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**CITY OF KELOWNA**  
**MEMORANDUM**

**ATTACHMENT A**

This forms part of application

# HAP18-0010



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials

LK

**Date:** May 30, 2018  
**File No.:** Z18-0055  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2251-2312 Pandosy Street

HD1 to HD2

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Development Engineering Department have the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this development. The Development Engineering Technologist for this project is Jason Angus.

**1. General**

- a. Where there is a possibility of a high water table or surcharging of storm drains during major storm events, non-basement buildings may be required. This must be determined by the engineer and detailed on the Lot Grading Plan required in the drainage section.
- b. Provide easements as may be required.
- c. This proposed subdivision may require the installation of centralized mail delivery equipment. Please contact Rick Ould, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC V1Y 2K0 to obtain further information and to determine suitable location(s) within the development.

**2. Water**

- a. The developer's consulting engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for zone is 150l/s and is available at the site. If it is determined that upgrades to any other existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- b. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- c. A water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The developer or building contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department, and prepare the meter setter at his cost

### **3. Sanitary Sewer**

- a. The developer's consulting mechanical engineer will determine the development requirements of this proposed development and establish the service needs. Only one service will be permitted for this development. The applicant, at his cost, will arrange for the removal and disconnection of the existing services and the installation of one new larger service.

### **4. Drainage**

- a. The developer must engage a consulting civil engineer to provide a storm water management plan for the site, which meets the requirements of the City Storm Water Management Policy and Design Manual. The storm water management plan must also include provision of lot grading plan, minimum basement elevation (MBE), if applicable, and provision of a storm drainage service for the development and / or recommendations for onsite drainage containment and disposal systems.
- b. Provide a detailed Stormwater Management Plan for this development as per the Subdivision, Development and Servicing Bylaw #7900.
- c. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system

### **5. Roads**

- a. Royal Ave has been upgraded to an collector standard along the full frontage of this proposed development. No further upgrades are needed at this time.
- b. Abbott street has been upgraded to an collector standard along the full frontage of this proposed development. No further upgrades are needed at this time.

### **6. Power and Telecommunication Services and Street Lights**

- a. The electrical and telecommunication services to this building must be installed in an underground duct system, and the building must be connected by an underground service. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.

### **7. Development Permit and Site Related Issues**

- a. Access to the property will be lane access only

### **8. Design and Construction**

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).



- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

#### **9. Servicing Agreements for Works and Services**

- a. A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured

#### **10. Geotechnical Study.**

- a. Provide a geotechnical report prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**
  - i. The Geotechnical report must be submitted prior to submission of Engineering drawings or application for subdivision approval.
  - ii. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
  - iii. Site suitability for development.
  - iv. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
  - v. Any special requirements for construction of roads, utilities and building structures.
  - vi. Recommendations for items that should be included in a Restrictive Covenant.
  - vii. Recommendations for roof drains, perimeter drains and septic tank effluent on the site.
  - viii. Any items required in other sections of this document.
  - ix. Additional geotechnical survey may be necessary for building foundations, etc

## **11. Charges and Fees**

- a. Development Cost Charges (DCC's) are payable
- b. Fees per the "Development Application Fees Bylaw" include:
  - i. Street/Traffic Sign Fees: at cost if required (to be determined after design).
  - ii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.

Engineering and Inspection Fee: 3.5% of construction value (plus GST)



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James Kay, P.Eng.  
Development Engineering Manager

JA



**CITY OF KELOWNA**  
**MEMORANDUM**

<b>ATTACHMENT A</b>	
This forms part of application # HAP18-0010	
Planner Initials	LK
 City of <b>Kelowna</b> COMMUNITY PLANNING	


**Date:** May 30, 2018  
**File No.:** OCP18-0011  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2251-2312 Pandosy Street

EDINST - HLTH

The Development Engineering Branch comments and requirements regarding this OCP amendment application are as follows:

**1. General**

All the offsite infrastructure and services upgrades are addressed in the Rezoning Engineering Report under file Z18-0055

  
James Kay, P. Eng.  
Development Engineering Manager

JA

**CITY OF KELOWNA**  
**MEMORANDUM**

**ATTACHMENT A**

This forms part of application  
# HAP18-0010



City of  
**Kelowna**  
COMMUNITY PLANNING

**Date:** May 30, 2018  
**File No.:** S18-0045  
**To:** Community Planning (LK)  
**From:** Development Engineering Manager (JK)  
**Subject:** 2251-2312 Pandosy Street

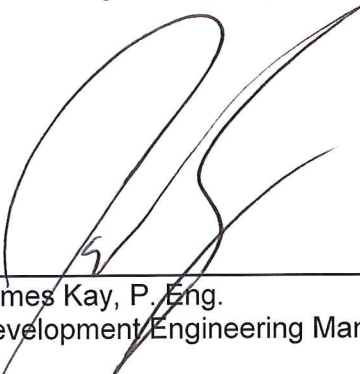
Planner  
Initials

LK

The Development Engineering comments and requirements regarding this technical subdivision application to unhook the indicated site from the larger Hospital site are as follows:

**1. General.**

All the offsite infrastructure and services upgrades are addressed in the Zoning Engineering Report under the zoning application file number Z18-0055.

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager  
JA



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**CITY OF KELOWNA**  
**MEMORANDUM**

**Date:** May 30, 2018  
**File No.:** HAP18-0010  
**To:** Community Planning (LK)  
**From:** Development Engineer Manager (JK)  
**Subject:** 2251-2312 Pandosy Street  
Alteration

**ATTACHMENT**

**A**

This forms part of application

# HAP18-0010

Planner  
Initials

LK

City of  
**Kelowna**  
COMMUNITY PLANNING



Heritage

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The Development Engineering comments and requirements regarding this HAP application are as follows:

**1. General.**

- a) The application for a heritage alteration permit for the form and character of congregate housing on the subject property does not trigger any offsite requirements.

James Kay, P. Eng.  
Development Engineering Manager

JA

# Heritage Alteration Permit HAP18-0010

<b>ATTACHMENT B</b>	
This forms part of application # <b>HAP18-0010</b>	
Planner Initials	<b>LK</b>
City of <b>Kelowna</b> COMMUNITY PLANNING	



This permit relates to land in the City of Kelowna municipally known as

**2251-2312 Pandosy Street**

and legally known as

**Lot A District Lot 14 ODYD Plan EPP34913 Except Plan EPP53192**

and permits the land to be used for the following development:

## **Congregate Housing**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision: October 1, 2018

Decision By: CITY COUNCIL

Issued Date:

Development Permit Area: Heritage Conservation Area

**This permit will not be valid if development has not commenced by October 1, 2020.**

Existing Zone: HD2 Future Land Use Designation: Health District

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:

Applicant:

---

Ryan Smith  
Community Planning Department Manager  
Community Planning & Strategic Investments

Date



## **1. SCOPE OF APPROVAL**

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## **2. CONDITIONS OF APPROVAL**

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of October 1, 2020 approval, with no opportunity to extend.

## **3. PERFORMANCE SECURITY**

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit in the amount of **\$121,479.69**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

## **4. INDEMNIFICATION**

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**



# JOEANNA'S HOUSE



2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

ISSUED FOR DEVELOPMENT PERMIT REVISIONS  
2018-09-13

## ARCHITECTURAL

- A0.00 COVER SHEET & DRAWING LIST
- A1.01 ZONING, CODE REVIEW, LOCATION PLAN
- A1.02 CODE PLANS
- A1.04 DOOR SCHEDULE
- A1.05 WINDOW SCHEDULE
- A1.11 ASSEMBLIES & LEGENDS
- A1.12 ASSEMBLIES
- A2.01 SITE PLAN
- A2.02 SURVEY PLAN
- A2.03 PARKING PHOTOS
- A3.00 1ST FLOOR SLAB PLAN
- A3.01 1ST FLOOR PLAN
- A3.02 2ND FLOOR PLAN
- A3.03 ROOF PLAN
- A3.11 1ST FLOOR REFLECTED CEILING PLAN
- A3.12 2ND FLOOR RELECTED CEILING PLAN
- A4.01 EXTERIOR ELEVATIONS
- A4.02 EXTERIOR ELEVATIONS
- A5.01 BUILDING SECTIONS
- A5.02 BUILDING SECTIONS
- A5.03 BUILDING SECTIONS

## LANDSCAPE

- L1 LAYOUT PLAN
- L2 IRRIGATION PLAN
- L3 PLANTING PLAN
- L4 LANDSCAPE DETAILS
- L5 LANDSCAPE DETAILS
- L6 LEGENDS AND NOTES

233 BERNARD AVENUE  
KELOWNA, B.C.  
V1Y 6N2  
TEL: 250.762.3004  
FAX: 250.762.8707  
EMAIL: ket-mai@shaw.ca



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No.	Date	Revision
01	2018-05-07	ISSUED FOR DEVELOPMENT PERMIT
02	2018-09-13	ISSUED FOR DP REVISIONS

Project Title

JOEANNA'S  
HOUSE

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

A0.00

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

COVER SHEET &  
DRAWING LIST

Job No.	1788
Scale	1/4" = 1'-0"
Drawn	CM
Checked	JM



PROJECT DATA

ADDRESS	2251-2312 PANDOSY STREET
LEGAL DESCRIPTION	LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664
DEVELOPMENT PERMIT AREA	YES
ZONING	HD-2 (PENDING REZONING FROM HD-1)
PRINCIPAL USE	CONGREGATE HOUSING
GRADES	LEVEL
NUMBER OF BUILDINGS	ONE 2 STOREY CONGREGATE HOUSING BUILDING

ZONING SUMMARY

	HD-2 ZONE	PROPOSAL
SITE AREA (sm)	900sm MIN.	±2,132.5sm
SITE WIDTH (m)	30m MIN.	±57.6m
SITE DEPTH (m)	30m MIN.	±37.0m
HEIGHT OF BUILDING (S)/# OF STOREYS	16.0m	±10.8m / 2 storey
SITE COVERAGE OF BUILDING(S) (%)	55% MAX.	±539.4 sm = ±28%
SITE COVERAGE INCLUDING BUILDINGS, DRIVEWAYS AND PARKING (%)	N/A	±1,358.2 sm = ±64%
TOTAL NUMBER & TYPES OF UNITS	N/A	20 FAMILY BEDROOMS
GROSS FLOOR AREA	N/A	±1,280sm
FLOOR AREA RATIO (F.A.R.)	1.2 MAX. (2,559sm)	0.60
BUILDING (S) SETBACKS (m):		
NORTH (FRONT)	4.5m	±4.8m
SOUTH (REAR)	3.0m	±3.2m
WEST (SIDE)	4.5m	±5.4m
EAST (SIDE)	4.5m	±15.4m
PUBLIC OPEN SPACE AREA	150sm (7.5sm PER BEDROOM)	±380sm
DAYLIGHT ANGLE (IF A TOWER)	N/A	N/A
PODIUM HEIGHT (IF PROPOSED)	N/A	N/A
FLOOR PLATE SIZE (IF REQUIRED)	N/A	N/A
SETBACKS TO PARKING (m):		
NORTH (FRONT)	N/A	N/A
SOUTH (REAR)	N/A	N/A
WEST (SIDE)	N/A	N/A
EAST (SIDE)	N/A	N/A

PARKING SUMMARY

CAR PARKING SUMMARY: (CONGREGATE HOUSING)	REQUIRED	PROPOSED
3.0 SPACES OR 1.0 SPACE PER RESIDENT STAFF MEMBER (WHICHEVER IS GREATER)	3 STALLS	3 STALLS
1.0 SPACE PER 3 BEDS	20 STALLS (ASSUMES 3 GUESTS PER ROOM PER NIGHT)	25 STALLS
TOTAL PARKING CAR STALLS	23 STALLS	28 STALLS
BICYCLE PARKING SUMMARY: (CONGREGATE HOUSING)	REQUIRED	PROPOSED
CLASS I: 1 PER 25 EMPLOYEES	0 STALLS	0 STALLS
CLASS II: 5 PER BUILDING ENTRANCE	10 STALLS	10 STALLS
NUMBER OF LOADING SPACES	N/A	N/A
CAR PARKING STALL SIZE SUMMARY:		
FULL SIZE STALL		16
MEDIUM SIZE STALL (40% max)		11
DISABLED STALL		1
DRIVE AISLES (2-WAY 90° PKG)		



BUILDING FLOOR AREAS

	GFA (sm)	GFA (sf)
LEVEL 1	±593.5sm	±6,389sf
LEVEL 2	±696.2sm	±7,494sf
BUILDING FOOTPRINT FOR SITE COVERAGE	±696.2sm	±7,494sf
TOTAL FLOOR AREA FOR FAR	±1,290sm	±13,883sf

BUILDING CODE SUMMARY

CODE VERSION	BRITISH COLUMBIA BUILDING CODE 2012	
OCCUPANCY	GROUP C	
ARTICLE	3.2.2.53	
NO. OF STOREYS	2 STOREY	
NO. OF STREETS FACING	2	
MAX. BUILDING AREA	CODE MAXIMUM	PROPOSED
	2,700 sm (3.2.2.53.(1Cii))	±687.1sm
CONSTRUCTION TYPE PERMITTED	COMBUSTIBLE / NON-COMBUSTIBULE	
CONSTRUCTION TYPE PROPOSED	COMBUSTIBLE	
SPRINKLERED	YES	
ASSEMBLY RATINGS:	REQUIRED	PROPOSED
FLOOR	45 min	45 min
LOAD BEARING WALLS, COLUMNS, ARCHES	45 min	45 min
ROOFS	N/A	

FIRE PROTECTION

3.2.4./ 3.2.5./ 3.2.6.

	REQUIRED	PROPOSED	
HYDRANT TO BUILDING ENTRY	90m MAX.	90m MAX.	3.2.5.5.
STANDPIPE/HOSE	N/A	N/A	3.2.5.8.
SPRINKLERED	YES	YES	NFPA 13R (SEE MECH)
FIRE ALARM SYSTEM	YES	YES	3.2.4.1.(4)(i)
EXIT LIGHTS	YES	YES	
EMERGENCY LIGHTING	YES	YES	

EXITING OCCUPANT LOAD

TABLE 3.1.17.1.

LEVEL 1: DINING & LIVING ROOM	1 PERSON/ 0.75sm X ±1,501 sm	186 PERSONS
LEVEL 1: STAFF OFFICE	1 PERSON/ 9.3sm X ±466 sm	5 PERSONS
LEVEL 1: BEDROOMS	4 PERSON PER BEDROOM X 3	12 PERSONS
	LEVEL 1 TOTAL	201 PERSONS
LEVEL 2: BEDROOMS	4 PERSON PER BEDROOM X 17	61 PERSONS
	LEVEL 2 TOTAL	61 PERSONS
	BUILDING TOTAL	262 PERSONS

EXIT FACILITIES

3.1 TO 3.6

REQUIRED EXITS	2 MIN.	
	REQUIRED WIDTHS	PROVIDED WIDTHS
LEVEL 1 DOORS	6.1mm/ PERSON X 201 PERSONS = 1,226mm	5 doors @ 915mm = 4,575mm
LEVEL 2 DOORS	6.1mm/ PERSON X 61 PERSONS = 372mm	2 doors @ 915mm = 1,830mm
BEDROOM UNIT DOORS	MIN. 1 DOOR (800mm WIDE) EA. UNIT	1 DOOR (915mm WIDE) EA. UNIT
LEVEL 2 STAIRS	8mm/ PERSON X 61 PERSONS = 1,608mm	2 @ 1220mm = 2,440mm
EXIT THROUGH LOBBY	NO	3.4.4.2.
PANIC HARDWARE	NOT REQUIRED BUT PROVIDED AT EXT. DOORS	3.4.6.16.(2)
EXIT EXPOSURE	AT EXIT STAIR 2	3.2.3.13.
MAX. TRAVEL DISTANCE	45m	3.4.2.5.(1)

REQUIRED FIRE SEPARATIONS

3.1.3.1.

TENANTS / MAJOR OCCUPANCIES		
GROUP C TO C (SUITE TO SUITE)	45 min	3.3.1.1
STAIR SHAFTS RATING	45 min	3.4.4.1.
ELEVATOR HOISTWAY	45 min	3.5.3.1.
PUBLIC CORRIDOR SEPARATION	REQUIRED	3.3.1.4.(3)
SUITE TO PUBLIC CORRIDOR	45 min	3.3.1.4.(2) , 3.3.1.1
VERTICAL SERVICE SPACES (SHAFTS)	45 min	3.6.3.1.
SERVICES ROOMS WITH FUEL FIRED EQUIPMENT	1 hr	3.6.2.
JANITOR ROOM	0 hr IF SPRINKLERED	3.3.1.21.(3)

BUILDING FIRE SAFETY

SOFFIT PROTECTION	N/A	3.2.3.16.
FLAME SPREAD RATINGS	COMPLY WITH	3.1.13.2
METAL DECK ASSEMBLIES	N/A	3.1.14.2.
ROOF COVERING CLASSIFICATION	CLASS "A"	3.1.15.2.
ATTIC / CANOPY FIREBLOCKS	YES	3.1.11.5
MAX. ATTIC / CANOPY AREA (DIMENSION)	30sm (20m)	3.1.11.5.(1b)
MAX. CRAWLSPACE AREA	N/A	3.1.11.6.
FIREBLOCK MATERIALS	COMPLY WITH	3.1.11.7.

ACCESSIBILITY REQUIREMENTS

3.8.

	REQUIRED	PROVIDED
ACCESS TO MAIN ENTRANCES	YES	YES
ACCESS TO ALL FLOORS	YES	YES
ACCESSIBLE WASHROOM	YES	YES

WASHROOM FIXTURES REQUIREMENTS

	REQUIRED	PROVIDED
BEDROOM UNITS	MIN. 1 PER UNIT	1 PER UNIT
LEVEL 1 DINING & LIVING ROOM	1 MALE AND 1 FEMALE (FOR VISITORS)	1 UNIVERSAL WASHROOM 1 DAY USE WASHRROOM
LEVEL 1 STAFF OFFICE	1 (STAFF LESS THAN 10)	1

SPATIAL SEPARATION:

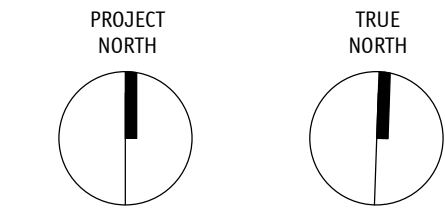
3.2.3.1.C

	SOUTH WALL (LEVEL 1)	EAST WALL (LEVEL 1)	NORTH WALL (ROYAL AVENUE) & WEST WALL (ABBOTT STREET)
EXPOSED BUILDING FACE AREA	±110.3sm	±125.1sm	WINDOW OPENINGS & WALL CONSTRUCTION UN-RESTRICTED. LIMITING DISTANCES EXCEED 9.0m, OR BLDG FACES A STREET IN ACCORDANCE WITH 3.2.3.10
OPENING AREA	±18.6sm	±12.6sm	
% PROVIDED	±18.6%	±10.2%	
LIMITING DISTANCE	6.3m C/L OF LANE	19.5m	
% PERMITTED	±68.0%	UNLIMITED	
CONSTRUCTION TYPE	Combust.	N/A	
CLADDING MATERIAL	Combust.	N/A	
REQUIRED RATINGS	45 min	N/A	

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**a**  
**m+m**  
MEIKLEJOHN ARCHITECTS INC.

**JoeAnna's House**



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No.	Date	Revision
01	2018-05-07	ISSUED FOR DEVELOPMENT PERMIT
02	2018-09-13	ISSUED FOR DP REVISIONS

Project Title

**JOEANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

**A1.01**

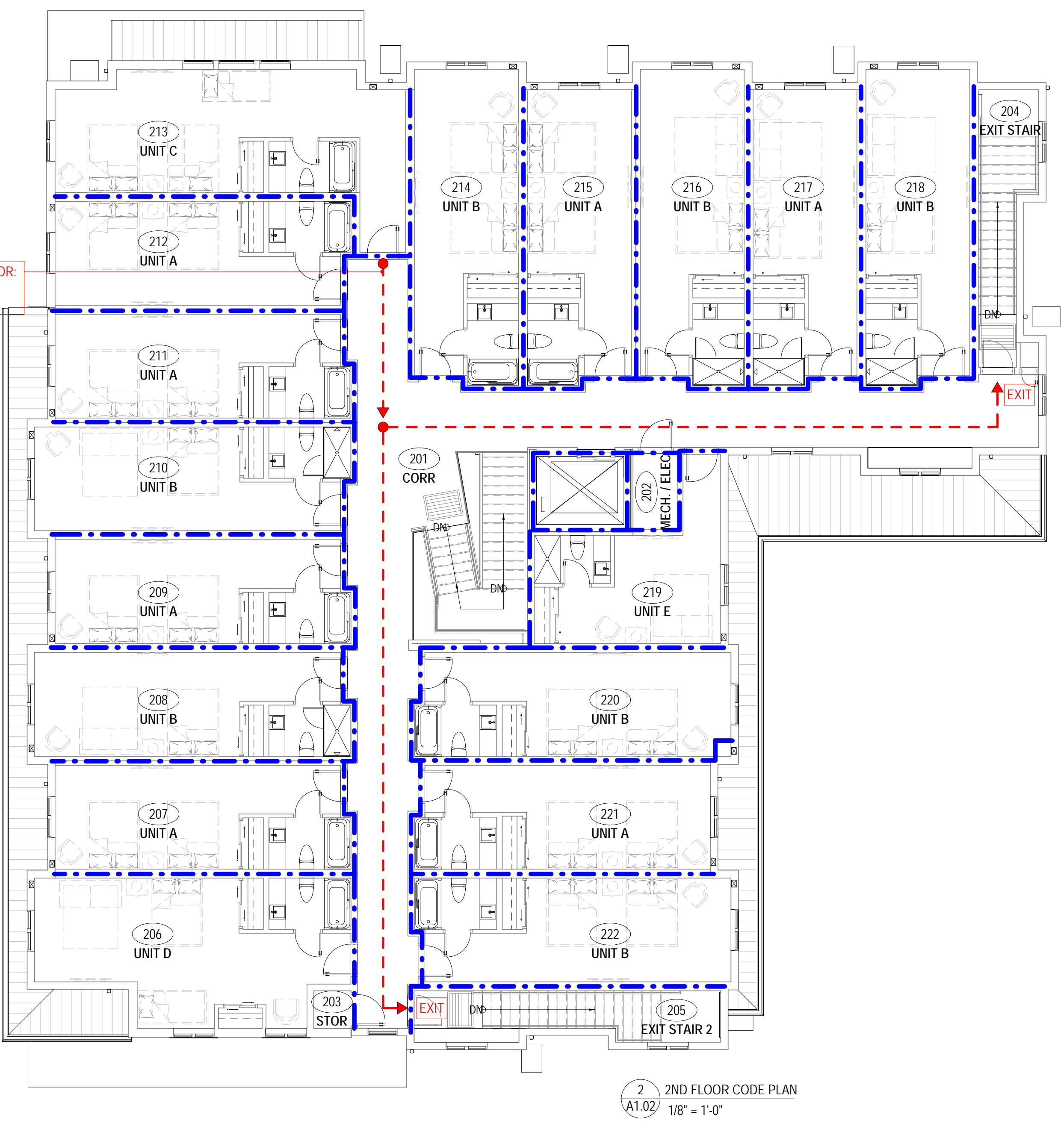
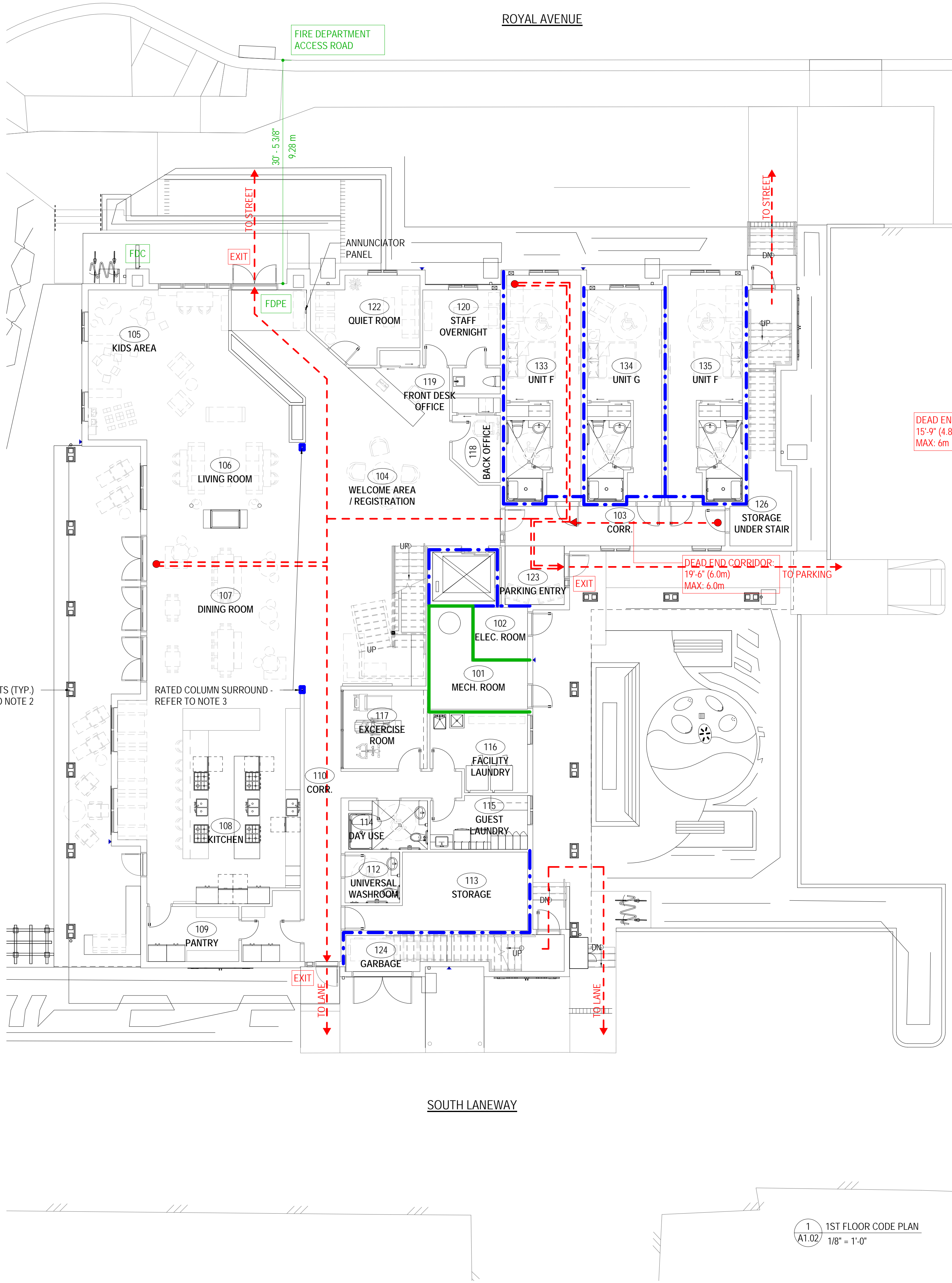
DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**ZONING, CODE REVIEW, LOCATION PLAN**

Job No.	1788
Scale	
Drawn	CM
Checked	JM





**LEGEND:**

	TRAVEL DISTANCE START POINT	<b>NOTES:</b> 1. FIRE RESISTANCE RATINGS FOR PARTY WALLS BETWEEN SUITES AND REMAINDER OF FLOOR AREA AND PUBLIC CORRIDOR PROVIDED EXCEED THOSE REQUIRED - REFER TO NOTES ON WALL TYPES P1 AND P2 ON DRAWING A1.11 2. DECK POSTS AND BEAMS SUPPORTING LEVEL 2 FLOOR ARE REQUIRED TO BE 45 MIN RATED AND SIZED ACCORDINGLY PER BCBC 2012 TABLE 3.1.4.7 3. STEEL COLUMN SURROUND IS REQUIRED TO BE 45 MIN RATED AND DETAILED IN ACCORDANCE W/ BCBC 2012 APPENDIX D, D-2.6.5
	TRAVEL DISTANCE END POINT	
	45 MIN FIRE RATING	
	1 HR FIRE RATING	
	REQUIRED EXITS	
	FIRE DEPARTMENT PRINCIPLE ENTRY C/W ANNUNCIATOR PANEL	
	FIRE DEPARTMENT CONNECTION	

233 BERNARD AVENUE  
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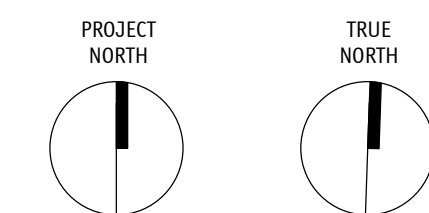
**m+m**  
MEIKLEJOHN ARCHITECTS INC.

**JoeAnna's House**

**SCHEDULE A**  
This forms part of application  
# HAP18-0010

Planner Initials **LK**

City of Kelowna  
COMMUNITY PLANNING



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No.	Date	Revision
01	2018-05-07	ISSUED FOR DEVELOPMENT PERMIT
02	2018-09-13	ISSUED FOR DP REVISIONS

Project Title

**JOEANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

**A1.02**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

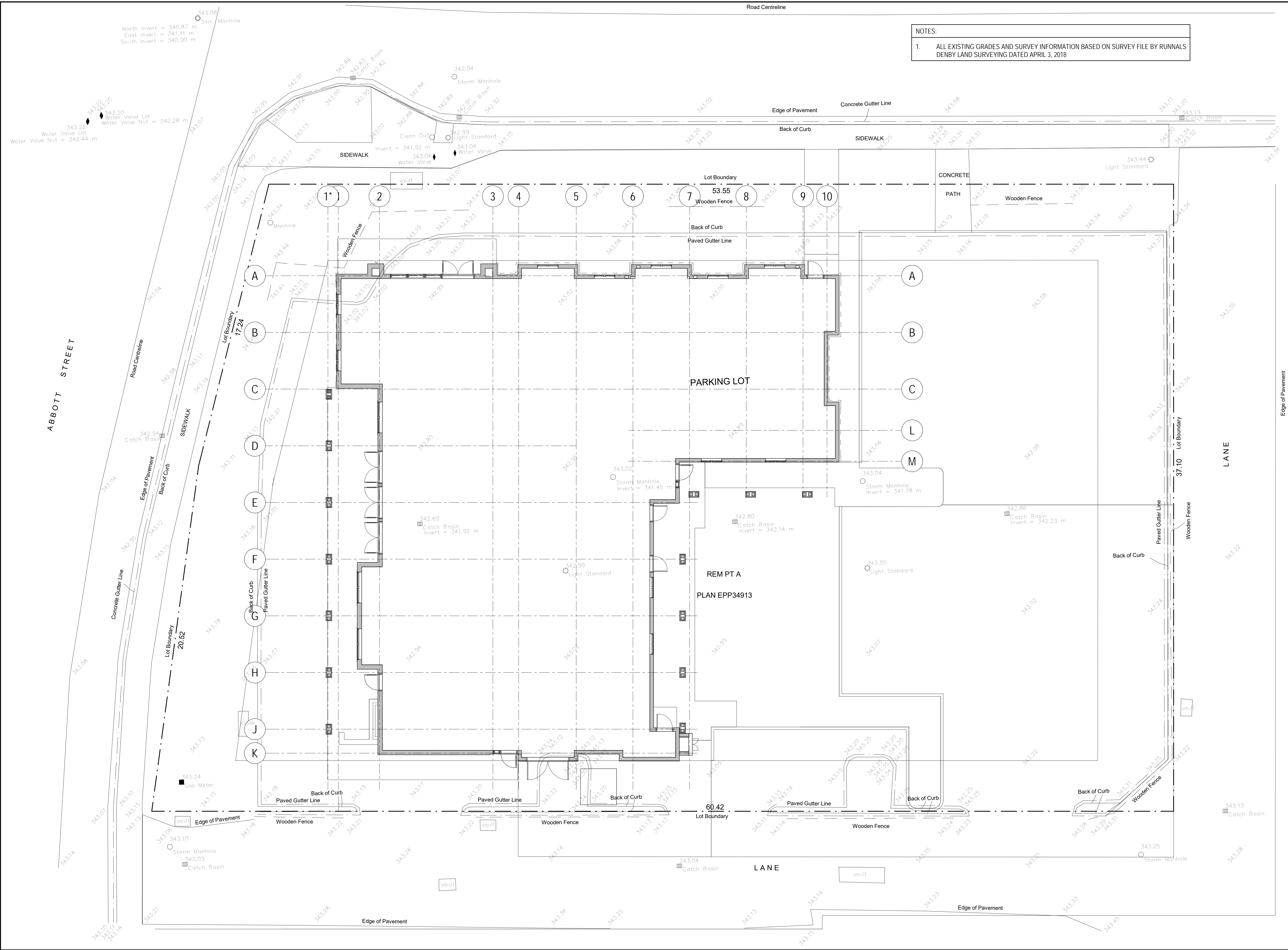
**CODE PLANS**

Job No.	1788
Scale	As Indicated
Drawn	CM
Checked	JM









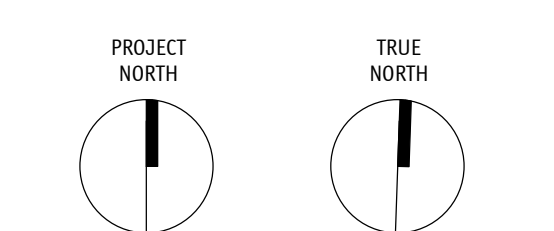
NOTES:

1. ALL EXISTING GRADES AND SURVEY INFORMATION BASED ON SURVEY FILE BY RUNNALS DENBY LAND SURVEYING DATED APRIL 3, 2018

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SCHEDULE		A
This forms part of application		
# HAP18-0010		
Planner Initials	LK	City of Kelowna COMMUNITY PLANNING



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LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

**A2.02**

DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title

**SURVEY PLAN**

Job No.	1788
Scale	1/8" = 1'-0"
Drawn	CM
Checked	JM





5 VIEW FROM SOUTH LANEWAY TO  
A2.03 PROJECT SITE



3 VIEW FROM SOUTH LANEWAY TO  
A2.03 SOUTHEAST CORNER OF PROJECT SITE



1 VIEW OF INTERSECTION OF WEST AND  
A2.03 SOUTH LANEWAYS TO PROJECT SITE



6 VIEW FROM INTERSECTION OF WEST  
A2.03 LANEWAY AND ROYAL AVE TO PROJECT SITE



4 VIEW FROM ROYAL AVE TO  
A2.03 PROJECT SITE



2 VIEW OF ROYAL AVE TO EAST SIDE OF  
A2.03 PROJECT SITE

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**a**  
**m+m**  
MEIKLEJOHN ARCHITECTS INC.

  
**JoeAnna's  
House**

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**JOEANNA'S  
HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

**A2.03**

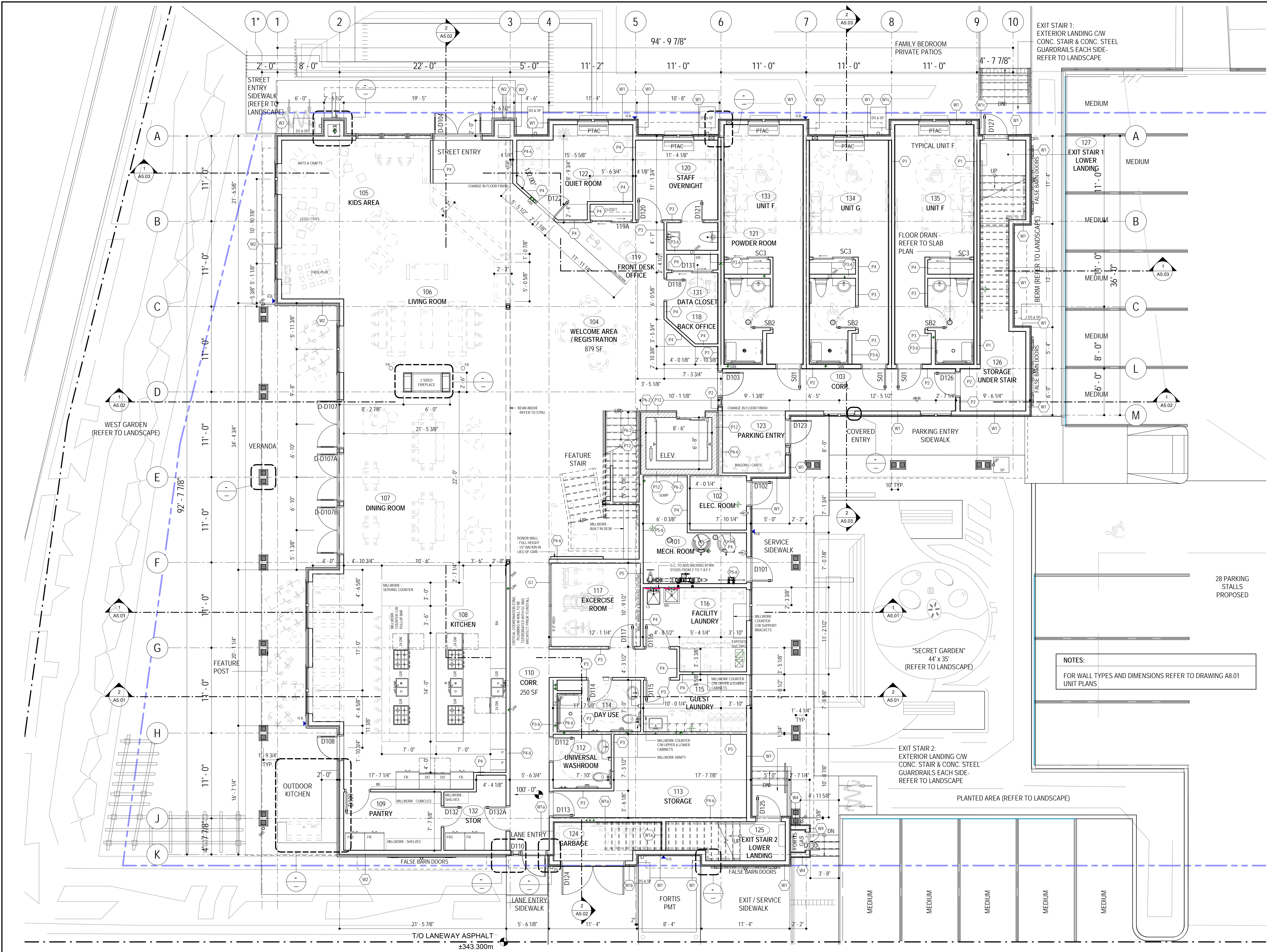
DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title

**PARKING PHOTOS**

Job No. 1788  
Scale  
Drawn CM  
Checked JM





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MEIKLEJOHN ARCHITECTS INC.

**JoeAnna's House**

**SCHEDULE A**  
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# HAP18-0010  
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PROJECT NORTH  
TRUE NORTH

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Project Title  
**JOEANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number  
**A3.01**

DRAWINGS ARE NOT TO BE SCALED.  
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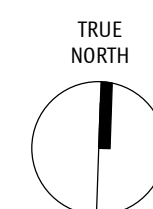
Drawing Title  
**1ST FLOOR PLAN**

Job No.	1788
Scale	As Indicated
Drawn	CM
Checked	JM





City of Kelowna

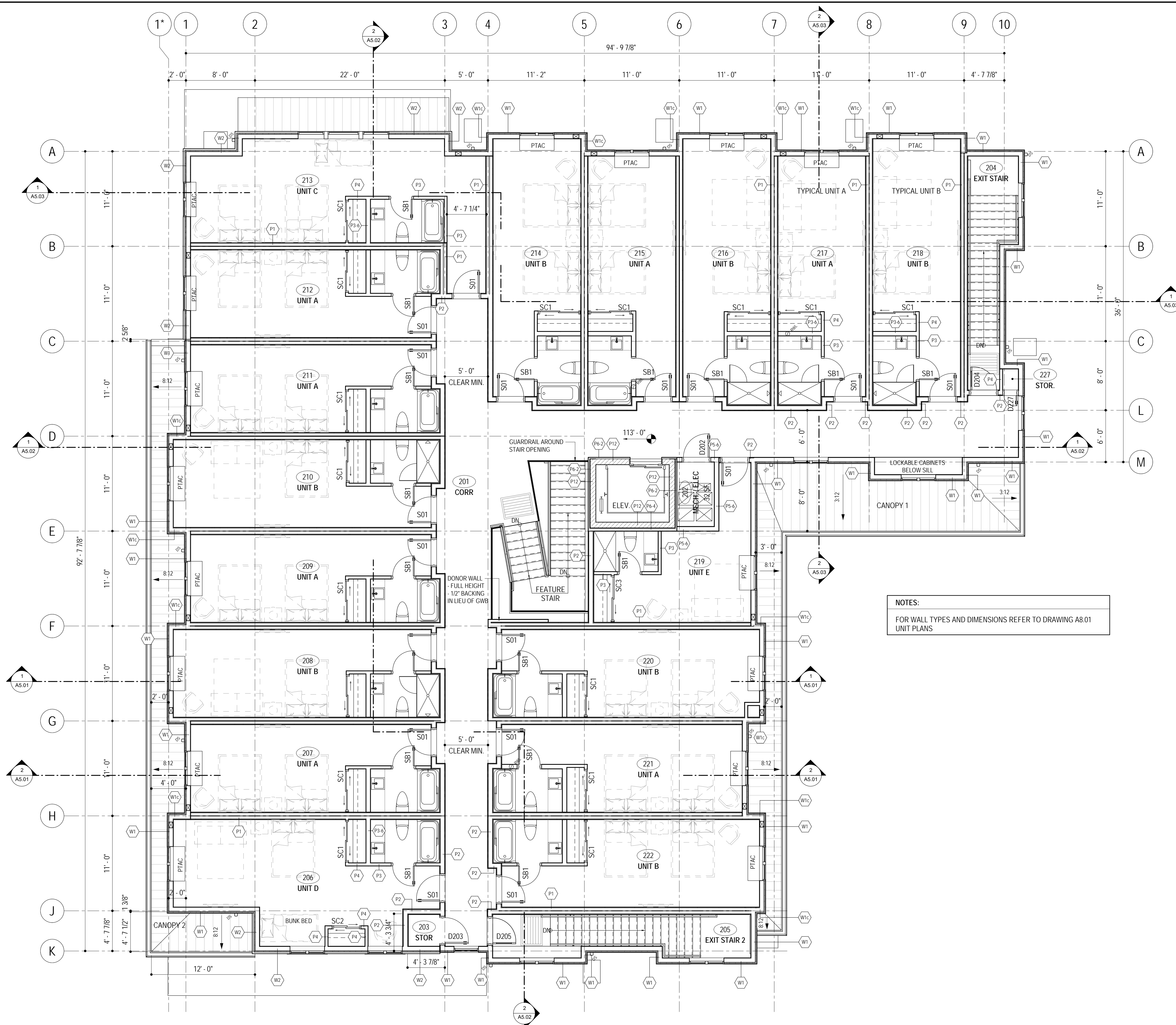
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JOANNA'S  
HOUSE

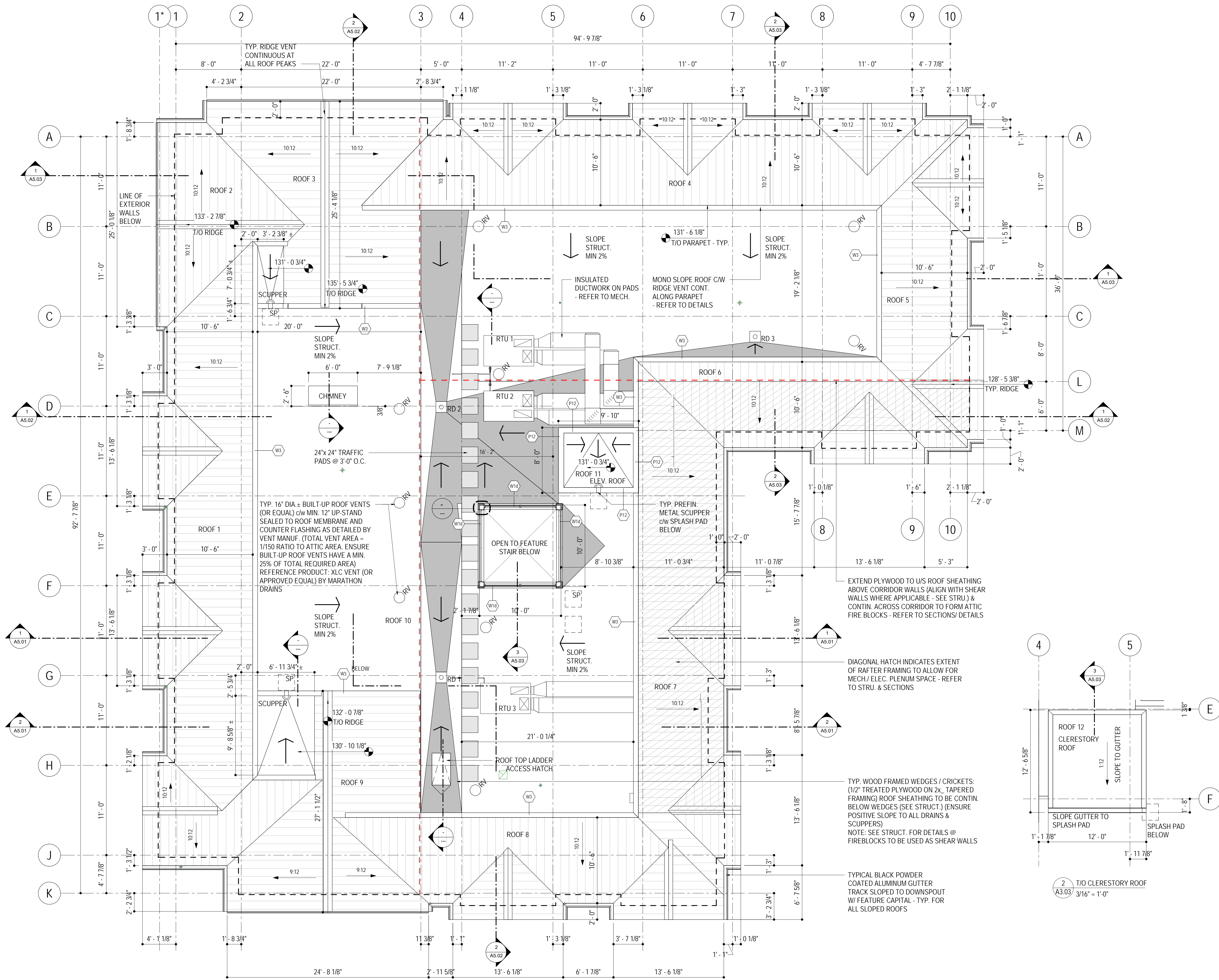
## A3.02

## 2ND FLOOR PLAN

F:\00 Kelowna Cad Backup\2017\17-1788 JoeAnna's House\1.0 Drawings\1.1 Current\1788 Rev\1788 JAH - Issue for DP revisions.dwg  
2018.09.13 11:23:02





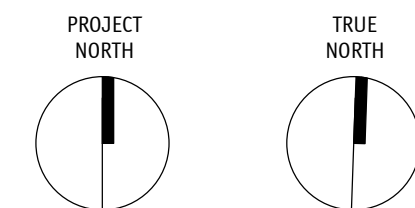


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**JoeAnna's  
House**

**SCHEDULE A**  
This forms part of application  
# HAP18-0010  
City of Kelowna  
COMMUNITY PLANNING  
Planner Initials LK



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**JOEANNA'S  
HOUSE**

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Drawing Number

**A3.03**

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Drawing Title

**ROOF PLAN**

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM



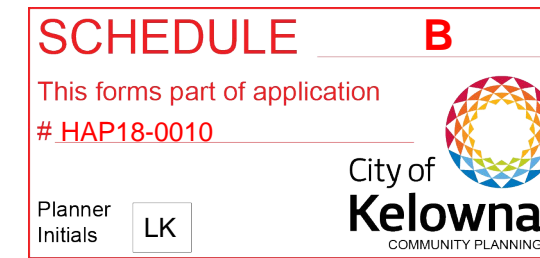


### BUILDING ELEVATION KEY NOTE:

NOTES:  
1. REFER TO PLANS, SECTIONS, SPECS, & SCHEDULES FOR MORE DETAILED INFORMATION

- 1 PREFABRICATED WOOD CLAD VINYL WINDOWS C/W LOW E VISION GLASS
- 2 PREFABRICATED BLACK METAL CLAD VINYL WINDOWS C/W LOW E VISION GLASS
- 3 PRE-FINISHED HARDIE WINDOW TRIM AND PTAC SURROUND
- 3a STAINED WOOD WINDOW TRIM AND PTAC SURROUND (TO MATCH WINDOW FRAME)
- 4 PACKAGE TERMINAL AIR CONDITIONER (PTAC) C/W CUSTOM SIZED PREFINISHED METALLIC EXTERIOR GRILL
- 5 PREFINISHED GUTTERS C/W DECORATIVE DOWNSPOUT
- 5a PREFINISHED GUTTERS
- 6 WOOD CLAD METAL DOOR C/W GLAZED LITE AND SIDELITE (WHERE SHOWN)
- 7 PAINTED METAL DOOR
- 8 PAINTED OR STAINED WOOD FAUX SWINGING BARN DOOR C/W MESH DOOR PANEL (REFER TO DOOR SCHEDULE FOR FINISH TYPE)
- 8a PAINTED SWINGING BARN DOOR C/W MESH DOOR PANEL
- 9 PRE-FINISHED HARDIE TRIM & FASCIA
- 9a STAINED WOOD TRIM & FASCIA
- 10 STAINED WOOD TRIM
- 11 STAINED WOOD DOUBLE DECK POST (TWO 8x8 POSTS) C/W PAINTED BASE
- 12 STAINED WOOD CANOPY FRAMING, BRACKETS & FASCIA
- 13 PRE-FINISHED HARDIE BOARD & BATTEN SIDING (12" O.C.)
- 13a PRE-FINISHED HARDIE BOARD & BATTEN SIDING (6" O.C.)
- 14 THIN STONE VENEER CLADDING
- 15 PRE-FINISHED METAL STANDING SEAM ROOFING
- 16 FARMHOUSE LIGHT FIXTURE (REFER TO ELEC.)
- 17 PRE-FINISHED METAL FLASHING
- 18 STAINED WOOD TRIM & PTAC SURROUND
- 19 HARD + SOFT SCAPING (REFER TO LANDSCAPE)
- 20 PREFINISHED METAL GUARDRAIL (REFER TO LANDSCAPE)
- 21 FIRE DEPARTMENT CONNECTION (FDC)
- 22 WOOD FAUX BUTT JOINT (ALIGN W/ CENTER OF COLUMNS)
- 23 STAINED WOOD FALSE GRILLS

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**JOEANNA'S HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

**A4.01**

DRAWINGS ARE NOT TO BE SCALED.  
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Drawing Title

**EXTERIOR ELEVATIONS**

Job No.	1788
Scale	As Indicated
Drawn	CM
Checked	JM





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**a**  
**m+m**  
MEIKLEJOHN ARCHITECTS INC.

**JoeAnna's House**

**SCHEDULE B**  
This forms part of application  
# HAP18-0010

Planner Initials **LK**

City of Kelowna  
COMMUNITY PLANNING

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No.	Date	Revision
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Project Title  
**JOEANNA'S HOUSE**  
2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number  
**A4.02**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

Drawing Title

**EXTERIOR ELEVATIONS**

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM



**JoeAnna's  
House**

**SCHEDULE**

**B**

This forms part of application  
# HAP18-0010

Planner  
Initials

LK



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No.	Date	Revision
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02	2018-09-13	ISSUED FOR DP REVISIONS

Project Title

**JOEANNA'S  
HOUSE**

2251-2312 PANDOSY STREET, KELOWNA BC  
LOT A, DISTRICT LOT 14, O.D.Y.S., PLAN EPP18664

Drawing Number

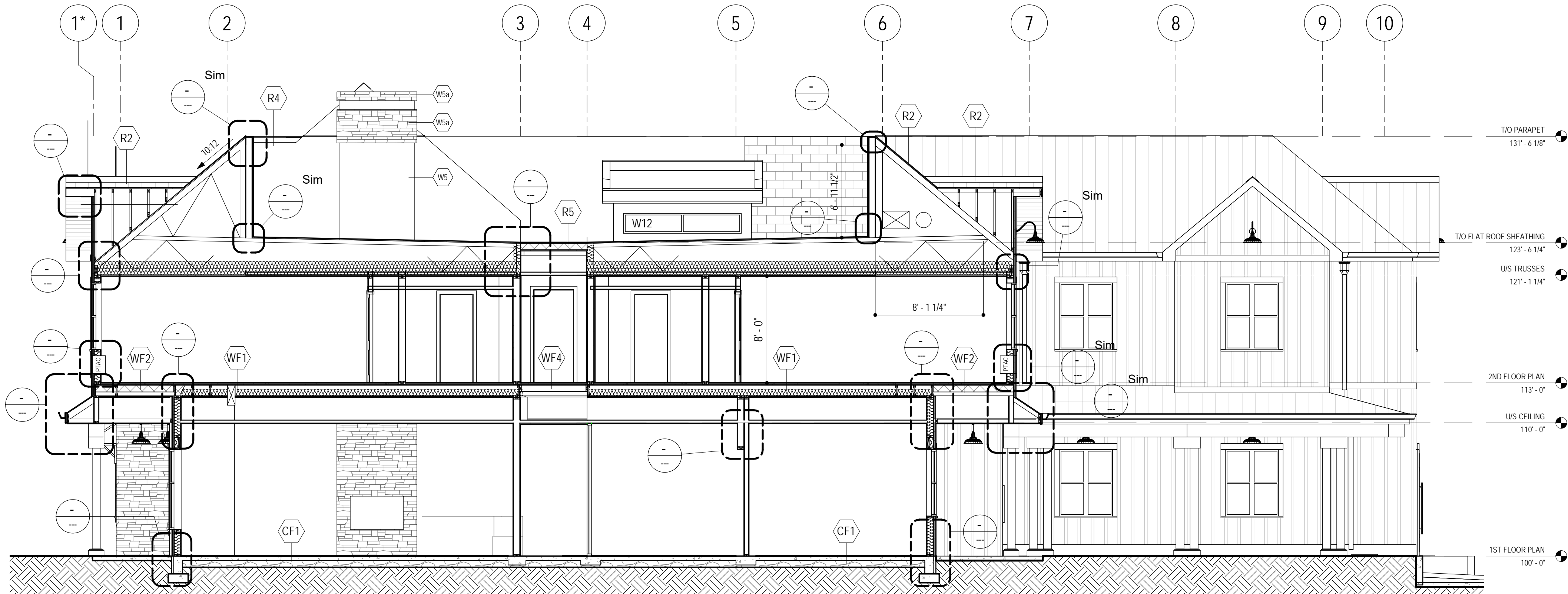
**A5.01**

DRAWINGS ARE NOT TO BE SCALED.  
ALL DIMENSIONS SHALL BE VERIFIED ON JOB

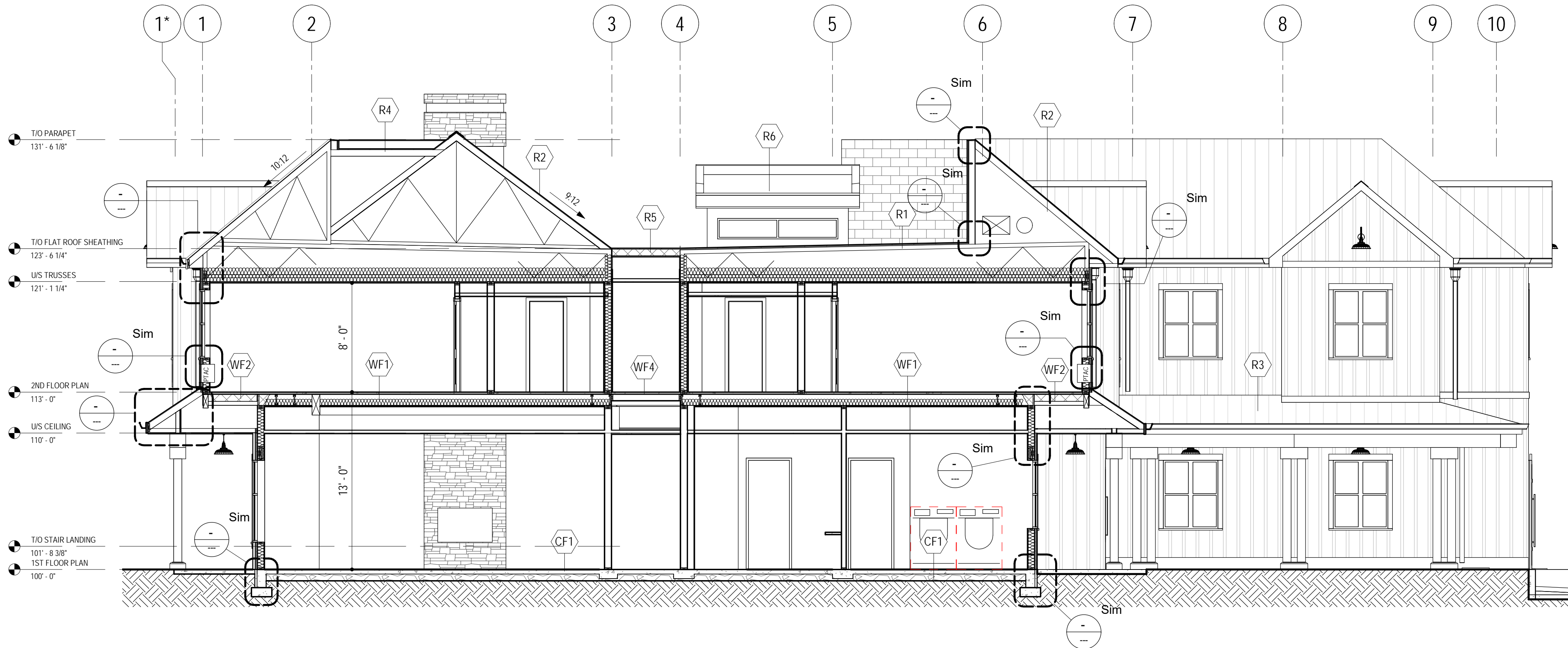
Drawing Title

**BUILDING SECTIONS**

Job No.	1788
Scale	3/16" = 1'-0"
Drawn	CM
Checked	JM

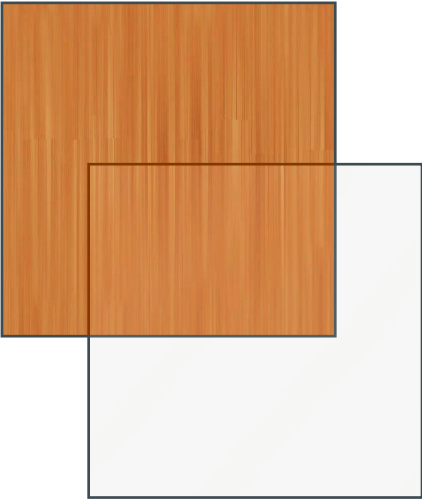


**1** Cross Section 1  
A5.01 3/16" = 1'-0"

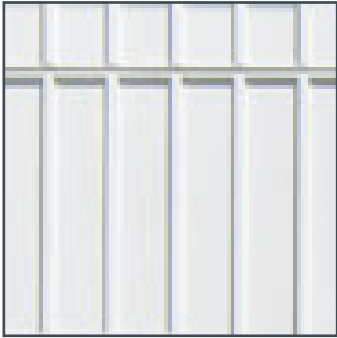


**2** Cross Section 2  
A5.01 3/16" = 1'-0"

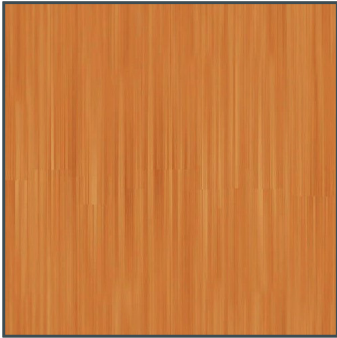




Wood Multi-Paned Windows:  
Western Red Cedar Frames & Grids  
Semi Transparent Stain  
Clear Low-E Glass



Board & Batten Cladding,  
Trim Boards:  
Hardie Panel & Batten Trims  
Prefinished Arctic White



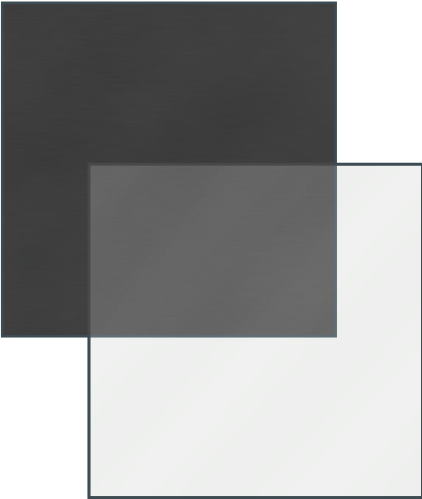
Wood Canopy Framing & Posts,  
Wood Window Frames:  
Western Red Cedar  
Semi Transparent Stain



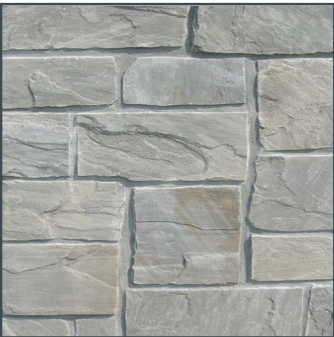
Noorth Elevation Perspective



West Elevation Perspective



Metal Clad Vinyl  
Multi-Paned Windows:  
Black Frames & Grids  
Clear Low-E Glass



Thin Stone Veneer  
Cream & Grey Ledgerstone



Standing Seam Metal Roof:  
Charcoal/Medium Grey Colour

SCHEDULE

B

This forms part of application

# HAP18-0010

Planner Initials

LK

City of Kelowna

COMMUNITY PLANNING





PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<strong>TREES</strong>			
FRAXINUS AMERICANA 'AUTUMN PURPLE'	PURPLE ASH	5	6cm CAL.
PRUNUS EMARGINATA	STERILE CHERRY	7	6cm CAL.
ROBINIA PSEUDOACACIA	BLACK LOCUST	3	6cm CAL.
<strong>SHRUBS</strong>			
BERBERIS THUNBERGI 'MONOMB'	CHERRY BOMB BARBERRY	21	#01 CONT. /1.2M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	21	#01 CONT. /1.2M O.C. SPACING
EUONYMUS ALATUS 'SELECT'	FIRE BALL BURNING BUSH	13	#01 CONT. /1.5M O.C. SPACING
HYDRANGEA ARBORESCENS 'ANNABELLE'	ANNABELLE HYDRANGEA	39	#01 CONT. /1.2M O.C. SPACING
PINUS STROBUS 'MERRIMACK'	MERRIMACK EASTERN WHITE PINE	56	#01 CONT. /1.0M O.C. SPACING
ROSA 'MEIDOMONAC'	BONICA ROSE	36	#01 CONT. /1.2M O.C. SPACING
SYRINGA 'PENDA'	BLOOMERANG LILAC	36	#01 CONT. /1.2M O.C. SPACING
VIBURNUM OPULUS 'COMPACTUM'	COMPACT EUROPEAN CRANBERRY	9	#01 CONT. /1.8M O.C. SPACING
<strong>PERENNIALS &amp; GRASSES</strong>			
ACHILLEA FILIPENDULA 'CLOTH OF GOLD'	CLOTH OF GOLD YARROW	4	#01 CONT. /0.75M O.C. SPACING
ECHINACEA 'MAGNUS SUPERIOR'	MAGNUS SUPERIOR CONEFLOWER	6	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'STELLA D'ORO'	STELLA D'ORO DAYLILY	6	#01 CONT. /0.6M O.C. SPACING
LAVANDULA ANGUSTIFOLIA 'HIDCOTE'	HIDCOTE ENGLISH LAVENDER	40	#01 CONT. /0.75M O.C. SPACING
NERPETA X FAASSENII 'WALKERS LOW'	WALKER'S LOW CATMINT	4	#01 CONT. /0.75M O.C. SPACING
PENNISSETUM ORIENTALE 'KARLEY ROSE'	KARLEY ROSE FOUNTAIN GRASS	38	#01 CONT. /0.75M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	6	#01 CONT. /0.6M O.C. SPACING
SALVIA NEMOROSA 'MAY NIGHT'	MAY NIGHT MEADOW SAGE	40	#01 CONT. /0.75M O.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.N.I.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 50mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.

ABBOTT STREET

ROYAL AVENUE

BUILDING

THE 'SECRET GARDEN'

BENCH SEATING (TYP.)

RAISED PLANTER WITH SEATING

WATER FEATURE

CRUSHER FINES PAVING (TYP.)

NEW LANDSCAPE WILL EXTEND TO EXISTING CURB OF SIDEWALK

TURF OPEN SPACE

WOOD TRELLIS

HIGH SHRUB PLANTINGS (TYP.)

SHRUB PLANTINGS (TYP.)

BIKE RACK, 5 STALLS (TYP.)

BUILDING OVERHANG (TYP.)

'MOLOC' GARBAGE UNITS

TRANSFORMER

EXISTING CONCRETE SIDEWALK

CONCRETE STAIRS (TYP.)

CONCRETE RAMP (TYP.)

ORNAMENTAL GRASS PLANTINGS

FLOWERING TREE PLANTING (PRUNUS EMARGINATA) (TYP.)

DECIDUOUS TREE PLANTING (FRAXINUS AMERICANA 'AUTUMN PURPLE') (TYP.)

NEW TURF BOULEVARD FROM PROPERTY LINE TO EXISTING CURB OF SIDEWALK

EXISTING SIDEWALK, TO BE RETAINED

EXISTING FENCE TO BE TEMPORARILY REMOVED AND RE-INSTALED AT COMPLETION OF CONSTRUCTION



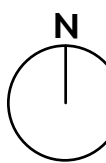
OUTLAND DESIGN  
LANDSCAPE ARCHITECTURE

206 - 1889 Spall Road  
Kelowna, BC V1Y 4R2  
T (250) 868-9270  
www.outlanddesign.ca

SCHEDULE

This forms part of application  
# HAP18-0010

Planner Initials LK



PROJECT TITLE

JOEANNA'S HOUSE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL  
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	18.05.07	Review
2		
3		
4		
5		

PROJECT NO 17-131

DESIGN BY RW

DRAWN BY NG

CHECKED BY FB

DATE MAY 7, 2018

SCALE 1:100

SEAL



DRAWING NUMBER

L1/1

ISSUED FOR REVIEW ONLY

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Josef and Anna Huber

Since 1908, Kelowna General Hospital has been a pillar in this community.

Today, it is a centre of health care excellence, serving as the referral hospital for close to 750,000 residents in BC's southern interior. It is the common belief that all patients requiring specialized care are travelling to Vancouver, Calgary or Victoria. But that is usually not the case.



# Introduction

Every year, thousands of families from across the interior of British Columbia must travel from their homes in order for a loved one to receive life-saving specialist care at Kelowna General Hospital. For many families wanting to maintain a presence at KGH for the period of their loved ones treatment, the lack of affordable short-term accommodation in Kelowna adds significantly to their hardship.

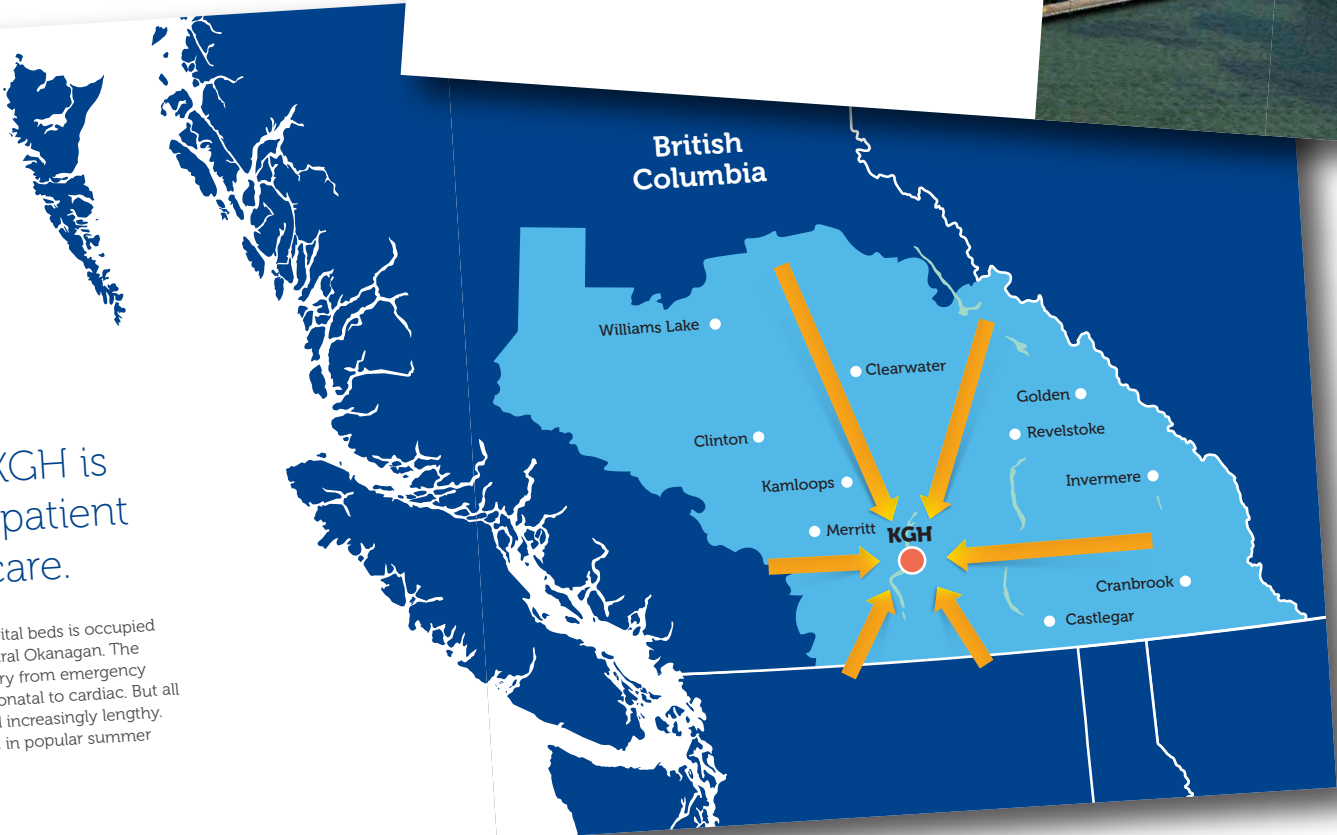
JoeAnna’s house will be managed by the Kelowna General Hospital Foundation (KGHF) and provides a home away from home for those individuals as research shows that patients heal faster and more effectively when surrounded by their loved ones. And family members bond with others through a shared experience.

Josef & Anna Huber settled their family in the Okanagan in the 1960s. With all family members contributing to their early endeavours in the hospitality industry, they felt very blessed to build a life that would allow them to serve others. With their giving spirit in mind, and to demonstrate kindness and caring for others, the family is proud to honour their legacy by partnering with the KGH Foundation to build JoeAnna’s House.



1 in 4 beds at KGH is occupied by a patient travelling for care.

At any given time, one in four hospital beds is occupied by someone from outside the Central Okanagan. The reasons for health-related travel vary from emergency trauma to acute mental health; neonatal to cardiac. But all too often, visits are unplanned and increasingly lengthy. Accommodation is expensive and, in popular summer months, nearly impossible to find.





## Site | Location

The project is sited on the southeast corner lot of the Royal Avenue and Abbott Street intersection on what is currently a parking lot serving Interior Health Authority (IHA).

The site is blessed by its proximity to Okanagan Lake and it is envisioned that families will be able to make use of Strathcona park almost as an extension of the house. That proximity to the Lake and Park greatly enhances the therapeutic aspect of the project both by offering calming and relaxing views of the water as well as an amenity to enjoy when the weather permits.

The site also provides pedestrian connections and easy access to the Abbott Street multi-use corridor, Kelowna General Hospital, and Pandosy Street.





Photo 1



Photo 2



Photo 3



Photo 4



Photo 3 & 4 show existing curb, fence, and asphalt of east side of existing parking lot intended to be retained, resurfaced and repainted - refer to drawing A2.01

## Site| Parking

From its outset the intent of JoeAnna’s House was **not** to reduce the number of stalls currently provided for IHA and the neighbourhood so KGHF has been working with IHA to ensure that there is not a net loss of stalls. The text quoted below is from IHA and summarizes the parking replacement strategy underway.

*“IH is proceeding with the development of new parking near the KGH campus to replace the impending loss of parking stalls currently located at the site of JoeAnna’s Place. Completion of this new parking is anticipated to coincide with the decommissioning of the existing stalls.”*



The Strathcona



Rotary Lodge

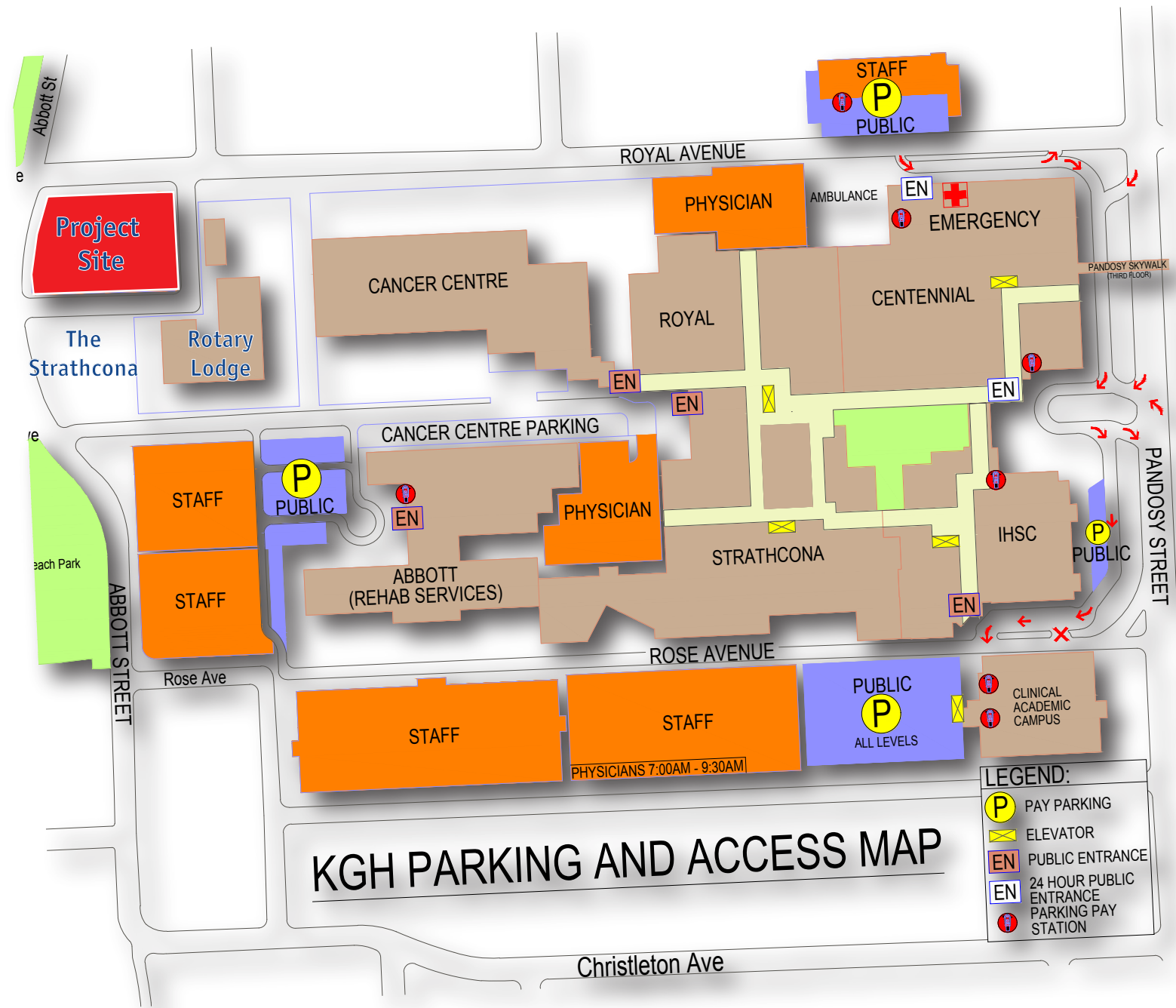


Site| Neighbours

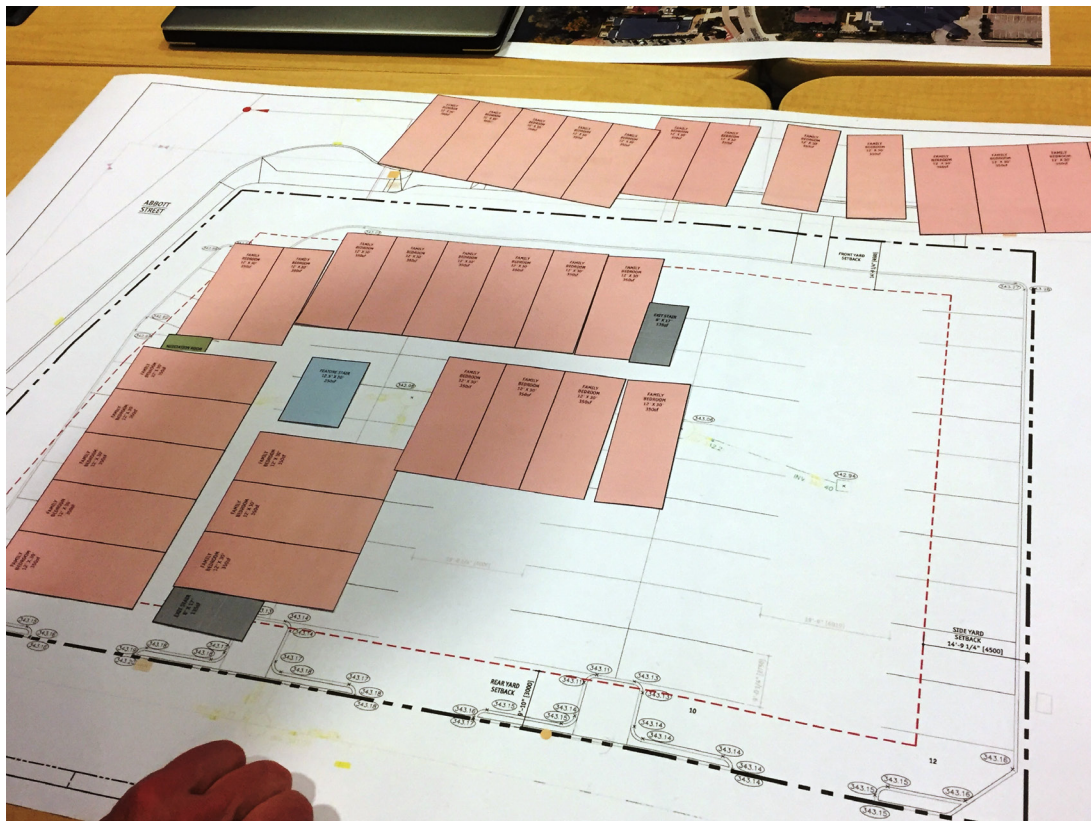
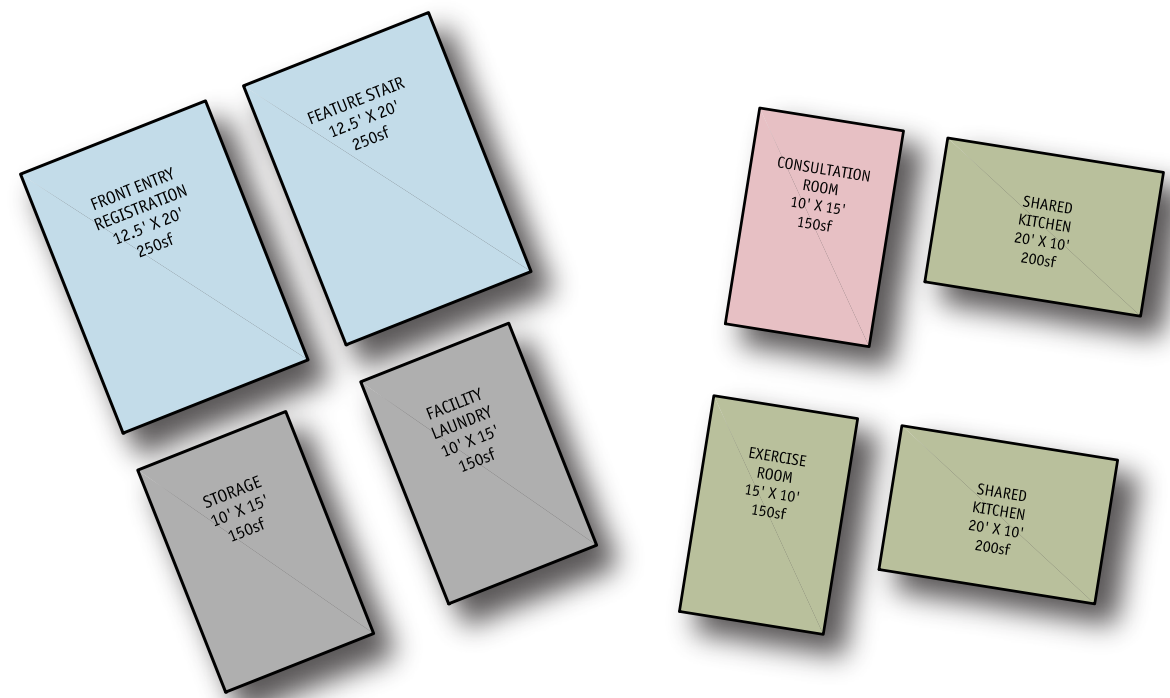
The neighbour to the south is The Strathcona building which is four storeys and approximately 54 feet in height while the Rotary Lodge to the southeast is 2 storeys and approximately 31 feet in height. The intent behind the project was to create a building that was compatible with the surrounding neighbourhood in both scale and character therefore JoeAnna’s house is 2 storeys and approximately 35 feet in height.

The primary function of JoeAnna’s House is to allow families to stay-close to loved ones who are in the hospital. Therefore the pedestrian flow to and from the hospital formed a major design consideration.

The parking entry (doorway leading to parking lot) is seen as the entry that will most often be used as it will serve those arriving and departing by car as well as those coming to and from KGH. By maintaining the existing sidewalk which connects the parking lot to Royal Avenue the proposed design allows for easy access to the Hospital campus.







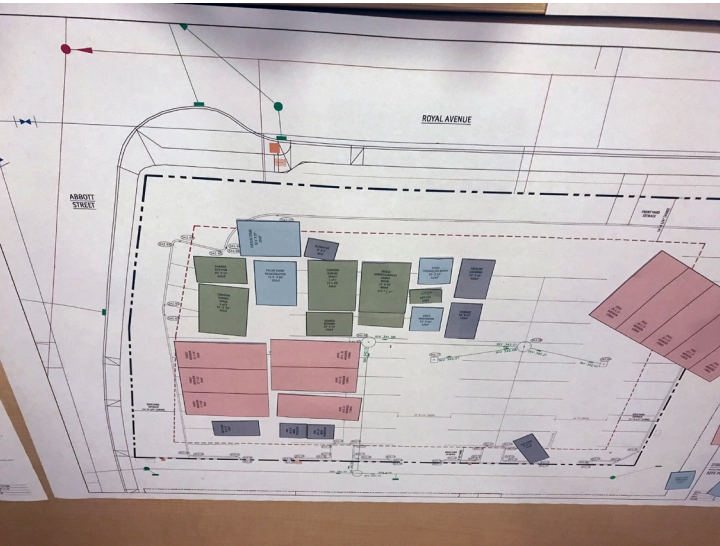
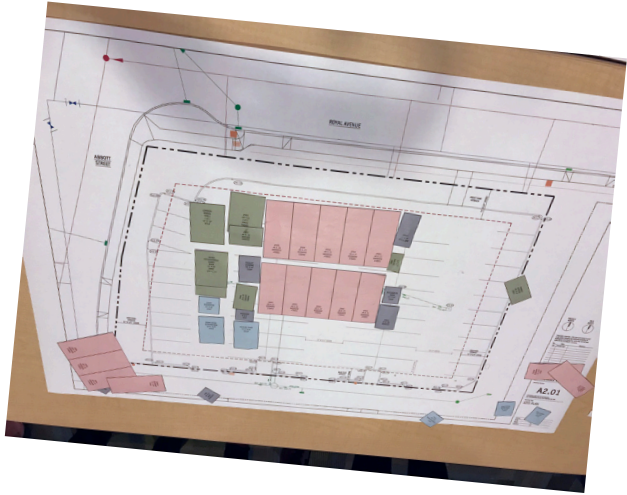
## Planning | Process

The project planning began by way of gaming workshop where stakeholders spent an afternoon exploring conceptual planning options by way of moving scaled “gaming” program pieces on top of a scale site plan.

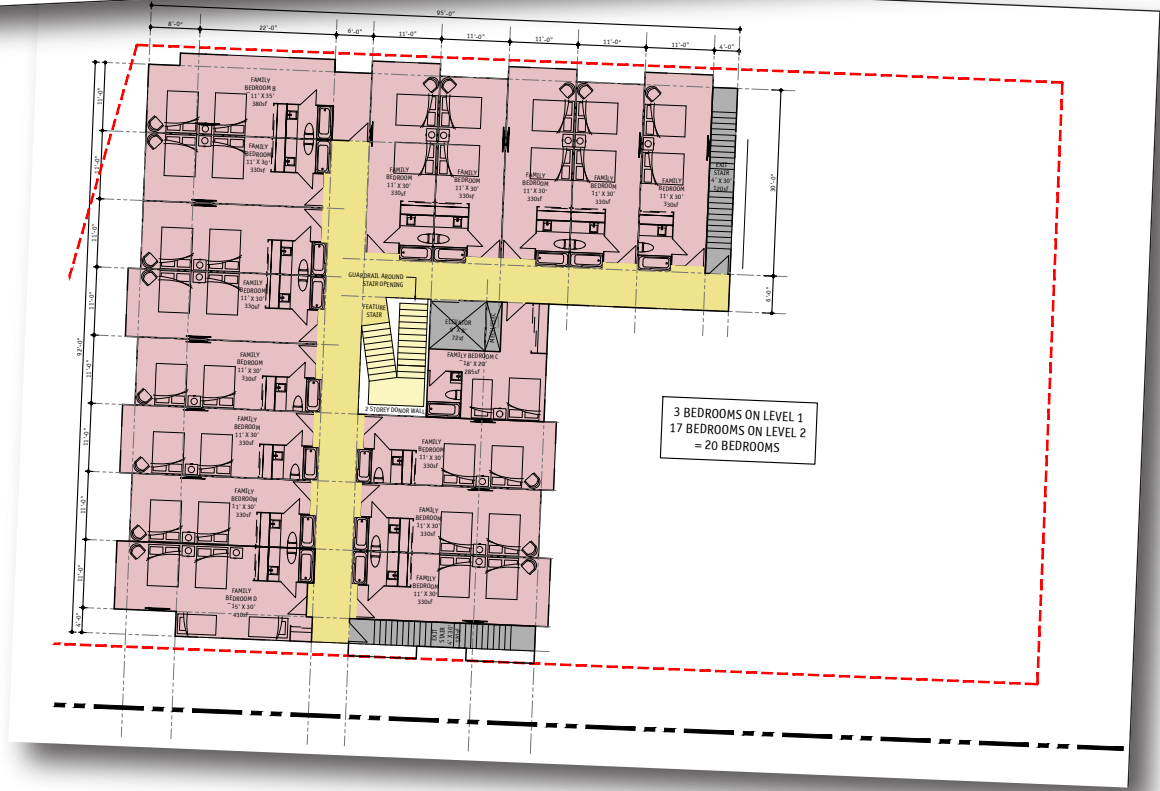
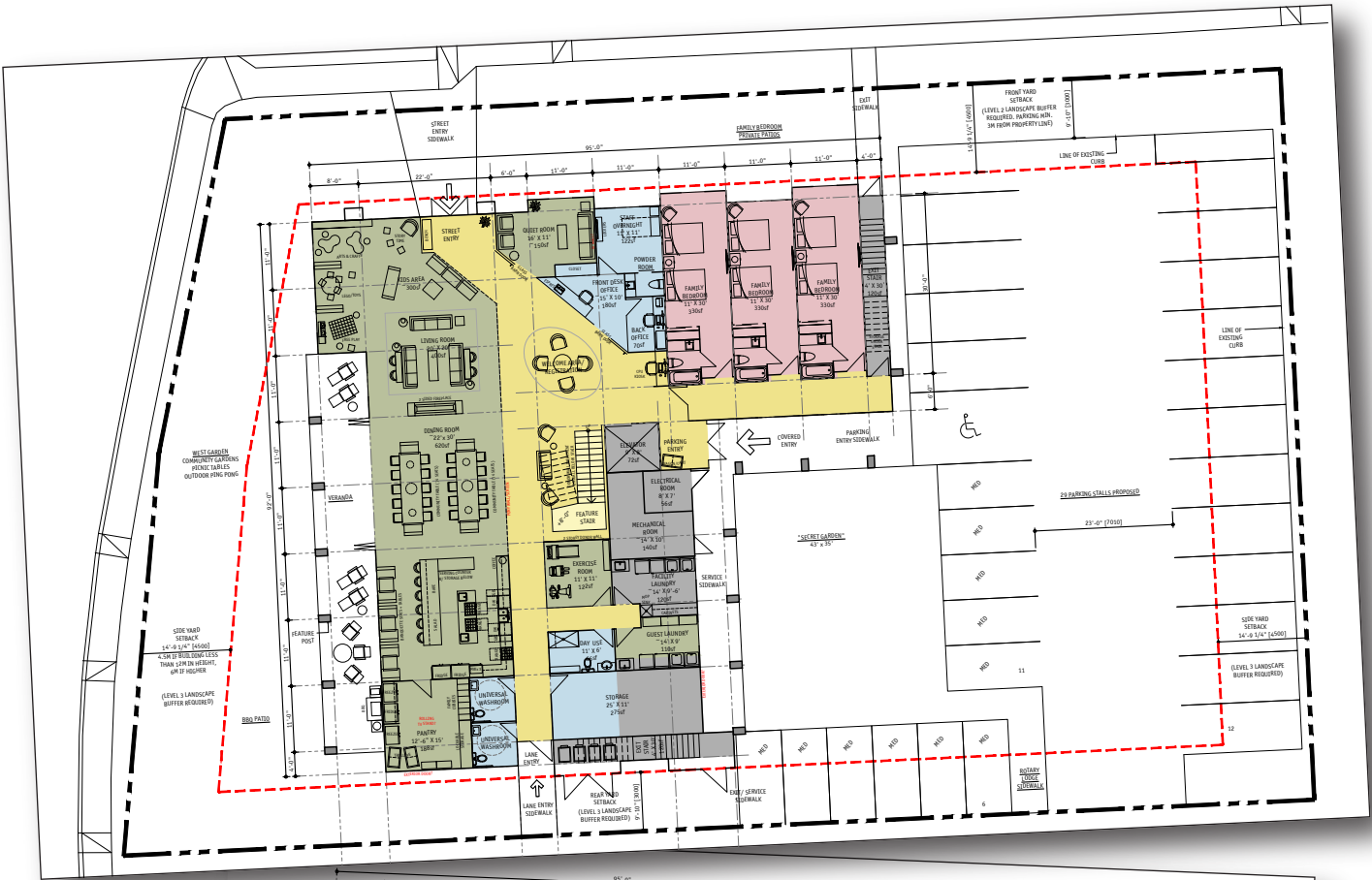
The second level planning was the “driver” to the overall building plan as the task of fitting 20 bedroom units on the upper storey within the designated lot setbacks along with the supported parking became the paramount task in the gaming workshop.

Once the level 2 planning was resolved the group moved “downstairs” to level 1 and explored how the amenity areas could work together and connect to the site.





Gaming Workshop Planning Option Studies  
November 2017



Concept Design Floor Plans  
February 2018

# Planning | Design

The workshop generated multiple options of how the project planning could be conceived but ultimately the clear winner was an L-shaped plan that formed the basis of the current design. The north-south leg of the level 1 plan consists primarily of the great room on the west and subsidiary and support spaces (laundry, fitness, storage) on the east side of the public corridor.

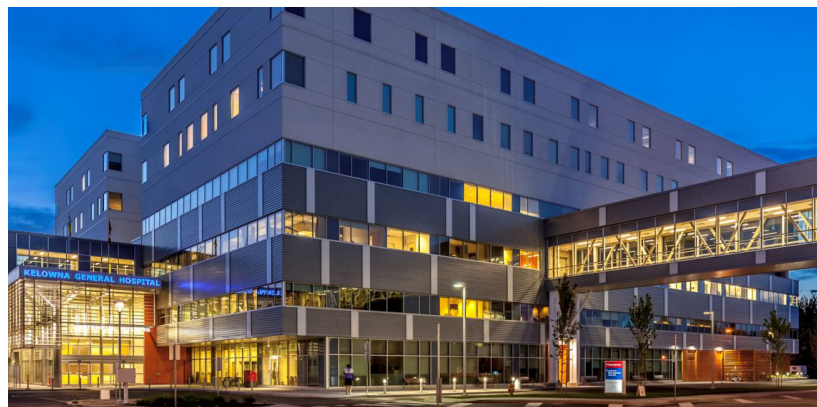
The angled circulation path on level 1 was determined by the cross axis created between the Street Entry off Royal and the Parking Entry leading to the parking lot. The check-in/welcome area is situated between the entries and fronts onto the elevator and feature stair providing intuitive way finding and security through sightlines.



## Form + Character| “The Balancing Act”

The site provides a tremendous amount of context to draw architectural inspiration from as it is situated directly between the heritage conservation area (HCA) and the Interior Health (IH) campus. Both offer a tremendous examples of residential and institutional architecture but also provide a degree of difficulty to the project character as in order to be appropriately responsive JoeAnna's House must strike the balance between the two.

The balancing act was challenging but the revised design makes a nod to both neighboring districts by marrying the modern and clean finishes of the IH buildings with a more residential scale of massing and roofline. The neighboring houses on the block directly to the north of the site provided inspiration in their cladding and gable treatment and we abstracted that historical approach to incorporate some newer finishes but in the end what we found in the process is an exterior design that, similar to its site, has a foot both in the past and the future.



Old and Small

New and Large





## Form + Character| Home Away From Home

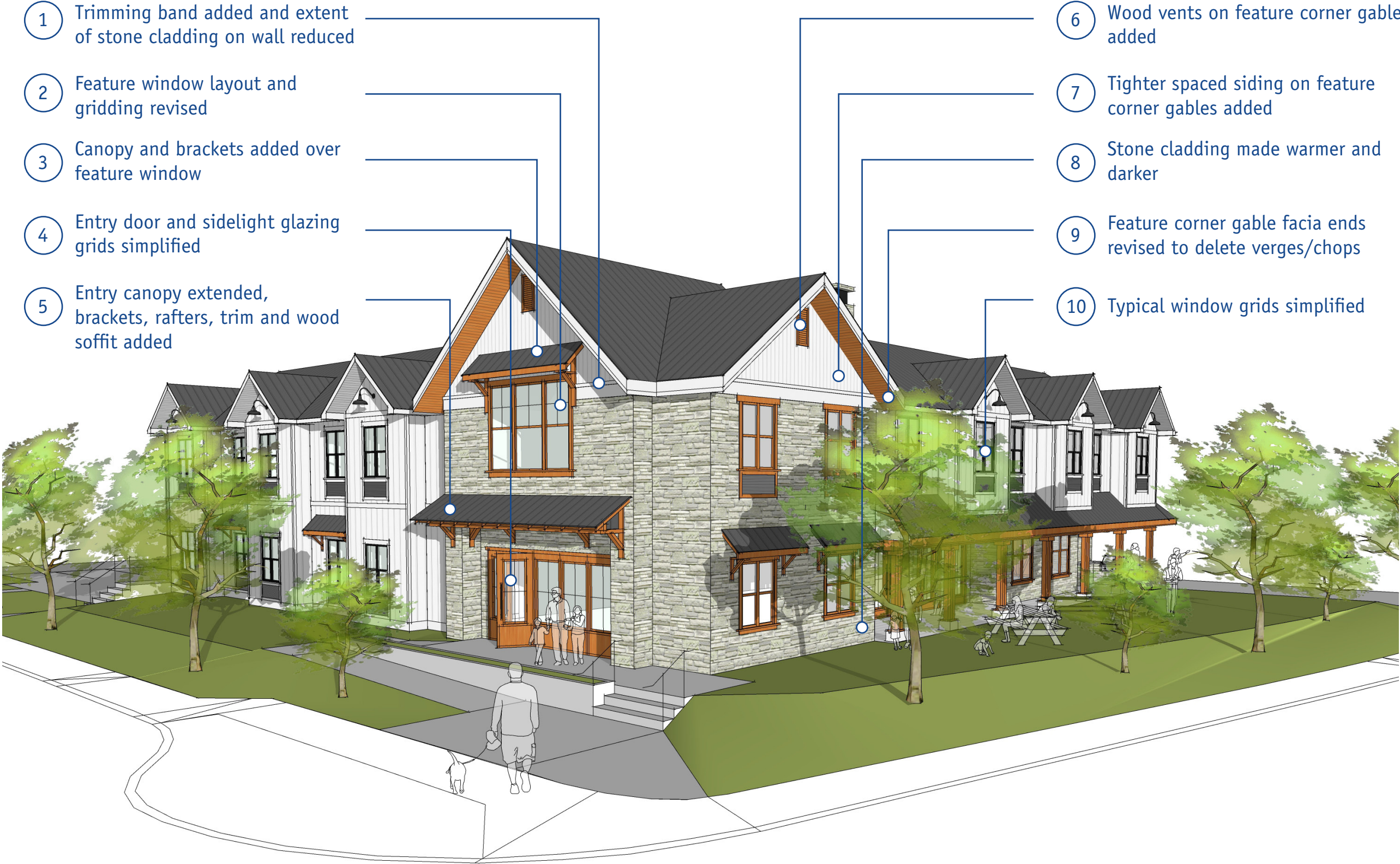
Kelowna General Hospital Foundation has set out to create a home away from home for those who leave their own homes to travel to Kelowna to be with loved ones. This mandate has been woven into the project's architecture at every level from the deliberate breaking down of the massing to the gridding of the door glass.

The very nature of project means that the building needs to be inviting, not imposing, elegant not grand, timeless and not temporary. the design team has paid careful attention to the way in which the building meets the ground and how one enters and circulates around the building perimeter.

At the main entry a wood soffit warms up the entry canopy while large glazed wood doors open to the building. A series of wood and glass sidelights complete the building entry and that same architectural language is carried to the Abbott Street side of the "great room" where a series of large wood windows and wood french doors open the inside to the west garden on the outside.







- 1 Trimming band added and extent of stone cladding on wall reduced
- 2 Feature window layout and gridding revised
- 3 Canopy and brackets added over feature window
- 4 Entry door and sidelight glazing grids simplified
- 5 Entry canopy extended, brackets, rafters, trim and wood soffit added

- 6 Wood vents on feature corner gables added
- 7 Tighter spaced siding on feature corner gables added
- 8 Stone cladding made warmer and darker
- 9 Feature corner gable fascia ends revised to delete verges/chops
- 10 Typical window grids simplified

## Form + Character| HAC Revisions

Recent revisions and improvements to the exterior design based on the Heritage Advisory Committee (HAC) and Planning Department Staff (Staff) comments are identified graphically on this page and in list form below:

Colour (HAC & Staff): The agreed approach to was that the building and feature corner gable siding is to remain white with the caveat that the prefinished Artic White Hardie panel is actually a bit grey.

Stone Cladding (HAC): The intent is to select a thin stone veneer cladding that will have a sandy and warm grey varied mix of colouring.

Feature Window (HAC & Staff): The multi-gridded peaked “church” window from the initial design has been revised to large rectangular window with simplified gridding.

Feature Corner (Staff): In an effort to differentiate the corner from the wings the current design shows stained wood soffits in lieu of painted, wood vents at high level, and a simplified gable fascia end.

Entry Canopy: The simple barn canopy shown has been revised to be grander but still inviting.