

March 21, 2025

Sara Skabowski, RPP, MCIP  
Planner II  
City of Kelowna Planning Department  
1435 Water Street  
Kelowna BC  
V1Y 1J4



### JoeAnna's House Addition

### Heritage Alteration/Development Permit Application Design Rationale

Sara,

Please see the design rationale document supporting the Heritage Alteration/Development Permit application for the proposed Addition to JoeAnna's House located at 321 Royal Avenue in the newly created MF zone. The proposed project is a two-storey development with 5 new guest suites per floor, adding 10 new suites to the existing 20 suites making for a total of 30 suites (a 50% increase) once the addition is completed. Kelowna General Hospital Foundation (KGHF) which operates JoeAnna's House has stated that the need for the new suites is acute as they are constantly facing over-booking challenges. We are excited to be submit an application for a project that means so much to the community of Kelowna and the far reaching Interior communities that JoeAnna's House serves.

The rationale is organized into the following sections

Section 1 | Project Summary: Introduction, Site, Building Design

Section 2 | Transportation & Parking: Guest & Staff Parking Rationale

We look forward to your favourable review of the Heritage Alteration/Development Permit application and if you have any questions, please do not hesitate to call.

Yours truly,

Stoke Tonne, Principal  
Architect AIBC, MRAIC, LEED AP

**SECTION 1 | PROJECT SUMMARY****INTRODUCTION**

The KGH Foundation (KGHF) was established in 1978 to support the growing demand by local philanthropists to close the gap between the provincial standard and what is possible in the delivery of advanced medical care in the southern interior. Starting in 2016 our office worked with KGHF on the design and through construction on the existing building which opened in the fall of 2019. Since its opening JoeAnna's House has been successfully providing short term accommodation for families in need of a place to stay in Kelowna while family members are in the hospital and provides a 'home away from home' for those individuals.

**SITE**

The project is sited on the corner lot of Royal Avenue and Abbott Street on what was a parking lot serving Interior Health Authority (IHA) prior to the construction of JoeAnna's House. The site is blessed by its proximity to Okanagan Lake and we are aware that guests and families make use of Strathcona park almost as an extension of the house. The site is also directly beside the Hospital Campus to the east and the Heritage Conservation Area to the north.

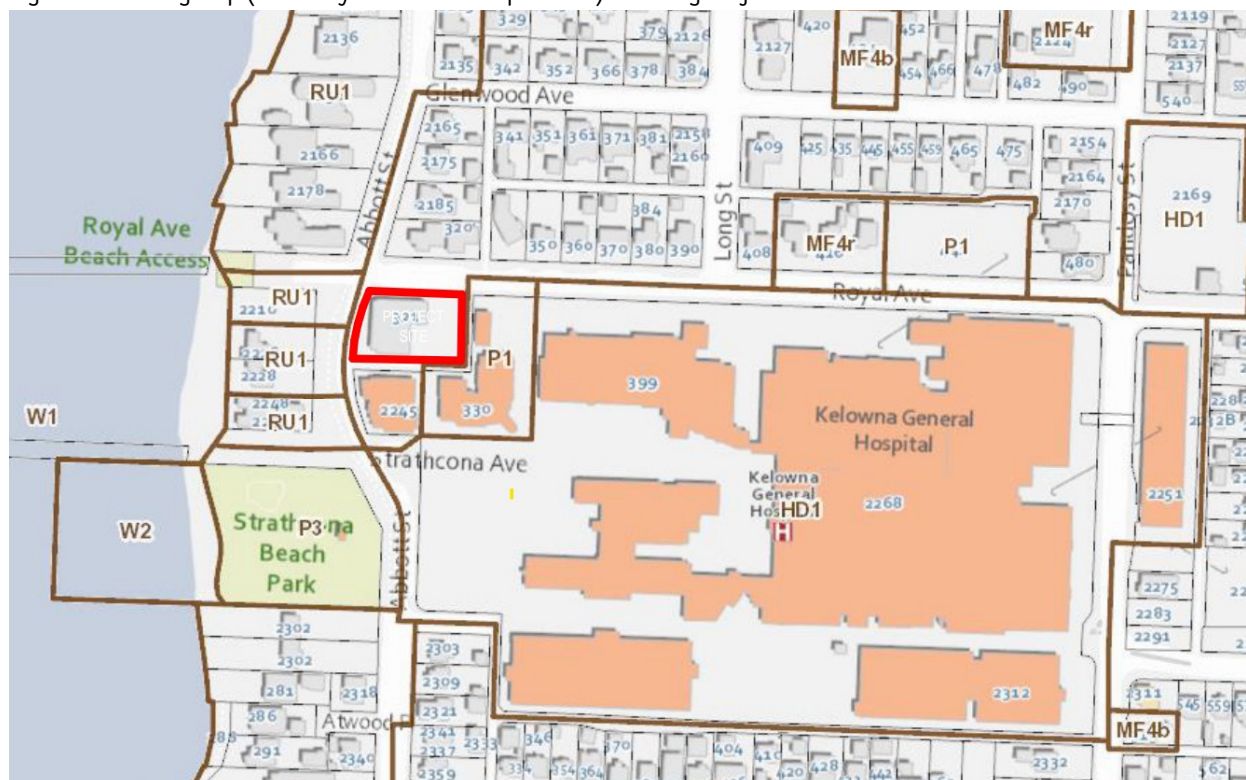
**NEIGHBOURS**

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 Addition project is to create a 'seamless addition' to the existing building which was designed to be compatible with the surrounding neighbourhood in both scale and character as it is 2 storeys and approximately 35 feet in height.

**HOSPITAL CONNECTIONS**

The primary function of JoeAnna's House is to allow families to be close to loved ones who are in the hospital therefore the pedestrian flow to and from the hospital formed a major design consideration in the planning of the Addition. The new eastern entrance is envisioned to provide direct pedestrian access to the sidewalk along the south side of Royal Avenue which leads to the Hospital Buildings.

Figure 1 – Zoning Map (from City of Kelowna Map Viewer) Showing Project Site Boxed in Red



## SECTION 1 | PROJECT SUMMARY

### BUILDING DESIGN

The goal of KGHF and design team was to have the Addition look like it 'belonged' on the street by creating a seamless addition to the existing building. Based on that objective we are proposing an addition that simply extends the form and character of the existing building so that once complete it should be virtually impossible to distinguish the addition from the existing building.

The challenge of the exterior design of the existing JoeAnna's House building was finding the balance between the new and the old. The opposing forces of these styles and scales provided the opportunity to search for a form and character for JoeAnna's that would be its own, one that was neither a rectilinear modern institutional building form nor one that borrowed heavily historical homes. Given its function the exterior colours and treatment needed to evoke a sense of optimism and hope and also be rooted back to natural elements. The modern farmhouse style was adopted and approved by KGHF as it addressed all the ambitions of the project's architecture as it blends old with new, crisp finishes with warm and natural materials.

The bright white board and batten exterior cladding proposed for the majority of the addition's exterior is intended to reads as both elegant and familiar. The Addition's walls undulate on the 11' building grid while the dormers, trimming and wood canopies also work to break up the scale of the form and mirror that of the existing building. The feature stone cladding that is on the feature corners of the existing building is proposed to be applied to only the north elevation of the middle bay of the Addition and provides a visual break in the north elevation and ties the building to the ground through the use of real stone veneer. The windows in this stone-clad wall trimmed out in stained wood and the mechanical unit screen is gray instead of black. Multipaned windows proposed for the Addition are to match directly to the existing building in size and colour and should allow for the exterior to continue to 'fit' into the neighbourhood while the large false barn door on the east side and canopies work to provide a strategic break in scale and help provide articulation at grade.

### LANDSCAPE & SHARED AMENITIES

The project site design is limited to the front yard on the north elevation of only the Addition, the east side yard, and an improvement to the existing kids play area. The front yard treatment extends that of the existing and is bylaw compliant while the east side yard primarily serves the ramp and sidewalks connecting the Royal Avenue south sidewalk to the new east building entrance. A new gazebo and seating and hardscaped area completed with a planted privacy screen between this area and the parking lot is proposed in the former kids play area.

Figure 2 – Rendering of North Elevation and Northwest Building Corner



**SECTION 2 | TRANSPORTATION & PARKING****PARKING STUDY/RATIONALE**

KGHF has studied the parking for guests and staff internally and provided the following rationale for City review. Please note that the MF4 zone does not require any parking except for one accessible stall and this study has been done to ensure the proposed reduction of parking stalls (existing 27 stalls – proposed 15 stalls: net loss of 12 stalls) as a result of the Addition is operationally feasible.

**STAFF PARKING**

There will be three spots designated for staff as our staff work 24 seven and need to be there for security reasons.

**TEMPORARY PARKING STALLS/LOADING STALLS**

There will be three stalls that will be designated as loading and unloading for guests who are either checking in or checking out. If they are checking in, they will be able to park there for the day until they can move over to the Parkade in the evening when parking is more available.

**GUEST STALLS**

The expectation will be that not all guests are going to get a parking spot and that some will have to find their own parking. The designated guest stalls will be given out to guests who require them the most, high risk, pregnant women, people with mobility issues, seniors who drive back-and-forth to the hospital each day, or long-term guests, such as parents of a child who is in the adolescence psych unit as these are the people that will be using their cars more regularly.

**GUEST USE OF VEHICLES**

What we have learned over the past five years is that the majority of our guests do not use their car once they are here. They simply walk back-and-forth to the hospital and many will actually walk up to the grocery store or take a bus. Most of our guests are from very small towns and have never even been to Kelowna so they do not feel comfortable driving.