

March 2, 2020

Re:

2695 Pandosy Street and 540 Osprey Avenue

Development and Variance Rationale Letter

Dear City Staff and Council,

The attached application for 2695 Pandosy and 540 Osprey Avenue is a 9-storey mixed use development. The building consists of retail space at grade, an amenity space on the second floor, 6 floors of hotel/apartment units, and a residential penthouse. There is a rooftop patio space connected with the amenity space on the second floor. The majority of parking is provided using a mechanized stacking parking system as well as a few at-grade spots.

The main goal of the project is to create a signature hotel/apartment building that will anchor the north end of the Pandosy Village area. The design rationale for this building was straightforward, we simply followed the example of the other buildings around it! There were several times we began to move away from our heritage-based architecture, but each time we came back to it knowing that it would compliment our other buildings and the surrounding neighbourhood. The balance of modern elements based in a traditional framework has a timeless appeal.

The modern and creative twist we added to this building is the semi-transparent glass block enclosure around the mechanized parking system. Since this will be the first automated parking system in the Okanagan, we thought it would be "fun" to show off the structural element of it, as well as allowing a semi-transparent view of the parts in motion. The glass block structure will be lit at night providing a low ambient glow to the structure. The building will be striking both day and night.

Our proposal meets all of the requirements under the C4 zone with one exception: height. The form (and therefore height) of the building was chosen for two reasons. First, we are attempting to save the small single-story building currently at 2695 Pandosy. This building was built in the mid 1990's and is well built and relatively new. Although we desired to change its appearance, its location was exactly appropriate. This meant that to meet the density under the zoning bylaw we moved the density from above that building to above the empty lot. This will save a significant amount of the current building, allowing for re-use rather than disposal. Secondly, we felt the lower building meant a nicer feel to the Pandosy frontage. With a footprint of only about 2,500 sq. ft. per floor, this tall, slender building takes up much less "sky" than if we had built out to 4 storeys across the entire width and depth of both lots. Although we realize this is a large step up in height for the C4 zone, it represents only a small increase from what is allowable in other urban areas of Kelowna. We feel the height is in an appropriate location which has little or no impact on its surrounding neighbours.

This application maintains our design philosophy of creative solutions for density on smaller lots and we believe it will be an asset to this area. We look forward to the application's approval.

Sincerely,

Shane Worman

Worman Homes/Worman Commercial



540 Osprey Avenue, Kelowna, BC



PLAN KAP70769 PLAN EPP58093

PROPERTY DESCRIPTION

CIVIC: 540 Osprey Avenue, Kelowna, BC
LEGAL: LOT 18, PLAN 3769 EXCEPT PLAN KAP91163,
AND LOT 1, PLAN EPP58094, BOTH OF DL 14, O.D.Y.D.
(2695 Pandosy Street and 540 Osprey Avenue, Kelowna, BC).

ZONING CALCULATIONS:

Current: C4 (Urban Centre Commercial)

SITE INFORMATION:

Gross Site Area = 11,635 SF (1,080.9 sm)
Allowable Total Site Coverage =

75% (8,460 SF) 8,305 SF

1.3+.2+.2+.83 (2.35Max)=27,342.3 SF 26,876.8 SF (2,506 SM)

PROJECT & SITE INFORMATION

CONCEPTUAL LANDSCAPE PLAN

Proposed:

Proposed:

ENTRY LEVEL

Area Calculations:NET FLOOR AREA

FIRST LEVEL: EXISTING RETAIL AND BRIDGE:	2,513.3
NEW RETAIL:	365.6
SECOND LEVEL AMENITY:	1,708
SLIR TOTAL.	1 586 0

DRAWINGS:

ORAMINGS:

ARCHITECTURAL:

 SUB TOTAL:
 4,586.9 SF

 THIRD-EIGHT

 SUITE 1,6,15,24,33,42:
 381 SF

 SUITE 2,7,16,25,34,43:
 370 SF

 SUITE 3,8,17,26,35,44:
 373 SF

 SUITE 4,9,18,27,36,45:
 500 SF

 SUITE 5,10,19,28,37,46:
 314 SF

 STOR.&SUITE 11,20,29,38,47:
 278 SF

 STOR.&SUITE 12,21,30,39,48:
 278 SF

A-101 SECOND LEVEL PLAN
A-102 THIRD LEVEL PLAN
A-103 FOURTH TO EIGHT LEVEL TYPICAL PLAN
A-104 NINTH LEVEL PLAN
A-200 ELEVATIONS
A-201 ELEVATIONS
A-300 SECTIONS
A-600 RENDERS

A-100

LANDSCA L1

SUITE/FLOOR SUB-TOTAL=3,206X6:

STOR.&SUITE 13,22,31,40,49: GYM&SUITE 14,23,32,41,50:

Building Height:

Bicycle Storage: Long Term: 2,506m2/500X1 = Short Term: 2,506m2/750X1 =

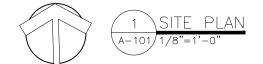
LEVEL NINE RESIDENCE: 3,053.9 SF

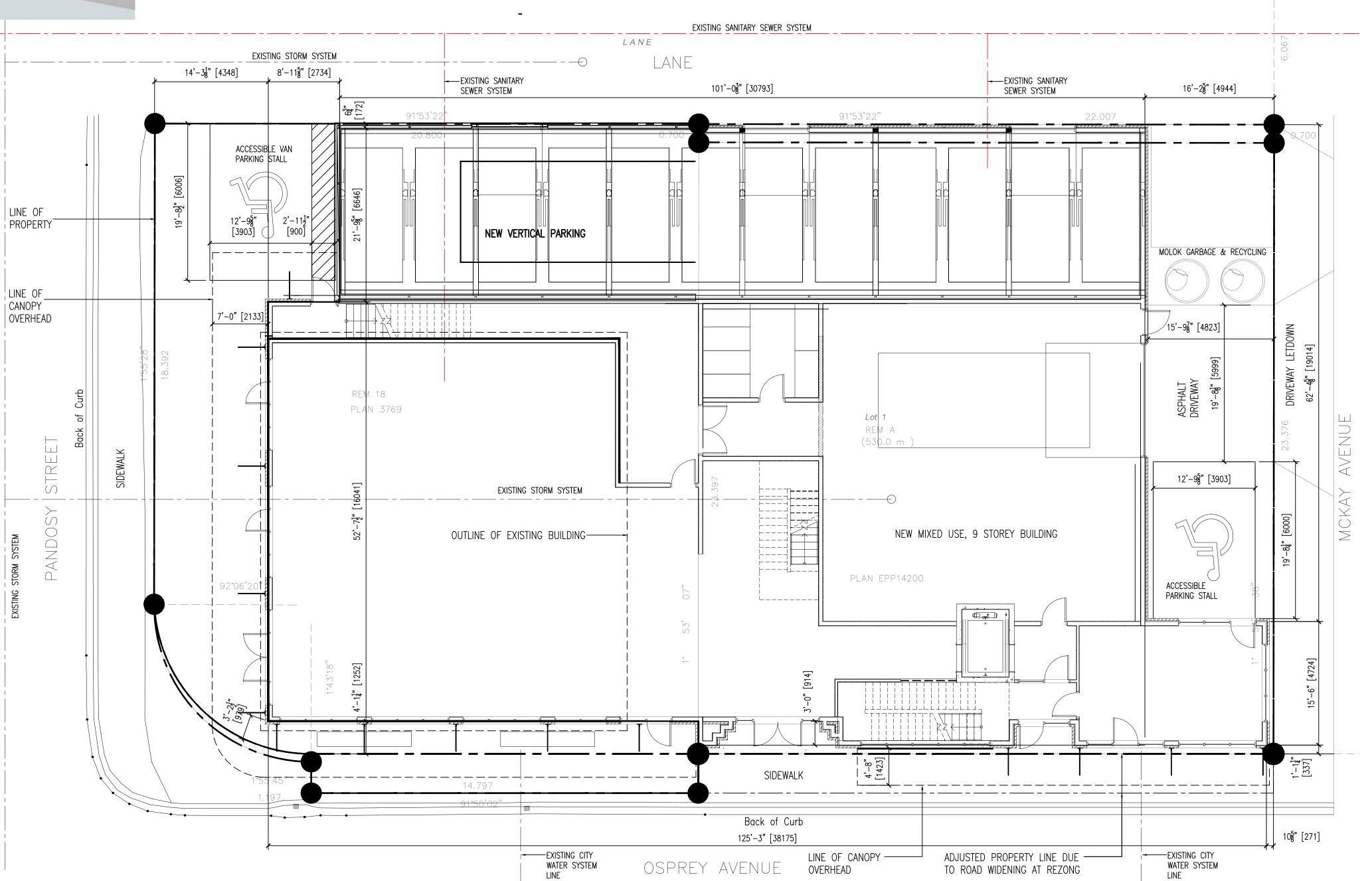
TOTAL FINISHED FLOOR AREA: 26,876.8 SF (2,506 SM)

19,236 SF

Max. Height =	59' (15m)/4 storeys - South Pandosy Urban Centre	117'-5" (35.79m)/9 storeys	PROPOSED VARIANCE
Yard setbacks: Front yard - Side yard - Rear yard -	Allowed: 0 m/Landscape buffer for non-accessory parking 0 m/2.0 m and/or calculation adjacent to residential 0 m/6.0 m adjacent to residential	Proposed: .33 m .27 m 0 m	
Parking Calculations: 2,506m2/100X1.3 (3.0)=	Required: 33 min/76 max	Proposed: 36	

REFER TO LANDSCAPE PLAN L1 FOR CONCEPTUAL LANDSCAPE PLAN





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205-1626 Richter Street,

Kelowna, BC V1Y 2M3

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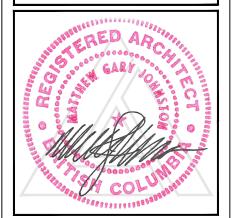
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Revision No., Date and Description 02.20.27 - FOR DVP

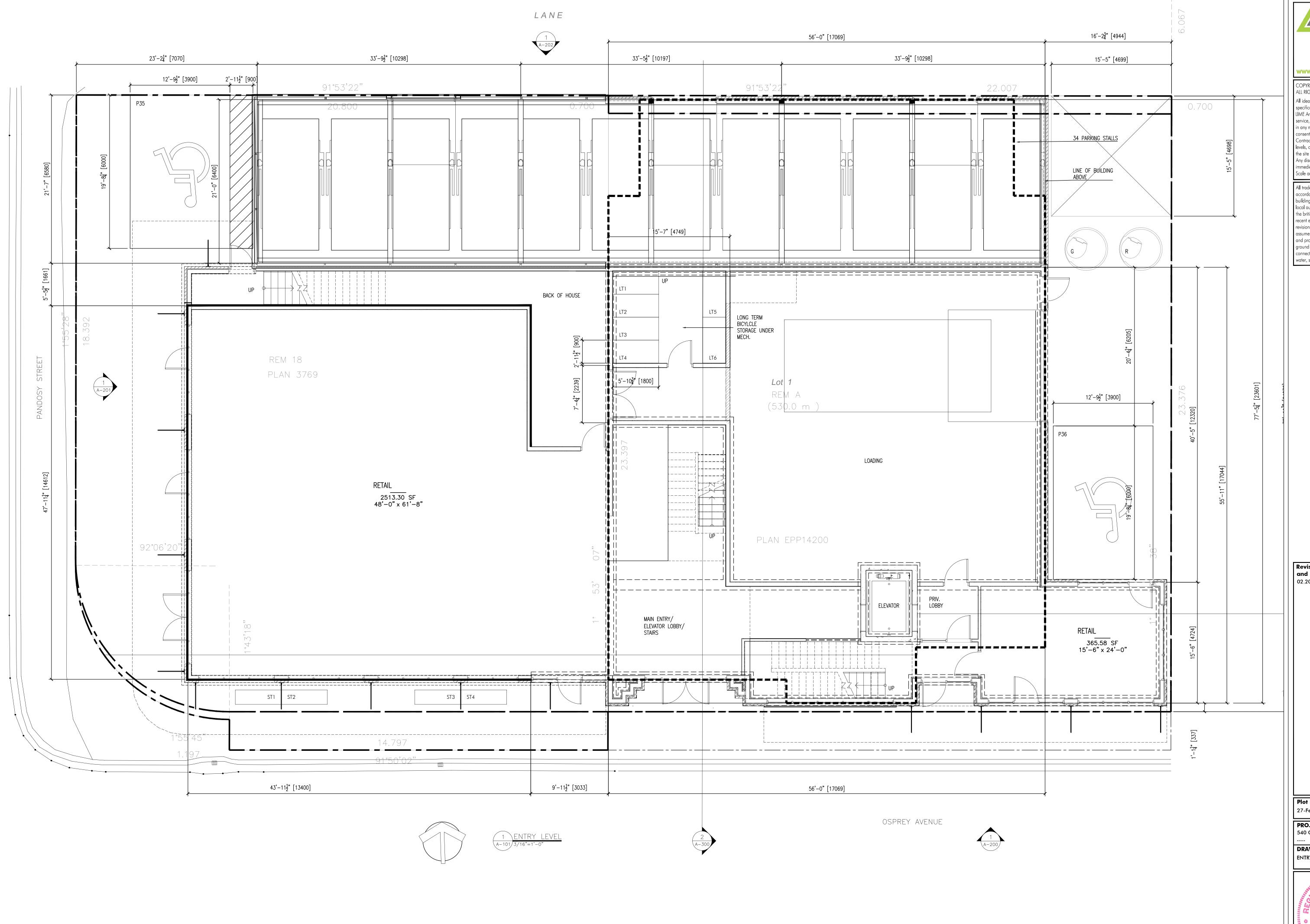
Plot Date Drawing N
27-Feb-20 A-001

PROJECT
540 OSPREY AVENUE

DRAWING TITLE
PROJECT INFORMATION



FOR DVP



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Plot Date Drawing N 27-Feb-20 A-100

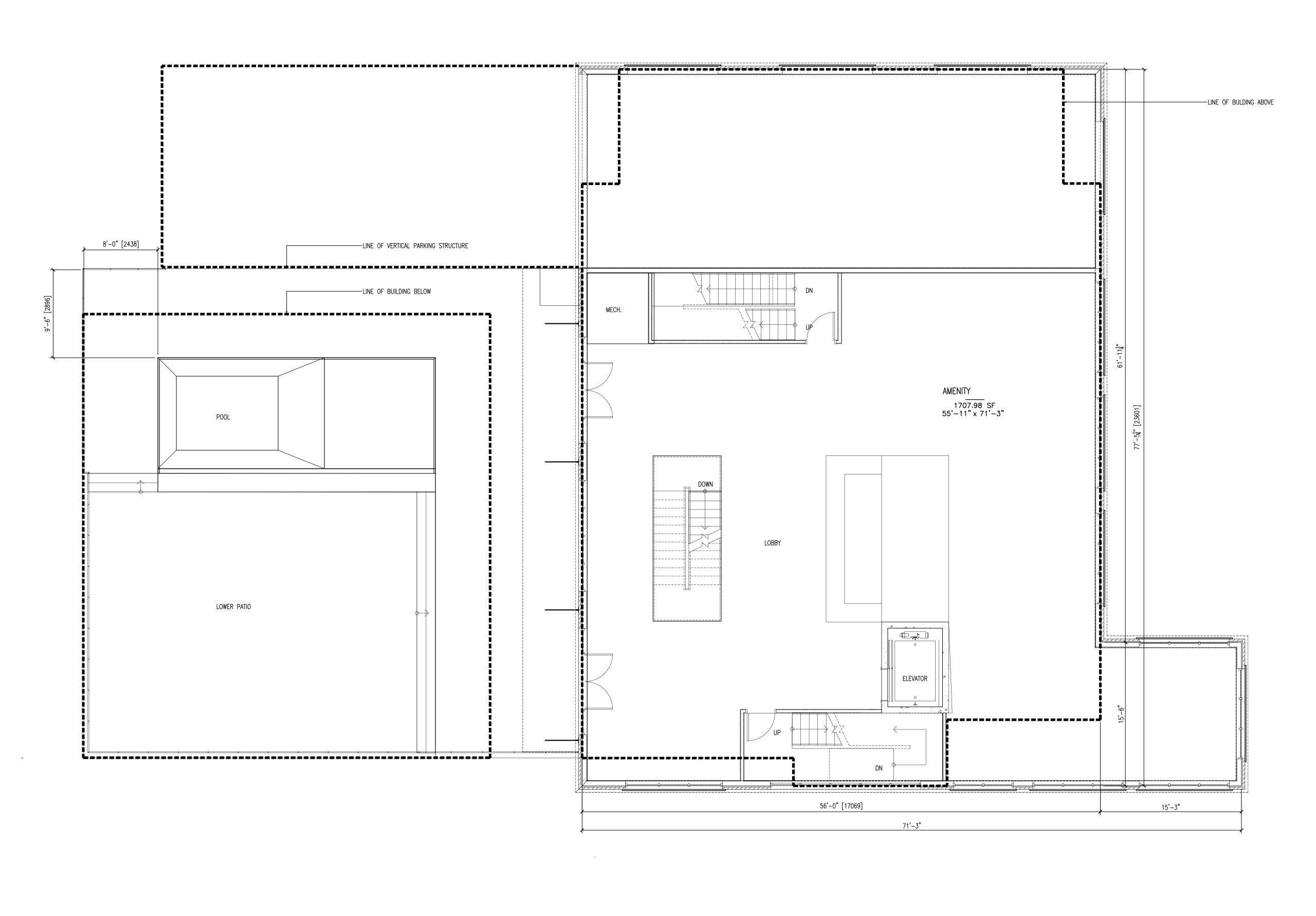
PROJECT
540 OSPREY AVENUE

540 OSPREY AVENUE

DRAWING TITLE
ENTRY LEVEL

FOR DVP





1 SECOND LEVEL A-102 3/16"=1'-0" LIM ARCHITECTURE IN

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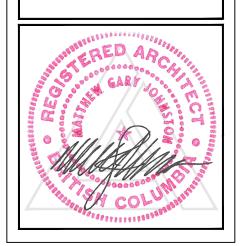
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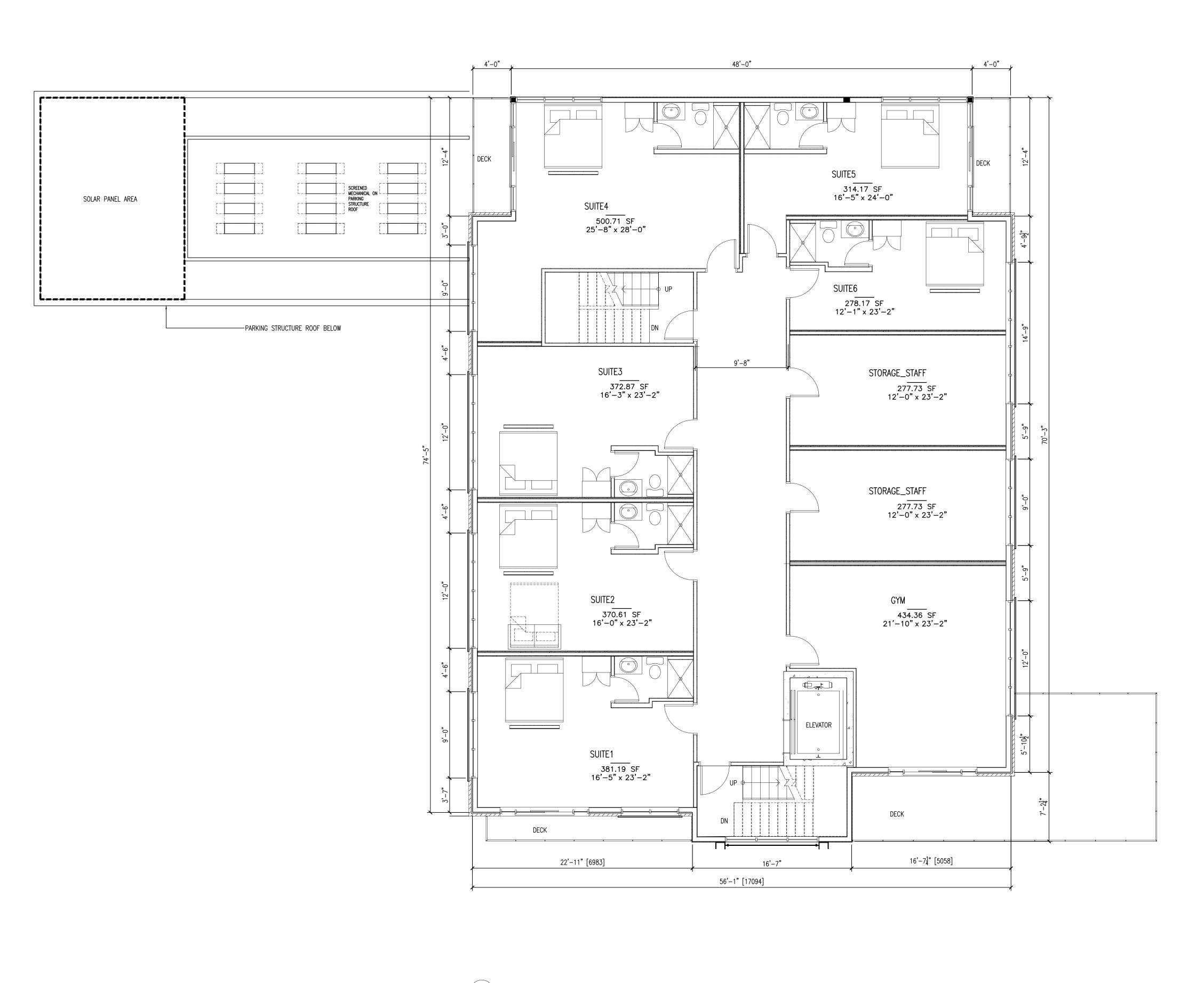
Revision No., Date and Description 02.20.20-FOR DVP 02.28.20-FOR DVP

Plot Date Drawing N 28-Feb-20 A-101

PROJECT
540 OSPREY AVENUE

DRAWING TITLE
SECOND LEVEL





ARCHITECTURE INC.

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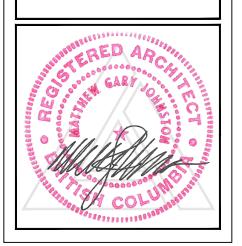
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Revision No., Date and Description 02.20.20-FOR DVP 02.28.20-FOR DVP

Plot Date Drawing N 28-Feb-20 A-102

PROJECT 540 OSPREY AVENUE

DRAWING TITLE
THIRD LEVEL





1 LEVELS FOUR TO EIGHT A-106 3/16"=1'-0"



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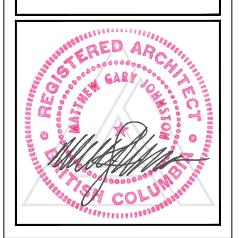
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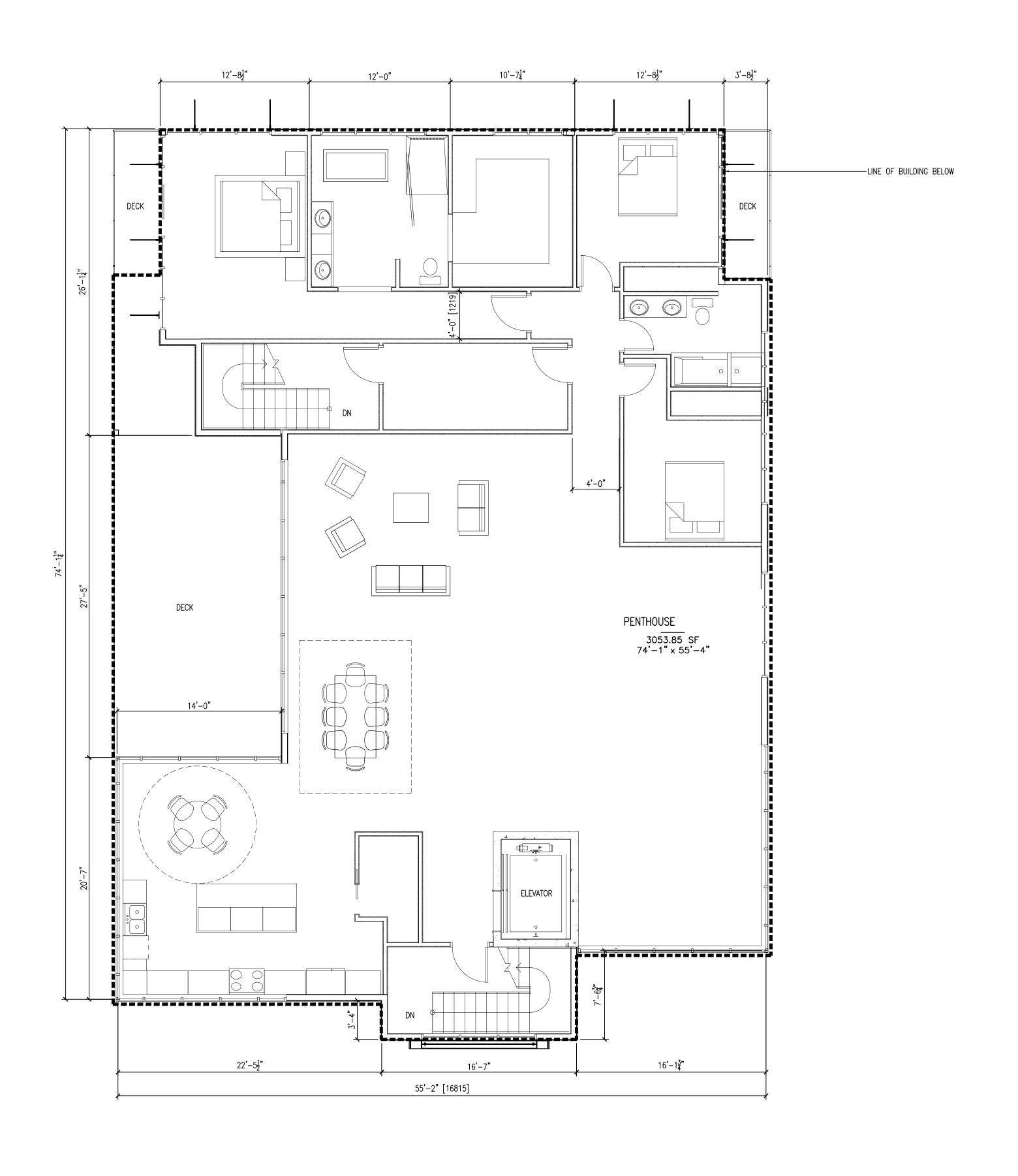
Revision No., Date and Description 02.20.27-FOR DVP

Plot Date Drawing 27-Feb-20 A-103

PROJECT 540 OSPREY AVENUE

DRAWING TITLE
FOUR LEVEL TO EIGHT LEVEL





1 LEVEL NINE A-106/3/16"=1'-0"



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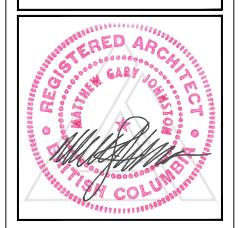
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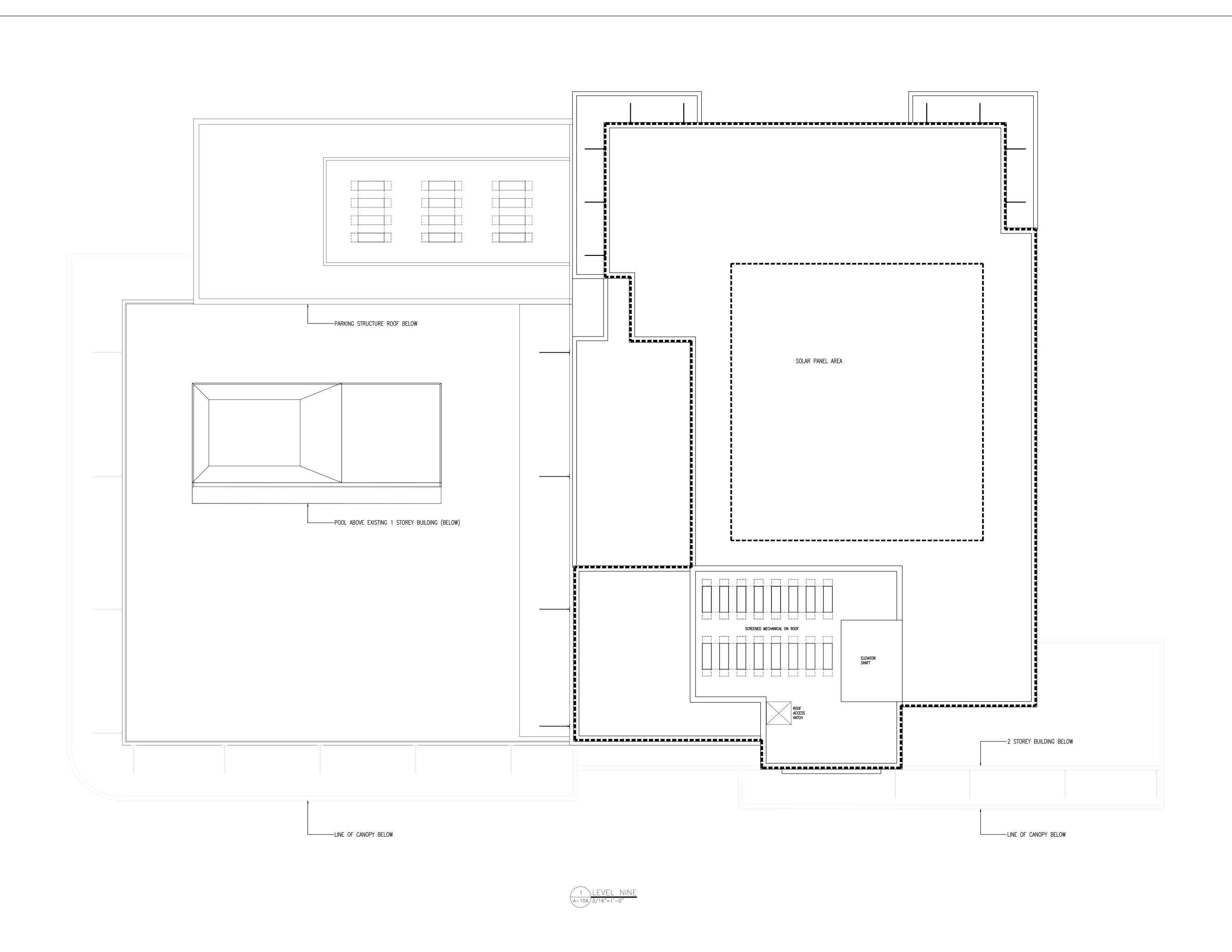
Revision No., Date and Description 02.27.20-FOR DVP 02.28.20-FOR DVP

Plot Date Drawing N 28-Feb-20 A-104

PROJECT
540 OSPREY AVENUE

DRAWING TITLE
NINTH LEVEL





LIM ARCHITECTURE IN

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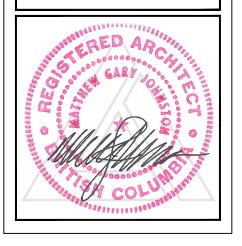
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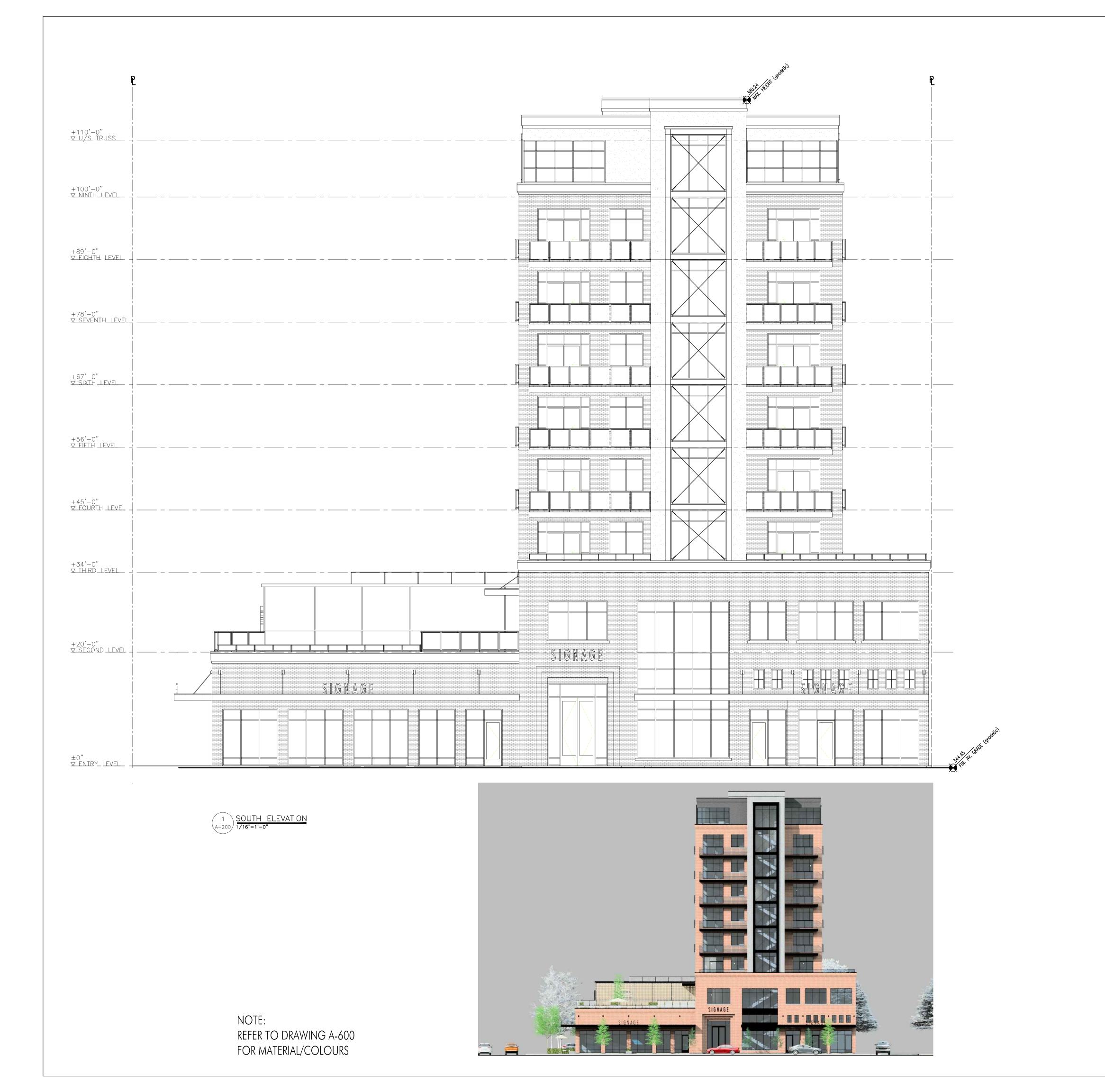
Plot Date Drawing No. 28-Feb-20 A-105

PROJECT 540 OSPREY AVENUE

540 OSPREY AVENU
---DRAWING TITLE

ROOF PLAN





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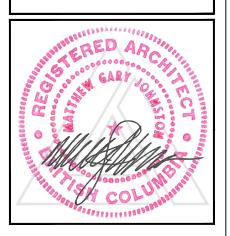
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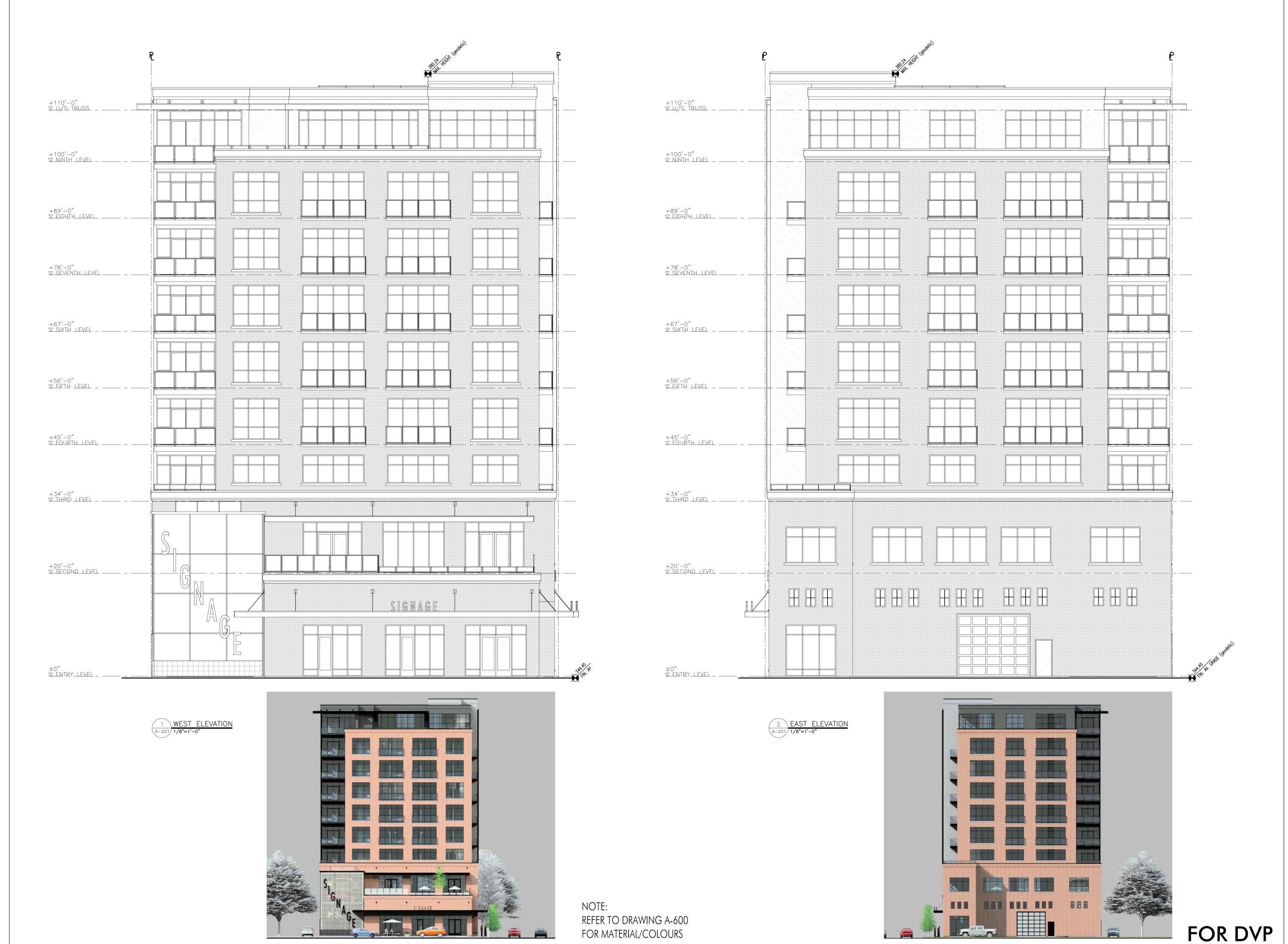
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Revision No., Date and Description 02.20.27-FOR DVP

PROJECT

540 OSPREY AVENUE





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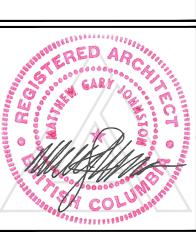
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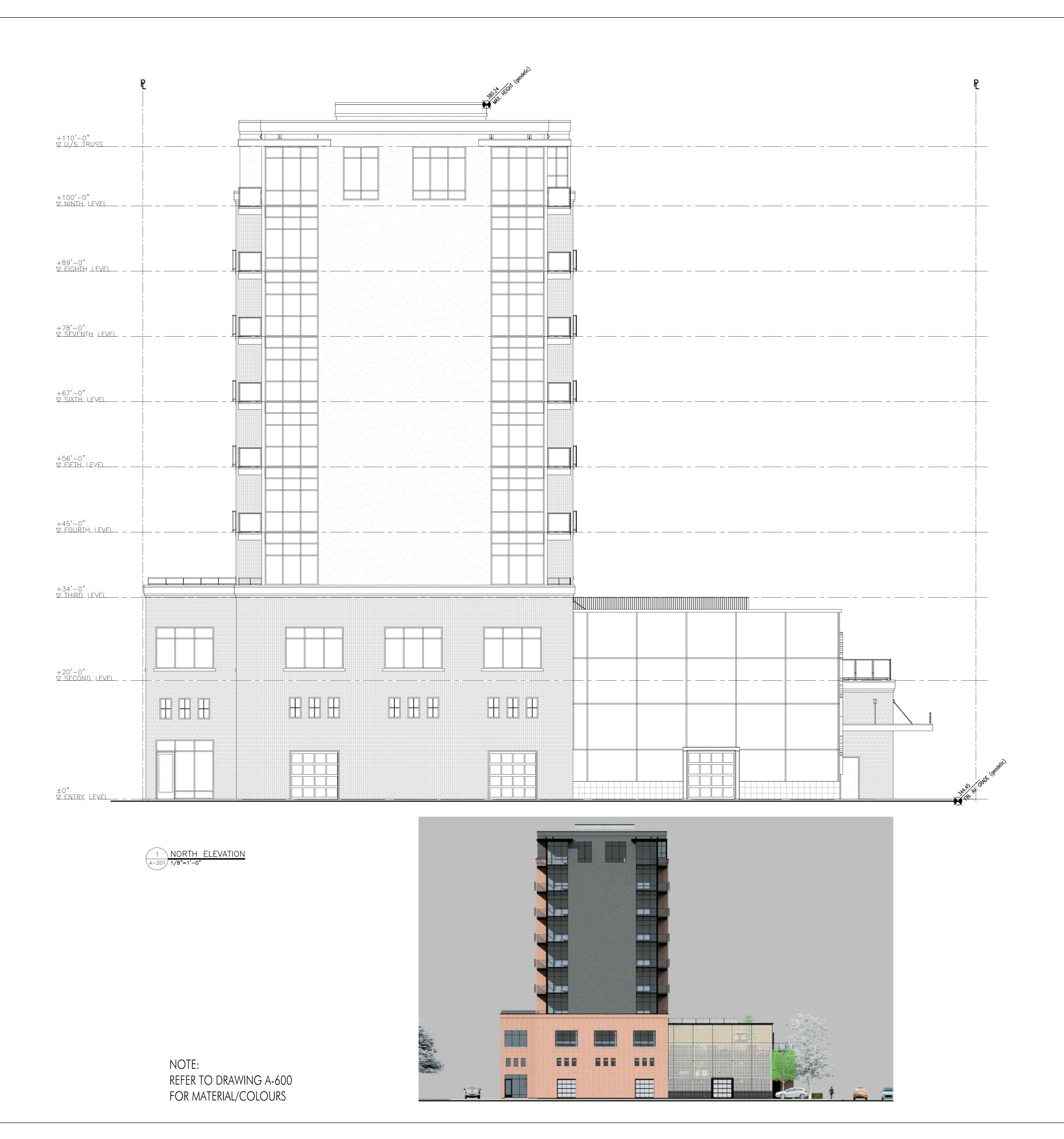
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PROJECT

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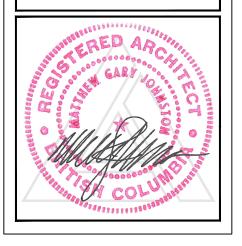
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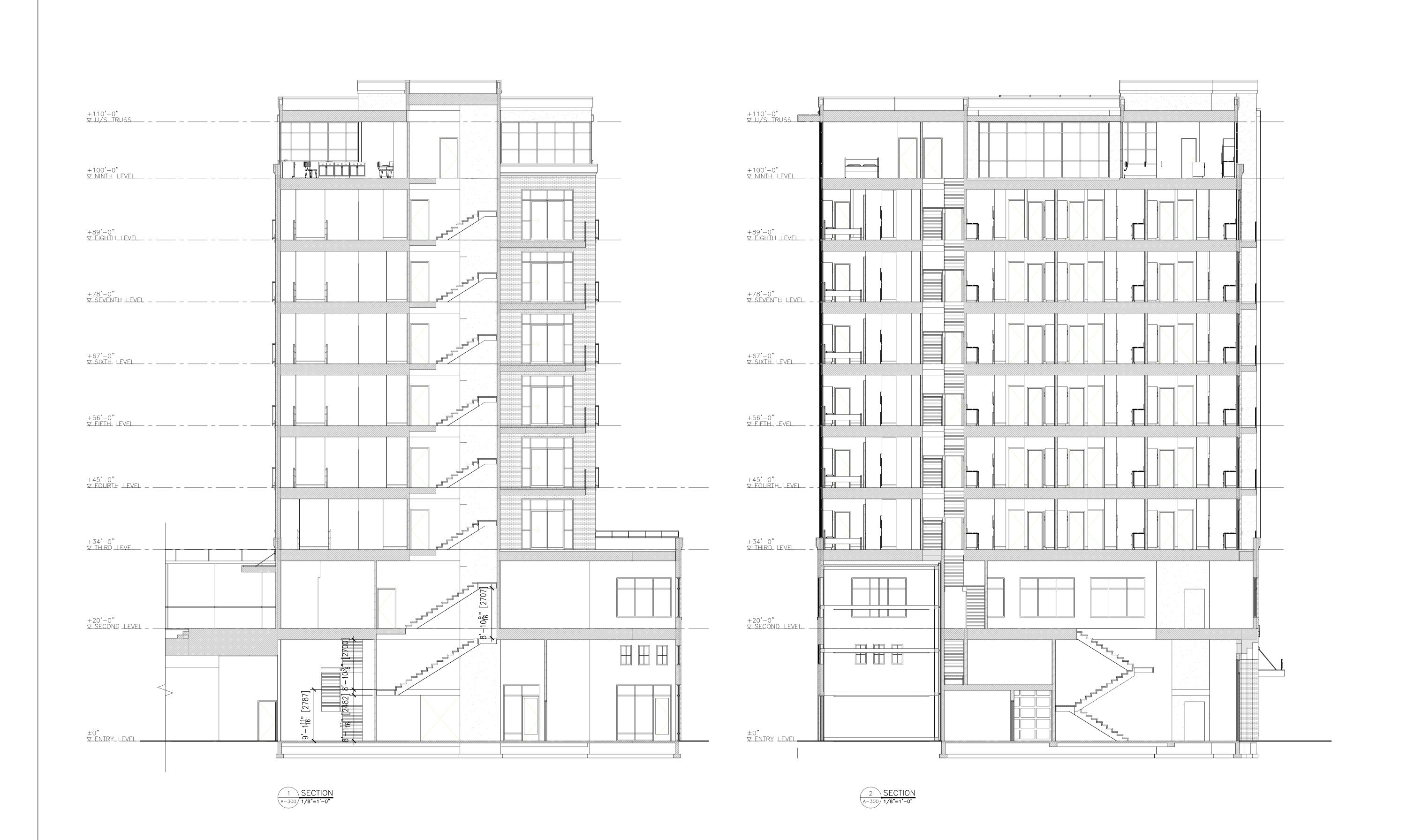
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PROJECT 540 OSPREY AVENUE

ELEVATIONS





LIM ARCHITECTURE IN

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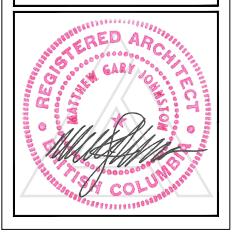
Revision No., Date and Description 02.20.27-FOR DVP

Plot Date Drawing N 27-Feb-20 A-300

PROJECT
540 OSPREY AVENUE

540 OSPREY AVEN

DRAWING TITLE SECTIONS



RENDER STUDIES AND STREET VIEWS



VIEW FROM CORNER OF PANDOSY AND OSPREY LOOKING NORTHEAST



VIEW FROM OSPREY LOOKING NORTHWEST





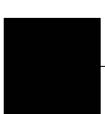
BLACK, ANODIZED ALUMINUM WINDOW SYSTEM



GLASS BLOCK: VUE BY PITTSBURGH CORNING



BRICK: 53-DD BY GLEN-GERY



BLACK CONCRETE



DARK GREY STUCCO: WINDY CITY (CSP-150) BM



LIGHT GREY STUCCO: PEWTER (2121-30) BY BM

PREFINISHED ALUMINUM FLASHING: MATCH ADJACENT EXTERIOR COLOUR AND/OR BLACK ADJACENT TO BRICK/

GLASS BLOCK

EXPOSED STEEL ACCENTS, DECKS, U/S METAL DECKS, ALUMINUM HANDRAILS: BLACK BEAUTY (2128-10) BM



VIEW FROM PANDOSY LOOKING SOUTHEAST



VIEW FROM LANE OFF OF OSPREY LOOKING SOUTHWEST

STREET VIEWS (subject property shown with heavy dashed line)



VIEW FROM CORNER OF PANDOSY AND OSPREY LOOKING NORTHEAST



VIEW FROM PANDOSY LOOKING SOUTHEAST



VIEW FROM PROJECT PROPERTY LOOKING WEST (DIRECTLY ACCROSS THE PANDOSY)

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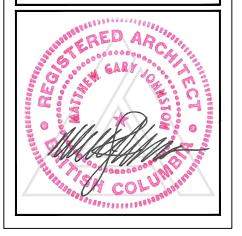
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Plot Date Drawing 27-Feb-20 A-600

PROJECT 540 OSPREY AVENUE

DRAWING TITLE





Tuesday February 25, 2020

2659 Pandosy Street & 540 Osprey Avenue

401 – 590 KLO Road Kelowna, BC V1Y 7S2

Attn: Shane Worman, Worman Commericals

Tel: (250) 762.0040

email to: shane@worman.ca

Re: 2659 Pandosy Street & 540 Osprey Avenue-Preliminary Cost Estimate for Bonding

Dear Shane:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the 2659 Pandosy Street & 540 Osprey Avenue conceptual landscape plan dated 20.02.25;

- On-site Improvements: 441 square metres (4,747 square feet) = \$70,955.00)
- Off-site Improvements: 197 square metres (2,120 square feet) = \$44,516.00)

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil, irrigation, hardscape, strata cells & site furnishings.

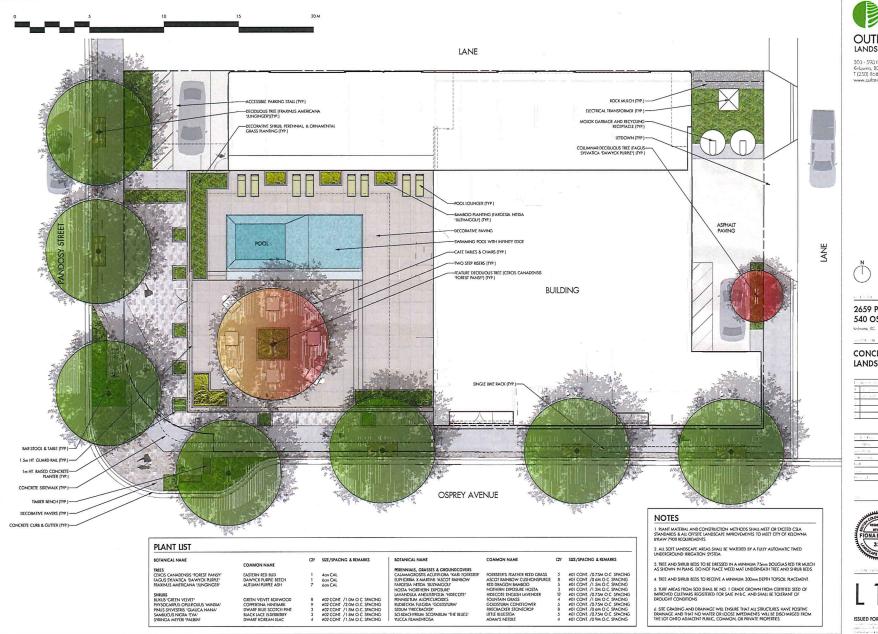
You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA

as per

Outland Design Landscape Architecture





303 - 590 I'LO Road Kelowna, BC VIY 7S2 T (250) 868-9270 www.culanddesign.ca



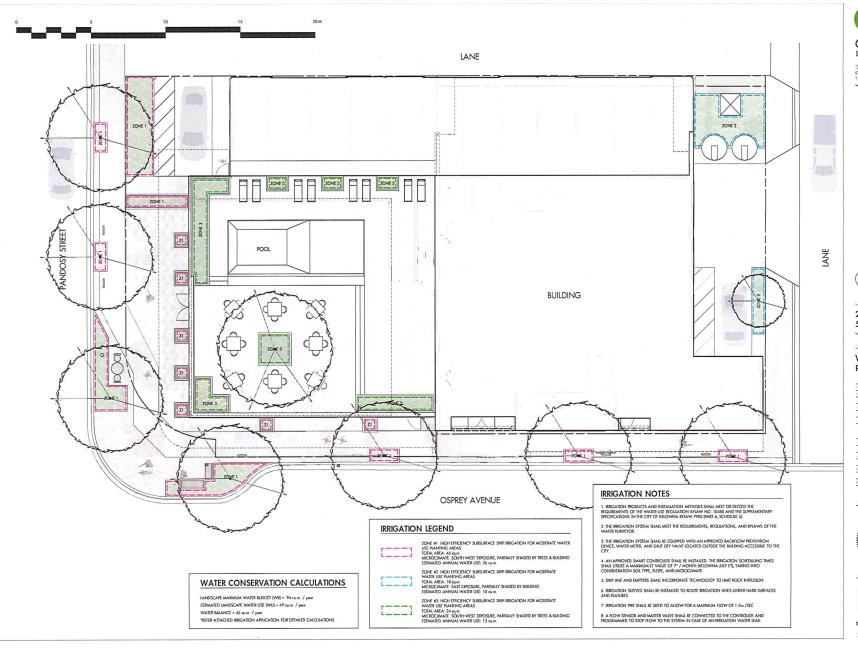
2659 PANDOSY STREET & **540 OSPREY AVENUE**

CONCEPTUAL LANDSCAPE PLAN

1	2.01	1	
7	V-425	Street Creek Track F	
5			
			-
0	Life	35.00	
C)	Mrs.		
		5.54 6.55	
i.	Min		
i.	SPEC SPECIAL LATERAL	0.55	
51	Mes Comment Comment	11.77. (0.	



ISSUED FOR REVIEW ONLY





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2659 PANDOSY STREET & 540 OSPREY AVENUE

Volowna, BC

WATER CONSERVATION PLAN

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ISSUED FOR REVIEW ONLY



WINDOW/DOORS/FLASHINGS/RAILS BENJAMIN MOORE "BLACK BEAUTY" #2128-10



BRICK
GLEN GERY #53-DD



STUCCO BENJAMIN MOORE "WINDY CITY" CSP-150



STAIR ELEMENTS NATURAL CONCRETE



EXTERIOR FINISHES

540 OSPREY AVENUE

KELOWNA

PROJECT No. PROJECT#5400SPREY

DATE FEBRUARY 24, 2020