



DP19-0165 DVP19-19-
0166

2169 Pandosy St

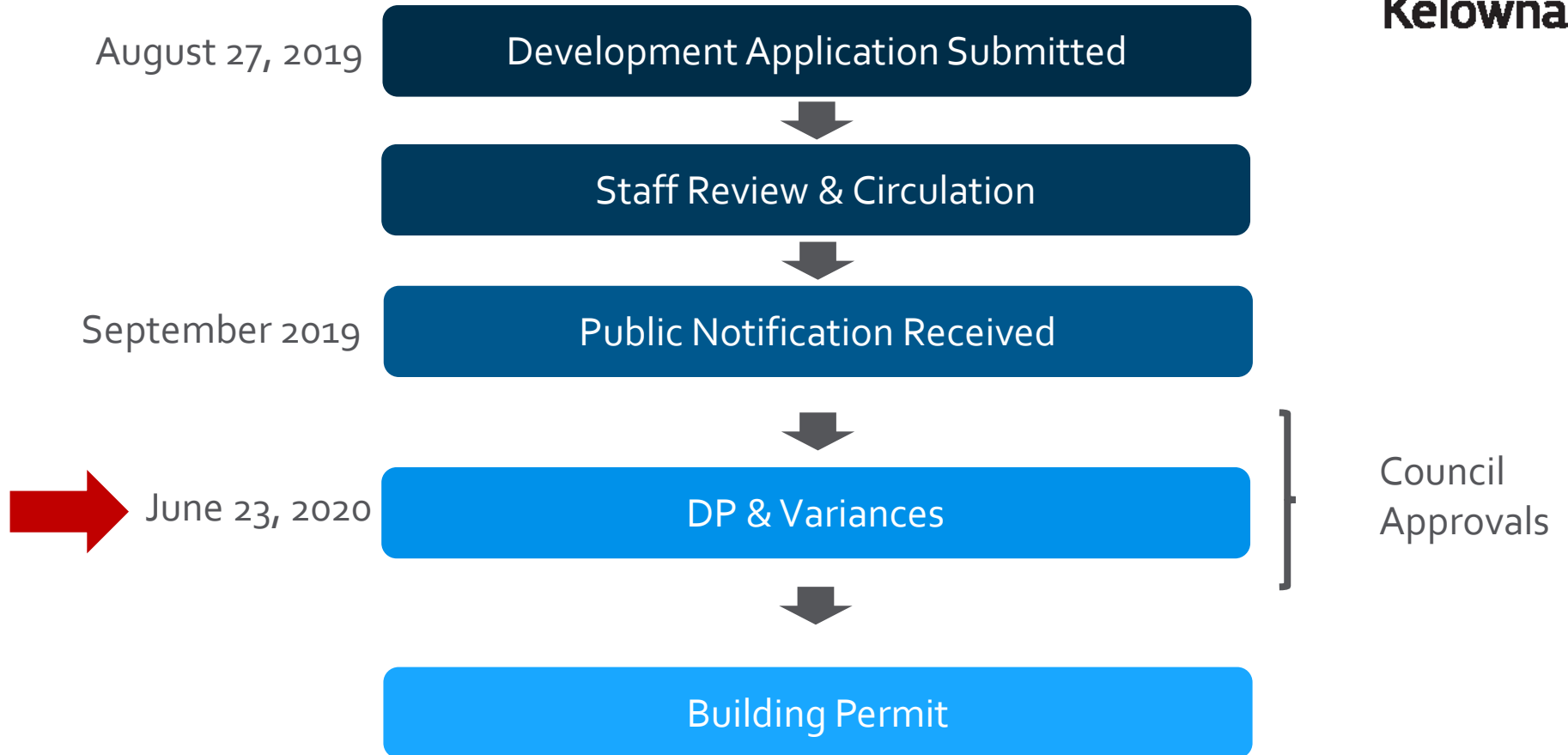
Development Permit and Development Variance Permit



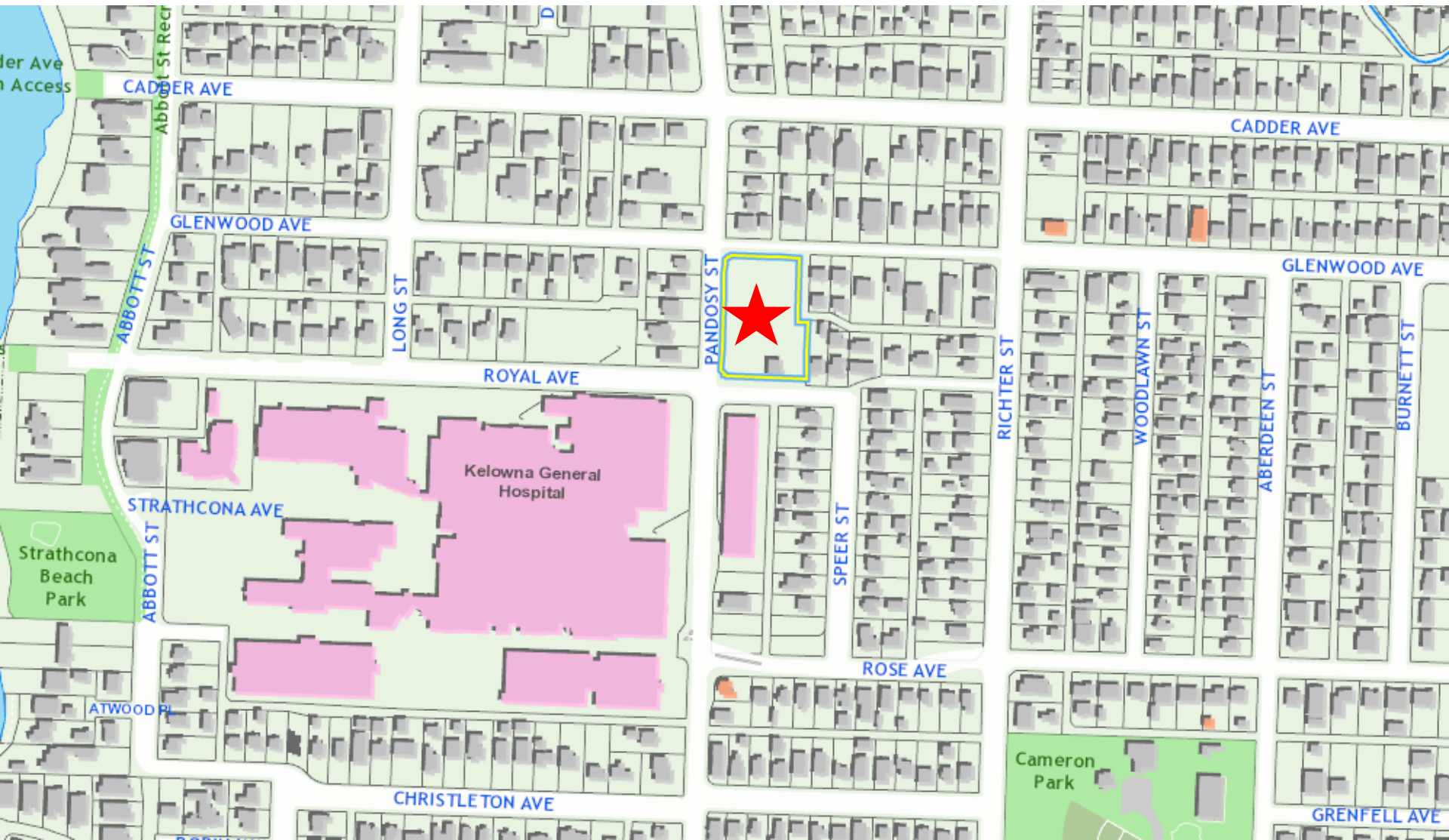
Proposal

- ▶ To issue a Development Permit for form and character of a commercial building, hotel and associated parking structures
- ▶ To issue a Development Variance Permit for a reduction in the rear yard setback and increase in height and site coverage

Development Process



Context Map



City of Kelowna

Subject Property Map



City of Kelowna

Subject Property Map



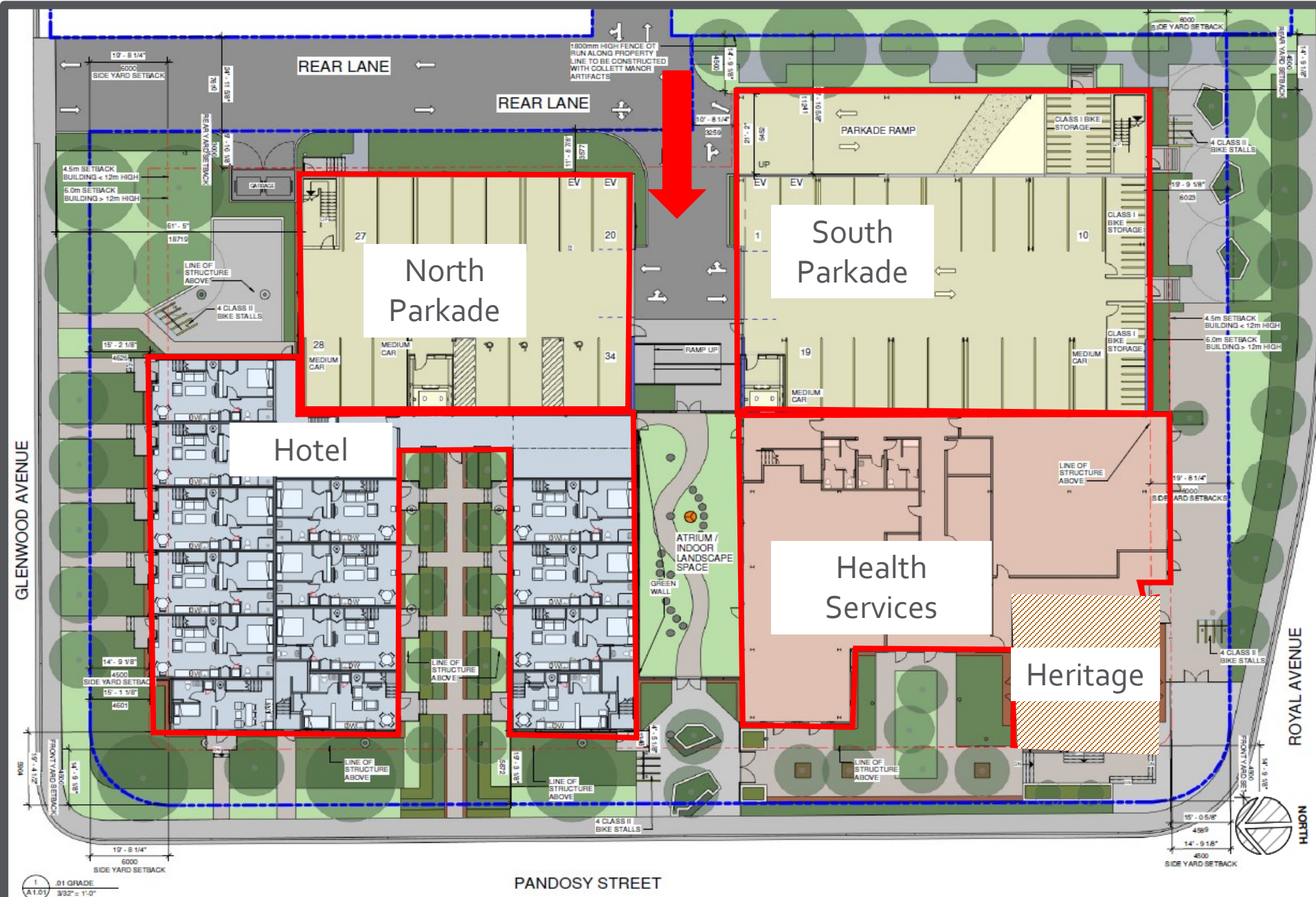
Project/technical details

- ▶ HD2 zone provides for a range of institutional, medical-related commercial and complimentary residential uses
- ▶ Primary use is Health Services, Major
 - ▶ 35, 490 sq ft of commercial space
 - ▶ Physical or mental health services on an out patient basis (services may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature)
- ▶ Secondary use is a hotel
 - ▶ 74 rooms
- ▶ FAR 1.2
- ▶ Parkade structure (193 stalls)

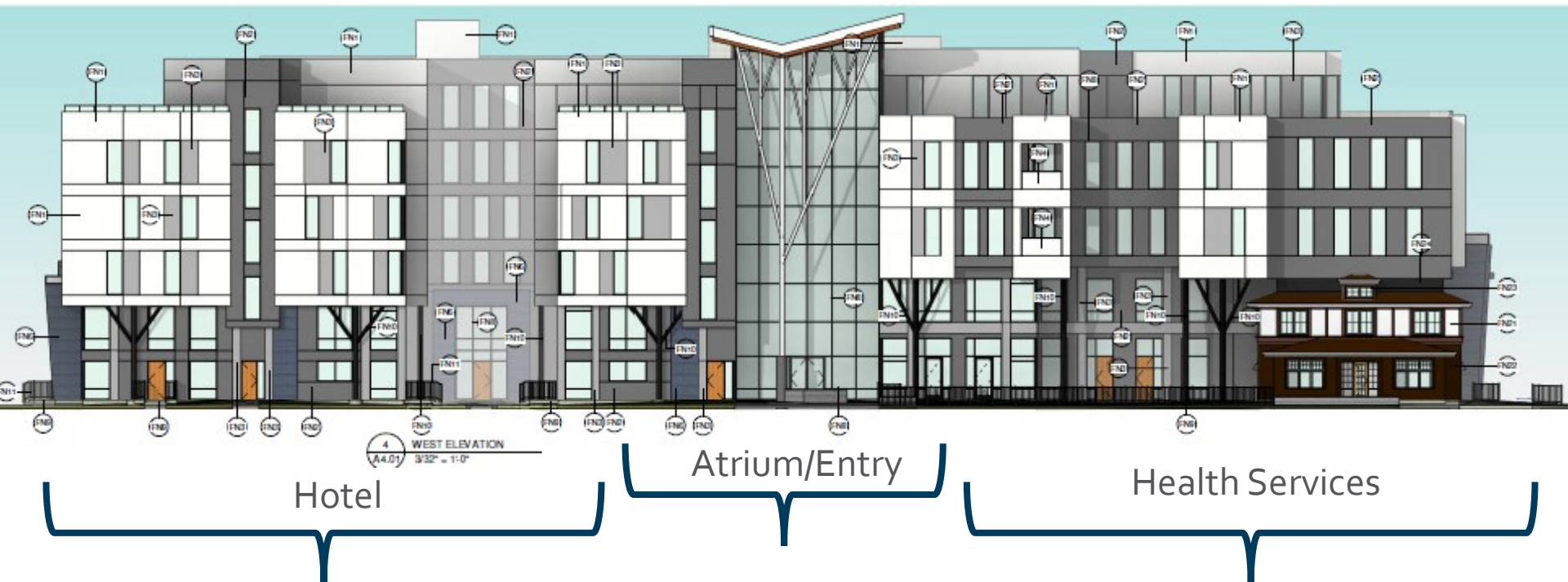
Project/technical details

- ▶ 5 stories (20m in height)
- ▶ Incorporating part of the existing heritage asset (Collett House) into the proposal by relocating, reconstructing and adaptive reuse
- ▶ Proposed variances to:
 - ▶ Site coverage
 - ▶ Height
 - ▶ Rear yard setback

Site Plan



Elevations- Pandosy (west)

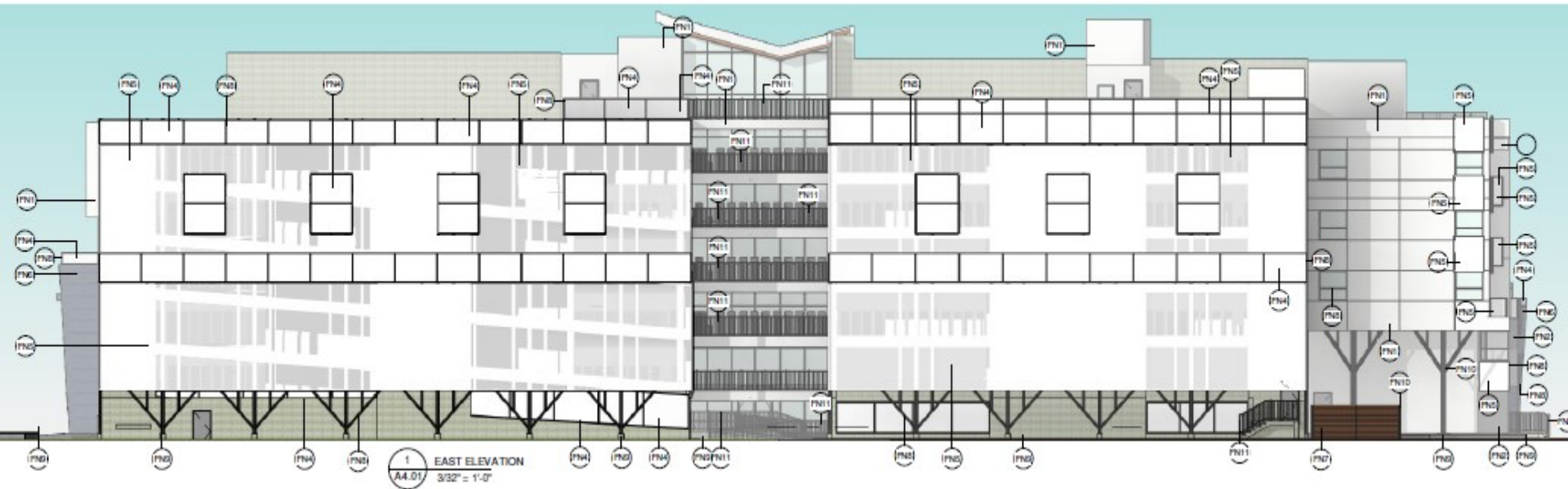


Elevations- Glenwood (north)

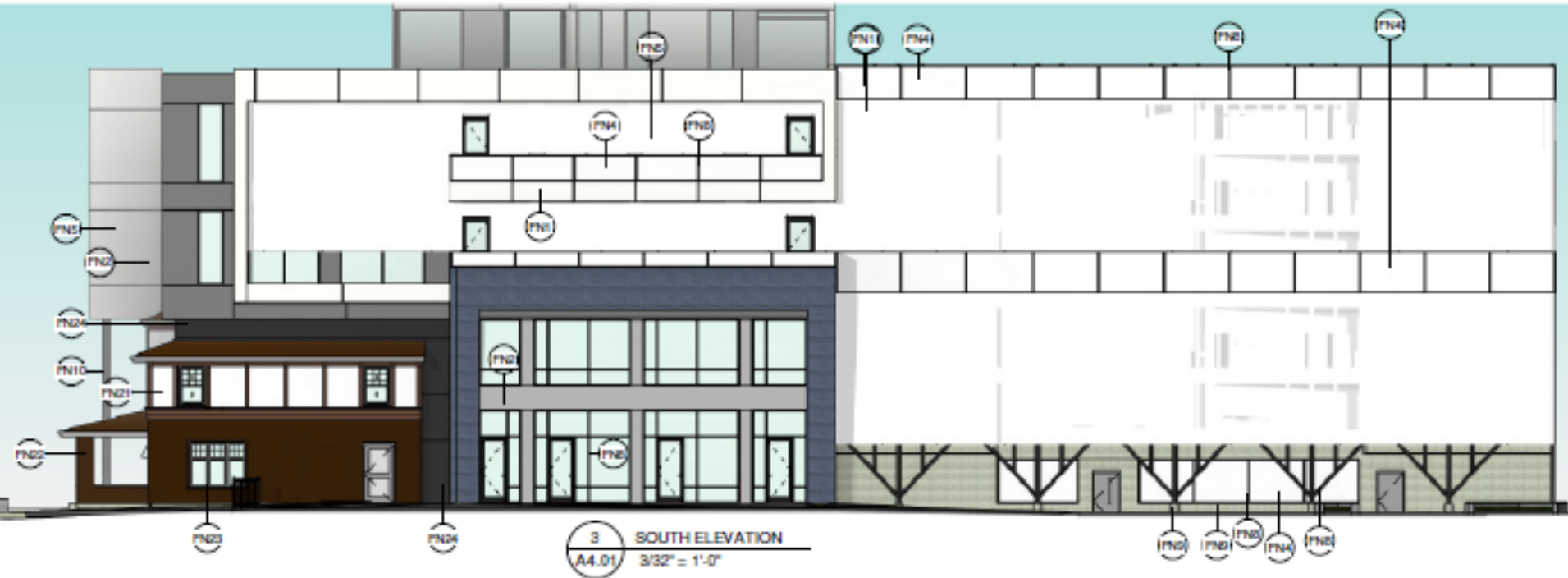


City of Kelowna

Elevations- East



Elevations- Royal (south)



Materials

Hardie Panel

Allura Plank-Maple

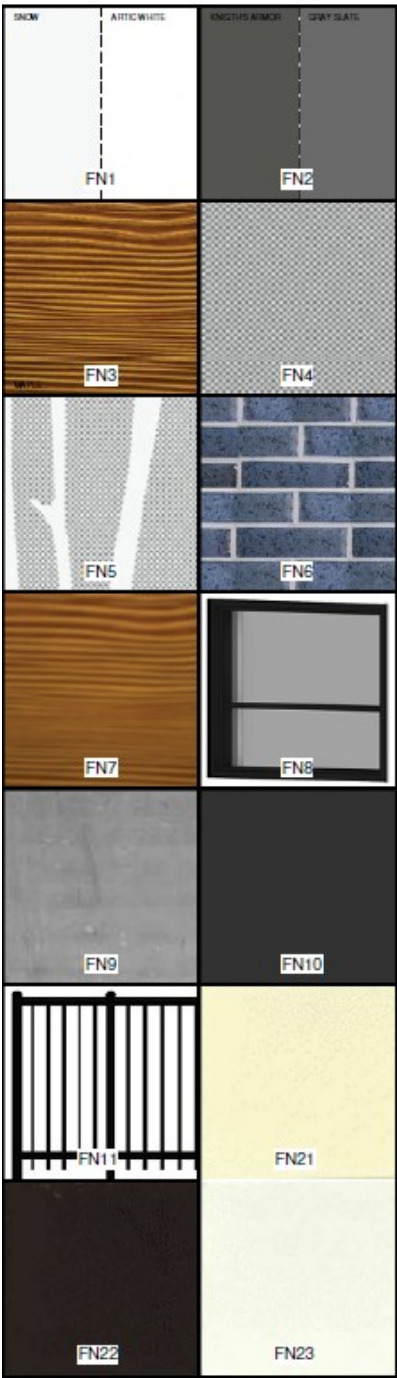
Lazer Cut Aluminum Panel with
Trees

Wood Beams and Decking

Exposed Concrete

Fencing

Steel

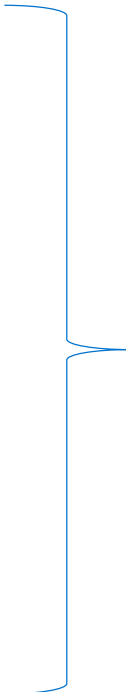


Hardie Panel

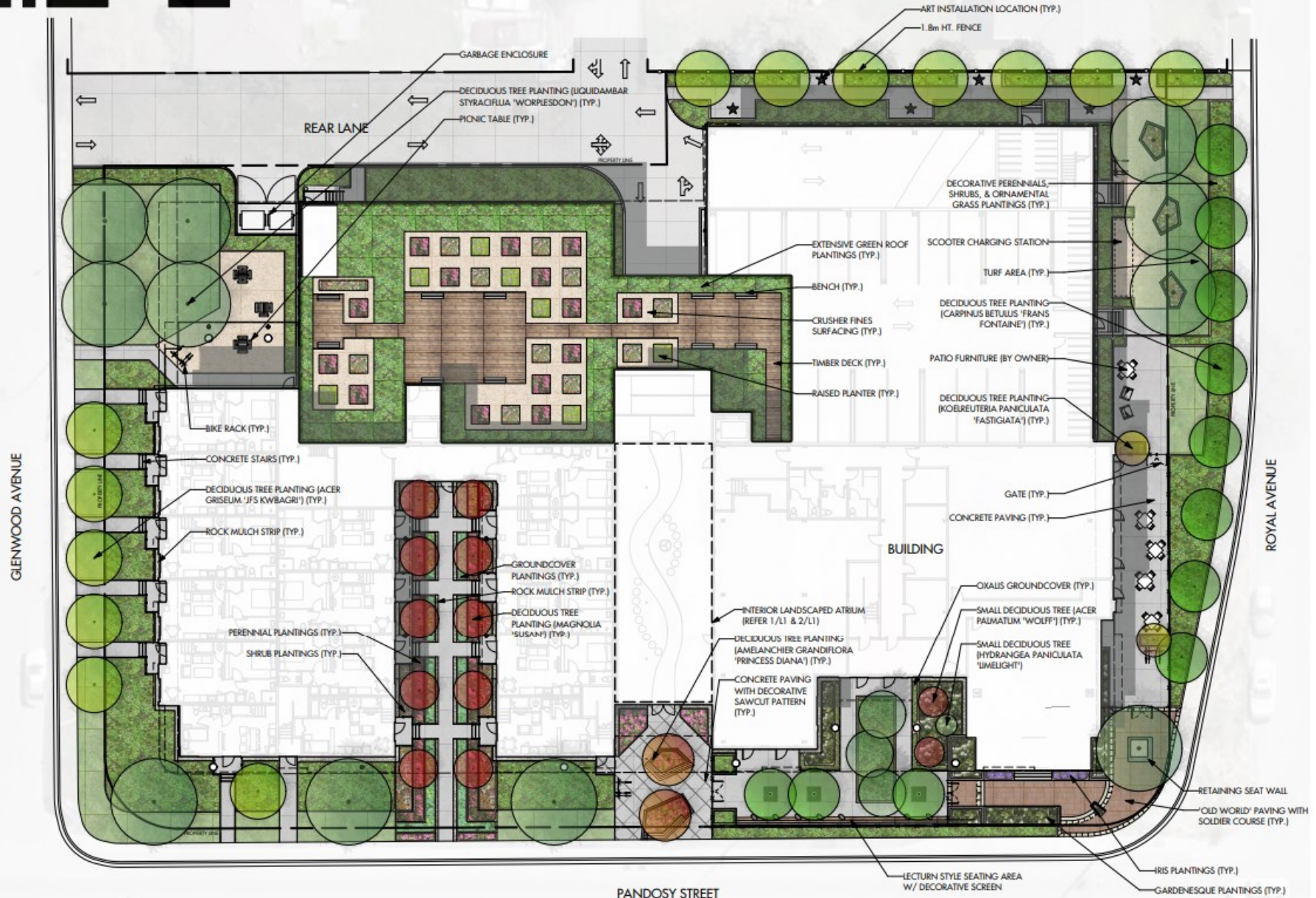
Aluminum Panel

Brick- Coal

Windows/Finishing's



Landscape Plan



Renderings



City of **Kelowna**

Renderings



City of Kelowna

Variances

- 1) Site coverage from 55% to 62%
- 2) Height from 16.5m to 20.0m
- 3) Rear lot line from 6.0m to 4.5m

Height Variance







Development Policy

- ▶ Identify and conserve heritage resources
- ▶ Health District- integrate uses in support of the KGH campus both physically and functionally with the surrounding communities and to provide a moderating transition in scale from a major institutional centre to adjacent established residential areas
- ▶ Achieves OCP Urban Design Guidelines

Staff Recommendation

- ▶ Staff recommend support of the proposed Development Permit & Development Variance Permit



Conclusion of Staff Remarks