

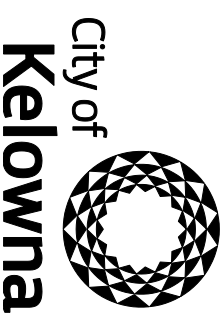
Development Permit DP19-0165 & DVP19-0166

ATTACHMENT A

This forms part of application

DP19-0165 DVP19-0166

Planner
Initials JB



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

2169 Pandosy St, Kelowna BC

and legally known as

Lot A, District Lot 14, Osoyoos Division Division Yale District Plan EPP27000

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

Health Services, Major and Hotel

Hotel

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

Date of Decision June 23, 2020

Decision By: Council

Development Permit Area: Comprehensive Development Permit Area

Existing Zone: HD2- Hospital and Health Support Services

Future Land Use Designation: HLTH- 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: Pandosy Street Developments Ltd., Inc. No. BCo689792

Applicant: GTA Architecture Ltd.

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date



City of
Kelowna

Planner Initials
JB

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.

1. SCOPE OF APPROVAL

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.
- e) The following variances to Zoning Bylaw No. 8000 be granted:
 - Section 17.2.5.1 (c): HD2- Hospital and Health Support Services
To vary the maximum height from 16.5m permitted to 20.0m proposed
 - Section 17.2.5.1 (b): HD2- Hospital and Health Support Services
To vary the maximum site coverage from 55% permitted to 57% proposed
 - Section 17.2.5.1 (f): HD2- Hospital and Health Support Services
To vary the minimum rear yard setback from 6.0m permitted to 4.5m for a portion of the rear yard
- f) The applicant be required to have a Heritage Monitor to oversee and approve all on-site construction as per Parks Canada Standards and Guidelines for the Conservation of Historic Places in Canada.

This Development Permit is valid for two (2) years from the date of 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 **\$436,626.56**
- b) A certified cheque in the amount of **\$436,626.56**

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.

5. 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.**

ATTACHMENT	A
This forms part of application	
# DP19-0165 DVP19-0166	
Planner Initials	City of Kelowna DEVELOPMENT PLANNING
JB	

2169 PANDOSY ST., KELOWNA B.C.



LIST OF DRAWINGS

ARCHITECTURAL - BUILDING ENVELOPE	
ARCHITECTURAL - BUILDING ENVELOPE CONTACT: GARRY TOMPOROWSKI 263 - 1888 SPRINGFIELD ROAD PHONE: (505) 979-6668 FAX: (505) 979-6566 EMAIL: garry@garra.ca	GEOTECHNICAL GEOPACIFIC 1779 W. 72TH AVE. VANCOUVER, BC - V6P 6P2 EMAIL: walter@geopacific.ca CONTACT: GILLIAN WILLIAMS
STRUCTURAL R & A ENGINEERING (1997) LTD. 4202 - 3400 33RD STREET VANCOUVER, BC V6L 5A6 PHONE: 255-4642-1537 EMAIL: info@rampengineering.ca CONTACT: GREG WYLLIE, P.ENG, D.S.E.	CIVIL D.E. PILLING & ASSOCIATES 4200 - 540 GROVES AVENUE VANCOUVER, BC V6L 2V5 PHONE: 255-755-2315 EMAIL: depilling@comcast.ca CONTACT: DALE PILLING, P.ENG
MECHANICAL DELTA-T CONSULTANTS LTD. 1770 W. 72ND AVE. KELOWNA, BC V1Y 6A6 PHONE: 250-860-5550 CONTACT: ERIC SCHREIBL	LANDSCAPING OUTLAND DESIGN 1770 W. 72ND AVE. KELOWNA, BC V1Y 6A2 PHONE: 250-868-8270 CONTACT: NINA WICKHAM
ELECTRICAL PANAVUE ENGINEERING 1770 W. 72ND AVE. VANCOUVER, BC - V6P 6P2 EMAIL: paul.hughes@panavueengineering.com CONTACT: GREG LOMCH	SURVEYING BUNNALLS BERRY, AG LAND SURVEYORS 2924 LAWRENCE AVENUE KELOWNA, BC V1Y 6L2 PHONE: 250-868-8270 EMAIL: info@bunnallsberry.com CONTACT: NEIL DEBRY
CODE CONSULTANT: ALCO ENGINEERING LTD (1998) 412 RIO DRIVE SOUTH VANCOUVER, BC - V1V 2G2 EMAIL: info@alcoeng.ca CONTACT: DARRIN E. WATKINS, P.ENG.	ENVIRONMENTAL ASSESSMENT: NEXT ENVIRONMENTAL INC. 215-555 BOUNDARY BLVD. VANCOUVER, BC V6L 1A5 PHONE: 604-619-9800 FAX: 604-619-9801 EMAIL: nextenvironmental.com CONTACT: DANIEL TN. BISCO, B.A.T.
HEAVY ASSESS CONSULTANT: 790 COWLEY AVE. VANCOUVER, BC V6L 3K7 PHONE: 250-725-0074 EMAIL: obernauer@250.ca	

SYMBOL LEGEND:	
 DOTTED LINE	 HIDDEN MEMBER
 HIDDEN MEMBER	 HIDDEN MEMBER
 HIDDEN MEMBER	 HIDDEN MEMBER
 HIDDEN MEMBER	 HIDDEN MEMBER
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1	10/01/2019	AW	Good
2	11/01/2019	IF	Good
3	12/01/2019	WAJ	Good
NO.	DATE	HY	

GTA ARCHITECTURE LTD
2nd floor, 1500A-1510 Road
Kilburn, North London
NW6 7PL
Tel: 020 7424 1111
www.gtaarch.co.uk



**SITE SURVEY with
PROPOSED BUILDING
FOOTPRINT**

DRILLING BY:	WLD	DRILLING NO.
DETERMINED BY:	GT	
SCALE:	1 : 200	

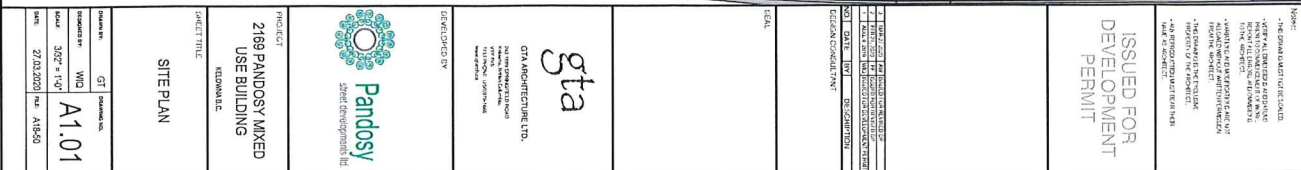
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DP19-0165 DVP19-0166



City of Kelowna
DEVELOPMENT PLANNING



SCHEDULE A

This forms part of application
DP19-0165 DVP19-0166

Planner Initials
JB



AREAS	NET FLOOR AREA
HOTEL BUILDING	68,800
COMMERCIAL BUILDING	58,100
PARKADE BUILDING	52,500
ATRIUM	14,500
RESTAURANT	1,300
TOTAL	195,200

1 OF MAIN FLOOR PLAN
A1.02 3027 = 1'-0"

PROJECT NAME AND LOCATION: 2169 PANDOSY MIXED USE BUILDING, 2169 PANDOSY AVENUE, KELOWNA, BC

NOTES:
- SEE SCHEDULE B FOR THE LOCATION OF THE BUILDING.
- SEE SCHEDULE C FOR THE LOCATION OF THE BUILDING.
- SEE SCHEDULE D FOR THE LOCATION OF THE BUILDING.
- SEE SCHEDULE E FOR THE LOCATION OF THE BUILDING.
- SEE SCHEDULE F FOR THE LOCATION OF THE BUILDING.
- SEE SCHEDULE G FOR THE LOCATION OF THE BUILDING.
- SEE SCHEDULE H FOR THE LOCATION OF THE BUILDING.
- SEE SCHEDULE I FOR THE LOCATION OF THE BUILDING.
- SEE SCHEDULE J FOR THE LOCATION OF THE BUILDING.

ISSUED FOR
DEVELOPMENT
PERMIT

DATE: 27.03.2020
BY: A18-50

DATE:

gta

GTA ARCHITECTURE LTD.
1111 WILSON AVENUE, SUITE 100
V1Y 1V1, KELOWNA, BC



PROJECT
2169 PANDOSY MIXED
USE BUILDING

PROJECT TITLE
MAIN FLOOR KEY
PLAN

DATE: 27.03.2020
BY: A18-50

SCHEDULE A

This forms part of application

DP19-0165 DVP19-0166



City of

Kelowna

Planner
Initials

JB

DEVELOPMENT PERMIT



- AREAS**
- HOTEL BUILDING
 - COMMERCIAL BUILDING
 - PARKADE BUILDING
 - ATRIUM
- SECOND FLOOR PLAN**
- 1** A1.03
Scale = 1/32"

NOTES:
- THIS DRAWING IS THE PROPERTY OF THE CITY OF KELOWNA.
- IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED.
- ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN PERMISSION OF THE CITY OF KELOWNA IS PROHIBITED.
- THE CITY OF KELOWNA IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.
- THE CITY OF KELOWNA IS NOT RESPONSIBLE FOR ANY CONSEQUENCES ARISING FROM THE USE OF THIS DRAWING.

ISSUED FOR
DEVELOPMENT
PERMIT

DATE: 27.12.2020
BY: [Signature]
FOR: [Signature]

SCALE

gta

GTA ARCHITECTURE LTD.
2166 PANDOSY AVENUE
KELOWNA, BC V1Y 1A1
TEL: 250.860.1234
WWW.GTAARCHITECTURE.COM



PROJECT
2166 PANDOSY MIXED
USE BUILDING
KELOWNA, BC

SHEET TITLE
SECOND FLOOR KEY
PLAN

DATE: 27.12.2020
BY: [Signature]
FOR: [Signature]

SCHEDULE A

This forms part of application

DP19-0165 DVP19-0166

Planner Initials JB



AREAS	THIRD FLOOR	NET FLOOR AREA
HOTEL BUILDING	THIRD FLOOR	6680m²
COMMERCIAL BUILDING	THIRD FLOOR	648m²
PARADE BUILDING	THIRD FLOOR	7820m²
ATRIUM	THIRD FLOOR	14,859m²
		1,375m²

1 03 THIRD FLOOR PLAN
A1.04 3025 x 1507

NOTES:
- THE DRAWING MUST BE USED IN CONJUNCTION WITH THE DEVELOPMENT PERMIT.
- ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE CITY OF KELOWNA.
- THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.
- THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.
- THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE.

ISSUED FOR DEVELOPMENT PERMIT

DATE: 27.03.2020
SCALE: 1:1000
DRAWN BY: J.B.

gta
GTA ARCHITECTURE LTD.
1000 BAYVIEW AVENUE
SUITE 1000
SCARBOROUGH, ONTARIO M1B 2Y1
CANADA
TEL: (416) 291-1111
WWW.GTA-ARCHITECTURE.COM

Pandosy
Smart Development Inc.

PROJECT:
2168 PANDOSY MIXED
USE BUILDING
KELOWNA, BC

PROJECT TITLE:
THIRD FLOOR KEY
PLAN

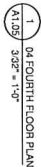
DESIGNED BY:	WJO	DATE:	27.03.2020
CHECKED BY:	GT	SCALE:	3025 x 1507
PROJECT NO.:	A1.04	FILE NO.:	A18-50

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DP19-0165 DVP19-0166

JB

DEVELOPMENT

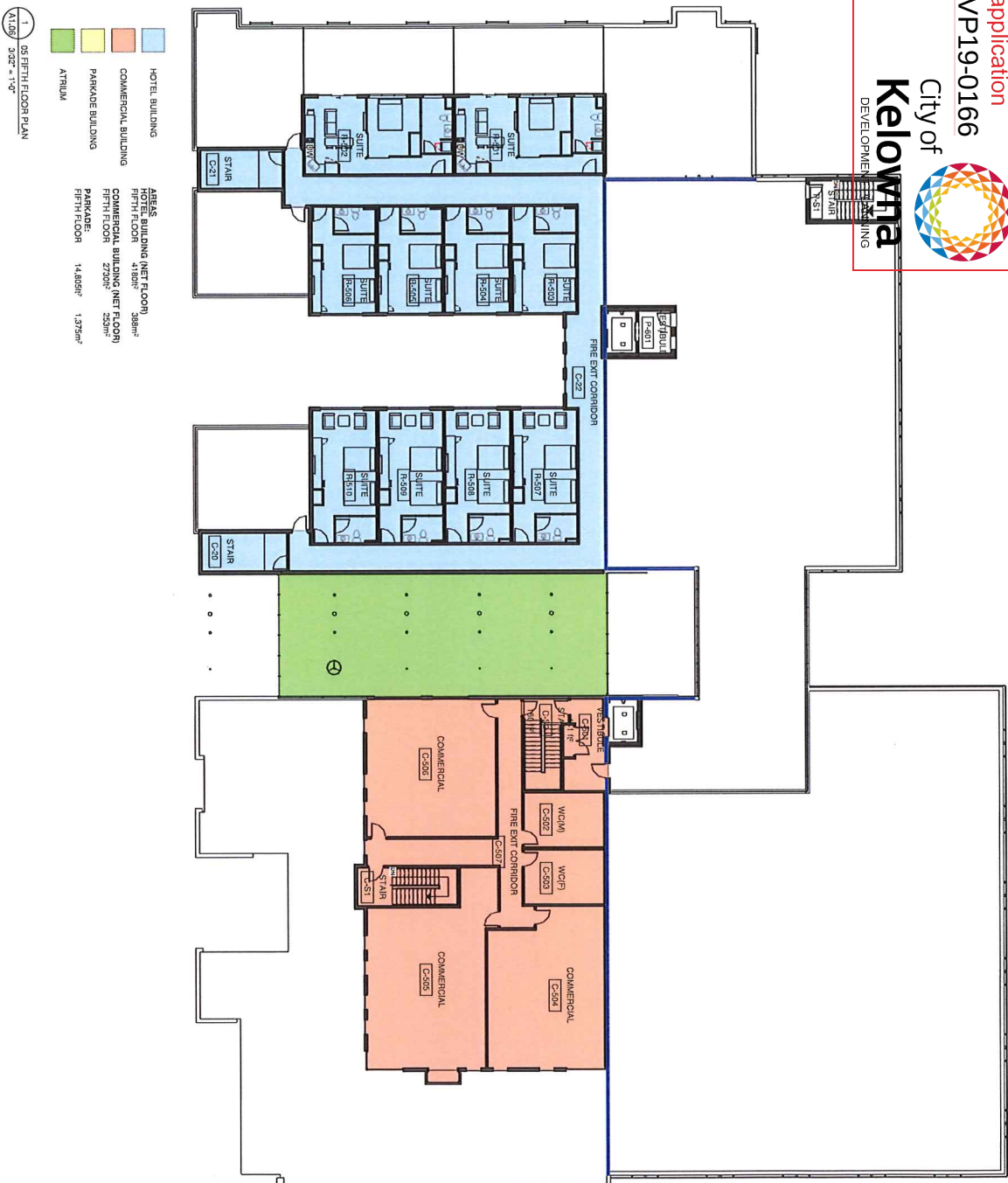
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DP19-0165 DVP19-0166



City of Kelowna
DEVELOPMENT PLANNING



Project File Number and Location: C-663270000-A-10050410-00-2709 PLYMOUTH CONVICTION

[illegible]

ISSUED FOR
DEVELOPMENT
PERMIT

2	08/27/2007	AW	DESIGNED BY FIELD ST
NO	DATE	BY	DESCRIPTION

DESIGN CONSULTANT

CEAL



 GTA ARCHITECTURE LTD.

 301 WEST GERRARD STREET EAST

 SUITE 1000, TORONTO, ONTARIO

 M5E 1B5

 TEL: (416) 593-9744

 FAX: (416) 593-9744



2169 PANDOSY MIXED
USE BUILDING
KELOWNA B.C.

FIFTH FLOOR KEY PLAN

DESIGNED BY:	Author	DRAWING NO.	A1.06
CHECKED BY:	Designer		
SCALE:	3/32" = 1'-0"		
DATE:	27.03.2020	TITLE:	A18-50

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DP19-0165 DVP 19-0166



JB

DEVELOPMENT PLANNING



PARKING COUNT				PARKING ALLOCATION PLAN				PARADE			
NORTH PARKADE		SOUTH PARKADE		NORTH PARKADE		SOUTH PARKADE		NORTH PARKADE		SOUTH PARKADE	
HEIGHT	WALKWAY	STALLS	MANHOLES	HEIGHT	WALKWAY	STALLS	MANHOLES	HEIGHT	WALKWAY	STALLS	MANHOLES
1ST FLOOR	24	1	0	1ST FLOOR	24	1	0	1ST FLOOR	24	1	0
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88TH FLOOR	24	1	0	88TH FLOOR	24	1	0	88TH FLOOR	24	1	0
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90TH FLOOR	24	1	0	90TH FLOOR	24	1	0	90TH FLOOR	24	1	0
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100TH FLOOR	24	1	0	100TH FLOOR	24	1	0	100TH FLOOR	24	1	0
TOTAL	24	1	0	TOTAL	24	1	0	TOTAL	24	1	0



ISSUED FOR
DEVELOPMENT
PERMIT

CEAL	
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GTA ARCHITECTURE LTD.

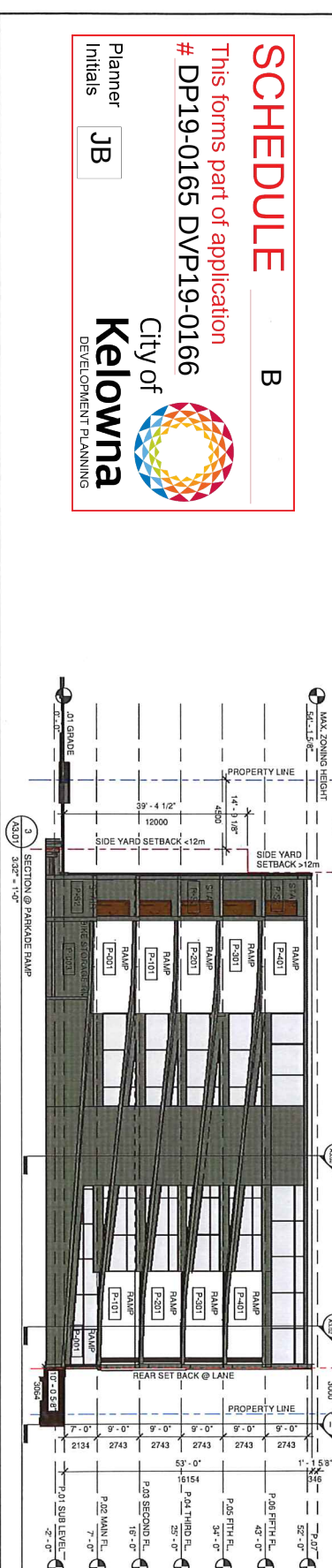
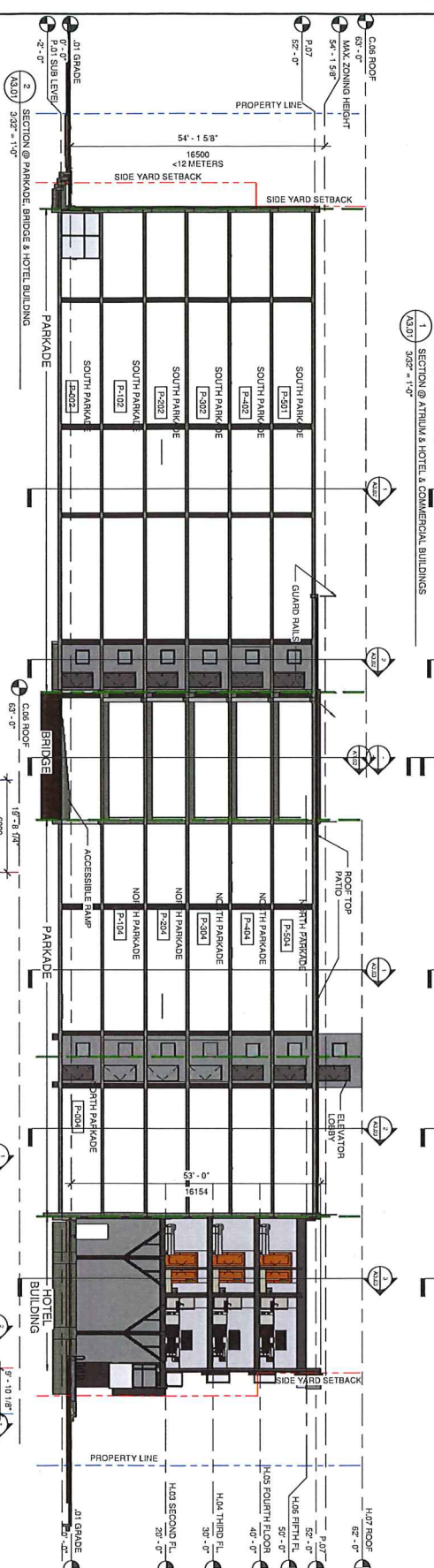
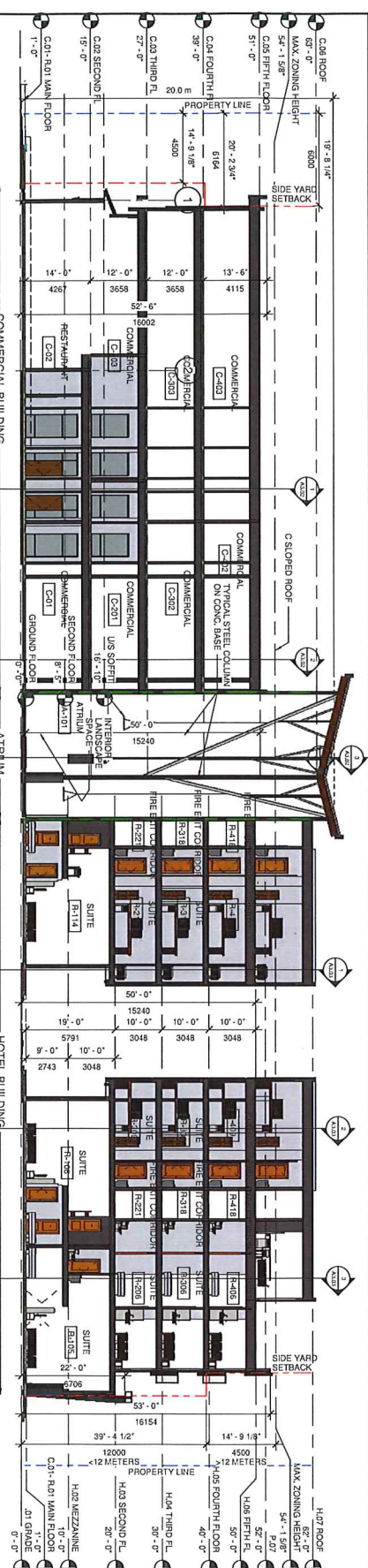


KELOWNA B.C.

PLANS

DATE	27.03.2020	FILE
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Project #4: Phone and Location: 01/24/2022 4:05:50 A16:50 2709 Parkway Circle SE



SCHEDULE B

This forms part of application
DP19-0165 DVP19-0166

Planner Initials **JB**

City of Kelowna
DEVELOPMENT PLANNING

ISSUED FOR DEVELOPMENT PERMIT

gta
GTA ARCHITECTURE LTD.

Pandosy
2168 PANDOSY MIXED USE BUILDING

A3.01

DATE: 27.03.2020 FILE: A18-50

SCHEDULE

B

This forms part of application

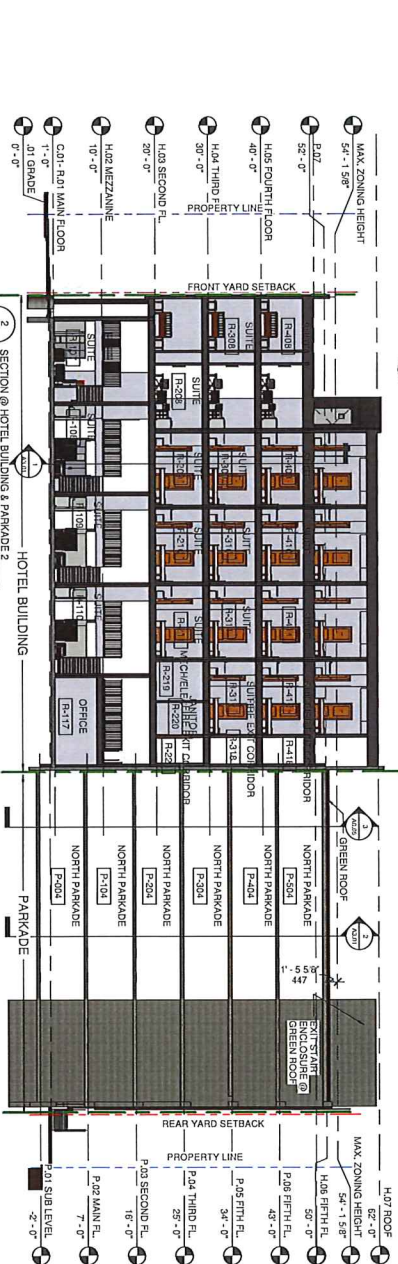
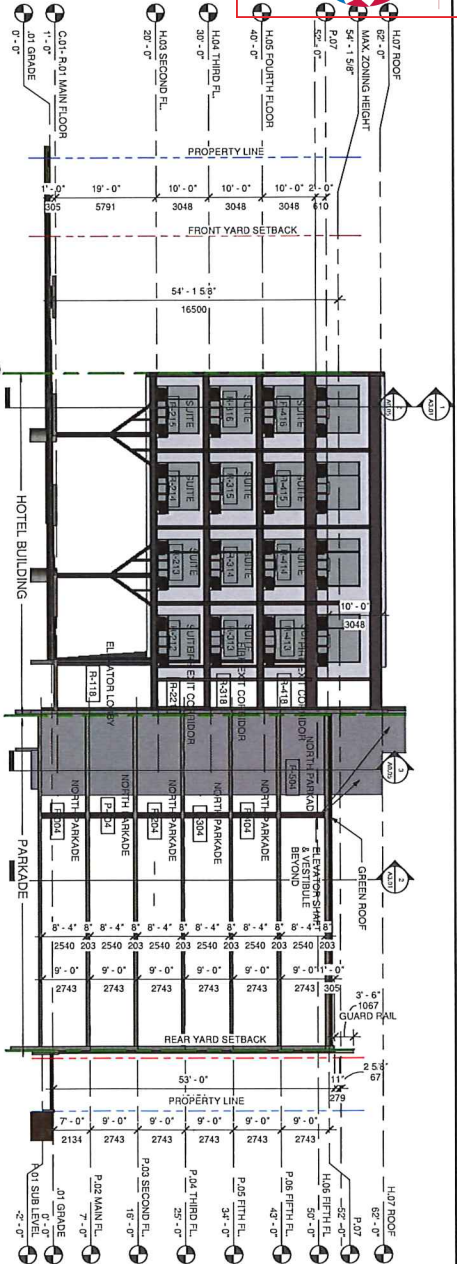
DP19-0165 DVP19-0166

City of

Kelowna

DEVELOPMENT PLANNING

Planner
Initials
JB



NOTES:

- THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSES.
- ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE DEVELOPMENT PLANNING DEPARTMENT.
- ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE DEVELOPMENT PLANNING DEPARTMENT.
- ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE DEVELOPMENT PLANNING DEPARTMENT.
- ANY CHANGES TO THE DRAWING MUST BE APPROVED BY THE DEVELOPMENT PLANNING DEPARTMENT.

ISSUED FOR
DEVELOPMENT
PERMIT

DATE: 2020-10-17
BY: [Signature]
FOR: [Signature]

DATE:

gta

GTA ARCHITECTURE LTD.
2169 PANDOSY MIXED
USE BUILDING
KELOWNA, BC
V1Y 9C6
TEL: 250.860.1111
WWW.GTAARCHITECTURE.COM



PROJECT
2169 PANDOSY MIXED
USE BUILDING
KELOWNA, BC

SHEET TITLE
BUILDING SECTIONS
@ HOTEL BUILDING

DATE: 2020-10-17
BY: [Signature]
FOR: [Signature]

DATE: 2020-10-17
BY: [Signature]
FOR: [Signature]

SCHEDULE B

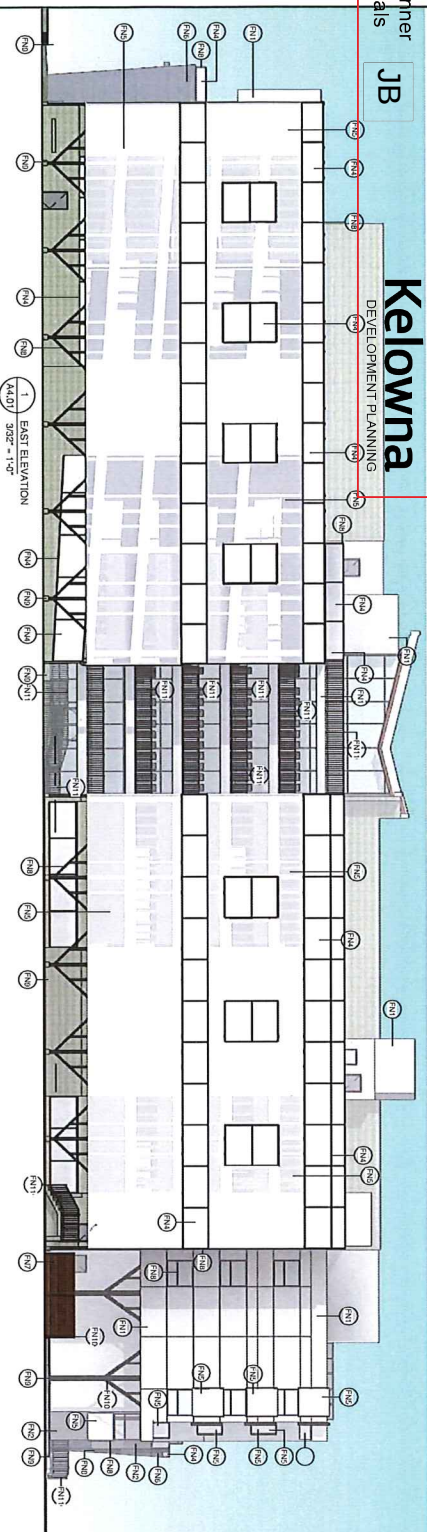
This forms part of application

DP19-0165 DVP19-0166

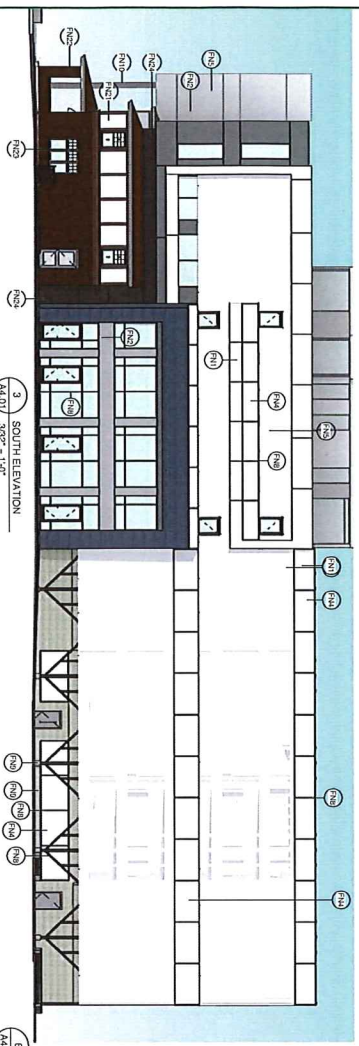


Planner Initials JB

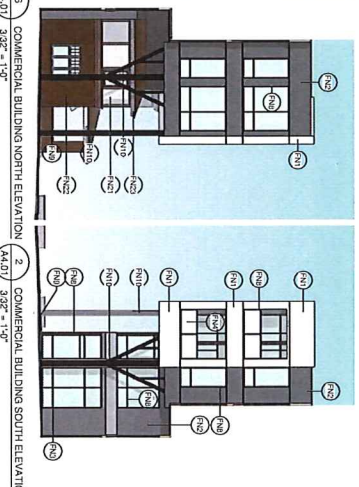
City of Kelowna
DEVELOPMENT PLANNING



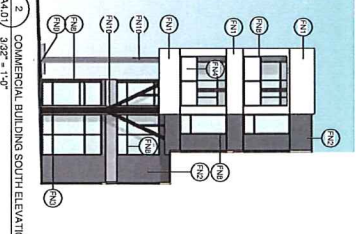
1 EAST ELEVATION
A4.01 3x22' = 1'-0"



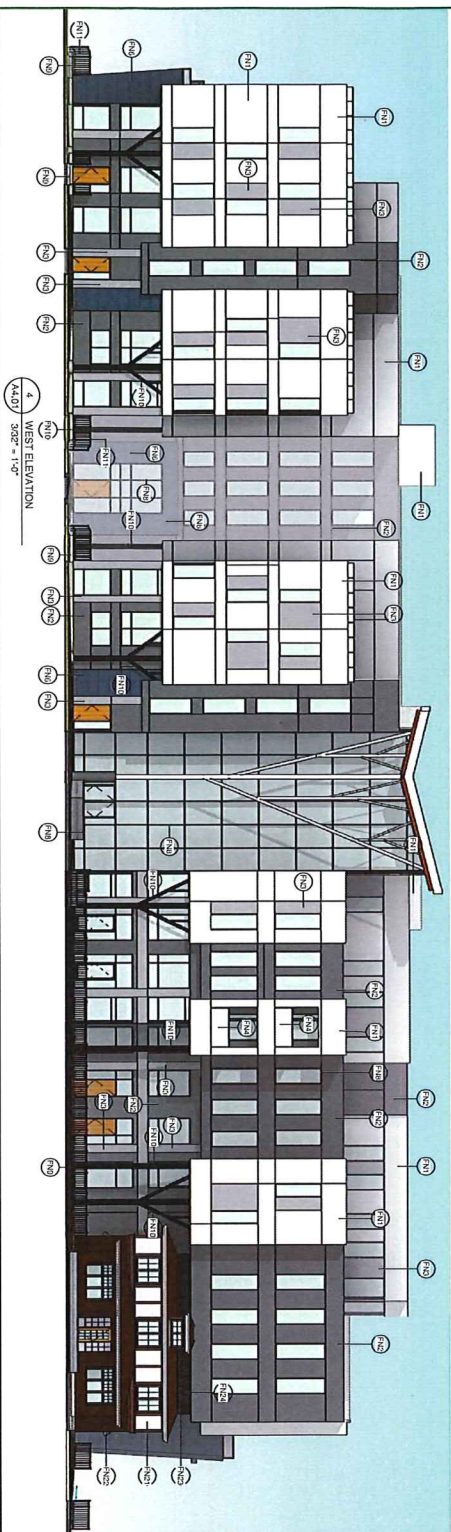
3 SOUTH ELEVATION
A4.01 3x22' = 1'-0"



6 COMMERCIAL BUILDING NORTH ELEVATION
A4.01 3x22' = 1'-0"



2 COMMERCIAL BUILDING SOUTH ELEVATION
A4.01 3x22' = 1'-0"



4 WEST ELEVATION
A4.01 3x22' = 1'-0"

MATERIAL SCHEDULE	
MATERIAL ID	DESCRIPTION
PN1	BRICK, COMMON BRICK
PN2	BRICK, COMMON BRICK
PN3	BRICK, COMMON BRICK
PN4	BRICK, COMMON BRICK
PN5	BRICK, COMMON BRICK
PN6	BRICK, COMMON BRICK
PN7	BRICK, COMMON BRICK
PN8	BRICK, COMMON BRICK
PN9	BRICK, COMMON BRICK
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PN99	BRICK, COMMON BRICK
PN100	BRICK, COMMON BRICK

ISSUED FOR DEVELOPMENT PERMIT

gta
GTM ARCHITECTURE LTD.
2168 PANDOSY MIXED USE BUILDING
KELOWNA, B.C.

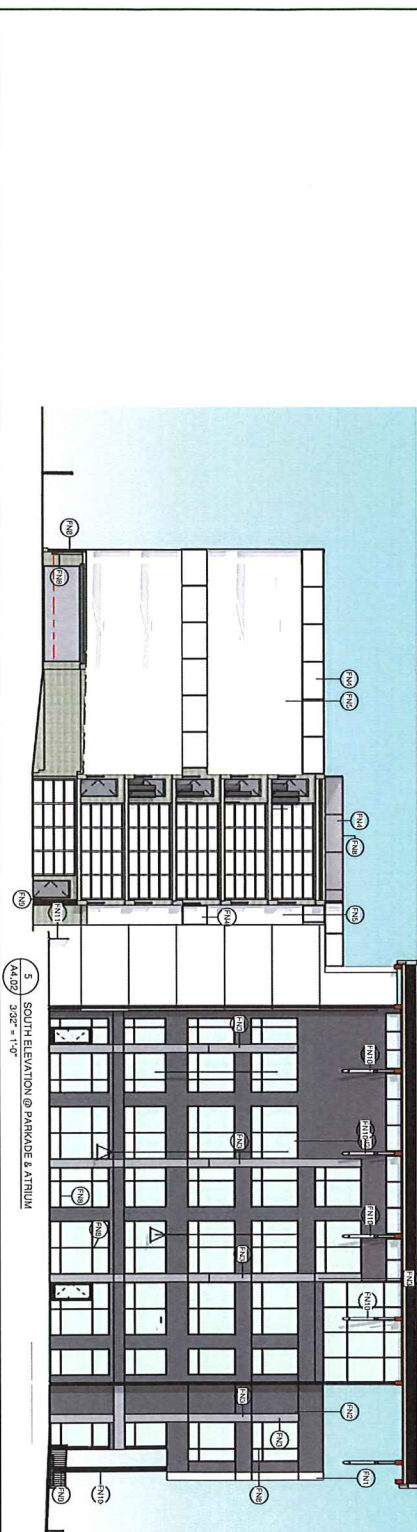
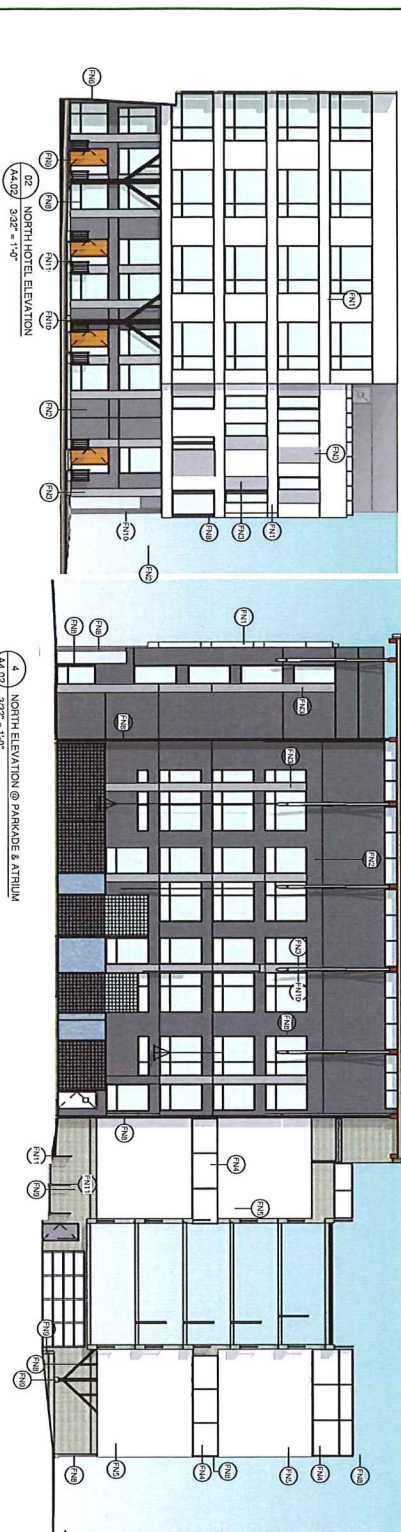
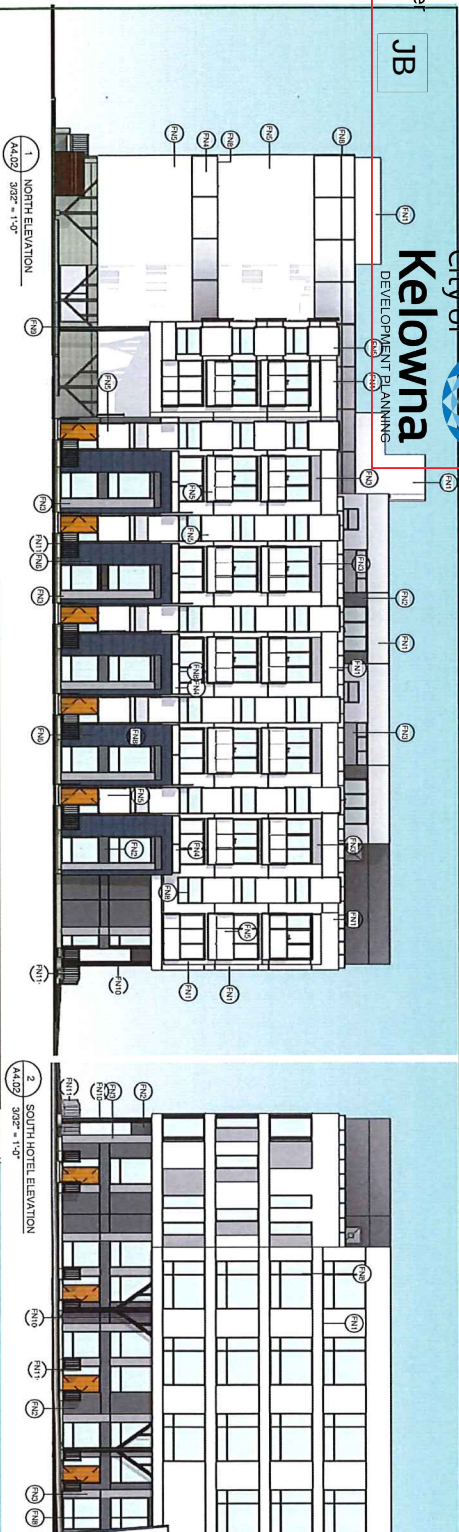
PROJECT
2168 PANDOSY MIXED USE BUILDING
KELOWNA, B.C.

ELEVATIONS

DATE: 27.02.2020
BY: A4.01

PROJECT TITLE
2168 PANDOSY MIXED USE BUILDING
KELOWNA, B.C.

DATE: 27.02.2020
BY: A4.01



MATERIAL SCHEDULE	
ITEM NO.	DESCRIPTION
1	PAVING - CONCRETE
2	PAVING - ASPHALT
3	PAVING - GRAVEL
4	PAVING - SAND
5	PAVING - GRAVEL
6	PAVING - SAND
7	PAVING - GRAVEL
8	PAVING - SAND
9	PAVING - GRAVEL
10	PAVING - SAND
11	PAVING - GRAVEL
12	PAVING - SAND
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99	PAVING - GRAVEL
100	PAVING - SAND

ISSUED FOR DEVELOPMENT PERMIT

gta

Pandasy

2169 PANDASY MIXED USE BUILDING

ELEVATIONS

WQJ

GT

A4.02

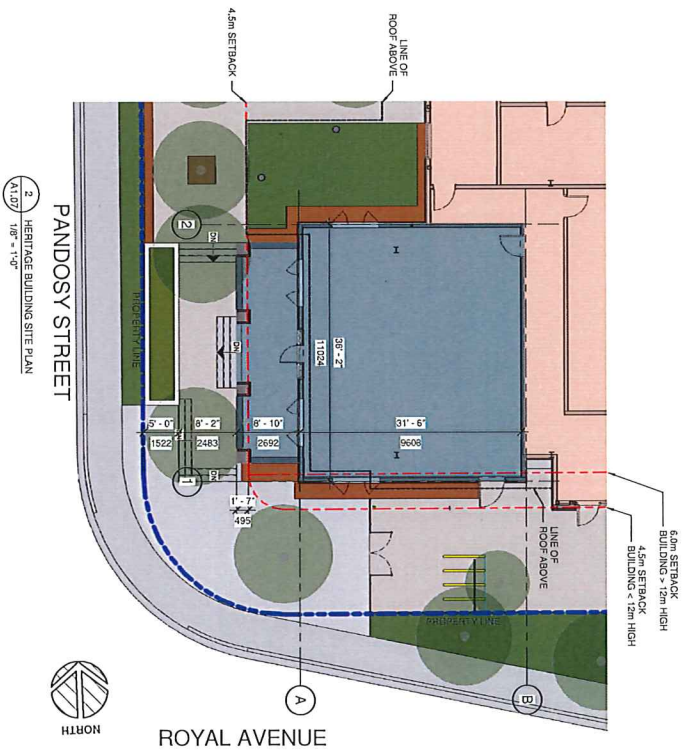
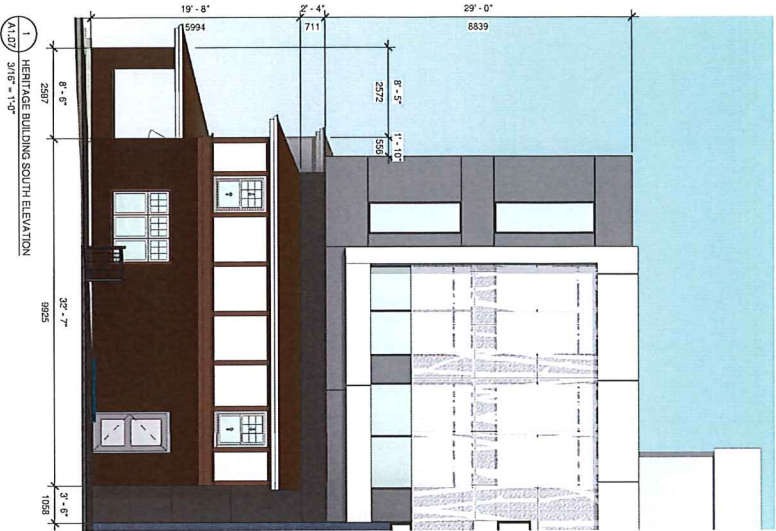
27.03.2020

ATIS-50

SCHEDULE B

This forms part of application
DP19-0165 DVP19-0166

Planner
Initials JB



NOTES:
- ALL SETBACKS MUST BE MEASURED FROM THE EXISTING GRADE.
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ISSUED FOR
DEVELOPMENT
PERMIT

DATE: 2019-01-16
DESCRIPTION: DEVELOPMENT PERMIT

FILE:

gta

GTA ARCHITECTURE LTD.
2160 PANDOSY STREET
KELOWNA, BC V1Y 1A1
TEL: 250-860-1111
WWW.GTAARCHITECTURE.COM



PROJECT
2160 PANDOSY MIXED
USE BUILDING
KELOWNA, BC

SHEET TITLE
HERITAGE BUILDING
PLANS

DESIGNED BY	AW	DATE	2019-01-16
CHECKED BY	CT	DATE	2019-01-16
DATE	2019-01-16	FILE	A19-50

○

DP19-0165 DVP19-0166

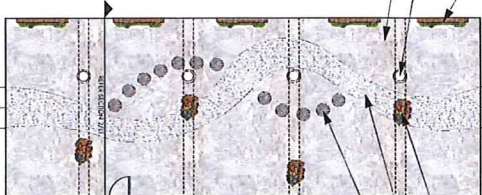
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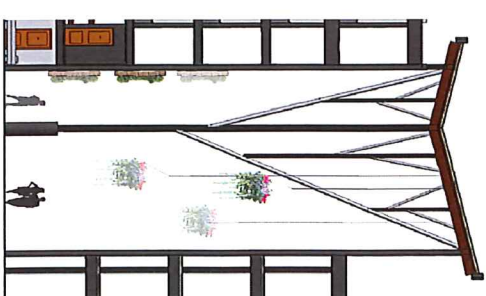
www.nature.com/scientificreports/



ROYAL AVENUE



71



17

[illegible][illegible]

SET/SPACING & REMARKS

2 Interior Landscape
L1 1:100



erium - Elevation

ISSUED FOR
Copyright Clearance Center

1/2
VIEW ONLY
STATION is the property of Oakland Police

SCHEDULE

C

This forms part of application
DP19-0165 DVP19-0166

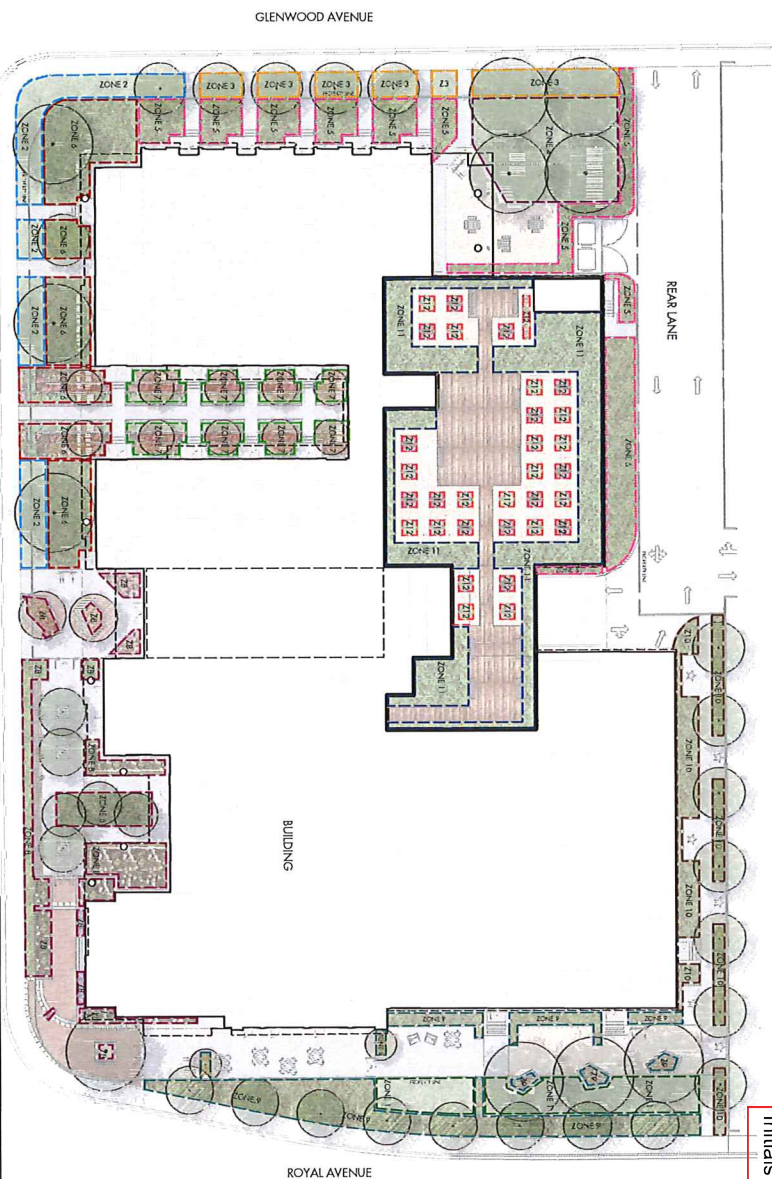
Planner
Initials JB

City of
Kelowna
DEVELOPMENT PLANNING



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

20-5-2020 QED Road
20-5-2020 QED Road
1-2-2021 plan0271
www.outlanddesign.ca



WATER CONSERVATION CALCULATIONS

LANDSCAPE IRRIGATION WATER BUDGET (IWB) = 2055 cu m / year
ESTIMATED ANNUAL WATER USE (IWB) = 1307 cu m / year
WATER SAVING = 748 cu m / year
WATER SAVING PERCENTAGE = 36.6%

IRRIGATION NOTES

1. IRRIGATION DESIGN AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE BUDGET (IWB) AND THE WATER SAVING PERCENTAGE (WSP) AS SET OUT IN PART 6, SCHEDULE 5.
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER AUTHORITY, AND SHUT OFF WATER LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
3. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE WATER AUTHORITY, AND SHUT OFF WATER LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. ALL IRRIGATION SYSTEM COMPONENTS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE WATER AUTHORITY, AND SHUT OFF WATER LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
5. SHUT OFF AND LIMITERS SHALL INCORPORATE TECHNOLOGY TO LIMIT FLOW THROUGHOUT THE SYSTEM.
6. IRRIGATION SYSTEMS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE WATER AUTHORITY, AND SHUT OFF WATER LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
7. IRRIGATION SYSTEMS SHALL BE INSTALLED TO MEET THE REQUIREMENTS OF THE WATER AUTHORITY, AND SHUT OFF WATER LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
8. A FLOWMETER AND WATER METER SHALL BE CONNECTED TO THE SYSTEM AND RECOMMENDED TO MONITOR FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

	ZONE 1: LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA TOTAL AREA: 89 sq m ESTIMATED ANNUAL WATER USE: 119 cu m		ZONE 17: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MOISTURE WATER USE PLANNING AREAS TOTAL AREA: 111 sq m ESTIMATED ANNUAL WATER USE: 119 cu m
	ZONE 2: LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA TOTAL AREA: 111 sq m ESTIMATED ANNUAL WATER USE: 119 cu m		ZONE 18: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MOISTURE WATER USE PLANNING AREAS TOTAL AREA: 111 sq m ESTIMATED ANNUAL WATER USE: 119 cu m
	ZONE 3: LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA TOTAL AREA: 111 sq m ESTIMATED ANNUAL WATER USE: 119 cu m		ZONE 19: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MOISTURE WATER USE PLANNING AREAS TOTAL AREA: 111 sq m ESTIMATED ANNUAL WATER USE: 119 cu m
	ZONE 4: LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA TOTAL AREA: 111 sq m ESTIMATED ANNUAL WATER USE: 119 cu m		ZONE 20: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MOISTURE WATER USE PLANNING AREAS TOTAL AREA: 111 sq m ESTIMATED ANNUAL WATER USE: 119 cu m
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	ZONE 16: LOW VOLUME POP-UP SPRINKLERS FOR TURF AREA TOTAL AREA: 111 sq m ESTIMATED ANNUAL WATER USE: 119 cu m		ZONE 32: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MOISTURE WATER USE PLANNING AREAS TOTAL AREA: 111 sq m ESTIMATED ANNUAL WATER USE: 119 cu m

WATER CONSERVATION/
IRRIGATION PLAN

2169 PANDOSY STREET



12/2

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DEVELOPMENT PERMIT APPLICATION DESIGN RATIONALE

ATTACHMENT	
This forms part of application	
# DP19-0165 DVP19-0166	
City of Kelowna	DEVELOPMENT PLANNING
Planner Initials	JB



Prepared For:



To be Submitted to:
City of Kelowna
Development Services

Prepared by:

A18-50
2169 Pandosy
Kelowna, B.C.
May 2020

sta
Architecture Ltd.



ARCHITECTURE

Garry Tomporowski
Architect Ltd
243 – 1889 Springfield Road
Kelowna, BC Canada V1Y 5V5
Phone: 250. 979. 1668 Fax: 250. 979. 4366
Email: gtaoffice@starch.ca

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1.0 OVERVIEW

The property located at 2169 Pandosy Street is a mixed-use development providing leasable commercial space for ancillary medical services such as, doctors and laboratories, as well as a long-stay hotel in the form of 2 level townhouses with mezzanine's and 3 levels of sleeping units above.

The existing heritage house, referred to as Collett House will intentionally be incorporated into the prominent frontage of the new development on the corner of Pandosy Street and Royal Ave, to not only pay homage to the heritage of the site but also showcase a premium heritage revitalization plan encompassed in a functional new design.

The location and multiple uses ties into the new Health District as defined by the master plan envisioned by Interior Health and the City of Kelowna.

Elements of 'Wellness' will include green and sustainable features as well as open-air internal areas and green outdoor area for building occupants. In addition to a highly landscaped perimeter that will include mature trees, ground shrubs as well as edible plants to provide seasonal produce for the restaurant.

The mixed commercial/hotel development is supported by 2 x 6 level (4 storey) parkade structures at the rear of the property, providing 193 stalls that will more than adequately support the building occupants as well as visitors to the restaurant and does not exceed 125% of the required parking.

In summary, the aim of 2169 Pandosy is to create a sophisticated mixed-use development that incorporates old and new and offers lease space for medical services that enhances the overall vision of the Health District.

2.0 PROJECT DESCRIPTION

The 183,726 sq. ft development is strategically located on Pandosy Street, adjacent to the Kelowna General Hospital, and consists of 35,490 sq. ft. of commercial space and 47,310 sqft. of residential space that will be used as a hotel. The balance of 100,926 sq. ft is made up of parking, atrium and ancillary areas. The heritage house accounts for 30,380 of frontal development space.

The Hotel and Commercial buildings are four stories high with half a fifth floor on each side, separated by a glassed atrium, which will also be the entrance to the building off Pandosy Street. A lobby or reception will be located on the ground level, with easy access to the hotel elevator.

The Hotel consists of 15 townhouse style units, located on the lower part of the North block, with 59 hotel units on the upper levels.

Tenants of the commercial space will include a range of medical services, general medical offices, research labs and facilities, etc. as well as office space for various healthcare professionals. Retail will be located on the lower level and will include a modern restaurant located in the restored heritage house on the South Corner, with a South facing outdoor patio.

The building has a modern, contemporary design in accordance with the Kelowna General Hospital Design Guidelines and provides a seamless flow between the interior and exterior areas, as well as a smooth interface with the surrounding neighborhoods with the use of muted palettes and mixed-use materials.

The townhouse style hotel units on the North have ground access from the perimeter sidewalk, which echoes the landscape of the single-family homes currently found in the area, while the office and medical suites to the South responds to that of the Walter Anderson building and new additions to KGH.

2.1 Design Changes

Design changes have been made since the original DP was submitted for a number of reasons:

1. The previous design was from another era, and would be outdated in comparison to today's contemporary, clean, streamlined structures. It's important for new developments to be easily recognizable in context to the decade in which they were built.
2. The original design tried incorporating the full heritage house into the design, something that was difficult to achieve due to inconsistencies in floor/ceiling heights.
3. The new design is modern and fits with the future land use of the area as well as the design guidelines of a vibrant, progressive 'Health District'.
4. Lastly the new design presents a more community driven development; blending with surrounding buildings, providing access to the history of the house via the incorporation of the house as a restaurant as well as providing public outdoor seating areas for pedestrians to enjoy.

2.2 Construction Phasing

It was noted in the TRS Report submitted in January that the development will not be phased – there will be no delay in the build timeline. Additionally, the project will be constructed under one building permit and will be sequenced only to ensure there is sufficient space to facilitate the move and restoration of the heritage house as well as provide storage and staging for the construction.

2.3 Hotel Management

The Hotel will be a brand hotel and will be operated by the brand management team based on their standard operation standards. The developer will not be involved in the operation logistics.

3.0 COLLETT HOUSE & HERITAGE REVITALIZATION

The development of 2169 Pandosy, will honor the historic Collett House and the property on which it sits, through the conservation and permanent incorporation of this community heritage asset into the overall design.

With new zoning and increased density objectives in the hospital district, it was deemed the best outcome for the heritage house which sits deep in the property, was to bring it forward to the development's most prominent, high-visibility corner of Pandosy and Royal. By incorporating 3 sides of the house, in this new location the 1913 foursquare house retains its original Pandosy Street orientation, and functions as a feature of the development. The proposed use for the Collett House as a restaurant will further increase its visibility, enabling locals to experience the historic structure, which was previously inaccessible as a private residence.

The contemporary design and materials act as an ideal backdrop for the contrasting traditional textures and finishes of the historic house. Standards and Guidelines for the Conservation of Historic Places in Canada call for additions to historic places to be distinguishable from the historic place so there is no confusion about what was built when, and encourage the prominence of the historic place within a new development, which in this case is clearly shown.

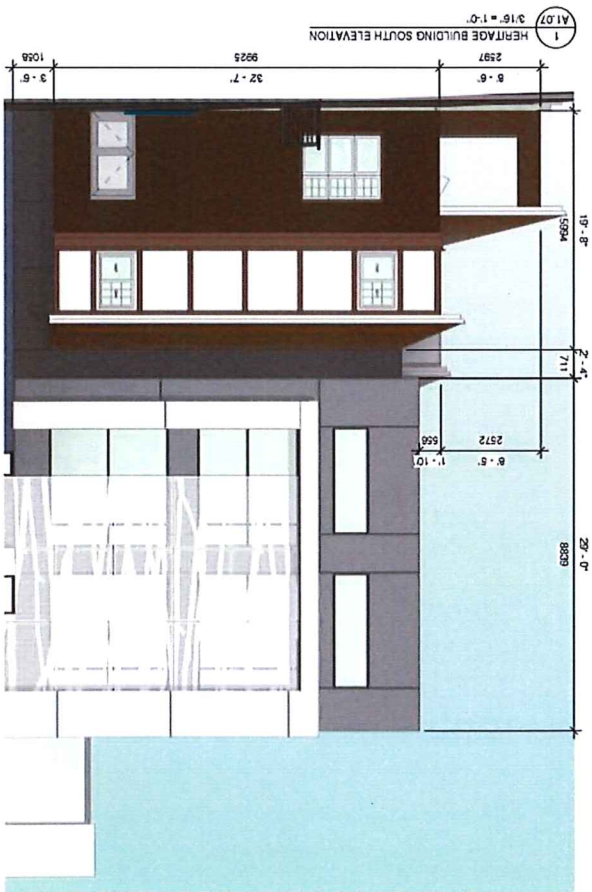
Incorporating the Collett House in the new design, pays homage to the heritage of the site while at the same time supporting the new standards of progressive development being adopted in Kelowna.

The rendering example illustrates the full depth of the house has been incorporated into the new structure, leaving only the front porch and stairs exposed.

The traditional, character-defining front porch with its original front door set and windows, will function as the main entrance to the commercial space.

The porch, as well as all other exterior elements of the heritage house, will be meticulously repaired and restored, showcasing the patina of authentic residential design, scale and finishes, typical of middle-class homes in the Edwardian era in Kelowna.

Adding half a floor to the development, will compensate for the space lost on the ground level as well as the cost of conservation. Heritage Revitalization compensation supports the ongoing National endeavour to incentivize the revitalization and protection of heritage buildings across Canada.



3.1 Heritage Maintenance Plan

A heritage restoration and maintenance plan will be drafted by the heritage consultant and a local company sourced to execute the ongoing maintenance plan. A full roll-out plan cannot be provided at this time as the heritage consultant will only know what will be required once we start with the renovation and restoration of the house.

4.0 SITE AND PARKING ACCESS

Accessibility is of high importance and as such, ramps and elevators will be incorporated to provide ease of access for those using or visiting the facility. Vehicle access will be by way of the relocated rear lane to the parkades. The rear lane has been increased in width to accommodate emergency and delivery vehicles, maintenance vehicles, garbage trucks and snow removal vehicles. Parking is located at the rear of the property in 2 interconnected parkades. Ingress and egress will be by way of a single ramp entering the South Parkade from the back lane. The parkades will be connected by an internal ramp, providing unique access to both parkades using one ramp for ingress and egress.

The parkade offers secure and covered parking stalls which supports the commercial and residential units. Allowances have been made for visitor parking, bicycle and motorcycle parking, as well as charging stations for electric cars and other motorized vehicles such as scooters.

More than sufficient parking has been provided to ensure on-street parking is not impacted in the surrounding neighborhood. 1.0 stalls for the hotel units, total of 74 stalls, with 82 stalls for commercial tenants and visitors or 2.50 spaces per 1,000 net m² of leasable space as required by the HD2 Zoning Bylaw.

4.1 Parkade Massing

The size & height of the parkade is in accordance with the allowance set forward in the zoning requirements for HD2 and is in scale with both Kelowna General Hospital and the Walter Anderson Building, however, the development team recognizes concerns of neighbours to the East of the property, behind the Parkades.

To reduce the scale, the design has been broken into smaller elements, allowing for more external open spaces and various circulation routes, coupled with the use of different finish materials.

Extensive landscaping will be used to reduce the visible building area, and will include mature trees, ported plants and climbing vines. Trees will be planted along the East side of the lane to further create a sight barrier between the house directly behind the development.

Additionally, based on recommendations from senior City Staff, residential style spandrel windows were incorporated into the rear structures (East side) to further minimize the mass of the parkades.

The image below is a photograph taken from Glenwood Ave in May 2020, and with the aid of an artists rendering shows what the back of the building would look like from Glenwood. The existing property tree line creates a visual barrier between the properties. With the addition of trees planted along the development property lane, the same visual barrier will be maintained.



4.2 Parking Allocation Plan

Parking for the building will be divided between the two parkades, as shown in the attached drawings.

Parking for the hotel will be in the North Parkade on the upper levels,

Parking for the commercial space will be in the South Parkade and,

Visitor, handicap, charging stations and restaurant parking will located on the ground level.

5.0 VARIANCES

Based on our analysis of the HD2 Zone, the following **two minor variances** are requested:

Variance 1 – Site Coverage:

The allowable site coverage is 55%. We provide 57%, which is mitigated by a green landscaped roof (6,240 sqft. = 11%) and the atrium (1,894 sqft. = 3.0%).

Variance 2 – Rear Setback:

A variance of 1.5 meters is requested in the SE corner of the site adjacent to the parkade ramp. The rear yard requirement is 6.0 meters and we have provided 4.5 meters. There will be a fence on the property line with an extensive landscape buffer. An SRW can be provided for protection of the City, the public and the developer. This "corridor" will feature a sidewalk, landscaped buffers and an "art walk" highlighting the work of local artists, sculptors, and heritage artifacts. A 6'0" (1,800 mm) fence will separate this access corridor from the adjacent property.

6.0 URBAN CONNECTIVITY

2169 Pandosy is located adjacent to the Kelowna General Hospital, and near downtown Kelowna, allowing the general public and cyclists in need of medical treatments to utilize the existing transportation infrastructure. The projects' many features support the current OCP and neighborhood objectives.

7.0 SUSTAINABILITY

Extensive use of materials from both natural sources and "green categories" will be used as much as possible, thereby reducing the carbon footprint. The appropriately designed and detailed building, will also reduce heating and cooling loads, increase air quality, and reduce energy consumption. It will also use a large quantity of recycled and recyclable materials in its construction.

Envelope details that prevent water and moisture ingress, to prevent mold growth and healthy living are being incorporated. Reducing thermal bridging combined with appropriate thermal insulation will reduce heating and cooling loads.

South and West facing windows will have appropriate shading and glazing coefficients to block the heat while still allowing winter sun to penetrate, reducing cooling and heating loads in the summer and winter seasons respectively.

Incorporating windows in all the occupied spaces allows natural light reducing energy consumption. Opening windows on opposite sides allow for cross ventilation and give residents the option to naturally ventilate the units reducing the demand for air conditioning.

8.0 THE WELLNESS FACTOR

On the premise that the building will operate a unique combination of ancillary medical amenities and much needed essential services. It seems appropriate that wellness factors be incorporated into the design.

9.0 LANDSCAPING

The Landscape Plan created by Outland Landscape Design, shows an interesting and articulate landscape solution to complement the governing character previously established in the surrounding neighborhood, as well as mitigate the massing of the building through the use of heavily landscaped areas around the perimeter of the development.

The rooftop green space will include environmental additions such as a storm water catchment and slow release systems, beehives, as well as planters with edible fruit and vegetables etc.

Special attention will be placed on the landscaping around the heritage house, with the vision being to recreate plantings often found at single family homes of that era.

10.0 CRIME PREVENTION

The intentions of CPTED have been addressed by well-maintained residential entrances and business frontages. This will discourage vandalism, encourage surveillance and will improve overall maintenance of the site.

Walk-up, pedestrian friendly and ground-oriented entrances have been provided to businesses fronting on Pandosy and the townhouses on Glenwood.

11.0 SUMMARY

Pandosy Street Developments Ltd. and the design team feel the combination of a meticulously restored and revitalized heritage home, intentionally incorporated into a high-class design, with high-visibility landscaping, pedestrian-friendly features, and modern building materials, offers a desirable mixed-use neighborhood project that aims to complement the strategic visions of a Health District in Kelowna.

12.0 INDEX OF CONTENTS

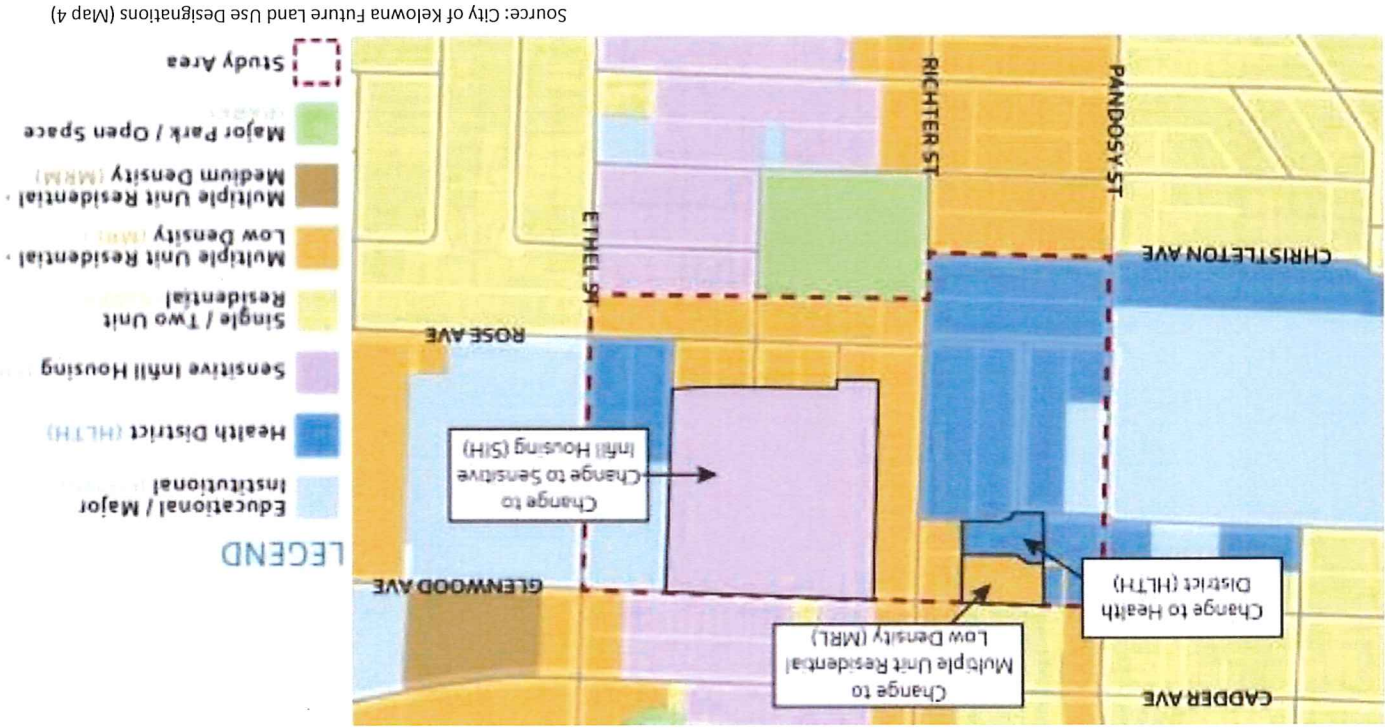
- Letter of Agency
- Environmental Report
- D.P Application Documents
- Soils Report
- Traffic Study
- State of Title Certificate
- Full set of drawings
- USB drive of all submission documents
- Area calculation sheet
- Collett Manor Revitalization Plan
- 3-D Renderings to follow up for Council

END

Overview

The attached schematics show current and future land use for the hospital district as determined by the Cok.

The massing exercise shows the development proposal in context to KGH, surrounding buildings as well as the current and future zoning changes to accommodate a future Health District.



5.1 Proposed Future Land Use Designation Changes

The following Future Land Use Designation changes are being proposed as outlined in Map 4 below:

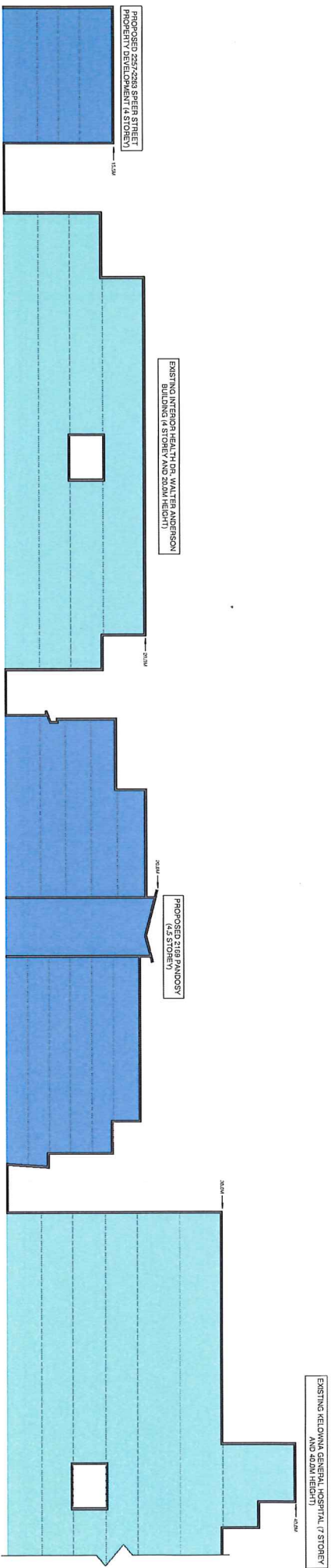
1. Re-designate five properties on Royal Avenue north of Speer Street from Single/Two Unit Residential to Health District. The Health District and associated uses provide opportunities for more appropriate transition from higher-intensity, hospital-related uses to adjacent residential.
2. Re-designate five properties on the south side of Glenwood Avenue from Single/Two Unit Residential to Multiple Unit Residential (Low Density). This change will allow those properties to be redeveloped over time to accommodate row housing, which area residents have identified as a more desirable transition between medical uses and single/two unit residential uses.
3. Re-designate 70 properties on Woodlawn Street, Aberdeen Street, and Burnett Street from Single/Two Unit Residential to Sensitive Infill Housing. This final change is to accommodate RU7 – Infill Housing zoning, discussed in greater detail in Section 5.3.

Source: Report to council on Jan 28, 2019, about Hospital Area Plan - Land Use.

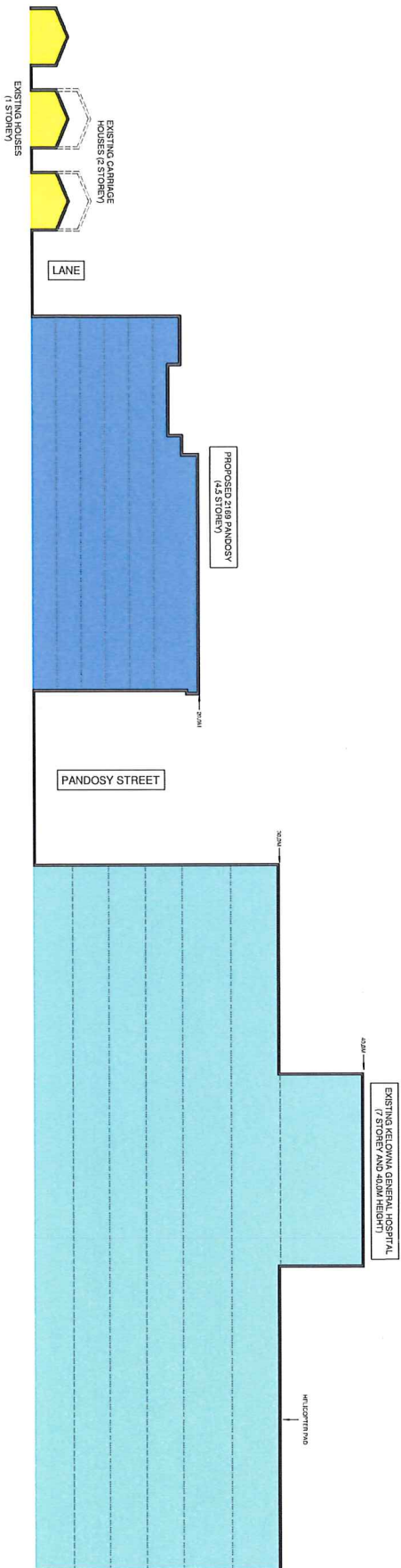
AREA ZONING MAP

- SINGLE/ TWO UNIT RESIDENTIAL
- MULTIPLE UNIT RESIDENTIAL - LOW DENSITY
- EDUCATIONAL/ MAJOR INSTITUTIONAL
- HEALTH DISTRICT

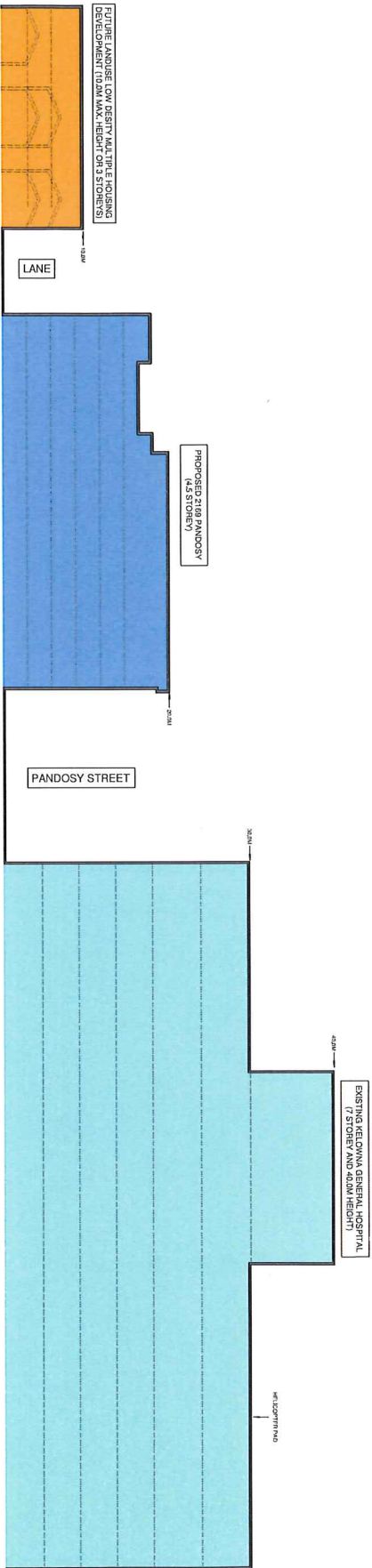




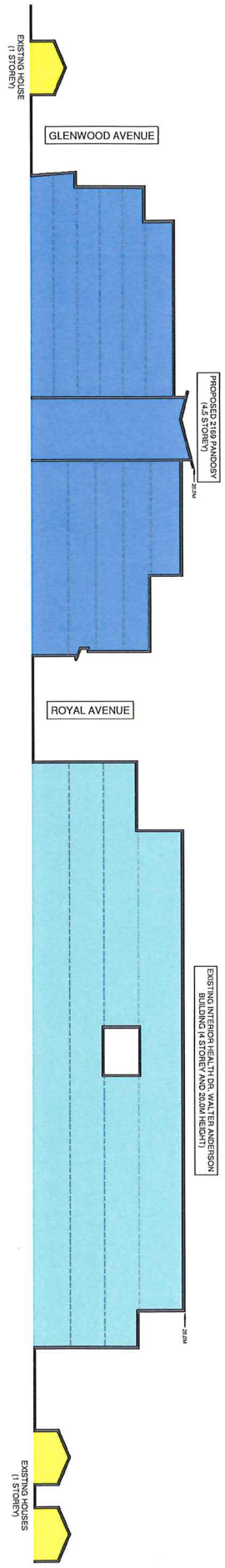
SCHEMATIC SECTION OF TALLEST BUILDINGS IN AREA
SHOWING PROPOSED DEVELOPMENTS



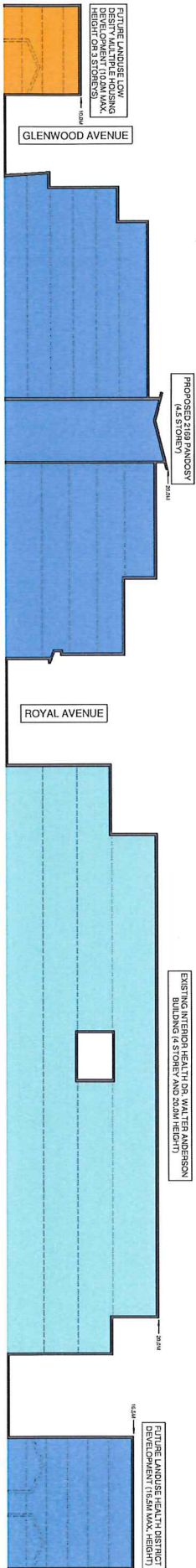
SCHEMATIC SECTION ON GLENWOOD AVENUE LOOKING SOUTH



SCHEMATIC SECTION ON GLENWOOD AVENUE LOOKING SOUTH
SHOWING FUTURE LANDUSE



SCHEMATIC SECTION ON PANDOSY STREET LOOKING EAST



SCHEMATIC SECTION ON PANDOSY STREET LOOKING EAST
SHOWING FUTURE LANDUSE

Notes:
- THE SHOWN MATERIALS COULD BE SUBJECT TO CHANGE BASED ON THE AVAILABILITY OF THE MATERIALS AND THE APPROVAL OF THE LOCAL AUTHORITIES.
- THE SHOWN MATERIALS COULD BE SUBJECT TO CHANGE BASED ON THE AVAILABILITY OF THE MATERIALS AND THE APPROVAL OF THE LOCAL AUTHORITIES.
- THE SHOWN MATERIALS COULD BE SUBJECT TO CHANGE BASED ON THE AVAILABILITY OF THE MATERIALS AND THE APPROVAL OF THE LOCAL AUTHORITIES.

ISSUED FOR
DEVELOPMENT
PERMIT

NO.	DATE	BY	DESCRIPTION
1	27/03/2020	AW	ISSUED FOR PERMIT

SCALE

gta

GTA ARCHITECTURE LTD.
2109 PANDOSY STREET
VANCOUVER, BC V6L 1A5
CANADA



PROJECT
2109 PANDOSY MIXED
USE BUILDING

REMARKS

RENDERINGS

DESIGNER	AW	APPROVED BY
DATE	27/03/2020	FILE



PANDOSY STREET MIXED USE BUILDING



Notes

- The Demand is a function of the price.
- Every individual has a different willingness to pay for a given product. This willingness to pay is the individual's demand curve.
- Aggregate demand is the sum of all individual demand curves.
- The demand is the willingness to pay for a given quantity of the product.
- An individual's willingness to pay for a given quantity of a product is the individual's demand curve.

ISSUED FOR
DEVELOPMENT
PERMIT

NO.	DATE	BY	DESCRIPTION
1	MAY 8, 2019	WJL	RECEIVED FROM DEVELOPMENT FUND
2	MAY 21, 2019	WJL	RECEIVED FROM DEVELOPMENT FUND
3	MAY 21, 2019	WJL	RECEIVED FROM DEVELOPMENT FUND

DESIGN CONSULTANT

WEAR

Ca
2+

OTA ARCHITECTURE LTD.
2401 IRENE STREET, SUITE 100, RICHMOND
BRITISH COLUMBIA, VANCOUVER, CANADA
V6X 1S6
TEL: 604-271-1200
www.ota.ca

DEVELOPED BY

2169 PANDOSY MIXED
USE BUILDING

KELOWNNA B.C.

SHEET TITLE

RENDERINGS

DESIGN BY	WJG	DRAWING NO.	A0.03b
DESIGNED BY	GT		
SCALE			
DATE	27.03.2020	FILE	A16-50

ISSUED FOR
DEVELOPMENT
PERMIT

NO.	DATE	BY	DESCRIPTION
1	10/01/2019	AM	Design for the building
2	11/01/2019	AM	Design for the building

DESIGN CONSULTANT

ota

OTA ARCHITECTURE LTD.
P.O. BOX 570441 BILTMORE
PRINCETON, NEW JERSEY
08542-5041
TEL: 609/524-7370 FAX:
609/524-7371
www.ota.com



PROJECT
2169 PANDOSY MIXED
USE BUILDING
KELOWNA B.C.

CHASSIS No.	AW
DESIGNED BY	GT
NAME	
DATE	27.03.2020
FILE	A18-50

