

# REPORT TO COUNCIL



**Date:** August 31st, 2012

**To:** City Manager

**From:** Land Use Management, Community Sustainability (AW)

**Application:** DP12-0133

**Owner:** Interior Health Authority

**Address:** 2251 - 2321 Pandosy Street

**Applicant:** CEI Architecture

**Subject:** Development Permit

**Existing OCP Designation:** Educational / Major Institutional

**Existing Zones:** HD1 - Kelowna General Hospital

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## 1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP12-0133 for Lot A, District Lot 14, ODYD, Plan EPP15602, located at 2251 - 2321 Pandosy Street, Kelowna B.C., subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in general accordance with Schedule "A";
2. The exterior design and finish of the building to be constructed on the land be in general accordance with Schedule "B";
3. Landscaping and the site Tree Protection Plan to be provided on the land be in general accordance with Schedule "C";
4. 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 professional landscaper;

AND THAT the applicant be required to complete the above-noted condition No. 4 within 180 days of Council approval of the Development Permit application in order for the permit to be issued.

## 2.0 Purpose

To consider a Development Permit for the form and character of the proposed Interior Health Heart & Surgical Centre.

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### 3.0 Land Use Management

The new hospital zoning HD1 design guidelines, which help direct the future development of the hospital campus, are explicit in their intent. In an attempt to control the mass, height and scale of future projects, the HD1 guidelines clearly identify setbacks, building articulation and character, as well as form and materials. Achieving the suggested guidelines becomes a challenge when the building footprint is driven by functional relationships; however the applicant team has been successful in creating an identity for the IHSC while complimenting the overall campus architecture.

The IHSC will occupy a very prominent location within the KGH Campus and will be a visually and physically prominent location in the City of Kelowna. The facility will also be a large and new member of the Pandosy Street neighbourhood and must be sensitive to the residential character of the surrounding area. The building exterior has been articulated to create an architecturally interesting and refined structure. The IHSC has used a palette of materials and colours to divide areas into smaller elements that are more appropriate in scale and size to complement the surrounding neighbourhood. The building mass has been terraced to step back from Pandosy Street to reduce its visible massing from the adjacent areas and to maximize sunlight penetration, particularly the pedestrian areas during the lunch time period.

The two main entrances have appropriately scaled openings. The Centennial entrance link is larger in scale due to its important location and function, while the Rose Avenue plaza is smaller in scale, given its function as a secondary entrance. All of the pedestrian circulation systems have been coordinated to be in visually clear locations and at logical intersections within the vehicle circulation system. The safe and intuitive locations of all of the pedestrian crosswalks lead to increased safety for all the pedestrians and cyclists and complement the on-site circulation routes. The two main entry plazas have been designed to be curb-less and promote unhindered access for all individuals, regardless of their physical mobility abilities. The area of separation between the vehicles and the pedestrians has been established by continuous and spaced metal bollards which allow freedom of pedestrian movement. All pedestrians, including those in a wheelchair, using a walker, on crutches, using a cane or with mobility limitations, are able to circulate freely. It is also important to note that the project will meet LEED building standards.

A collaborative effort has been expended to create a cohesive streetscape for the rejuvenated Hospital Campus so that a consistent streetscape is formed along the western portion of Pandosy. Streetscape beautification projects such as this, are more than just replacing what was there, they are about enhancing the character of the surrounding area to give a sense of place and pride. The tree replacement plan will provide local residents, patients, staff and visitors with a streetscape that is user friendly, aesthetically appealing and functional while incorporating Crime Prevention Through Environmental Design (CPTED) principles and strategies to ensure people's safety. The applicant will also incorporate construction methods that will encourage the healthy establishment of the plant material within the landscaped areas.

It is noteworthy to overview that the applicant team and IH have held a public open house to meet the consultation provisions as outlined in the Memorandum of Understanding. The intent was to introduce the conceptual design of the IHSC building to impacted neighbours and invite comment on the design. The applicant team has made a very concerted effort to incorporate design responses to address the neighbourhood concerns related to sound and light pollution, sight lines, landscaping and architectural merits of the building. Notably, much of the neighbourhood input related to overall KGH site activity and minimal input on the building itself. Meaningful public consultation results in not just inviting the public to review the concepts, but

to incorporate commentary and have that reflected in the final design. The design team has endeavoured to create a signature building for the campus while acknowledging the residential interface of the KGH site and integrate into the neighbourhood community by incorporating site realities.

In summary, the IHSC will play a positive role on the KGH Campus by completing the upgrade of the campus along Pandosy Street. The IHSC building will improve the western Pandosy interface of the KGH Campus by improving and completing the internal circulation roadway parallel to Pandosy Street, which will help to calm and control the traffic on Pandosy Street.

#### 4.0 Proposal

##### 4.1 Site Context

The adjacent land uses are as follows:

Direction	Zoning Designation	Land Use
North	RU1 - Large Lot Housing	Residential
East	RU1 - Large Lot Housing	Residential
South	RU1 - Large Lot Housing	Residential
West	RU1 - Large Lot Housing	Residential





## 4.2 Project Description

The IHSC has the opportunity to be a flagship building for the wide KGH campus. Together with the Centennial Building, the IHSC will be the new face of the hospital, and they must integrate and enhance the experience of patients, staff, and the surrounding community. The surrounding neighbourhood consists of single and two-storey residential buildings that have been well-established for many years, and the existing KGH buildings are much larger in comparison. Although this building does not front directly onto the surrounding neighbourhood it has been designed take that transition into consideration.

The applicant team has selected building materials, colours and textures that will clearly articulate the building's shapes, planes and elements. This helps promote a reduction of visual scale and breaks the elements down into human-sized elements. The materials, colours and textures that have been chosen have ties to existing materials and colours used in the KGH Campus or that share characteristics of the surrounding residential neighbourhood. Exterior materials help to provide a good human scale and warmth to the building, which can be a challenge with an institutional building of this nature. Brick masonry has been used along the base of the building. Each of the four major facades have long and horizontal bands of wood cladding (Western Red Cedar) which is composed of boards of the same scale as those used in the construction of typical residential buildings of the neighbourhood. The material and finish of the natural cedar cladding along with the brick masonry is warm and friendly. These materials also help to break down the scale of the facades. For additional information please see the attached 'Design Rationale'.

Notably, there are 5 existing mature trees on the site where this new building is programmed for. The trees have been assessed by WCB as hazard trees, and are requested for removal to facilitate the construction of the new IHSC building. Ideally, the retention of these mature trees would have been a laudable effort to ensure that the important vegetative function that they perform for the site would continue. However, given the stresses of the construction of the Centennial building and the pending IHSC construction, the long term viability of the trees is questionable. In response, Staff and the applicant team have worked collaboratively on a comprehensive tree replacement plan for the western KGH Pandosy frontage. The integration of the streetscape trees to be planted in accordance with current standards will ensure the long term health and viability of the trees to perform a critical streetscape function and to compliment the on-site landscape programming for patient health and wellness.

The proposal compares to the HD1 zone requirements is as follows:

Zoning Analysis Table		
CRITERIA	HD1 ZONE REQUIREMENTS	PROPOSAL
Development Regulations		
Floor Area Ratio	2.2	1.18 (Entire Site)
Site Coverage	75%	51% (Entire Site)
Height	25m	22m
Pandosy Setback	6.0 m	6.0 m
Other Regulations		
Minimum Usable Open Space	10%	<10%
Minimum Parking Requirements	972	1167

Bicycle Parking	Class I: 2 Class II: 10	Class I: 2 Class II: 14
Loading Space	2 stall	3 stall

Minimum # of Stalls Required for KGH campus as a result of the IHSC project: 972

Number of stalls provided by completion of the IHSC project: 1167

## 5.0 Current Development Policies

### 5.1 Development Process (Chapter 5)

#### Institutional Land Use Policies

Health Care Facilities (Policy 9). Support the extension of services and appropriate building expansions of the Kelowna General Hospital and other health care facilities, as provided for on the Generalized Future Land Use Map 4.1. The form and character of future expansions should be compatible with the surrounding neighbourhood context.

### 5.2 Urban Design Development Permit Areas (Chapter 14) - Design Guidelines

#### Comprehensive Design Guidelines

##### Authenticity and regional expression

- Incorporate landscaping and building form and character that is distinct to Kelowna and the Central Okanagan and conveys a sense of authenticity;
- Respond architecturally to summer sun with buildings that have overhangs and recesses of sufficient depth to provide comfort and shade;
- Provide generous outdoor spaces, including rooftops, balconies, patios and courtyards, to allow residents to benefit from the favourable Okanagan weather;

##### Context

- Align architectural features (e.g. window rhythm, cornice lines) to create visual continuity with neighbouring buildings;
- Design developments with multiple buildings such that there is a sense of architectural unity or cohesiveness.

##### Human Scale

- Design for human scale and visual interest in all building elevations. This can be achieved principally by giving emphasis to doors and windows and other signs of human habitation relative to walls and building structure;
- Incorporate windows with vertical proportions. Horizontal glazed areas should be divided into vertically proportioned windows separated by mullions or building structure;

##### Pedestrian access, provision for cyclists, circulation, vehicles and loading

- Promote the use of alternative modes of transportation in site design (e.g. prominent bicycle racks for convenience and security, orient building entrances to pedestrian areas);
- Provide public access through sites to maintain or enhance the pattern of active transportation within the neighbourhood (e.g. mid-block crossings);
- Ensure pedestrian circulation is convenient, safe, and clearly identifiable to drivers and pedestrians;
- Provide paved surfaces with visual interest (e.g. eliminate curbs and/or use bollards, stamped concrete, unit pavers, etc.);

- Incorporate visible and secure bicycle parking in a priority location with the construction of all new parkades and parking lots;

#### Universal accessible design

- Design to a high standard of accessible and adaptable design with the goal of accommodating the functional needs of all individuals including children, adults, and seniors, and those with visual, mobility or cognitive challenges;

### 6.0 Technical Comments

#### 6.1 Building & Permitting Department

1. Development Cost Charges (DCC's) are required to be paid prior to issuance of any Building Permit(s) for new construction
2. Size and location of all signage to be clearly defined as part of the development permit
3. Any awnings over city property require an indemnification agreement(s).
4. This property falls within the Mill Creek flood plain bylaw area and compliance is required. Minimum building elevations are required to be established prior to the release of the Development Permit. This building may be designed to low, which may affect the form and character of the building.
5. Exiting analysis for the existing main core of the existing buildings are to be addressed in a code analysis if there is a lobby link to the Centennial building since the existing buildings are required to exit into the proposed courtyard. Exiting from the Strathcona building is also required to be addressed in the code analysis.
6. Geotechnical and Structural pier review(s) may be required prior to issuance of any Building permits. The requirements for pier review will be established at time of Building Permit application and plan review.
7. How are the requirements for post disaster addressed in the connection to the existing buildings? Does the new building affect the foundations of the existing buildings?
8. A Building Code analysis is required for the structure at time of building permit applications, but the following items may affect the floor layouts:
  - a. A rated corridor may be required on plan A-204 for level 4 thru the mechanical room to provide the second exit if the IPU is not built. A rated co-corridor may be required on plan A-203 level 3 thru the mechanical room to provide exiting from the public corridor.
  - b. Travel distances and number of exits from the laundry area of level 3 is to be addressed at time of building permit application
9. Full Plan check for Building Code related issues will be done at time of Building Permit applications
10. Demolition permits are required for any existing building(s).

#### 6.2 Development Engineering Department See Attached

#### 6.3 Fire Department

Fire department access, fire flows, and hydrants as per the BC Building Code and City of Kelowna Subdivision Bylaw #7900. The Subdivision Bylaw requires a minimum of 150ltr/sec flow. The main access road to the front entrance is to be a minimum of 6m in width and the turn-a-round is to be a 12m centre line radius as per the BC Building Code. Additional comments will be required with the building permit application.

6.4 FortisBC - Gas  
No comment provided

6.5 FortisBC - Electric  
FortisBC (electric) reviewed the attached referral and based on the information received have no concerns with the proposal subject to any changes to this application which would require further review and comment by Fortis.

Prior to final approval of this application, the applicants must contact FortisBC at 1-866-436-7847 and quote their file DP12-0133; 2268 Pandosy to initiate all necessary arrangements for electrical service requirements with this proposal. It is the developer's responsibility to ensure that all of FortisBC's requirements including construction fees and any SRWs that may be required for this proposal, have been addressed prior to receiving final approval.

6.6 Parks Services

Only comments were in relation to the landscape plan and request for tree removal:


1. Plant list includes several high maintenance plants and some plants that will require a lot of water.
2. The proposed plan to build parking lot and run utilities between Pandosy and existing mature street trees will potentially damage root structure.
3. Propose a proper Tree protection plan (ISA) to protect the trees from damages while construction is underway.
4. Suggest replacing loss of tree canopy with additional trees in landscape plan

## 7.0 Application Chronology

Date of Application Received: July 16<sup>th</sup>, 2012

Report prepared by:

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Alec Warrender, Urban Land Use Planner

Reviewed by:  Danielle Noble, Manager of Urban Land Use Management

Approved for Inclusion:  Shelley Gambacort, Director of Land Use Management

### Attachments:

Site Plan  
Elevations  
Colour Board  
Landscape Plan  
Development Engineering Requirements  
Design Rationale





# INTERIOR HEART & SURGICAL CENTRE PROJECT DEVELOPMENT PERMIT SUBMISSION



AERIAL VIEW OF THE IHSC FACILITY ALONG PANDOSY STREET & ROSE AVENUE

## DRAWING LIST

ARCHITECTURE		LANDSCAPE	
A-000	PRESENTATION RENDERING & DRAWING LIST	L-001	LANDSCAPE PLAN
A-001	PRESENTATION RENDERINGS	CIVIL	
A-002	PRESENTATION RENDERINGS	C-001	SITE CONTEXT PLAN
A-003	SITE PLAN	C-002	SITE PLAN
A-004	LEVEL 1 PLAN	C-003	SITE PLAN
A-005	LEVEL 2 PLAN	ELECTRICAL	
A-006	LEVEL 3 PLAN	E-001c	SITE & LANDSCAPE LIGHTING PLAN
A-007	LEVEL 4 PLAN		
A-200	LEVEL 4 PHASE 2 PLAN		
A-301	NORTH & EAST ELEVATIONS		
A-302	SOUTH & WEST ELEVATIONS		
A-303	NORTH & EAST COLOURED ELEVATIONS		
A-304	SOUTH & WEST COLOURED ELEVATIONS		
A-305	STREETSCAPE COLOURED ELEVATIONS		
A-306	NORTH & EAST PHASE 2 ELEVATIONS		
A-307	SOUTH & WEST PHASE 2 ELEVATIONS		
A-301	MATERIAL BOARD		

## PRESENTATION RENDERING

July 12, 2012  
Issued for Development Permit  
Interior Heart and Surgical Centre Project

INTERIOR HEART AND SURGICAL CENTRE, KELLOWNA, B.C.

PROJ. REFERENCE

A-000



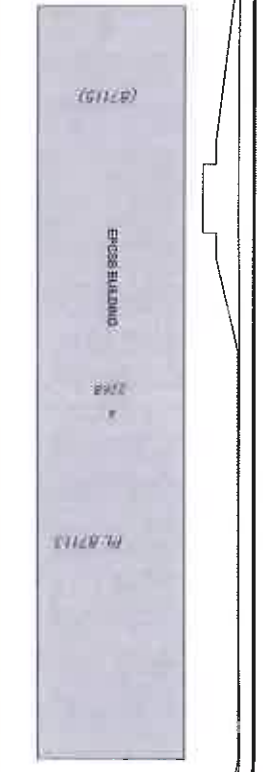
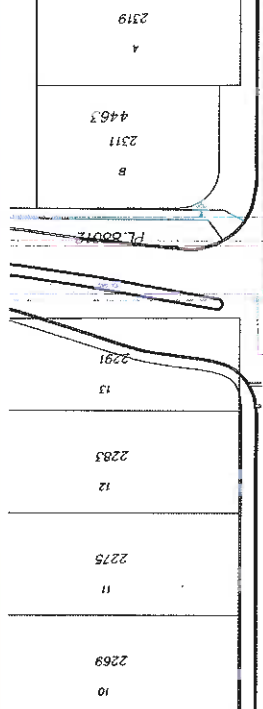
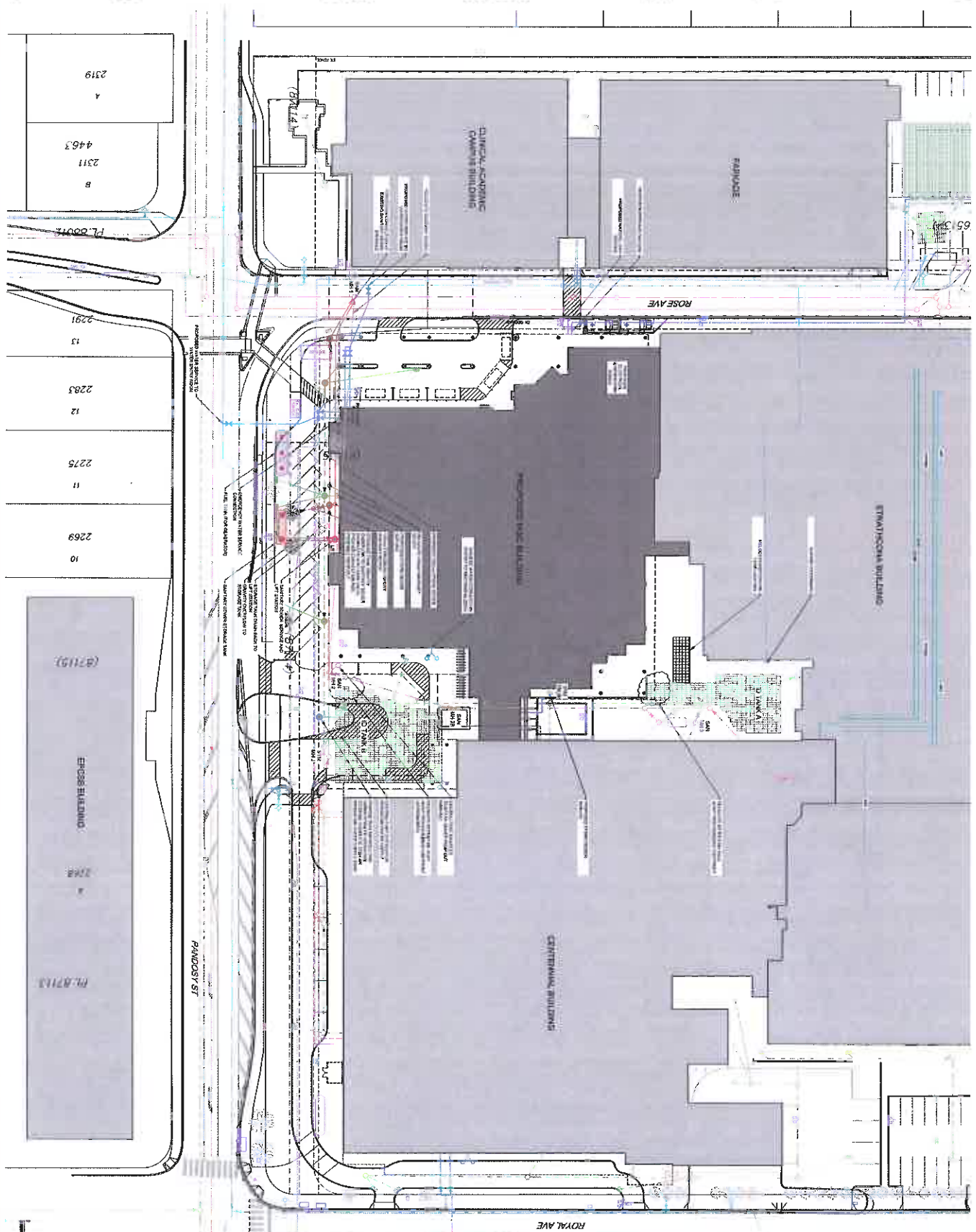
SCHEDULE   A    
This forms part of development  
Permit #   DP12-0133





July 12, 2012  
 Issued for Development Permit  
 Interior Heart and Surgical Centre Project

**CIVIL SITE PLAN**  
 SCALE: 1:250  
 INTERIOR HEART AND SURGICAL CENTRE, KELLOWA, B.C.



**SCHEDULE 4**  
 This forms part of development  
 Permit # DP12-10133

Legend

Water Main	Water Main
Sanitary Sewer	Sanitary Sewer
Storm Sewer	Storm Sewer
Gas	Gas
Electric	Electric
Telephone	Telephone
Fire Alarm	Fire Alarm
Other	Other

PROPOSAL REFERENCE:  
 "ERGONOMICS BUILDING"  
 "CENTRAL BUILDING"  
 "EMERGENCY BUILDING"  
 "CLINICAL ACQUISITION OPERATIONS BUILDING"  
 "EROGOS BUILDING"  
 "C-002"  
 REV. 01

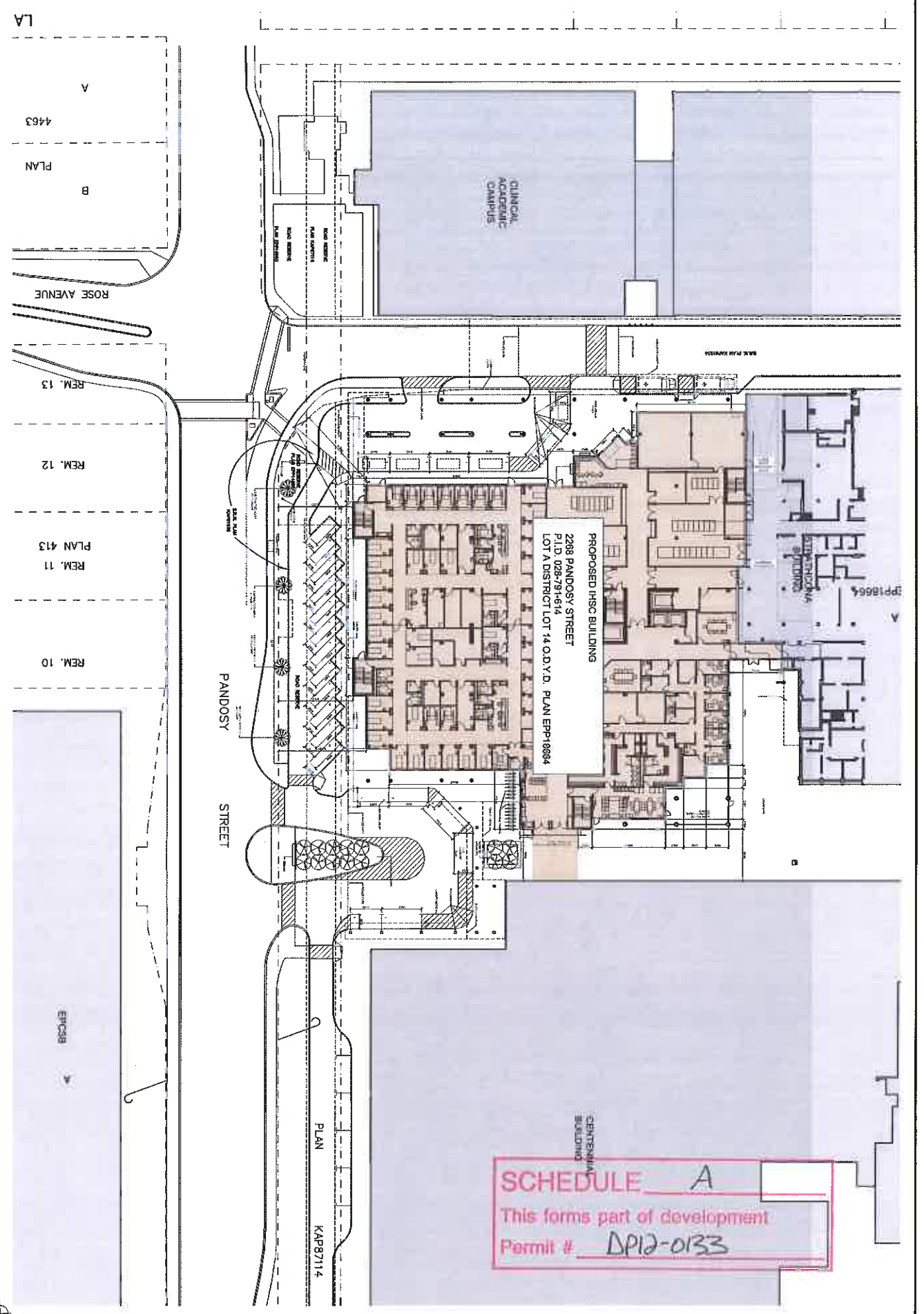


**SITE PLAN**  
 INTERIOR HEART AND SURGICAL CENTRE, KELOWNA, B.C.

PROPOSAL REFERENCE  
**A-003**  
 REVISED

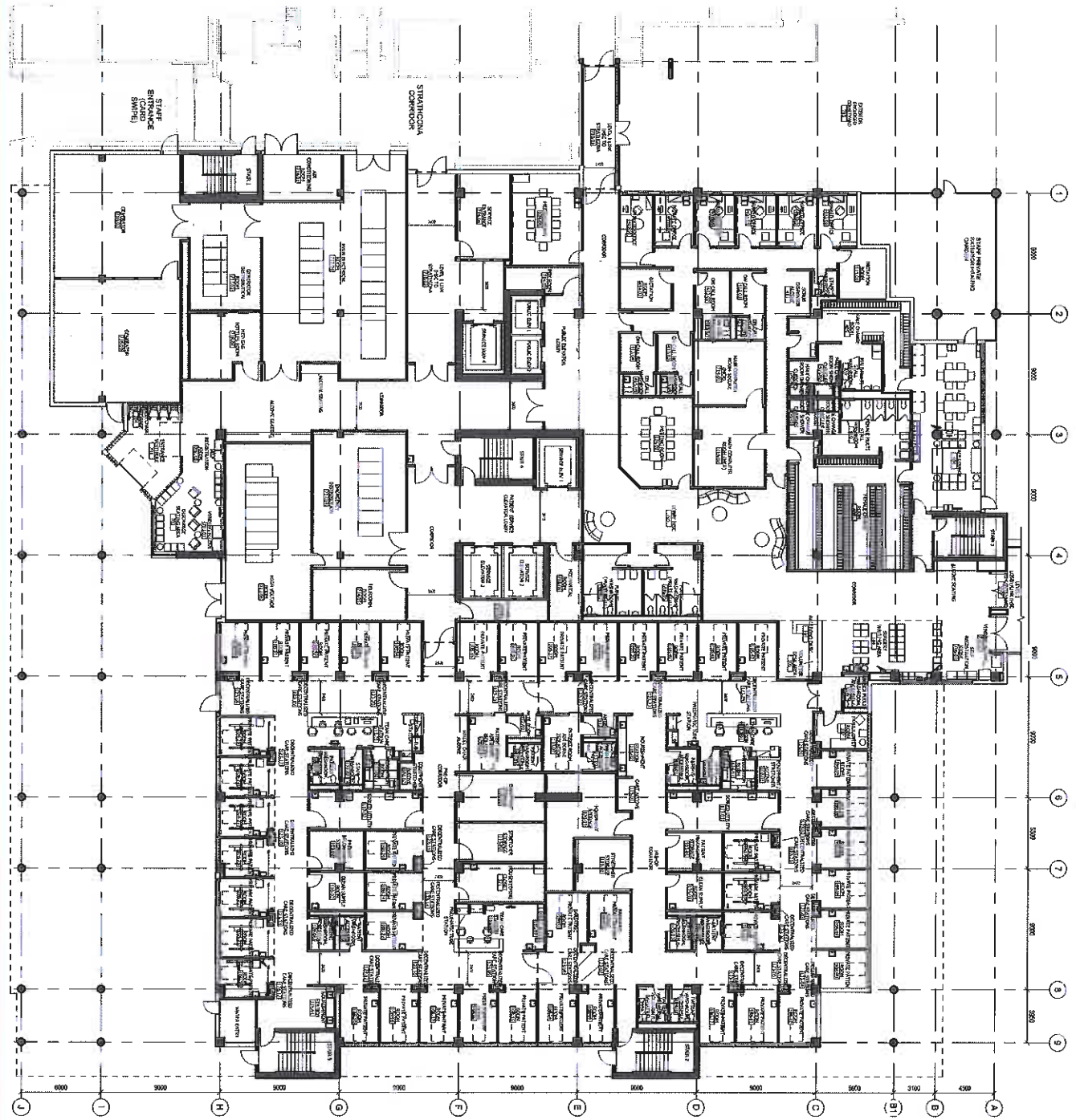


1. SITE PLAN  
 1/8" = 1' = 0"



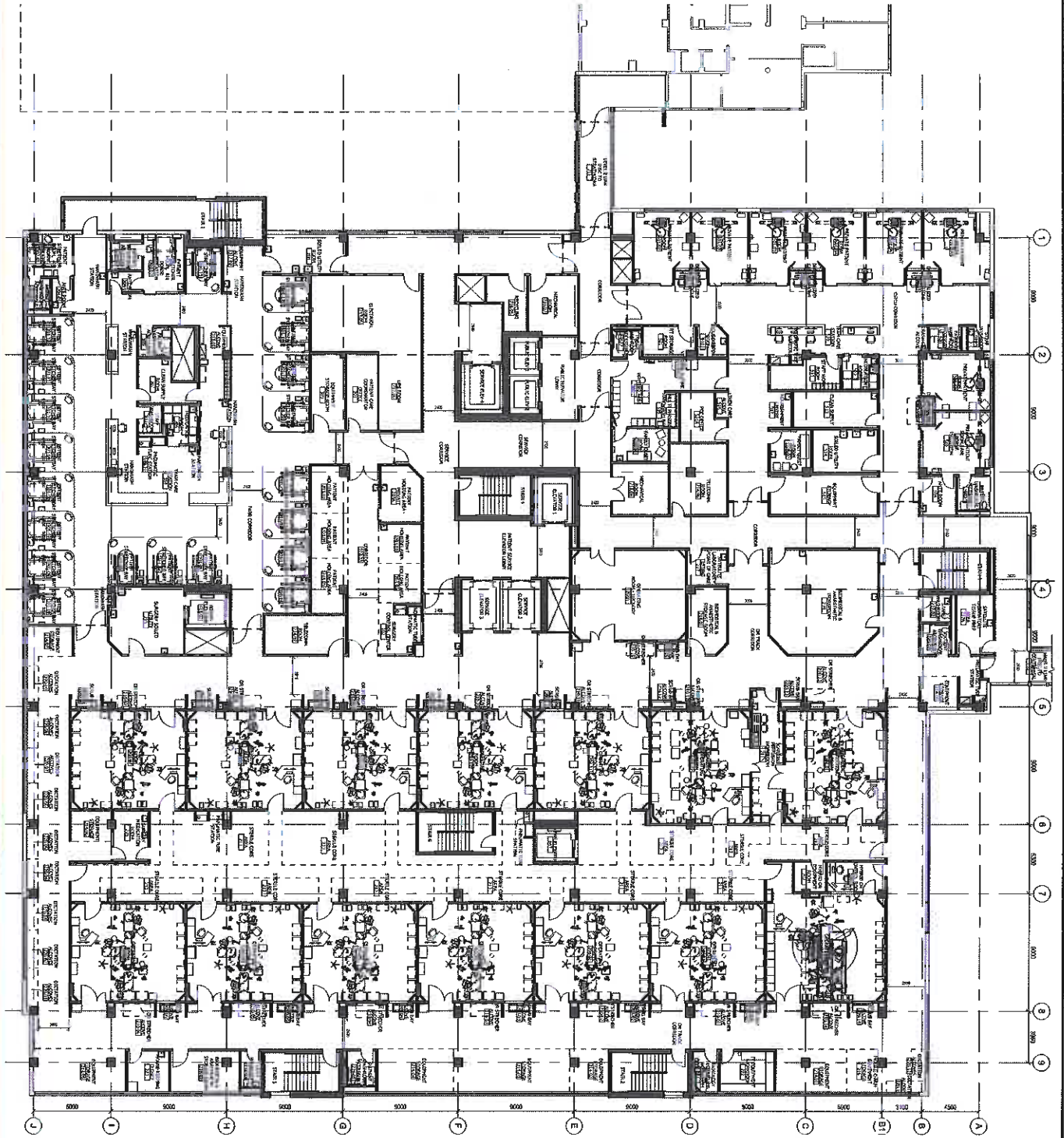
**SCHEDULE A**  
 This forms part of development  
 Permit # DP12-0133





**SCHEDULE A**  
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Permit # **DP12-0133**

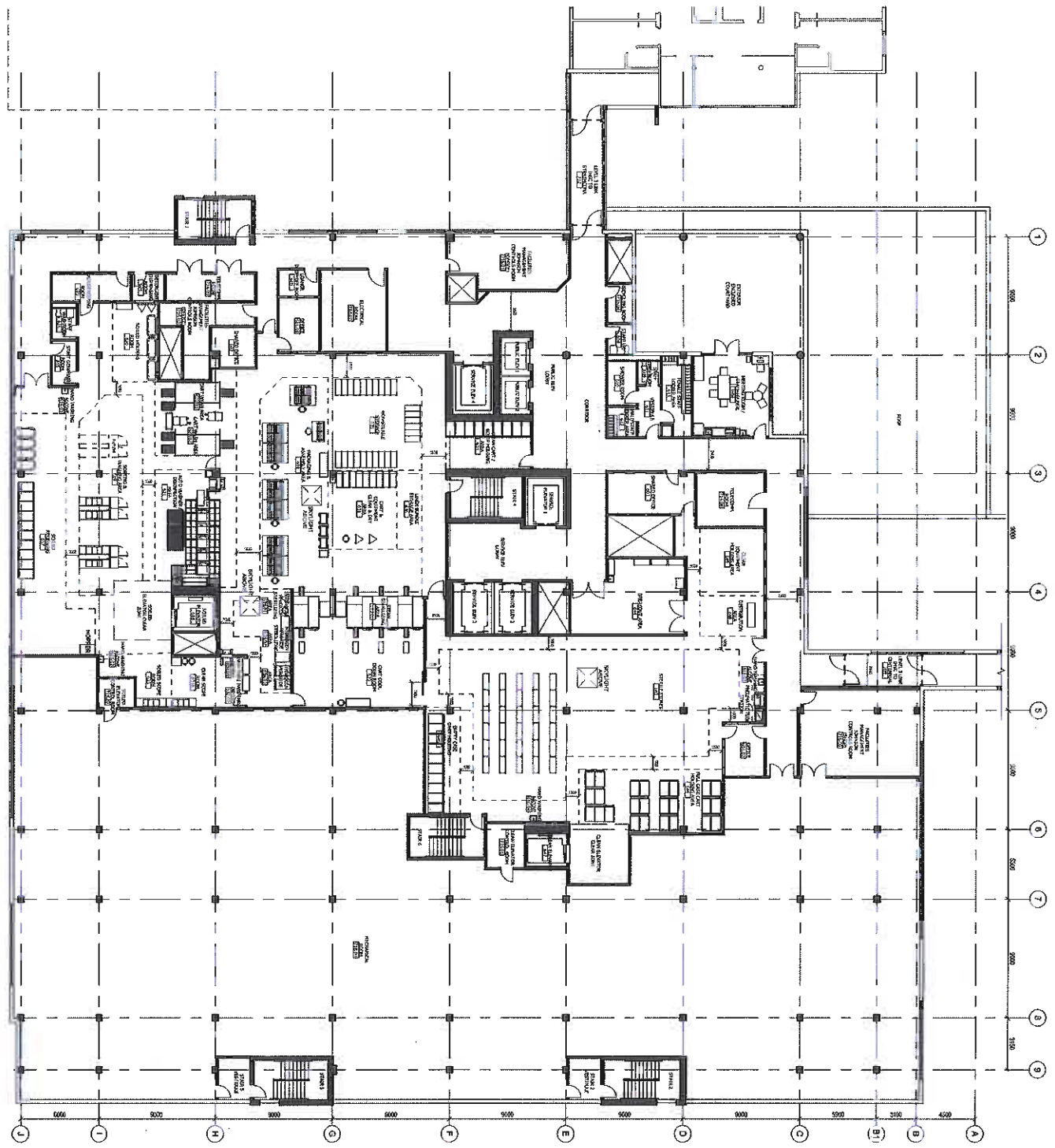
PROPOSAL REFERENCE  
**A-201**



**SCHEDULE A**  
This forms part of development  
Permit # DP12-0133

PHYSICAL REQUIREMENTS  
**A-202**  
REV 9

**LEVEL 3 PLAN**  
INTERIOR HEART AND SURGICAL CENTRE, KELOWNA, B.C.



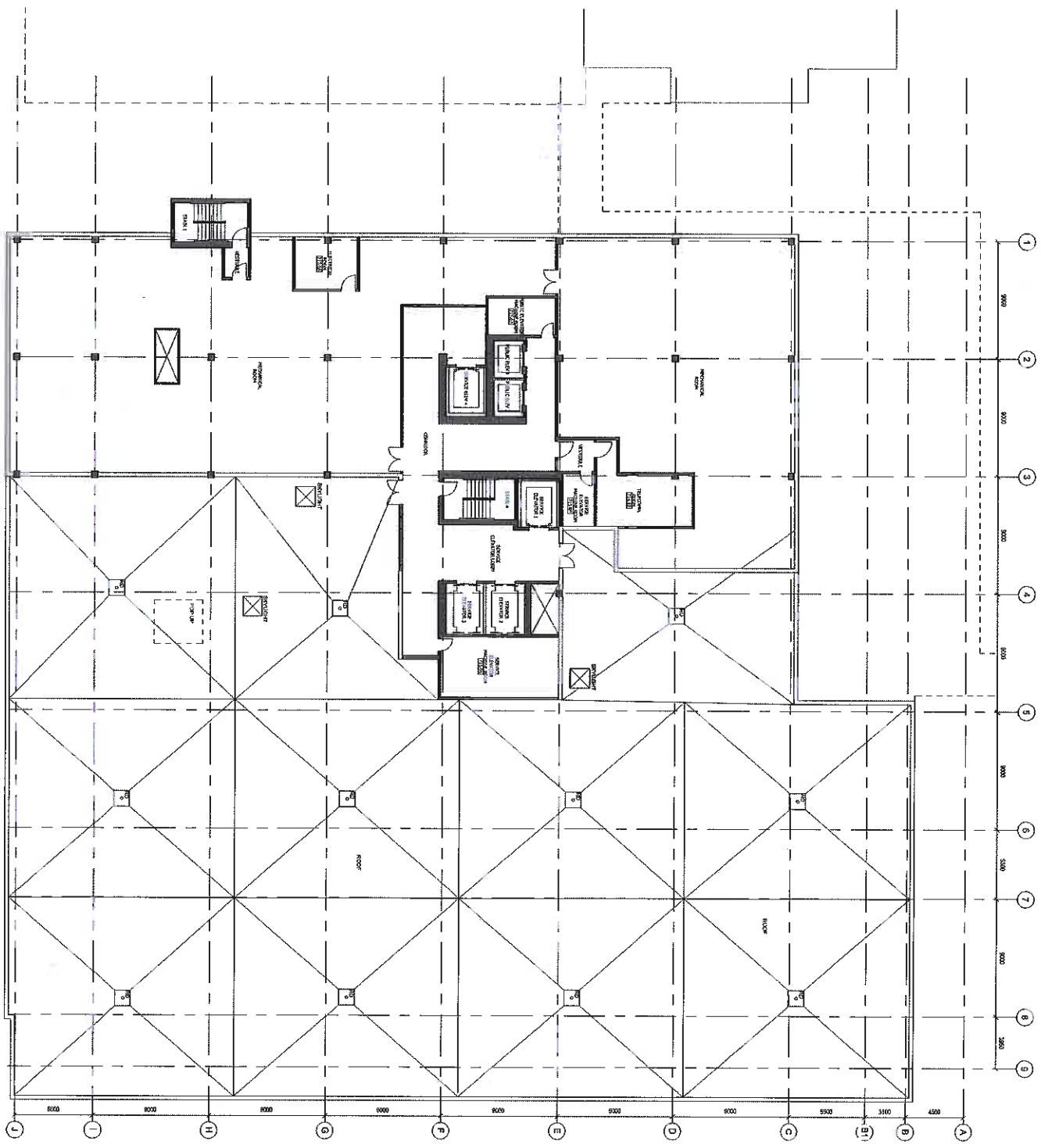
**SCHEDULE A**  
This forms part of development  
Permit # **DP12-0133**

PROPOSAL REFERENCE  
**A-203**  
REVISED

**Plenary Health**  
LEVEL 3 PLAN



**LEVEL 4 PLAN**  
INTERIOR HEART AND SURGICAL CENTRE, KELOWNA, B.C.



**SCHEDULE A**  
This forms part of development  
Permit # **DP17-0133**

PROFESSIONAL RESPONSIBILITY  
**A-204**  
REVISED

**Plenary Health**  
1 LEVEL 4 PLAN  
3/5

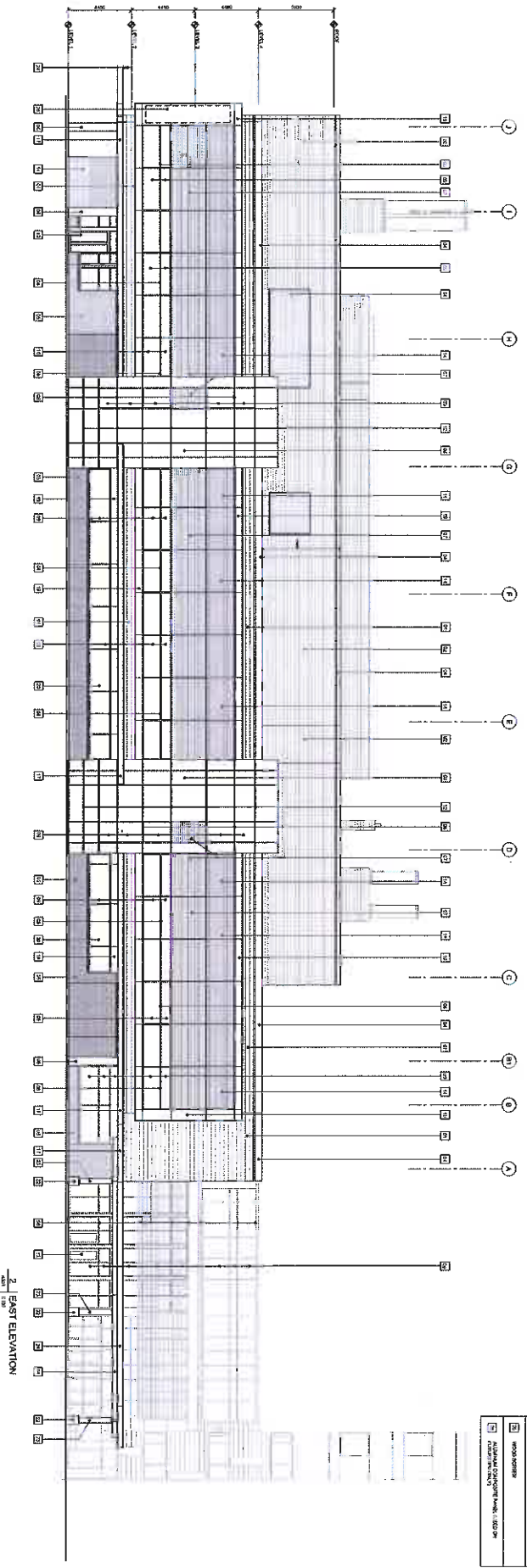






1 NORTH ELEVATION

**SCHEDULE A**  
 This forms part of development  
 Permit # **DPD-0133**

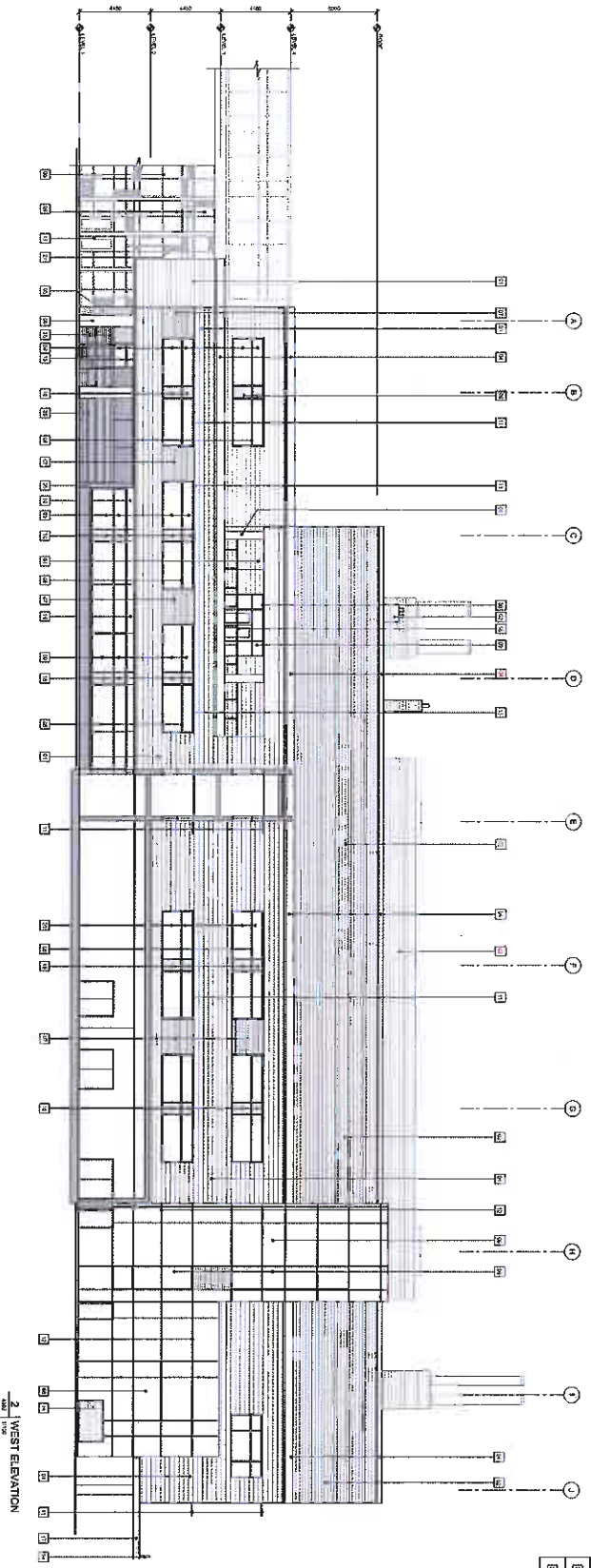


2 EAST ELEVATION

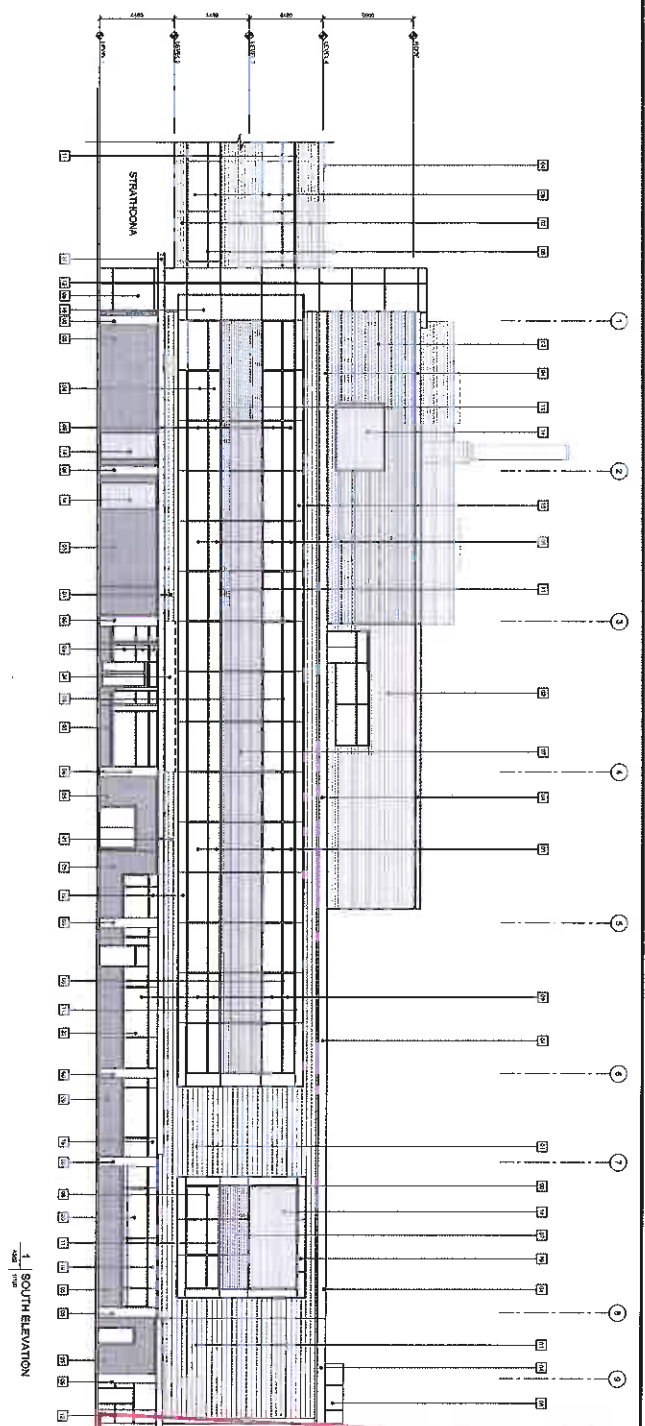
EXTERIOR ELEVATION KEYNOTES	
1	PERFORMER WAITING LOBBY
2	RECEPTION
3	PREPARED AREA
4	MAINT
5	WINDUP CONCOURSE
6	STAIR WALKING
7	ACROSS LANDING
8	CONCOURSE
9	ACROSS LANDING
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17	ACROSS LANDING

**EXTERIOR ELEVATIONS**  
 INTERIOR HEART AND SURGICAL CENTRE, KELOWNA, B.C.

PROPOSAL REFERENCE  
**A-302**  
 REV. 0



2 | WEST ELEVATION



1 | SOUTH ELEVATION

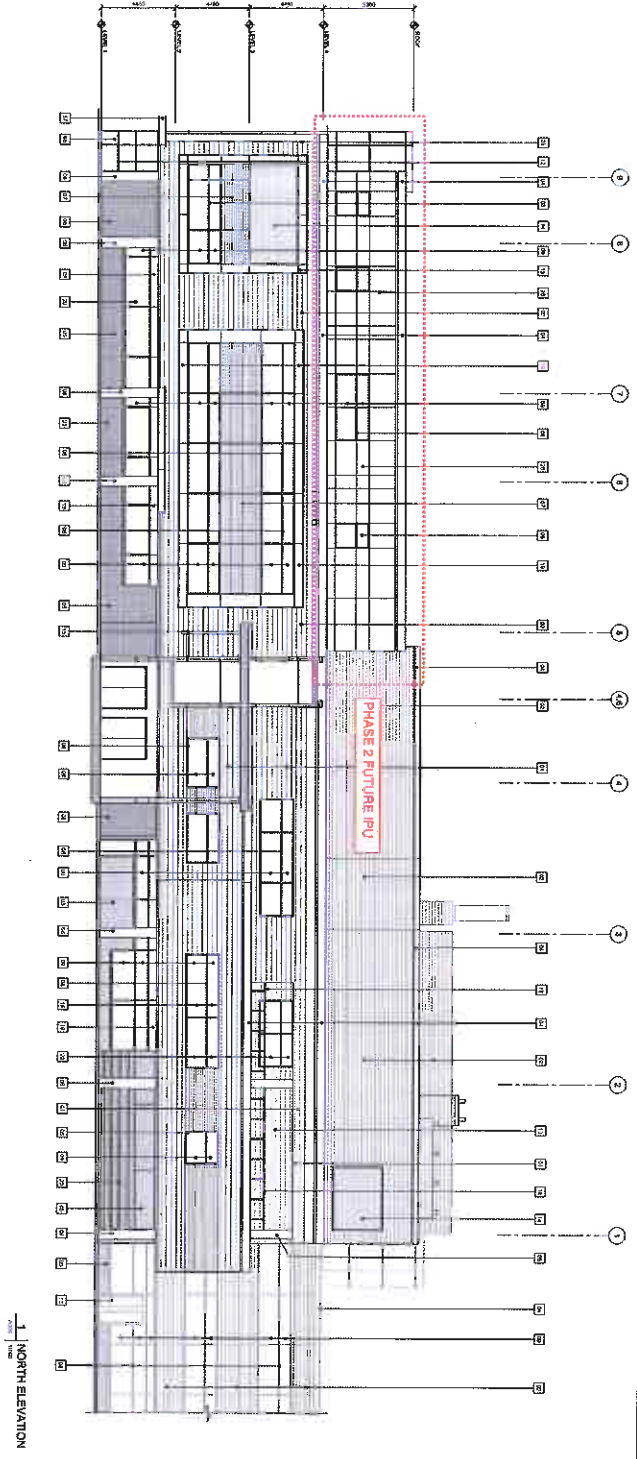
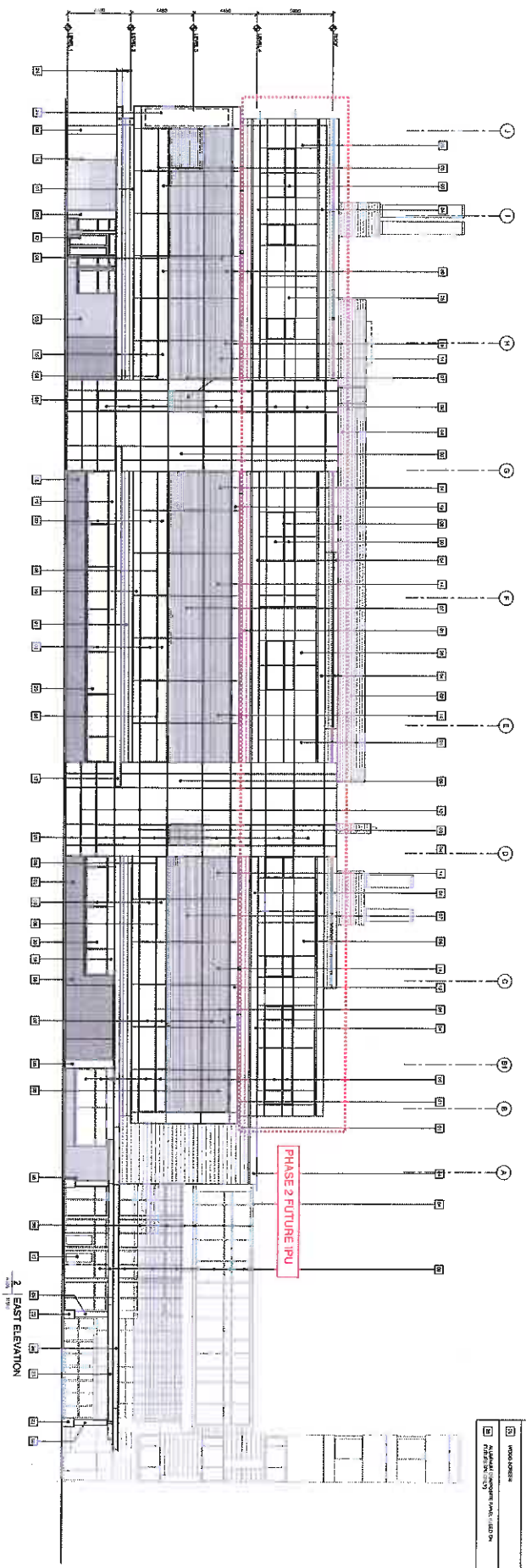
**SCHEDULE A**  
 This forms part of development  
 Permit # **D12-033**

EXTERIOR ELEVATION REMARKS	
1	PERMIT - SOUTH ELEVATION
2	PERMIT - WEST ELEVATION
3	REVISION
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**EXTERIOR ELEVATIONS - WITH PHASE 2 FUTURE IPU**  
 INTERIOR HEART AND SURGICAL CENTRE, KELLOWNA, B.C.

PROPOSAL REFERENCE  
**A-306**



1 NORTH ELEVATION

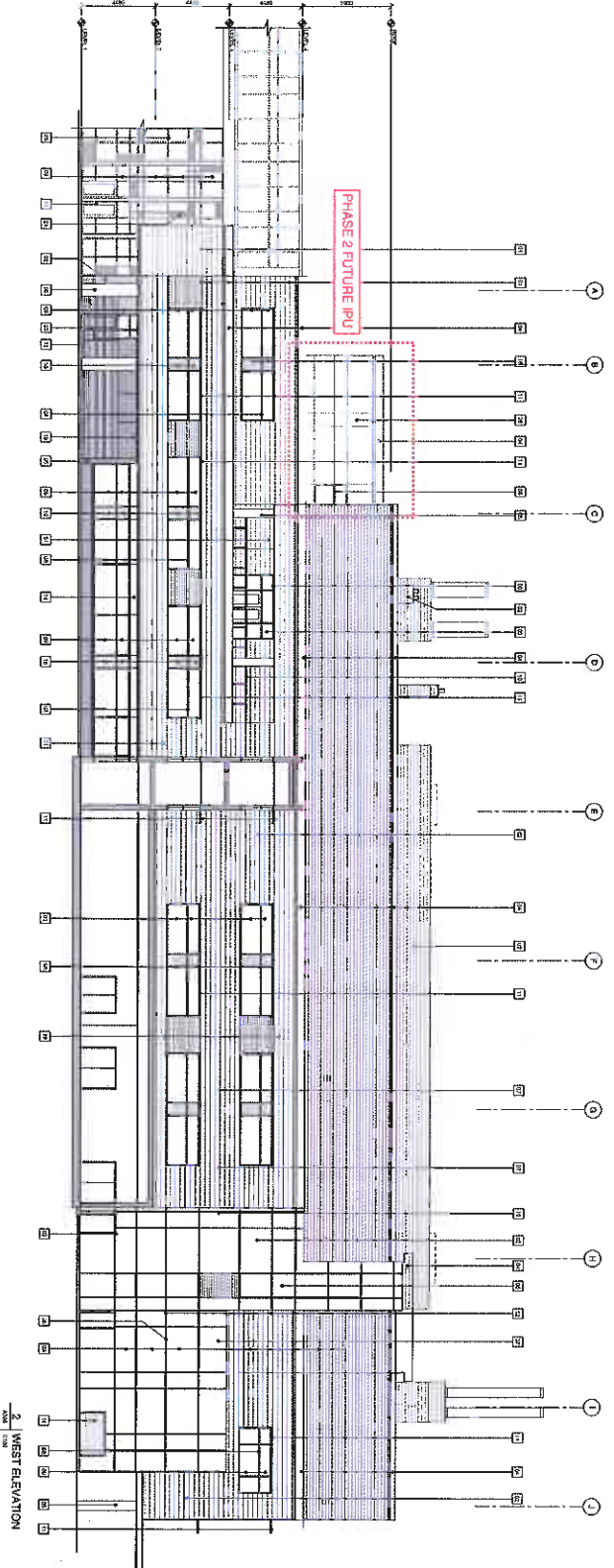
**SCHEDULE B**  
 This forms part of development  
 Permit # **DP12-0133**

EXTERIOR ELEVATION NOTES	
1	INTERIOR HEART AND SURGICAL CENTRE
2	PHASE 2 FUTURE IPU
3	PHASE 2 FUTURE IPU
4	PHASE 2 FUTURE IPU
5	PHASE 2 FUTURE IPU
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7	PHASE 2 FUTURE IPU
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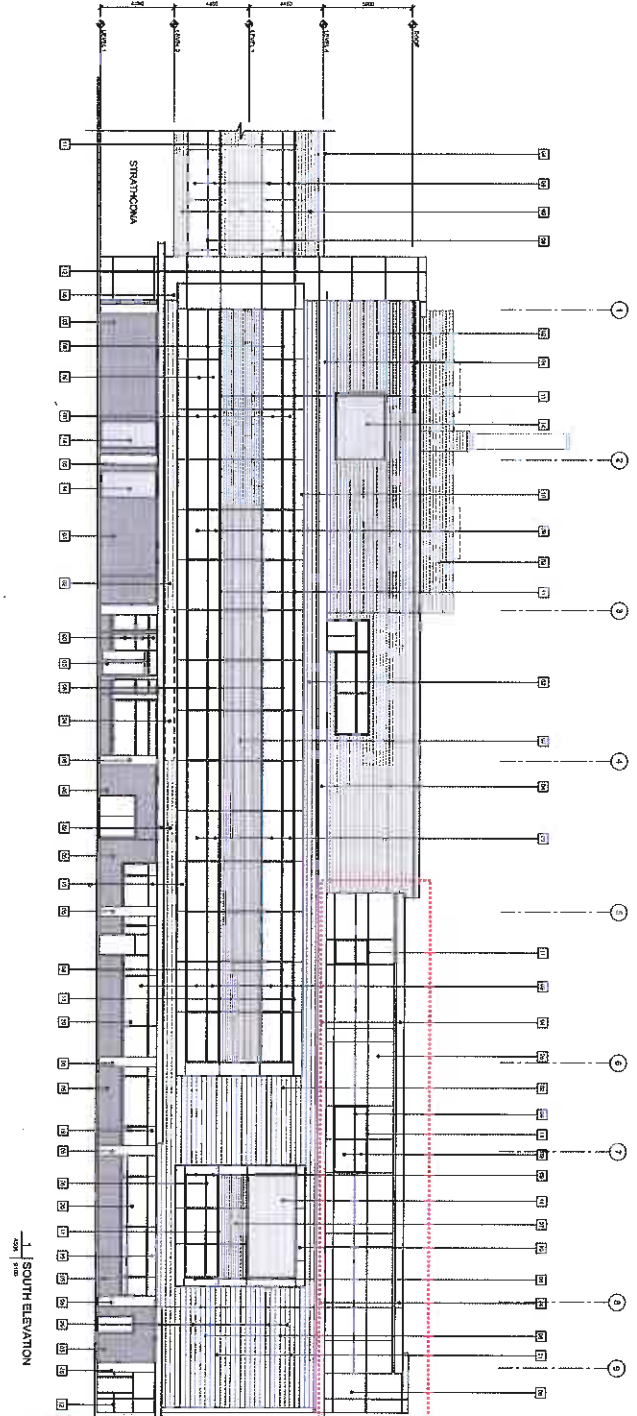


**EXTERIOR ELEVATIONS - WITH PHASE 2 FUTURE IPU**  
 INTERIOR HEART AND SURGICAL CENTRE, KELOWNA, B.C.

PROFESSIONAL SERVICES  
**A-307**  
 NEW



2 WEST ELEVATION



1 SOUTH ELEVATION

**SCHEDULE B**  
 This forms part of development  
 Permit # **DP12-0133**

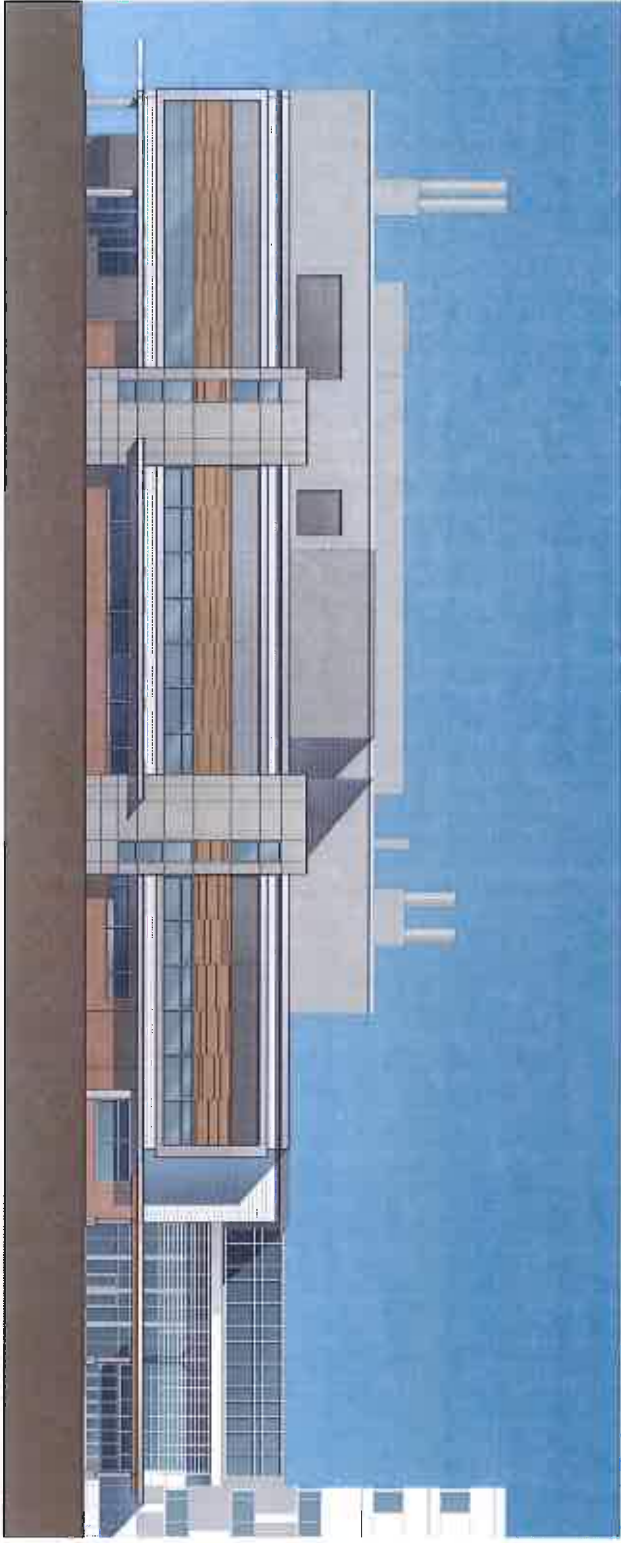
EXTERIOR ELEVATION NOTES	
1	PROVIDE WITH QUALITY
2	MINIMUM 100mm
3	RENDER
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July 15, 2012  
Issued for Development Permit  
Interior Heart and Surgical Centre Project

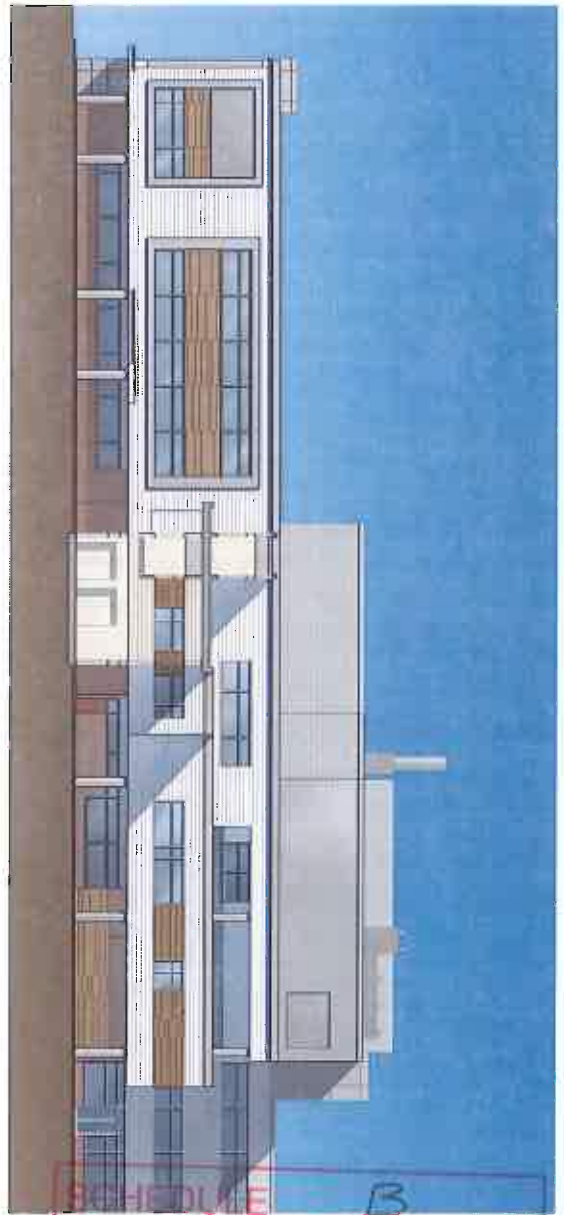
# EXTERIOR COLOURED ELEVATIONS

INTERIOR HEART AND SURGICAL CENTRE, KELOWNA, B.C.

PROPOSAL REFERENCE  
A-303  
REV



2 EAST ELEVATION



1 NORTH ELEVATION

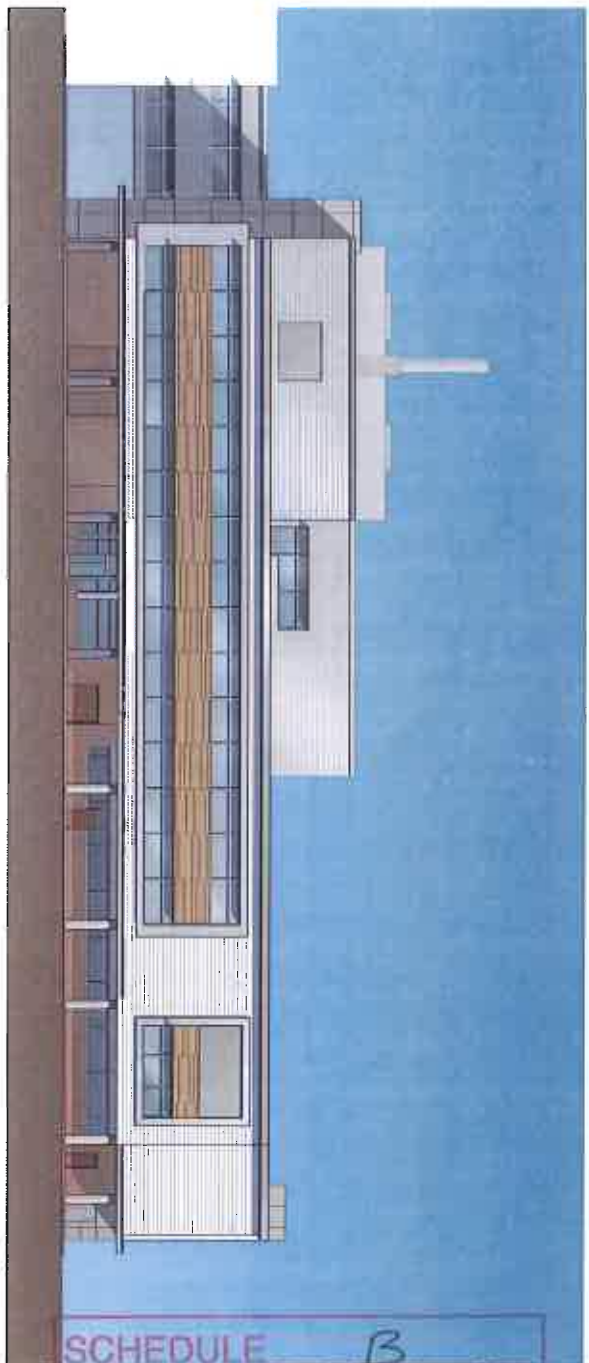
SCHEDULE B  
This forms part of development  
Permit # DP12-0133

**EXTERIOR COLOURED ELEVATIONS**  
INTERIOR HEART AND SURGICAL CENTRE, KELOWNA, B.C.

PROPOSAL REFERENCE  
**A-304**  
REV



2 | WEST ELEVATION

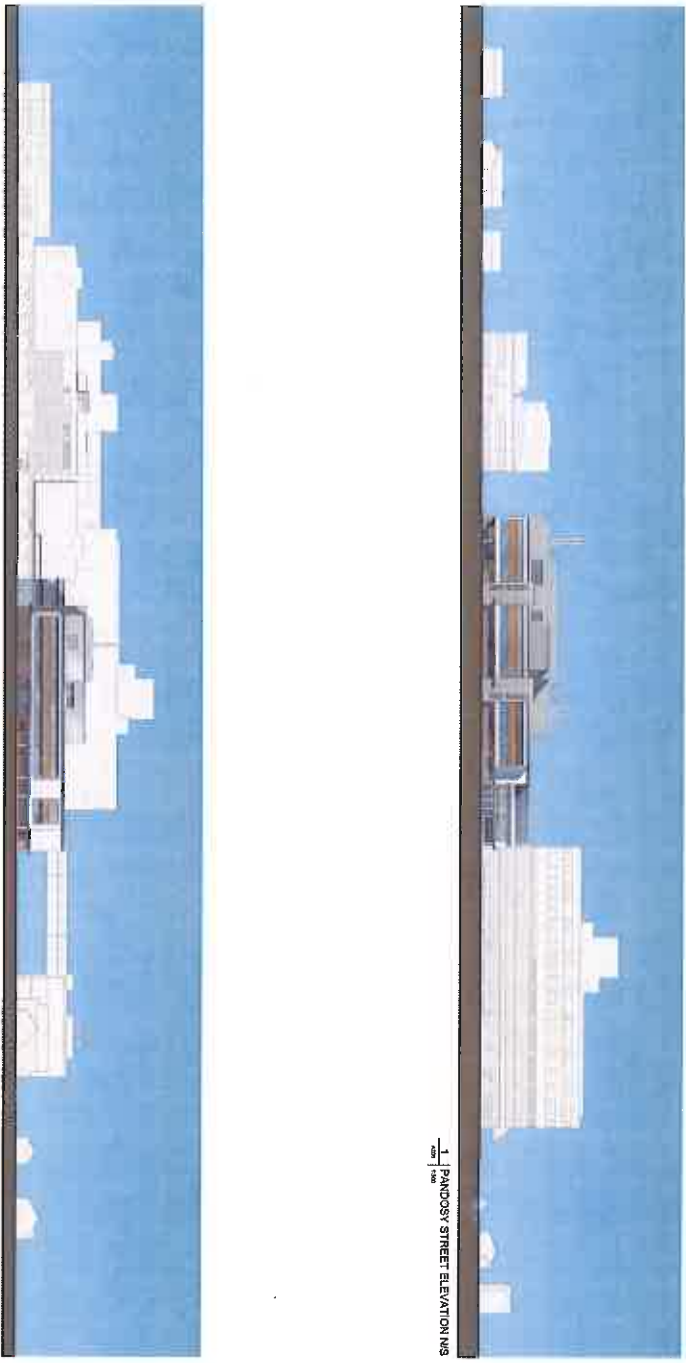


1 | SOUTH ELEVATION

SCHEDULE B

This forms part of development  
Permit # DP12-0133





SCHEDULE B  
This forms part of development  
Permit # DP12-0133





1 | STREET LEVEL VIEW AT PANDOSY ST. & ROSE AVE.



2 | STREET LEVEL VIEW AT ROSE AVE. PLAZA

SCHEDULE     B      
 This forms part of development  
 Permit #     DP12-0133



1 VIEW OF PAUSOV DROP-OFF



2 VIEW OF CENTENNIAL ENTRY

SCHEDULE     B      
 This forms part of development  
 Permit # DP12-0133





## IHSC – Landscape Design for Streetscape Beautification

As a result of the recent completion of the Centennial building and with the upcoming Interior Heart and Surgical Centre, PCL and the Interior Health Authority have collaborated with the City of Kelowna to create a unified streetscape for the Kelowna General Hospital Campus. The proposed streetscape, along the west side of Pandosy Street, will unify the streetscape along Pandosy and help to create a sense of place and a clear visual identity for the Campus within the neighborhood.

The plan's main goal is to utilize and enhance on the existing street trees in front of the Centennial building, to reinforce the overhead canopy which provides shade and shelter for pedestrians, while also adding a structural element to the streetscape.

Understory planting in bed areas will reflect the newly constructed buildings with a clean, modern layout. Clustered planting beds with a variety of grasses and shrubs will visually shape the streetscape, creating interest throughout the seasons. This planting style will extend the length of the KGH site frontage along Pandosy, forming a cohesive look and strengthening the connection between the Centennial, Surgical Centre and Clinical Academic buildings.

From an environmental standpoint, the proposed plant list is Okanagan inspired, low maintenance, and drought tolerant. With the goal of minimizing water consumption in mind, sod areas have been reduced and replaced with plant material. Additionally, by varying the species of trees along the streetscape, biodiversity is increased which encourages wildlife use, ensures healthy growth of trees, and helps to provide a defence against trees being damaged or killed due to disease. During the construction period, best practices will be followed to encourage healthy establishment of the plant material.

For the safety of all users of the site, the landscaping will incorporate Crime Prevention Through Environmental Design (CPTED) principles and strategies.

With all of these elements being considered throughout the landscape design and construction process, the end result will be a streetscape to be admired and enjoyed by patients, visitors, staff, and local residents alike.

MMM Group Limited  
540 Leon Avenue  
Kelowna, BC V1Y 6J6  
t: 250.862.3600 | f: 250.862.4849  
[www.mmm.ca](http://www.mmm.ca)

Date: September 5<sup>th</sup>, 2012

Our File: 5011433-001

Address: 1435 Water Street  
Kelowna, B.C.  
V1Y 1J4

Attention: Development Services

Dear Sir/Madam:



Re: IHSC – Landscape Development Permit

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As per our client's request, MMM Group Limited estimates a landscape development cost of \$63,185.00 excluding applicable taxes, for the above noted development. This price includes landscape materials and installation: planted areas, trees, topsoil, mulches, and irrigation.

Should you require any explanation of this letter, please contact the undersigned.

Regards,  
MMM Group Limited



Benjamin SC Walker, M.B.C.S.L.A.  
Registered Landscape Architect

cc Tim McLennan, CEI Architecture  
Wayne Bilawchuk, PCL Constructors Westcoast Inc.

Schedule C

LEGEND:

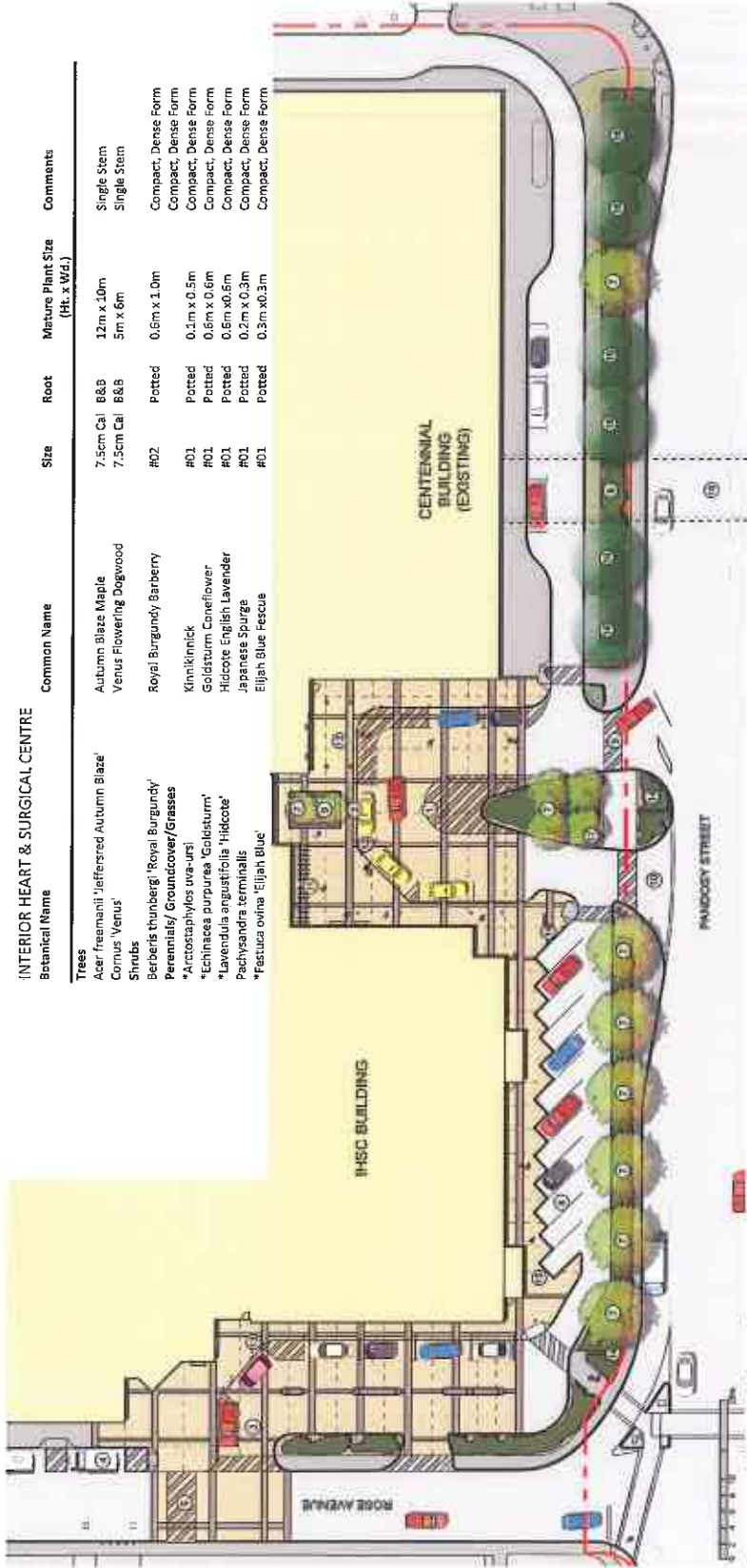
- 1 PANDORY STREET ENTRY PLAZA
- 2 MAIN DROP-OFF
- 3 ROSE AVENUE ENTRY PLAZA
- 4 AMBULANCE PARKING
- 5 CROSSWALK
- 6 UPDATED CENTENNIAL BUILDING LANDSCAPE & ROADWAY
- 7 PROPOSED TREES
- 8 PARKING
- 9 TREE BOSQUE w/ SEATING
- 10 EXIT
- 11 BIKE PARKING
- 12 CENTENNIAL BUILDING CANOPY
- 13 TRAFFIC BOLLARDS
- 14 WAY FINDING SIGNAGE
- 15 CHARGING STATION
- 16 EXISTING TREE
- 17 TREE BOSQUE
- 18 PEDESTRIAN OVERPASS

LANDSCAPE DEVELOPMENT DATA:

1. PLANTS INDICATED WITH "\*" ARE SELECTED FROM THE CITY OF KELOWNA OKANAGAN INSPIRED PLANTING LIST.
2. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE B.C. LANDSCAPE STANDARD (7TH EDITION).
3. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
4. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
5. SHRUB AND TREE CLUSTER AREAS TO BE PLACED WITHIN PLANTING BEDS. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
6. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM FROM AN ON-SITE STORM WATER COLLECTION AND STORAGE SUPPLY. IRRIGATION TO HAVE A TIE-IN TO MUNICIPAL WATER SERVICE FOR SUPPLEMENTAL WATERING AS REQUIRED.
7. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
8. PERIMETER PLANTING TO BE A COMBINATION OF ORNAMENTAL AND SHRUB PLANTING AND IN CONFORMANCE WITH C.P.T.E.D. PRINCIPLES TO ENSURE PROPER SITE LINES FOR BOTH VEHICULAR AND PEDESTRIAN TRAFFIC.
9. IN ORDER TO ACCOMMODATE THE REQUIRED CITY OF KELOWNA 2:1 REPLACEMENT RATIO FOR THE REMOVED STREET TREES, THE CONTRACTOR SHALL COORDINATE WITH CITY STAFF FOR THE PLACEMENT OF THE 5 TREES WITHIN THE NEIGHBOURING STRATHCONA PARK PROPERTY.
10. PROPOSED STREET TREES ARE TO MATCH EXISTING SPECIES (SPECIES TO BE CONFIRMED).

INTERIOR HEART & SURGICAL CENTRE

Botanical Name	Common Name	Size	Root	Mature Plant Size (Ht. x Wd.)	Comments
<b>Trees</b>					
Acer freemanii 'Jeffersred Autumn Blaze'	Autumn Blaze Maple	7.5cm Cal	B&B	12m x .10m	Single Stem
Cornus 'Venus'	Venus Flowering Dogwood	7.5cm Cal	B&B	5m x 6m	Single Stem
<b>Shrubs</b>					
Berberis thunbergii 'Royal Burgundy'	Royal Burgundy Barberry	#02	Potted	0.6m x 1.0m	Compact, Dense Form
Perennials/ Groundcover/Grasses					Compact, Dense Form
*Arctostaphylos uva-ursi	Kintikinnick	#01	Potted	0.1m x 0.5m	Compact, Dense Form
*Echinacea purpurea 'Colisturn'	Goldsturm Coneflower	#01	Potted	0.6m x 0.6m	Compact, Dense Form
*Lavandula angustifolia 'Hidcote'	Hidcote English Lavender	#01	Potted	0.6m x 0.6m	Compact, Dense Form
Pachysandra terminalis	Japanese Spurge	#01	Potted	0.2m x 0.3m	Compact, Dense Form
*Festuca ovina 'Elijah Blue'	Elijah Blue Fescue	#01	Potted	0.3m x 0.3m	Compact, Dense Form



PLANTING CHARACTER IMAGES



PLANTING LEGEND:







## Interior Heart Surgical Centre - Design Rationale

The new hospital zoning HD1 design guidelines, which help direct the future development of the hospital campus, are very explicit in their intent. In an attempt to control the mass, height and scale of future projects, the HD1 guidelines clearly identify setbacks, building articulation and character, as well as form and materials. Achieving the suggested guidelines becomes a challenge when the building footprint is driven by functional relationships and uses most of the available site; however, the Plenary Health team has been successful in creating an identity for the IHSC while complimenting the overall campus architecture. The building exterior has been articulated to create an architecturally interesting and refined structure.

### Exterior Design – Vision and Objectives

Plenary Health has designed the IHSC to be a warm, welcoming and future-looking facility that reflects the role of the Authority as a leader in the provision of healthcare services. Our design philosophy has been centred on carefully balancing the need to create a statement of civic pride against the need to create a caring, supportive and welcoming environment. The design of the building reflects this vision in the following ways:

- Our structural system has been designed to provide opportunities for open and transparent access to daylight and views to the outside, interiors and central courtyard
- Covered entries shelter visitors from the elements
- Warm, welcoming and human-scaled spaces and materials reduce the impact of the building on the neighbourhood
- Friendly and clear circulation routes are accessible to all members of the public, regardless of their mobility
- Spaces are organized in a clear, concise and logical manner to allow for intuitive wayfinding

### The Larger Role of the IHSC in the Community

The new IHSC will be an important member of three different communities:

- **The KGH Campus:** On the Campus, the IHSC has the opportunity to be a flagship building for the wider campus. Together with the Centennial Building, the IHSC will be the new face of the KGH campus, and they must integrate and enhance the experience of patients, staff, and the surrounding community.
- **The Surrounding Neighbourhood:** The surrounding neighbourhood consists of single and two-storey residential buildings that have been well-established for many years, and the existing KGH buildings are much larger in comparison. We have designed the massing and facades of the IHSC to ensure it will be a sensitive member of the neighbourhood.
- **The City of Kelowna:** As a new, important location in the City of Kelowna, the IHSC will be a frequently accessed building. Its human-scale design elements and the spacious nature of its open spaces reflect the open, public nature of the Facility.

### Balancing Precision, Warmth and Transparency

We have endeavoured to balance three important images in the overall composition of the building: warmth, precision and transparency. These characteristics are desirable qualities in a healthcare provider such as a doctor or nurse, and we believe they are also important characteristics for the new IHSC.

- Precision relates to the selection of crisp, clean materials that show their strength and permanence and do not weather or age poorly.
- The crisp metal panel and clean glazing in our design of the building facades evoke an image of precision and new technology, giving patients and families confidence in the high standard of care provided by the Authority.
- The precise organization of the metal cladding is enhanced by the exact nature of the material - its uniform horizontal lines and unwavering surfaces echo the “cutting edge”, high-quality nature of the Facility.
- The massing and stacking of the building expresses clean lines, and the staircases have been expressed as a vertical design element on the exterior of the building to act as a visual

- organizer of the building.
- Warmth is displayed by breaking up large elements into smaller features and by using materials that are reassuring, welcoming and friendly. This quality speaks to the human aspects of healthcare.
- Brick masonry was used for the base of the building, as this material is assembled by human hands and shows its individual character with variations in colour and texture. The colour and texture of the brick is friendly and permanent.
- The horizontal panels of BC Western Red Cedar cladding on the major facades create a warm counterpoint to the metal cladding, striking a visual balance of materials, finishes and colours. The use of wood helps emphasize the therapeutic nature of the design, such as the landscaped areas and outdoor meeting spaces.
- The lower level is pulled in from Level 2 to provide welcoming and open canopies that protect users from the harshness of the elements.
- The size of the glazing elements are intended to be human-scale such that they are not intimidating to visitors.
- Transparency demonstrates the values of honesty, openness and clarity and is embodied in the use of glazing throughout the design.
- The stair towers have glazed openings to allow viewers to understand what is happening within the Building and to see movement and human circulation.
- The ample use of glazing that is not tinted or mirrored ensures that the IHSC will not be a mysterious or daunting destination.
- Areas which traditionally have not been glazed, such as some mechanical spaces and the OR surgical racetrack, have sufficiently high glazing to allow the community to see the inner workings of the building without compromising patient privacy.
- No “fake” materials have been used in the exterior design, as this confuses the visual messaging regarding honesty and clarity.
- The building links to Centennial and Strathcona are critical to the delivery of services at KGH; we have therefore made these links obvious with glazing to demonstrate their purpose and importance.

### **Exterior Design – Integrating with the Neighbourhood and Enhancing the Community**

The IHSC will occupy a very prominent location within the KGH Campus and will be a visually and physically prominent location in the City of Kelowna. The facility will also be a large and new member of the Pandosy Street neighborhood and must be sensitive to the residential character of the surrounding area.

#### **Good Neighbour**

The exterior of the facility is visually appealing to the public because of its clear, clean and precise design. The facades have been well organized and the exterior materials have been carefully chosen to create a building palette that promotes a “good neighbor” policy. Good neighbour features include:

- Ease of use for all members of the public
- Warm and welcoming exteriors and entrances
- Giving the public visual accessibility into the interiors through the use of transparent, non-tinted and non-reflective glazing
- Surrounding noise producing equipment with sound-reducing screening
- Locating noise-producing mechanical equipment in areas that reduce the disruption to the surrounding residential neighborhood

Our design adheres to the Kelowna General Hospital’s Design Guidelines, February 2011.

The IHSC has used a palette of materials and colours to divide areas into smaller elements that are more appropriate in scale and size to complement the surrounding neighbourhood. The building mass has been terraced to step back from Pandosy Street to reduce its visible massing from the adjacent areas and to maximize sunlight penetration, particularly the pedestrian areas during the lunch time period.



### **Integrating into Pandosy**

The IHSC will play a positive role on the KGH Campus by completing the upgrade of the campus along Pandosy Street. The IHSC building will improve the Eastern face of the KGH Campus by improving and completing the internal circulation roadway parallel to Pandosy Street, which will help to calm and control the traffic on Pandosy Street. The IHSC Project will also complete the campus landscaping plan and improve the character of the neighborhood.

### **Integrating and Enhancing the Campus**

We have designed a building that ties into the existing Campus yet also establishes itself as a unique and prestigious new member of the KGH campus and a valuable member of the Pandosy Street neighborhood. The intent is to create a distinct building that is nevertheless visibly linked to the adjacent Strathcona and Centennial buildings in a seamless and transparent manner. We acknowledge that the KGH campus is a collection of buildings that were constructed at different times and with different visions in terms of building character. Our intent is to create a Facility that links to the other buildings on campus in an easily understandable way that facilitates straight-forward wayfinding. The two entrances to the IHSC Building will be obvious on arrival and each entrance will have its own character to reduce confusion and aid in wayfinding. Distinctive landmarks such as the Centennial entry canopy and the glazing at the link between the IHSC and the Centennial building will draw visitors into the building. From a wider perspective, our design will create a restrained and refined building that joins and complements the skyline of the KGH Campus. The long and low silhouette of visual balance will allow the visual scale of the IHSC to be reduced and will physically complete the Pandosy Street façade of the KGH Campus.

### **Pedestrian-Oriented Campus**

The pedestrian routes within the IHSC Project have been designed for various groups of users:

- The pedestrians that are directly connected with the IHSC facility include patients, families, visitors and staff. The travel routes have been designed to be clear and easily recognized, allowing the users to connect to the other areas of the KGH Campus using instinctive wayfinding methods and other visual clues.
- Pedestrians that are not travelling to or through the IHSC facility but are passing by to reach other areas of the KGH Campus will not need to engage in the direct user circulation system. They are able to circulate on a perimeter pedestrian circulation system, reducing the amount of bottle-necks.

All of the pedestrian circulation systems have been carefully coordinated to be in visually clear locations and at logical intersections within the vehicle circulation system. The safe and intuitive locations of all of the pedestrian crosswalks lead to increased safety for all the pedestrians and cyclists and complement the safe and welcoming circulation routes.

### **Human Scale - Design Features**

Plenary Health has selected building materials, colours and textures that will clearly articulate the building's shapes, planes and elements. This helps promote a reduction of visual scale and breaks the elements down into human-sized elements. The materials, colours and textures that have been chosen have ties to existing materials and colours used in the KGH Campus or that share characteristics of the surrounding residential neighborhood. The following design features add to the architectural interest of the Facility:

- The lower level of the building is recessed to create a strong separation of the "base" of the building and the upper "body" of the building.
- The basic components of the building's façade are broken into visual elements that help break down the overall size of the building into smaller elements that are closer in scale to the surrounding residential neighborhood homes.
- On an intimate scale of use, the massing provides recessed and protected areas to shelter visitors entering and exiting the building.
- The building uses large, simplified, horizontal planes which have been intersected with two vertical stair tower elements along the Pandosy Street elevation to form the "strength" element of the building.

- The two stair towers visually appear to be supporting the upper level “body” of the building in a delicate balancing act. This visual “balancing” of the upper level is also enhanced and strengthened by the visual separation of the upper levels and the lower level in colour and material.
- The Level 1 facade features brick masonry, which is a common residential building material in the surrounding neighborhood.
- The brick masonry walls have a direct relationship with the brick masonry walls used in the adjacent UBC Clinical Academic Campus Building, the KGH Cancer Centre, and the accent elements on the Rose Avenue Parkade.
- The upper level glazing combined with the visually strong brick base gives the illusion that the projecting upper levels of the building are floating above the base in a light and delicate manner.
- To strengthen the light and delicate upper level of the building, light silver metal cladding has been used.
- The colour of the upper portions of the building will be a combination of off-whites, light silvers and greys which will have an ability to blend into the sky and not appear overpowering, thus helping to break down the scale and the mass of the facility.
- The lightness of the upper portion of the building is punctuated with the long horizontal banding of cedar cladding. The bands of cedar have been organized and contained in large, visually floating, silvery, metal frames. These framed elements are repeated on all four elevations of the building.
- The wood bands are “woven” through the facades, linking the vertical elements of the concrete stair towers.
- All of the simplified planes of the building have a variety of light and delicate textures:
  - The precise and organized score joints of the concrete stair towers
  - The horizontal and repetitive reveal joints of the metal cladding
  - The natural and varied texture and colour of the cedar cladding
  - The natural colour variation of the brick masonry with their running bond joints
- The building has also been designed to eliminate large planes of the building by moving planes and surfaces in and out, which creates smaller scaled elements.

We have avoided “larger than life” features and have instead designed key elements such as the entry canopies, waiting areas, elements of the enclosed courtyard, and landscape elements to be human- scaled and unintimidating.

#### **Human Scale – Materials Selection**

Exterior materials were chosen for their human-scale and warmth characteristics. The brick masonry was used for the base of the building because it is a material that is assembled by human hands and shows its individual character with variations in colour and texture that are warm, friendly and permanent. These brick walls have a small scale which is understandable and allows people to feel comfortable with their scale and texture. Each of the four major facades have long and horizontal bands of wood cladding (Western Red Cedar) which is composed of boards of the same scale as those used in the construction of typical residential buildings of the neighborhood. The material and finish of the natural cedar cladding along with the brick masonry is warm and friendly. These materials will help in reducing the aversion and apprehension that many people feel about the interaction with hospitals. These materials also help to break down the scale of the facades into more understandable components. We have selected building materials that are durable and will age in an attractive manner, without staining or weathering.

#### **Interior/Exterior Transition**

Creating a cohesive relationship between the building exterior and interior is crucial to ensuring that views of the interior spaces from the surrounding areas are both attractive and appropriate. In our design of the IHSC, Plenary Health has endeavored to create a complete building where the exterior elements fold into the building’s interior and continue through the interior public spaces, thus creating a total healing environment which has a clear and concise vision.

## **Entrances**

The two main entrances have appropriately scaled openings. The Centennial link entrance is larger in scale due to its important location and function, while the Rose Avenue plaza is smaller in scale, given its function as a secondary entrance.

## **Protection from the Elements**

The two main entrance areas have been designed to maximize the weather protection for the users of the Facility. The Centennial entrance has a large and protective wood canopy which merges together with the existing entry vestibule and extends out over the drop-off lay-by stall in front of the entrance. The Centennial entrance has an additional covered area on the south side of the Central Plaza where the IHSC Level 1 floor plate steps in. As a result, Level 2 provides shelter and protection for a large waiting area, a lay-by stall and bicycle parking. The Rose Avenue entrance has been recessed into the Level 1 footprint, offering complete protection from the sun, rain, snow and prevailing winds. The design allows for natural light deep into the plaza, making it a bright and sheltered location.

## **Exterior Design – Landscaping**

Plenary Health has designed the hard and soft landscape areas surrounding the building with the same care and concern used in the design of the entire facility. The clear and thoughtful organization of the site circulation layout leads to the increased safety of the pedestrian and cyclists. It will also result in an increased level of enjoyment while walking through the various exterior areas of the site, and sitting and relaxing in a calm and well-designed exterior landscape.

## **Central Plaza**

The Central Plaza and the enclosed courtyard have been designed by Plenary Health to offer a balanced combination of hard and soft landscaping, providing a wide choice of spaces to explore and enjoy. The Central Plaza is a transition space that also functions as an outdoor waiting area. The plaza uses a series of tree bosques to establish the main vehicle circulation pattern and to reinforce the strong axial link with the enclosed courtyard. The trees provide a green and natural element to reduce the amount of hardscape in a primarily vehicular circulation zone.

## **Pandoso**

The hard and soft landscaping fronting Pandoso Street recognizes and expands the character of the existing landscaping, maintaining three existing mature trees and enhancing them with the addition of trees in the Central Plaza and the enclosed courtyard. The leafy street frontage promotes a calm, natural and green environment.

## **Entrances**

The two main entry plazas have been designed to be curb-less and promote unhindered access for all individuals, regardless of their physical mobility abilities. The area of separation between the vehicles and the pedestrians has been established by continuous and spaced metal bollards which allow freedom of pedestrian movement. All pedestrians, including this in a wheelchair, using a walker, on crutches, using a cane or with mobility limitations, are able to circulate freely.

## **Site Circulation**

Plenary Health has carefully designed the site circulation to provide a clear and efficient environment that allows the public to access the site in a calm, friendly and safe manner. The IHSC site has been integrated into the fabric of the existing KGH site circulation system for vehicular, pedestrian and bicycle routes. The vehicular circulation system is comprised of two major components. The first component is the public streets surrounding and servicing KGH: Pandoso Street, Royal Avenue and Rose Avenue. The second component is the internal road system which runs parallel to Pandoso Street, east of the Centennial Building, and connects Royal Avenue to the north with Rose Avenue to the south. The internal roadway is a one-way vehicle drive aisle which is accessed from Royal Avenue or mid-block from Pandoso Street. The existing internal circulation road has been extended to meet the Central Plaza at the Centennial



Building's main entrance doors and the Rose Avenue Plaza at the south face of the IHSC Building. The internal circulation road also connects to Rose Avenue at the Rose Avenue Plaza.

#### **Emergency Access**

Emergency fire vehicles are able to access the main entrance doors of the Centennial Building by the Pandosy Street entrance mid-block. The circulation system has been designed to allow for the emergency vehicles to proceed within code required proximity of the main entrance doors. The vehicles are able exit from the site southward from the mid-block Pandosy exit.

#### **Public Transit**

The existing bus lay-by presently located directly east of the IHSC Building is proposed to be relocated southward in front of the Clinical Academic Campus Building. This location is currently being confirmed in discussions with the City of Kelowna.

#### **Goods and Waste Disposal**

The design of the site circulation will not affect the existing vehicular routes to the loading dock for deliveries or for waste collection. These vehicles will not be required to travel through the site on the internal road to access the loading area on Rose Avenue; they will be able to travel west on Rose Avenue directly from the intersection of Rose Avenue and Pandosy Street. The Plenary Health design does not include any new loading docks or external waste collection areas.

The IHSC will serve as a major public institution, as well as a local landmark. As such, the treatment of the public realm needs to reflect the significance of this building within the KGH Campus and the larger context of the city's urban fabric. The Plenary Health design provides positive enhancements to the immediate community and reflects values of the Authority and the people that it serves.

Office of the City Clerk  
City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

Re: Memorandum of Understanding (MOU) between Interior Health and the City of Kelowna

Dear Stephen,

This letter is being submitted to outline the measures being taken by the applicant and Interior Health to meet the mandate of the MOU between Interior Health and the City of Kelowna related to Community Engagement. We have included the requirements from the MOU with a synopsis of the actions taken below:

**Partners**

Jim Aalders  
MAIBC, MRAIC, LEED AP, NCARB

Nick Bevanda  
MAIBC, MRAIC, NCARB, AIA

Richard Bolus  
MAIBC, MRAIC, Assoc. AIA,  
LEED AP

Mark Hentze  
MAIBC, MRAIC, NCARB, IAKS

William Locking  
MAIBC, FRAIC, MAAA

Tim McLennan  
MRAIC

John Scott  
MAIBC, MRAIC, MAAA, NCARB, AIA

Red Windjack  
MAIBC, MRAIC, LEED AP

**1. On all occasions where IH intends to build on its property zoned HD1, and which would require a development permit to be issued by the City of Kelowna, IH shall prior to application for a building permit:**

**a) Notify the Kelowna South Central Association of Neighbourhoods (KSAN) of its intention to build and of the general nature of the planned building;**

*Applicant Response:*

*The KSAN executive is part of the distribution list that receives notifications from KGH. Discussion of the intent to build the IHSC has been ongoing since January 2010, with the official announcement in June 2012, following final contract award to Plenary Health.*

**b) Determine, in conjunction with KSAN, whether or to what extent the planned construction merits consultation;**

*Applicant Response:*

*Interior Health determined a formal public consultation opportunity, in addition to regular Neighbourhood Liaison Group meetings and neighbourhood user group meetings, was warranted prior to completion of the development permit application.*

**c) Consult with the representatives of the residents in the neighborhood surrounding KGH (the KGH Neighborhood Liaison Group), if consultation is merited pursuant to 1(b).**

*Applicant Response:*

*Interior Health consulted with the neighbourhood user group to develop specific wording for the project agreement as it related to the concerns of the neighbourhood. Such items where: sound and light pollution, sight lines landscaping and the building.*

**2. For the purposes of 1(c) consultation shall include:**

- a) An initial meeting of the KGH Neighbourhood Liaison Group where IH advises of its intentions to build and the nature of the building;**

*Applicant Response:*

*Discussion of the intent to build the IHSC has been ongoing since January 2010, with updates on the status of the project provided to NLG every two to three months, with the official announcement in June 2012, following final contract award to Plenary Health.*

- b) A meeting or meetings with the representatives of the KGH Neighbourhood Liaison Group to obtain input into the development of the construction specifications pertaining to the exterior form and character of the building, including but not limited to design, noise, light, privacy, traffic flow, parking, landscaping and signage;**

*Applicant Response:*

*During the RFQ/RFP phase of the IHSC project, the Plenary Health Team met with members of the Neighbourhood User Group to discuss the project. Key concerns as a result of this meeting were focused on construction activity. Form and character issues were not expressed as the User Group felt that since the design was required to conform to the design guidelines included in the HD-1 zoning for the site, they were satisfied.*

*Subsequently, a Public Consultation Session was held on July 3, 2012 to communicate the post award progress of the project to the neighbourhood and to receive input from the attendees. Invitations for the event were sent via e-mail to 59 households on a mailing list established by IH consisting of neighbours who self-identified as wanting regular information updates, provided email addresses and were included on the distribution list. The list was initially established in January 2008. The invitation was also hand delivered to all households within the boundary indicated below.*



*The format for the evening included a sign-in book to record attendees, 15 static image boards explaining the proposed design of the project, and a projected slide show visually describing the project. Representatives from Plenary Health, Interior Health, and the City of Kelowna were present to speak to issues and answer questions pertinent to each organization's responsibilities related to the project. Comment forms were provided and readily available for attendees to provide written commentary.*

*Comments received from meeting attendees were primarily related to a new parking lot being proposed by IH on Royal Avenue that is not directly connected to the IHSC project. Comments related to the IHSC building were exclusively limited to concerns over ventilation noise, and one comment about the use of colour on buildings on the campus.*

- c) In the event that there are no residents to act as representatives to the KGH Neighbourhood Liaison Group with respect to paragraph 2(b), KSAN shall act for the neighbourhood; and**

*Applicant Response:*

*The NLG has always had representation from neighbouring residents, as has the neighbourhood user group. A KSAN representative has participated in both groups, although this member (Wayne Dods) has recently moved out of the neighbourhood.*

- d) City of Kelowna staff will comment to Council on the efforts of Interior Health to meet the consultation provisions as envisioned by this MOU as part of the development application Report to Council.**

- 3. Following Consultation IH shall report to the residents of the neighbourhood surrounding KGH of the outcome of the consultation and the request for a development permit.**

*Applicant Response:*

*Interior Health intends to report to the Neighborhood Liaison Group at the regular consultation meeting scheduled for September 2012.*

We trust that this synopsis clearly outlines the steps taken by the Applicant and Interior Health to satisfy the terms of the MOU.

Yours Truly,



Tim McLennan MRAIC  
Partner  
CEI Architecture



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**CITY OF KELOWNA**  
**MEMORANDUM**

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**Date:** August 9, 2012  
**File No.:** DP12-0133

**To:** Land Use Management Department (AW)

**From:** Development Engineering Manager (SM)

**Subject:** 2268 Pandosy Street **Interior Heart and Surgical Center**

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Development Engineering has the following comments and requirements associated with this application. The road and utility upgrading requirements outlined in this report will be a requirement of this application.

The Development Engineering Technologist for this project is John Filipenko. AScT

1. General

- (a) Development Engineering has no comments in relation to the form and character of the proposed Interior Heart and Surgical Center building structure.

2. Domestic Water and Fire Protection

- (a) The developer's consulting engineer will determine the servicing and fire protection requirements for this proposed development.
- (b) The applicant, at his cost, will arrange for the disconnection of all existing unused services at the mains and install the required large diameter services. The estimated cost of this construction for bonding purposes is **\$40,000.00**
- (c) The developer must obtain the necessary permits and have all existing utility services disconnected prior to removing or demolishing the existing structures.
- (d) Boulevard landscaping, complete with underground irrigation systems, must be integrated with the on-site irrigation systems.

3. Sanitary Sewer

- (a) The developer's consulting engineer will determine the servicing requirements for this proposed development. The consulting engineer shall provide the City Infrastructure Utilities Planning Manager, Andrew Reeder with the anticipated additional flow from this development. Should it be necessary to upgrade the existing sanitary lift station facilities to accommodate the additional flows, then additional bonding will be required.
- (b) It will be necessary to modify existing servicing to accommodate the proposed building footprint. The estimated cost of construction for bonding purposes is **\$15,000.00**

4. Road Improvements

- (a) Temporary construction site access and egress will make it necessary to modify the existing raised access median as well as provide hard surface driveways and curb letdowns. The estimated cost for this construction as well as full restoration costs including curb replacement for bonding purposes is **\$15,000.00**.
- (b) Service installations and disconnects will require road cuts with pavement and sidewalk restoration. Replacement of damaged works will also be at the developer's expense. The extent of the restoration works will be determined by the City Engineer. The estimated cost for full restoration costs for bonding purposes is **\$15,000.00**.
- (c) It will be necessary to provide a transit bus stop at a new designated location. The estimated cost for this construction including a bus pullout for bonding purposes is **\$85,000.00**.
- (d) The signal at the south east corner of Rose Avenue and Pandosy Street will require relocation. The estimated cost for this construction for bonding purposes is **\$84,000.00**.

5. Engineering

- (a) It is recommended that pre-construction photos as well as video recordings be taken of all existing facilities and mains to document existing conditions for future reference. The city requests copies of all documented information that are within the city right-of-ways.
- (b) Road and utility construction design, construction supervision, and quality control supervision of all off-site and site services including on-site ground recharge drainage collection and disposal systems, must be performed by an approved consulting civil engineer. Designs must be submitted to the City Engineering Department for review and marked "issued for construction" by the City Engineer before construction may begin.

6. Survey Monuments and Iron Pins

If any legal survey monuments or property iron pins are removed or disturbed during construction, the developer will be invoiced a flat sum of \$1,200.00 per incident to cover the cost of replacement and legal registration. Security bonding will not be released until restitution is made.

7. Bonding and Levy Summary(c) Bonding

Service upgrades	\$ 55,000.00
Temporary driveways and full road restoration works	\$ 30,000.00
New transit bus stop	\$ 85,000.00
Signal relocation	\$ 84,000.00

Total Bonding	<b>\$ 254,000.00</b>
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**NOTE:** The bonding amounts shown above are comprised of estimated construction costs escalated by 140% to include engineering design and contingency protection and are provided for information purposes only. The owner should engage a consulting civil engineer to provide detailed designs and obtain actual tendered construction costs if he wishes to do so.

**Bonding for required off-site construction must be provided and may be in the form of cash or an irrevocable letter of credit, in an approved format.**

**The owner must also enter into a servicing agreement in a form provided by the City.**

8. Administration Charge

An administration charge will be assessed for processing of this application, review and approval of engineering designs and construction inspection. The administration charge is calculated as (3% of Total Off-Site Construction Cost plus HST) **\$6,096.16**  
(\$ 5,443.00 + \$ 653.16 HST)



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Steve Muenz, P. Eng.  
Development Engineering Manager  
JF/jf