines for the Preservation of Historic Places in Canada** states in the introduction:

"The most effective planning and design approach is an integrated one that combines heritage conservation with other planning and project goals, and engages all partners and stakeholders early in the process and throughout."

In regards to this application, this was not the case. The only communication the COHS received from the applicant was a request to remove the house from the Kelowna Heritage Register. We did not support this request as we believed the house should maintain its protection as an important part of Kelowna's history.

The most important issue is the preservation of the house, intact. The proposed new design would have only maintained a couple of facades of the building, integrated into a much more massive structure of modern institutional design.

The consultant writes in her report:

"To save the building in this manner however, five of the nineteen listed Character Defining Elements will need to be sacrificed. This is not uncommon in rehabilitation projects, and as long as the majority of and most important CDE's are conserved, the overall heritage value of the asset will be as well. It is my opinion that the unfortunate loss of setback, back porch and balcony, chimneys and matures trees as part of the proposed conservation plan, will not compromise the ability to conserve the overall heritage value of the building, as its name, scale and architectural style, the important heritage values identified in the Statement of Significance, will not only be conserved and more visible in the development but also legally protected against any alterations or losses in the future."

We believe there is a serious misunderstanding that the proposal will treat the Collett House in a manner that aligns with the intent of the National Standards and Guidelines. This is not the case. The Standards and Guidelines for the Preservation of Historical Places in Canada are very clear that a heritage structure should be kept in its totality.

Three of the first standards are as follows:

Standard # 1 Conserve the *heritage value* of an *historic place*. Do not remove, replace or substantially alter its intact or repairable *character defining elements*. Do not move a part of an historic place if its current location is a character-defining element.

Standard # 3 Conserve *heritage value* by adopting an approach calling for *minimal intervention*.

Standard # 5 Find a use for an *historic place* that requires minimal or no change to its *character defining elements*.

It is doubly unfortunate that the heritage community and the neighbourhood have not had a chance to look at the current proposal and give input in the form of a survey or Open House. The previous public presentation was significantly different than the present offering.

COHS feels strongly that Collett House should be saved, moved on the property if necessary and preserved in its entirety. An adaptive re-use of the building is acceptable only if it preserves the original structure.

Carol Millar & Don Knox,

On behalf of Central Okanagan Heritage Society

City of Kelowna
JUN 22 2020

Mayor's Office

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4

Original to: ~~Communications~~
Copied: ~~Mayor~~
~~City Manager~~
~~Councillors~~

File Number: 1210-01
Initials: *pm* Date: *June 22/20*

368 Cadder Avenue
Kelowna, BC V1Y 5N1
Sat. June 20, 2020

Dear Mayor Basran and Councillors,

Re: 2169 Pandosy Street Development Proposal - opposed

Having lived in the KGH neighbourhood for over 30 years I have been concerned about the above development since developer, Alana Marrington, started her building ideas over 12 years ago. This lengthy time with a 'blank' block in this popular area has probably pushed the planners and many people to think that acceptance of 'something' is better than letting the block remain empty. This is incorrect.

My reasons for opposition to this project in present form:

Collett Manor - This Heritage registered 1913 building (yes deemed heritage and worth keeping by the Heritage Advisory Commission this year) should not be used to face/decorate the hotel. It should be fixed up (the Collett Manor looked decent twelve years ago) and remain where it always has been or fixed up and moved to another place on the property.

Health District 2 Zoning – How does a hotel and parkade fit with Section 17.2 HD2- Hospital and Health Support Services Purpose which states "The purpose is to provide a zone for the conversion and new development of buildings that provide services to the medical community associated with the Kelowna General Hospital, Interior Health Authority, and UBC Medical Programs including staff, clients, patients and their families. ..."

Vehicular Traffic – The increase in traffic with the proposed development would be unsafe for people that need the hospital for life and death situations. Pandosy Street is slow around KGH currently....what will traffic be like with a hotel and a six level parkade? A transportation study by the City is imperative (regardless if the zoning has not changed)!

I urge Council to reject the 2169 Pandosy Street Development and to let the developer know the neighbours want a livable and sustainable neighbourhood where the heritage Collett Manor is respected and maintained.

Yours truly,

Pat Munro *Pat Munro*
muncha@cnx.net / 250-763-5367

OFFICE OF
THE CITY CLERK
JUN 22 2020
City of Kelowna

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP 19-0166	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: mayorandcouncil
Sent: Monday, June 22, 2020 3:21 PM
To: City Clerk
Subject: FW: KGH Hotel proposal

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DVP19-0166	PLANNING <input checked="" type="checkbox"/>

For public hearing..

From: Shirley <shusheclarke@gmail.com>
Sent: Monday, June 22, 2020 3:13 PM
To: mayorandcouncil <mayorandcouncil@kelowna.ca>
Subject: KGH Hotel proposal

CAUTION: External email - Check before you click!

To Mayor Basran and Kelowna City Councilors,

I voice my objection the proposal of a 74 room hotel on the property directly adjacent to the Kelowna General Hospital with the so-called heritage preservation of the 107 year old Collet House.

How could anyone of you now call this an appropriate site for a hotel when years past when this property was sold the intention of the owner was to incorporate some sort of a health dimension which at that time was never fully explained. Years past and I watched this once beautiful heritage home which my husband and I spent time with friends who lived there at time. Since that time the Collet house has been slowly was left to moulder. Cars were allowed to park up close to the entrance, the

garden disintegrated and an evasive Elm seedling was left to grow where it landed up close to the main entrance. It was allowed because in my opinion the owner had other plans certainly not to love and care for this once beautiful home. I was saddened every time I passed by.

The owner and developers now propose a 74 room 35,000 square foot commercial space with a shameful preservation of the 107-year old heritage home. This in my opinion is such a shame that the owner the developer and the planning department have the nerve to call this a preservation of a heritage home and the site no longer has any health relation to KGH.

Yours truly, Shirley Clarke, 1935 McDougall St. Kelowna.

A former board member of Frahcas, and a heritage home and a resident of the heritage conservation area.

Lillian Klaamas

From: Brittany Lange <brittanylange4@gmail.com>
Sent: Tuesday, June 23, 2020 9:48 AM
To: City Clerk
Subject: DP19-0165 & DVP19-0166 Support

CAUTION: External email - Check before you click!

Good Morning,

I would like to express my support for the above noted file and development proposal for 2169 Pandosy Street.

Thank-you.

Brittany Lange

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	DVP 19-0166	PLANNING	<input checked="checked" type="checkbox"/>

Lillian Klaamas

From: Dave McClellan <mackelowna@yahoo.ca>
Sent: Monday, June 22, 2020 11:11 AM
To: City Clerk; ksan.kelowna@gmail.com
Subject: 2169 Pandosy Development Proposal

CAUTION: External email - Check before you click!

To those this may concern.

I'd like to voice my opinion regarding this development in our neighborhood.

Once again our city council is supporting a project that will bring much congestion to the hospital area, regardless of the residents opinion.

Firstly, and originally this was a smaller plan with acceptable reasoning. Some medical and a long term stay opportunity for people taking care of people in the hospital. Now they want a hotel.

Secondly, they were to preserve the heritage house on the property, now they will only keep part of the house intact.. Thirdly, they will have parking for 193 spots.

There is no tourist business within 8 to 10 blocks of this proposal, one bakery, coffee shop and restaurant within two blocks. ALL THE REST IS RESIDENTIAL. Tell me how a hotel fits the neighborhood?

City council continues to erode the heritage area and heritage sites in the Abbott corridor. 400 block of Royal, an ugly development that doesn't fit the area. One Block of Harvey on Abbott, north east corner, doesn't fit the area. Continued erosion of this area of Kelowna where we already have a huge congestion problem. At times Pandosy is backed up from Morrisson Ave all the way to Harvey, yet they want to put more vehicles into the area.

Lastly, the developer wants to build a 193 spot parkade, this may be what entices city council to support this development, someone is prepared to build PARKING !

THIS IS THE BAIN OF COUNCILS EXISTENCE, Council has let the hospital area develop without addressing the parking issue, and now someone else is prepared to put up parking that they should have addressed.

No to a Hotel, it is a residential area.

Yes to preserving the heritage house.

Bring the parking in the area up to the necessary spots needed to support the hospital and STAFF.

MEETING: 2020-06-23	ITEM: 4.10
BYLAW: DP19-0166	PLANNING <input checked="" type="checkbox"/>

Lillian Klaamas

From: mayorandcouncil
Sent: Tuesday, June 23, 2020 11:09 AM
To: City Clerk
Subject: FW: Collett Manor

For public hearing...

From: Tim Bayliss <bayt@shaw.ca>
Sent: Tuesday, June 23, 2020 10:28 AM
To: mayorandcouncil <mayorandcouncil@kelowna.ca>
Subject: Collett Manor

CAUTION: External email - Check before you click!

Dear Mayor and Council,

I am writing to you to ask that you not approve the hotel complex on the corner of Pandosy and Royal Avenue the sight of Collett Manor. My understanding of this proposed development is that this registered heritage house will not be conserved as heritage houses are meant to be. I understand that the house will be dismantled and the façade on three sides will be attached to a new building. Unfortunately this appears to be a pattern of the city allowing heritage houses such as Aitken House and Groves House to be changed or demolished.

We need to preserve the few heritage homes and sites that we have in Kelowna and not allow developers to drastically change or destroy them.

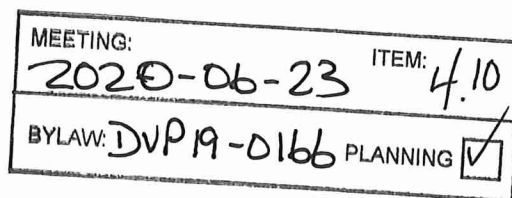
I am also concerned about the impact that building a hotel and restaurant complex would have on traffic congestion in this area and to local residents there. It is already very busy with KGH traffic that and other traffic from surrounding areas.

I urge you to not approve this proposed development.

Thank you

Sincerely,

Tim Bayliss
1770 Ethel Street
Kelowna BC
V1Y 2Y9



Submitted by:
Alana Marrington

2169 Pandosy, St.

2 letters

34 Form letters.

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	DVP 19-0166	PLANNING	<input checked="" type="checkbox"/>

OFFICE OF THE CITY CLERK
JUN 22 2020
City of Kelowna

June 18 2020

To the City of Kelowna

RE: 2169 Pandosy Development Kelowna BC

My name is Eva Patten. I live in Prince George BC. I am in full support of this medical treatment / accommodations mixed use development. I am one of the patients that travel for medical appointment to either Vancouver or Kelowna. I have been travelling for medical appointments, surgeries, etc. over over 10 years. I usually have to travel out of Prince George 2-6 times per year. On occasion I am able to get a sponsored flight on HOPE AIR, but usually friends and family assist with with air travel. I have to have accommodations close to the hospital.

Sometimes my medical travel is for a few nights or sometimes a few weeks. I have to find services such as food, pharmacy, and go to Dr. appointments, etc. The medical ancillary services in this development are essential to myself and literally thousands of other family and patients who travel.

For example, a few years ago my father (patient) and mother were air lifted to Kelowna from Prince George BC. Upon arrival with my father in KGH, my mother had to find her way around the hospital, find accommodations, restaurants, food, etc. It was a VERY stressful time for my older parents. My mother doesn't drive and her vision is not great. To her Kelowna was very large and busy which can be overwhelming in addition to coping with her husband in the hospital. She prefers cooking to going out to eat and being close to my dad was priority.

This is the perfect location – steps to KGH and in a Health District. If you have no vehicle this development provides necessities. Why would we go driving in and out of the area when we can stay, and go to our appointments/ treatments steps away?

My daughter is a Neonatal Intensive Care Nurse (NICU); she sees families everyday needing help, services, accommodations. She sees doctors, specialty care staff, and students needing services.

While I understand that a few people have expressed a variety of reasons why the development should be approved, in their own letters they mention it is "form and character" ONLY. WHY CONTINUE TO BRING UP IRRELEVANT FACTS only to instill anger and fear? Why?

This is the "neighborhood". You drive around and are witness to other HD 2 buildings approved; Speer Street, Royal Ave., Ethel and a doctor's clinic(s) on Pandosy by KGH. The streets all around have infill or redevelopments going on.

Thank you
Eva Patten
Eva Patten 250.640.1177

Garry Tomporowski Architect Ltd.
243-1889 Springfield Road
Kelowna, BC, Canada V1Y 5V5

June 20, 2020

To Whom It May Concern:

I am writing to show my support in regards to the project named "2169 Pandosy Street Project" which is a mixed use development located at 2169 Pandosy Street in Kelowna, BC. The development will serve the needs of the growing area specifically the Kelowna General Hospital.

The proponents and the architects have strategically positioned the development by combining both public/private parking and commercial space with a unique residential building that would allow for both short and long term rental accommodations. The vacancy rate in Kelowna is less than 2% as the demand for rental accommodations has not caught up with supply.

Private development risk is at stake as the project will be funded without government financing.

The project is welcome addition to the Kelowna General Hospital as the community minded project will service the needs of locals, patients and families.

Thank you,



Kevin Gardner

2169 PANDOSY
New Multi –Purpose Building
2169Pandasy.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Crystal Patten NICU Nurse

E-mail: Crystal Patten@hotmail.com

DATE: June 21 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandasy.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Dr Kate Patten

E-mail: katepatten@telus.net

DATE: June 18 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Derek Patten

E-mail: patten749@gmail.com

DATE: June 21 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Colleen Easton

E-mail: eastonfamily2@shaw.ca

DATE: June 18 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information: 604 826 7754
19121 69A Ave Surrey BC V4N 0A5

Name: Pearl Flyman

E-mail: rpflyman@telus.net

DATE: June 18, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information: 250 859-4314

I, Kami Kandola, email kamikandola@hotmail.com strongly support the 2169 Pandosy project.

Name: Kami Kandola

DATE: June 18, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Dave Kandola

E-mail: dkandola@telus.net

DATE: June 18, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandasy.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Debbi Ellis

E-mail: Debbi@urbanfp.ca

DATE: June 19, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!



Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandasy.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Doug Ellis

E-mail: Dougellis@shaw.ca

DATE: June 19, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!



Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandasy.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *MARGARET MARTIN*

E-mail: *martinmr@shaw.ca*

DATE: *June 20/20*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

mart

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250-979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Kris D'Aoust*

E-mail: *valhalla1@live.ca*

DATE: *06/19/20*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information: 250 212 6154

Name: Laura Wastle

E-mail: okanaganartie@gmail.com

DATE: June 20/20

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information: 250-718-2947

Name: Victoria Lange

E-mail: victoria.lange98@gmail.com

DATE: June 18, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Victoria Lange

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Katie Daoust*

E-mail: *katie.wastle@gmail.com*

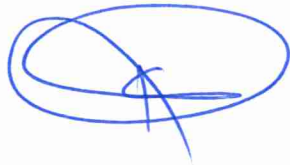
DATE: *June 20, 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!



Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Johanne Chamberland.*

E-mail: *Frankandjohanne@gmail.com*

DATE: *17 / 06 / 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Johanne Chamberland.

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi-Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *FRANCIS CHAMBERLAIN*

E-mail: *FRANK AND JOHNNIE @ GMAIL.COM*

DATE: *JUNE 17/2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Kelly Lange*

E-mail: *ktlange@telus.net*

DATE: *June 16/2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!



Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi -Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by GTA Architecture.

Contact information:

Name: KRISTIE MOORE

E-mail: KMOORES@GMAIL.COM

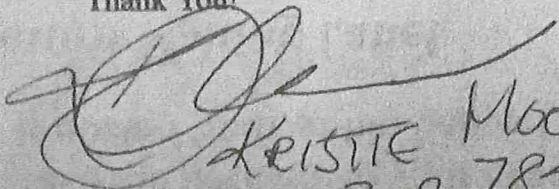
DATE: June 17 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!


KRISTIE MOORE
250 309 7846

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Hunter Martinson*

E-mail: *Huntermartinson@gmail.com*

DATE: *June 17 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!



Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Desiree Feekey*

E-mail: *dfeekey@hotmail.com*

DATE: *June 17 2008*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!



Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name:

Kathleen Davis LPN

E-mail:

KatDavis075@gmail.com

DATE:

June 18 / 20

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information: 780-860-7442

Name: Tyler Clemmer

E-mail: TeClemmer@gmail.com

DATE: June 19 / 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Victoria Kress

E-mail: Victoria.Kress@hotmail.com

DATE: June 19/20

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Victoria Kress

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada



Presented by **GTA Architecture.**

Contact information:

Name: Lukas Francis

E-mail: lukas.Francis@gmail.com

DATE: June 18th, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Nicole Vincze

E-mail: nicole@sweatatrec.ca

DATE: June 18, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!



Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Dustin Blondin*

E-mail: *dustinblondin@gmail.com*

DATE: *June 18/2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca


2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Anita Siemens*

E-mail: *anita.siemens65@gmail.com*

DATE: *June 17/20* 

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Darrell Lange*

E-mail: *250-869-6486*

DATE: *June 17/20*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!



Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250-979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Russel Kyle
1700 Simpson Court, Kelowna BC V1X 7C1

E-mail: ruskyle@hotmail.com

DATE: June 19, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

R.O. Kyle

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Kalen Enns

E-mail: water@kangenns.com

DATE: 

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Jade St. Marie

E-mail: jadest.marie@hotmail.com

DATE: June 18/20

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Merrin Olson

E-mail: merrin.olson@gmail.com

DATE: 06 / 16 / 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: **ZACH. WHITE**

E-mail: **ZACHARIAH_WHITE@HOTMAIL.COM**

DATE: **JUNE 20TH 2020**

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Vespi Nielsen*

E-mail: *Vnielsen@kelownahomebuilders.ca*

DATE: *June 17 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

Submitted by:
Alana Marrington
2169 Pandosy St.

2 letters.
25 form letters.

MEETING:	2020-06-23	ITEM:	4.10
BYLAW:	DVP19-0166	PLANNING	<input checked="" type="checkbox"/>

OFFICE OF THE CITY CLERK
JUN 23 2020
City of Kelowna

Rebecca Shaw
2672-A Sylvia Rd
Lake Country, BC V4V 2R8

June 19, 2020

Attention: Mayor & Council
City of Kelowna
1435 Water Street
Kelowna, BC V4V 1V8

RE: 2169 Pandosy Street Development

Dear City of Kelowna Mayor and Council,

My support of this project has been unwavering, for the past ten years. In fact, I used to live in one of the houses on the property, 2179 Pandosy Street right up until it was demolished when construction was expected to start before the flooding. I have since moved to Lake Country but have and will probably always call that neighbourhood "home." For 6 years I worked as an assistant project manager for the developer. This letter is not sent by the development team, but from someone who would like to see a worth-while project get the green-light, again. The values that I hold most dear are reflected in this project – family, community, health, and wellness. The building itself might not look the same as the 2005 rendering, but its purpose and the drive behind it is.

Over the years, I know you have been told that the project is going to offer those working or visiting the healthcare campus the amenities and homes that they need that were not offered in the area. I was there when we presented the new land-use designation HD-2 to help bring these ancillary services to the area. And I have seen over the years, the community "catch up" in a way, to the vision that the developer had been trying to bring to fruition years before. It is great. If you drive around the area now, you can see the new redevelopment, there is an energy in that neighbourhood that I have not found since I moved. The 2169 Pandosy Street project is the next piece in this wonderful transformation we have been seeing.

My involvement on the project team aside, my support is also based on my own personal experiences. My grandfather was the closest to a "dad" I had being brought up by a single-mother. He got quite ill and his health deteriorated quickly. I would have done anything to have been able to stay somewhere close to the hospital in those final weeks. Because we had to stay so far away, we were not able to be there to say goodbye until after. My mother has been ill for several years and drives back and forth from Salmon Arm to Kelowna for medical appointments. When I lived in the blue house across the street from KGH, she would stay with me. Or, rest there afterwards when she was not up to driving. When my friends started their jobs, studying in the UBCO medical program or the pharmacy, I would let them park in my driveway or stay over-night as they needed. Over the last year going through my own medical problems, driving back and forth from Lake Country, I sure miss that old blue house more than ever. And that's just my story. There are thousands of people driving to Kelowna all the time from all over, much further away. I am sure that each of us know someone that has done the same. I know that you have received a *lot* of complaints from some people in that neighbourhood. I am sure that you have

gotten to know them by name too. Many do not even live right in the vicinity of the 2169 Pandosy Street Development but are just steadfast in the “not in my back yard” **position yet have not been so loud about other developments in the Pandosy / Mission area.** There has been considerable redevelopment and construction in this area – yet they all seem to band together against this one. I believe strongly that it is less because of the building, but because they might just not like the developer on a personal level. During the public hearing for this project in 2012, a woman stood up in front of Mayor Walter Grey and Council and announced, “I am a NIMBY!” laughing. While delivering pamphlets to the neighbours that previous summer to collect letters of support, another neighbour turned on the hose and sprayed down the woman that wanted to hand her over information about the project.

Over the years the developer has put, for lack of better phrasing, put her “blood sweat and tears” into the project. During the last open house for this project, I saw someone all but put her animosity aside and admit to Alana Marrington that she no longer had great concerns about the project. Over the ten years I had been following the development and offering my assistance, this individual had been one of the most vocal negative voices we had encountered. Yet here she was, seeming like she was about to dole out a hug and move forward. Interesting for a woman who had been calling the Planning Department incessantly and probably has handed in her own long letter of her own.

For purpose of ease, I would like to refer to those against the project as one group thereby named the “NIMBYs.” And would like to offer another point of view on some of the issues that that have yammered on about for several years. I am not sure why they are picking on bits of outdated information, or haven’t reached out to the developer on their own for clarification – **the fact that they had approached Global News Okanagan last week without having contacted the developer about their concerns is to me, quite petty and uncalled for.**

1. NIMBYs home in on the fact that “the surrounding neighbourhood consists of single- and two-story homes, many of them built between 1905 and 1955.” In the past several years there has been a lot of redevelopment in the area. The property next to the corner store on Glenwood and Richter is 4 storeys, and the property at the end of Glenwood has been redeveloped into a townhouse development. Across the street from 607 Glenwood, a duplex has been made, another house on Glenwood had a carriage house added. The mixed-use building on Strathcona has gone up. If you take a walk around the neighbourhood, many people have rebuilt on the property. There’s new single family, new townhouses, new duplex type residences. As nostalgic as these NIMBYs are, the street has changed. It is not the quaint 1905-1955 era streetscape. The hospital campus certainly does not look like it did in 1905, and I think we all might be grateful that healthcare has advanced since then.
2. NIMBYs have said that it is going to be “a hotel operated by a hotel chain” – have they ever contacted the developer to see if this is true? Or which hotel chain? To play Devil’s advocate, if a corporation came to manage the short-term rentals, wouldn’t that be better to have a structured business managing rooms rather than it become yet another questionably shady Air BnB?
3. NIMBYs have said that “the only building that could possibly meet any of the primary purposes is the office\commercial building, and only if the offices are restricted to use by health care providers.” What they neglect to realize, is that these medical providers also require sleep, a place to cook, a place to maintain good hygiene, to park their cars. I’m not sure what sort of

humans are working on the medical campus that don't require these necessities, but I think we can all agree that there is more to life than work and living out of an office.

4. NIMBYs get upset about the parking and traffic. Would they rather have a building that does not have adequate parking go in and further stress the parking situation around the hospital?
5. NIMBYs have written that "there is a significant need in the City of Kelowna for affordable housing, particularly for housing that supports and aids people seeking medical help at the Kelowna General Hospital and Cancer Clinic. In the summer it is particularly difficult for patients or their families to find any housing that is affordable, particularly when a family member is often not working due to their illness and a need for treatment." If this is the case, why are they battling against the construction of a building that is exactly that?
6. NIMBYs say that "the City should have additional housing options for patients if they want the KGH to operate as a first-class facility which can effectively provide treatment to citizens within the IHA area." The development is an option. I think what the NIMBYs do not understand is that some people would absolutely choose to stay at 2169 Pandosy Street. I am one. I have family that would, friends and many others that I have met over the years. If this were a development truly not supported, the developer would not have submitted hundreds – thousands – of letters of support for this project during its history moving through the rezoning process over all of these years.
7. NIMBYs are upset that there is parking above ground. In the previous iteration of the project, they were entirely upset that there was parking underground. One gentleman was concerned that we would "float into the lakes." As if the building were some sort of watercraft. They do not like parking underground, below ground, but how much more upset would they be if there was absolutely no parking? They have even got upset that there is more parking, "the developer is proposing to put in 193 parking stalls. This is a 23.7% increase above what is required." Would they like that 23.7% overflow into the existing neighbourhood parking constraints?
8. NIMBYs say "the development does not substantially meet the primary purpose of the HD2 Zone, of supporting the KGH." *SOMETHING*
9. NIMBYs say "the form and character of the building should be redesigned so that it more sensitively integrates into the surrounding neighbourhood. There should be a good transition between the development buildings and the architecture of the old homes, heritage area and the neighbourhood." The building was built as it was rendered in 2005-2019 after the 1912 Collett House and these individuals still complained about the project. The building has been redesigned and it fits in with the new buildings that have been constructed around the health campus. That modern look as infiltrated the former heritage neighbourhood in multiple locations, from the 4-storey mixed use buildings that have been erected, to single family homes dotted throughout.
10. NIMBYs say that the outdoor decks will "cause loss of privacy in the neighbour's yards." Quite frankly, not everyone is a Peeping Tom and a Nosey Neighbour. That is an issue that would be taken up from one person to another, this isn't quite the problem of the building itself. The landscaping and finishes surrounding it are going to be far more interesting then looking into their yards. As someone who had lived in the blue house, 2179. From the second story window I could see into my neighbour's yards and believe me, there is nothing interesting enough to coax someone into watching them. The landscaping of the neighbour's yards along the Glenwood alley is nearly non-existent and at best an amateur attempt at gardening.

11. NIMBYs have said that it is going to disseminate the neighbourhood. How about taking a look at helping those that are collecting bottles to keep themselves fed, or those in a crisis that are seen walking around terrified with an IV and a gown down the sidewalk and through the Glenwood alley.
12. NIMBYs have spoken to Castanet and an article was posted June 19th called "Hotel Rattles Neighbours." Which stated that "different groups from around Kelowna have come out strongly against a proposed hotel and commercial development." The article was posted without the awareness of the developer. One would think that a newspaper would get the facts from both sides. The development has the blessing of the Planning Department now; and it isn't without solid dedication and a passion to help the community from Alana. Over the years her and I canvassed the neighbourhood – and well beyond the 3-block bubble that's mandatory – and 9/10 homes were in support of the project. It is disappointing that a few negative voices are all that are spoken about in the news.
13. NIMBYs rallied in support of the new short-term housing project the KGH Foundation built. JoAnna's House was built from the same vision – to offer a place to stay and the amenities someone would need while their loved one is undergoing a treatment or emergency. Is it a bad thing if there's another place adjacent to the hospital that offers these things? The contradiction in their crying about the 2169 Pandosy Street project is astounding. It speaks louder to their simple dislike of Alana Marrington herself rather than protesting the project itself. Isn't it time that they act like adults instead of bullies on a playground?

My opposition to the bullying tactics of a small group of NIMBYs aside, I would also like to present the positive attributes of the 2169 Pandosy Street project from an individual who will always call that neighbourhood home:

1. The project is built with the health and wellness of its inhabitants in mind. The idea behind several of the design choices has all been to construct a building that makes people feel better; be healthier. Not in a slapped-together box. After experiencing the covid pandemic, having a building where the finishes have been chosen to reduce the exchange of germs, an HVAC system that is cleaning the air we are breathing seems safe.
2. The design while different from the rendering we had seen before offers that transition from the Anderson Building and KGH campus. The heights are similar, the health campus has used a modern flair that is like the new look of 2169 Pandosy; but looking at the landscaping and façade of the development, it looks homey and welcoming. There is a warmth looking at it, that is not part of the institutional look across the street. It is not huge and intrusive. The new rendering reflects the character of modern housing that has been constructed in the neighbourhood over the past ten years, and the incorporation of the pieces of Collett House is a respectful nod to the property's past.
3. 2169 Pandosy is adjacent to the largest healthcare campus in the IHA area. Thousands of people are visiting it each year. Kelowna is a beautiful city, but as a community we can go further to help those that who are coming here themselves for treatment, or their support team/families. As someone who has waited for a parent to undergo treatment, after receiving bad news the last place anyone wants to be is sitting down in one of the coffee shops in the Pandosy Village or downtown Kelowna where tourists and alike are having fun, having their vacation, enjoying life while they're ugly-crying into a coffee mug. Offering a place to sit, to

sleep, to rest across the street and in a calm environment where others understand is a choice that people should have.

I think that Council at the time saw the compassion and necessity behind this project when it was given unanimous support before the flooding. And I would hope that as a Council now, you might still.

Capital Planning & Projects
Interior Health Authority
505 Doyle Avenue 4th floor
Kelowna, BC V1Y 0C5
Web: www.interiorhealth.ca

Brent Kruschel
Chief Project Officer & Corporate Director Capital Planning
Phone: (250) 469-7070 x 12571
Facsimile: (250) 763-8301
e-mail: brent.kruschel@interiorhealth.ca

February 6, 2019

To Whom It May Concern,

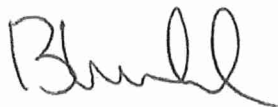
We are pleased to provide this letter in support of Pandosy Street Developments Ltd's proposed mixed use development at 2169 Pandosy Street, including and in particular the plan to include substantial commercial/residential parking at this location.

The proposed plan aligns with the various services articulated in the Official Community Plan for the Health District and meets the needs of the public when seeking services aligned with the operations of Kelowna General Hospital.

Parking is an ongoing issue in the Health District and private sector initiatives to supply new parking inventory in this area are welcome.

Please feel free to contact the undersigned if there are any questions.

Sincerely,



Brent Kruschel, Chief Project Officer & Corporate Director, Capital Planning

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Lori Seemann

E-mail: Lori.seemann@gmail.com

DATE: June 22, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Dr. Jessica Reimer*

E-mail: *jes.reimer@gmail.com*

DATE: *June 22, 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Steve Reimer

E-mail: Steve.m.reimer@gmail.com

DATE: June 22, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Doug Rarog

E-mail: dougrarog@gmail.com

DATE: June 22, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Renate Weise*

E-mail: *renateweise01@gmail.com*

DATE: *June 22, 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Wade Nichol*

E-mail: *Nicholdrill @ hotmail .com*

DATE: *June 22 , 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Bobby Mundh

E-mail: bobbymundh @ outlook . com

DATE: June 22, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Darrick Lange

E-mail: Darrick 77 @ live.com

DATE: June 22 , 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Alanna Lange

E-mail: Stevens - 15 @ hotmail . com

DATE: June 22 , 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Michael Reimchen

E-mail: Fairbridge651@gmail.com

DATE: June 22 - 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Cory Billett

E-mail: C.R.Billett@hotmail.com

DATE: June 22 - 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Paul Schembri

E-mail: pjaas@gmail.com

DATE: June 22, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently is lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandasy.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Noel Lowe

E-mail: Noel.lowe.nl@gmail.com

DATE: June 22, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant
GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandasy.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Carmen Wurts.*

E-mail: *Carmenraeb@hotmail.com*

DATE: *June 18th, 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *Tammy BIRCH* *Tammy Birch*

E-mail: *birchtammy@gmail.com*

DATE: *JUNE 19, 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant
GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: *TAMMY CHAPMAN* 

E-mail: *tschappy63@gmail.com*

DATE: *JUNE 19, 2020*

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant
GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

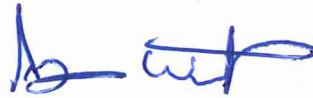
Presented by **GTA Architecture.**

Contact information:

Name: **ADRIAN WURTS**

E-mail: **adrian.wurts@gmail.com**

DATE: **June 18 / 2020**



I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant
GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandasy.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: SHERRI ANDREWS

E-mail: sherandca@hotmail.com

DATE: JUNE 22 / 20

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!

Contact Information of Applicant
GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca

INTRODUCING 2169 PANDOSY

Thank you for visiting our Open House presented by **GTA Architecture**.

Please take a moment to answer the following questions so we can best relay your feedback.

Contact information;

Name: Domenic Rampone

E-mail: RAMPONE CATTLE @ GMAIL . COM

How would you rate the design and concept of this project on a scale of 1 to 10.

1 2 3 4 5 6 7 8 9 10

What do you like most about the development?

THE PLANNING OF DESIGN WHAT IS
NEEDED IN THE AREA

Do you have any concerns with regards to the development?

☐ Yes

☒ No

If Yes, please state your concerns or provide feedback

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

INTRODUCING 2169 PANDOSY

Thank you for visiting our Open House presented by **GTA Architecture**.

Please take a moment to answer the following questions so we can best relay your feedback.

Contact information;

Name: Lucas Kress

E-mail: swightness@hive.ca

How would you rate the design and concept of this project on a scale of 1 to 10.

1 2 3 4 5 6 7 8 9 10

What do you like most about the development?

the idea of

having medical related housing close to the hospital.
I also enjoy the green lifestyle design

Do you have any concerns with regards to the development?

☐ Yes

☒ No

If Yes, please state your concerns or provide feedback

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

INTRODUCING 2169 PANDOSY

Thank you for visiting our Open House presented by **GTA Architecture**.

Please take a moment to answer the following questions so we can best relay your feedback.

Contact information;

Name: Keith R Kress

E-mail: Keithk@gmail.com

How would you rate the design and concept of this project on a scale of 1 to 10.

1 2 3 4 5 6 7 8 9 10

What do you like most about the development?

I like the holistic and healthy end for the community the project is.

Do you have any concerns with regards to the development?

☐ Yes

☒ No

If Yes, please state your concerns or provide feedback

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

INTRODUCING 2169 PANDOSY

Thank you for visiting our Open House presented by **GTA Architecture**.

Please take a moment to answer the following questions so we can best relay your feedback.

Contact information:

Name: CLIFF GLOWA.

E-mail: cliff.glowa@gmail.com

How would you rate the design and concept of this project on a scale of 1 to 10.

1 2 3 4 5 6 7 8 9 10

What do you like most about the development?

To long over due! great so close to hospital.
Well needed in this neighbor hood,

Do you have any concerns with regards to the development?

☐ Yes ☒ No

If Yes, please state your concerns or provide feedback

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

INTRODUCING 2169 PANDOSY

Thank you for visiting our Open House presented by **GTA Architecture**.

Please take a moment to answer the following questions so we can best relay your feedback.

Contact information;

Name: Kara Longosous

E-mail: Kara@venturerealtycorp.ca

How would you rate the design and concept of this project on a scale of 1 to 10.

1 2 3 4 5 6 7 8 9 10

What do you like most about the development?

will drastically improve the neighborhood

Do you have any concerns with regards to the development?

☒ Yes

☐ No

If Yes, please state your concerns or provide feedback

Traffic on Glenwood - busy corner
- Will lights be implemented on Glenwood/Pandosy?

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

INTRODUCING 2169 PANDOSY

Thank you for visiting our Open House presented by **GTA Architecture**.

Please take a moment to answer the following questions so we can best relay your feedback.

Contact information;

Name: NORM SCHWAB

E-mail: normschwab@hotmail.ca

How would you rate the design and concept of this project on a scale of 1 to 10.
1 2 3 4 5 6 7 8 9 10

What do you like most about the development?

the concept of commercial + residential combined.

Do you have any concerns with regards to the development?

☐ Yes ☒ No

If Yes, please state your concerns or provide feedback

Thank You!

Contact Information of Applicant

GTA ARCHITECTURE LTD.

Garry Tomporowski, Architect AIBC

243/1889 Springfield Road, Kelowna, V1Y 5V5

Tel: 250 -979-1668

gtaoffice@gtarch.ca

2169 PANDOSY
New Multi –Purpose Building
2169Pandosity.com
Kelowna BC Canada

Presented by **GTA Architecture.**

Contact information:

Name: Sheila Ploschnik

E-mail: nicksheila@shaw.ca

DATE: June 17, 2020

I am writing to show my support of the 2169 Pandosy development in Kelowna BC. I approve of the mixed use development of a wellness community that will house medical office space as well as short and long term residential suites.

The building and vision is an opportunity to address many of the needs that have long been identified by KGH, local healthcare professionals and the public at large.

The mixed use medical ancillary services adds value to the neighborhood that currently lacking of businesses and services.

Thank You!



Contact Information of Applicant

GTA ARCHITECTURE LTD.
Garry Tomporowski, Architect AIBC
243/1889 Springfield Road, Kelowna, V1Y 5V5
Tel: 250 -979-1668
gtaoffice@gtarch.ca