

# 416 ROYAL AVENUE



APPLICATION NO. HAP20-0002

PUBLIC HEARING OCTOBER 5, 2021

OWNER: PAYAM & SANAZ HOLDINGS LTD



# CONTEXT PLAN

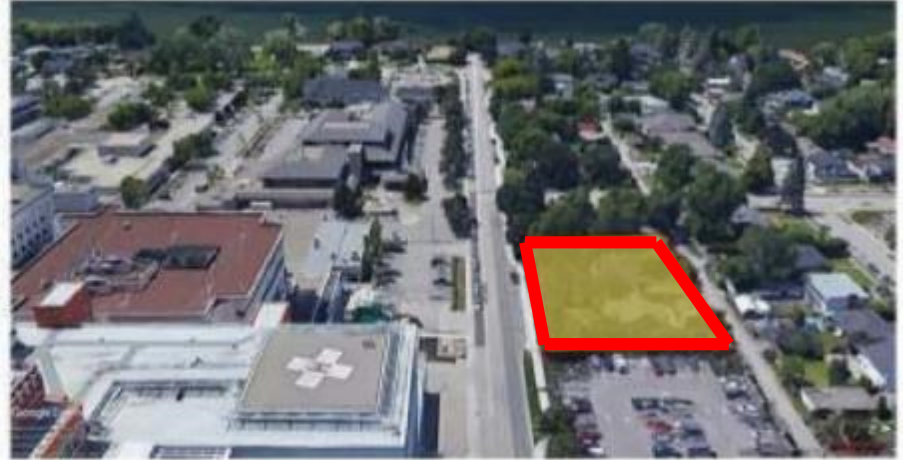




# CONTEXT AERIALS



Aerial view looking North



Aerial view looking West



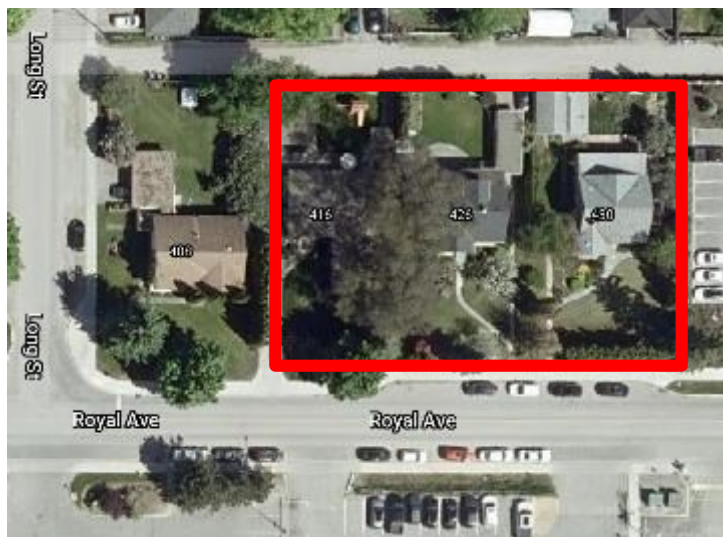
Aerial view looking East



Aerial view looking South



# PHOTOS OF SUBJECT SITE



Site Plan



416 Royal Avenue



426 Royal Avenue



430 Royal Avenue

# CONTEXT PHOTOS



KGH South of Royal Avenue



Parking Lot North of Royal Avenue



# CONTEXT PHOTOS



Royal Avenue



321 Royal Avenue



400 Royal Avenue – BC Cancer Centre



2245 Abbott Street

# ROYAL AVENUE RENDERING



South Elevation Rendering

# HERITAGE REPORT HIGHLIGHTS

*"It is important that the building be contemporary and not made to look 'old'." (page 20)*

- ❑ Provide deep overhangs or shady areas
- ❑ Respect the nearby form and character:
  - Projecting and receding bays
  - Gable pitch roofs over projecting bay sections
  - Smooth stucco and/or clapboard siding
- ❑ Create an effective and interesting street edge by having the façade read as multiple houses rather than one large building through the use of different façade setbacks
- ❑ Incorporate peaked roofs
- ❑ Use asphalt shingles in roofs
- ❑ Use a colour scheme that relates to the neighbourhood: grey or blue colour scheme
- ❑ Landscape design distinct to Kelowna



# PROGRESSION



**1** (Spring 2019)



**2** (Fall 2020)



**3** (Spring 2021)



**4** (current)

# HERITAGE REPORT HIGHLIGHTS



The building design follows the recommendations from the Heritage Report, respecting the character of the neighbourhood, while being **authentic** to its contemporary nature.

Additionally, Planning sought the advise from an external architectural consultant and provided comments that were incorporated into the design to enhance the form and character, including: a horizontal board above the windows and trim details around the windows.



# PROJECT STATS SUMMARY

## HD3 zone:

Height allowed 3 storeys

FAR allowed 1.0

### ▪ **Parking highlights:**

- Modo car-share
- 15 bonus long-term bicycle stalls

- HD3r zone
- Proposed 3 storeys
- FAR proposed 0.95
- Unit breakdown
  - Studios – 6 units
  - One bedroom – 23 units
  - Two bedroom – 9 units
- Total residential units – 38 units
- Health services – 1 unit
- Parking provided – 41 stalls (41 required)
  - 39 residential stalls
  - 2 commercial stalls
- Bicycle Parking provided – 64 stalls (49 required)
  - 44 residential stalls
  - 20 commercial stalls
- Coverage Variance
  - Increase from 60 to 73%
  - The 13% additional site coverage is proposed to use permeable pavers (*hydroPavers*)
  - As a reference, HAP20-008 was granted a site coverage increase from 60 to 72%

# PARKING AND SITE COVERAGE

- Underground parking is not feasible due to the high water table in the area. The provision of **surface parking** results in a site coverage variance.
- During the geotechnical investigation groundwater was observed at 1.2m to 1.5m below grade.



Laneway	Bermed landscape buffer	Permeable paver parking area	Asphalt
0.00	0.00	0.00	0.00

- Permeable paver  
13% of site coverage

— Hardscape  
31% of site coverage

- Building  
29% of site coverage

- Permeable paver  
**13%** of site coverage
- Hardscape & building footprint  
**60%** of site coverage
- Total site coverage  
73%

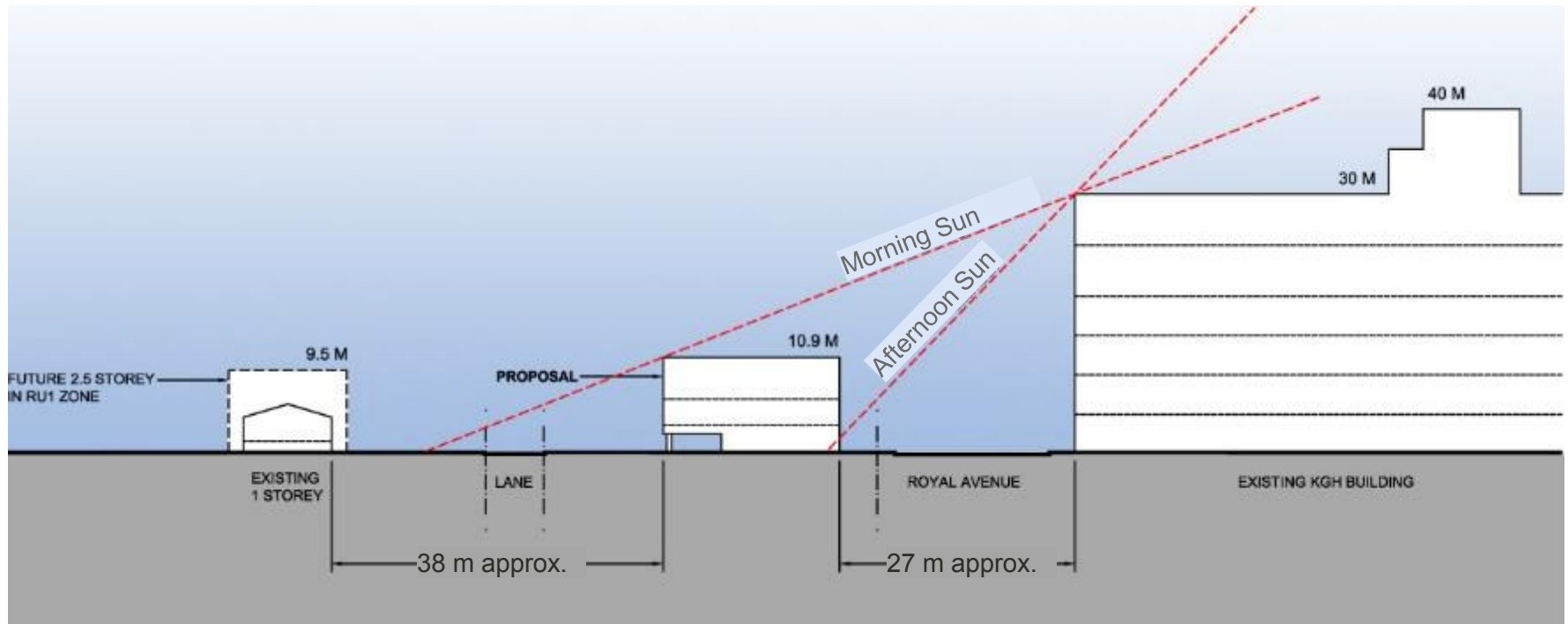


# HEIGHT VARIANCE

HD3 zone height  
3 storeys, 10 metres

- Requested Variance – from 10 metres to 10.97 metres
- Denciti completed a detail **Heritage Study** and has based the design on report recommendations.
- The Study highlighted a number of **roof styles** as shown in our Progression Slide.
- Interaction with **residents and Planning** showed support for a high roof pitch.
- Our **design has evolved** to the current design and concept approach over the last 18 months.
- The street cross section and shadow study demonstrated **minimum impact** of this variance.

# ROYAL AVENUE SCHEMATIC SECTION





# MEDICAL COMMUNITY ENGAGEMENT

**Dr. Jade Dittaro**  
**UBC Faculty of Medicine**  
**Family Practice Residency Program**  
**Rural Okanagan Site**

**Testimonials from medical students/residents**

**Doreen Welsh**  
**4<sup>th</sup> Year Elective Program Coordinator**  
**UBCO**

**Dr. Tom Kinahan**  
**Urologist, Kelowna General Hospital**

**Dustin Linsdell**  
**Associated Property Management Ltd**

**Christine Hamilton**  
**Program Manager, Postgraduate Medical Education**  
**Southern Medical Program**

**Amy Zimmer**  
**2<sup>nd</sup> & 3<sup>rd</sup> Year Elective Program Coordinator**  
**UBCO**

**Dr. Sohayl Ghadirian**  
**Family Physician, Kelowna General Hospital**  
**Palliative Care Services**



**Interior Health**  
*Every person matters*



THE UNIVERSITY OF BRITISH COLUMBIA

Okanagan Campus

Faculty of Medicine  
Southern Medical Program

BRITISH COLUMBIA

Okanagan Campus

Faculty of Health and Social Development  
School of Nursing



THOMPSON  
RIVERS  
UNIVERSITY | Faculty of  
Science

**Respiratory Therapy**

**Who works at KGH:**  
**>1500 employees**

**> 200 new trainees/yr**

**University of British Columbia - Family  
Medicine - Kelowna Rural**

Faculty of Medicine  
Kelowna Emergency Medicine Residency Program

**Interior Health Pharmacy Residency Program**  
*Welcome to Your Residency Program*

# MEDICAL COMMUNITY OUTREACH

## Current market needs:

- ❑ No shared accommodation preferred as a result of the Covid-19 pandemic
- ❑ Looking for accommodation 12 months in advance

## Marketing campaign:

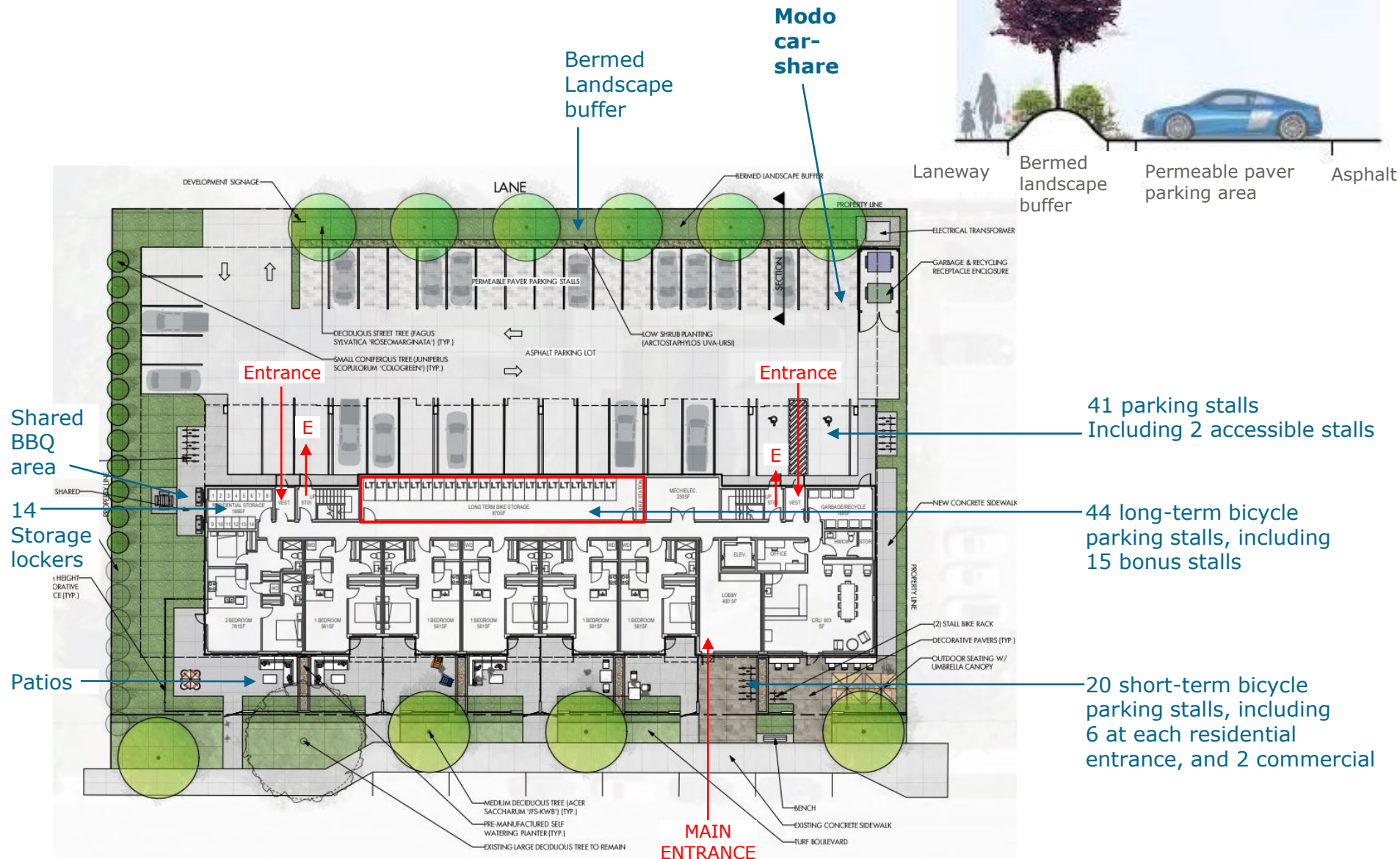
- ❑ Will begin 11 months before project completion
- ❑ Led by property manager, Dustin Linsdell
- ❑ Direct outreach + posters

## Programs:

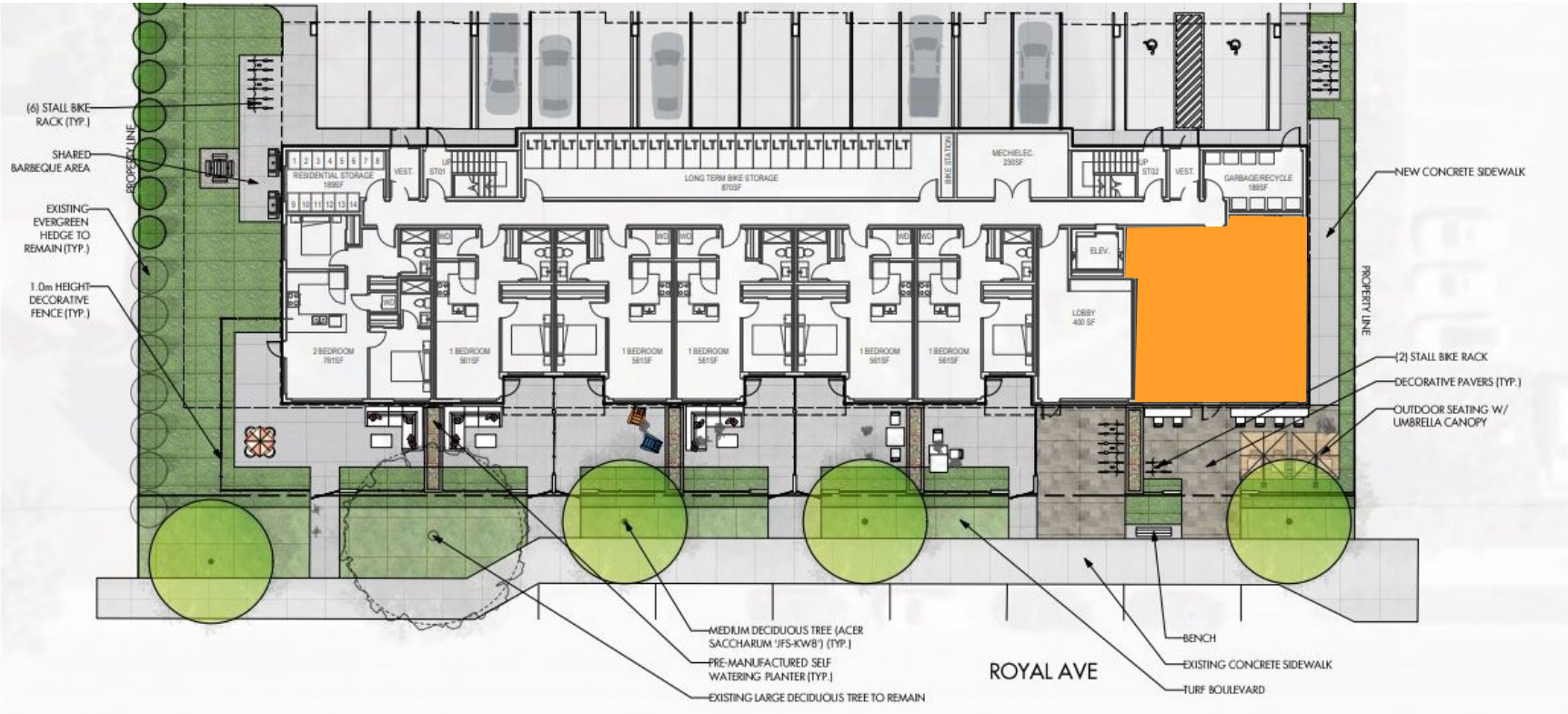
- ❑ **UBC Emergency Medicine Residency** (12 months)
- ❑ **Kelowna Regional Family Medicine Program**
  - 4 resident positions available
  - The first year of the Kelowna Regional Program is completed at KGH
- ❑ **Kelowna Rural Program**
  - 9 resident positions available
- ❑ **Interior Health Pharmacy Residency Program**
  - 1-year program
- ❑ **UBC Okanagan School of Nursing**
  - Bachelor of Science in Nursing (4-year program)
  - Licensed Practical Nurses Access Program (LPN)
  - Registered nurse Access Program (RN)
- ❑ **Thomson Rivers University Respiratory Therapy Program**
  - 3-year program
  - 1 to 2 years practicum at KGH
- ❑ **Okanagan College**
  - Bachelor of Science in Nursing (2 years)
  - Certified dental assistant (10-month program)
  - Kinesiology Diploma
  - Pharmacy Technician Certificate
  - Practical Nursing Diploma
  - Health Care Assistant Certificate
  - Early Childhood Education Diploma



# SITE PLAN



# LANDSCAPE PLAN



Outdoor seating and weather protection



Bench

# PRESENTATION SUMMARY

- A)** We believe that multiple dwelling housing and particularly long-term rental product focused on the demand created by the Hospital campus will provide for:
1. Low impact traffic and parking.
  2. Clearly addresses demands created by the Hospital campus.
  3. Provides an effective transition from the HD1 zone to the single family community to the North.
  4. Creates an effective use of a challenging location on Royal Avenue.
- B)** The requested variances for height and coverage will ensure that we can develop a project that will provide long rental options for students, staff and practitioners of the Kelowna General Hospital.



# QUESTIONS & THANK YOU



Looking North West from Royal Avenue

# SUPPLEMENTARY SLIDES

# SHADOW STUDY



MARCH 20 - 9:00 AM



MARCH 20 - 12:00 PM



MARCH 20 - 3:00 PM



JUNE 21 - 9:00 AM



JUNE 21 - 12:00 PM



JUNE 21 - 3:00 PM



DEC 21 - 9:00 AM



DEC 21 - 12:00 PM



DEC 21 - 3:00 PM



# LEVEL 1 FLOOR PLAN

- Health services
- Ground floor rental
- Upper floor rental



1/16" = 1'-0"  
LEVEL 01 FLOOR PLAN

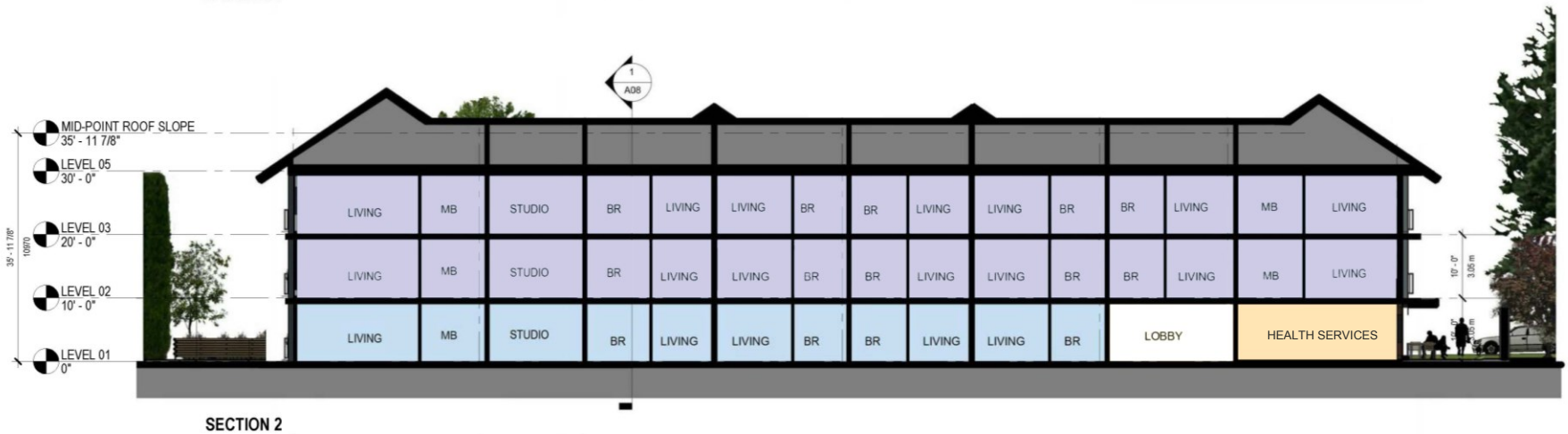
# LEVELS 2 & 3 FLOOR PLAN

- Health services
- Ground floor rental
- Upper floor rental



1/16" = 1'-0"  
LEVELS 02+03 FLOOR PLAN

# SECTIONS



1/16" = 1'-0"  
SECTIONS



# HD3 BOUNDARY MAP

HD3 Zone Site

