



**Pandosy Street Developments
Presents
Collett Manor**

Pandosy Street Developments Ltd.

Pandosy Street Developments Ltd. is proud to present **Collett Manor** a quality, multi-unit, residential development designed to meet the wide-ranging needs of our growing Kelowna and BC interior population.

This unique development is just blocks from the beach and minutes from Kelowna's downtown core and vibrant Mission neighbourhood, has something for everyone, from urban professionals to young families, empty nesters to our oldest citizens.

The building's beautiful heritage exterior, modeled after the 1913 Collett House, houses 56 modern units, ranging from 488 square foot junior one-bedroom suites to 1,350 square foot two bedroom flex units. Each unit is airy and inviting, with ample closet and storage space, and attention paid to the smallest detail.

Of the building's 56 units, there will be affordable and accessible in the mix. In addition, **Pandosy Street Developments Ltd.** has considered the changing face of Kelowna's population and utilized a flex design approach for more than half the units within the building. This allows the units to be easily adapted as required to accommodate different generational and health needs. Suites will also be set-aside for **Hunter House**.

Residents will love the connected large two level activity centre building, with its meeting rooms, cozy library, fully-equipped kitchen and dining room for large functions. Those with children or young visitors will value the well thought-out playroom, which connects to an outdoor playground.

In an effort to take advantage of Kelowna's moderate climate and beautiful setting, the developer has included more than 10,000 square feet of beautifully landscaped outdoor living space. Residents can enjoy the great outdoors from the quiet of their private outdoor deck or socialize in one of the many seating areas on the terrace or expansive rooftop deck.

With the added enjoyment provided by gazebos, a kitchen/barbecue area and lush gardens full of non-poisonous, edible plants, the property's outdoor spaces provide an idyllic refuge for all ages.

Other amenities include wheelchair ramps, secure, underground parking and intentions of a 24-hour concierge service for added peace of mind.



Hunter House

HUNTER HOUSE BACKGROUNDER

What is it?

- Hunter House will provide affordable accommodation for people /and families who are in Kelowna for medical or health reasons such as surgeries, tests, treatments, etc.
- Hunter House will be embedded within (**Collett Manor**) a unique framework of sale and rental units, accessible and adaptable flexible housing
- Our concept is to provide a warm mix of young, senior, long term and short term accommodations focused around a medical framework
- A detailed sustainable design, special finishing touches with many details of home
- Dedicated staff and volunteer support to make it a special place to call home for a myriad of people.

Where is it?

- The site is a 1.177 acre or 48649 sq ft property that encompasses 2149 to 2189 Pandosy Street, and is owned by Pandosy Street Developments Ltd. (Ross and Alana Marrington)
- Kelowna General Hospital is across the street and shopping services are 1km south and 1.5 kms north. The beach is one block away and transit stops are in close proximity.

What will it look like?

- Collett Manor is a heritage style building, inspired by the 1913 Collett family home, in honor of the pioneer family
- Features include underground parking, and will be wheelchair accessible
- Hunter House will include some fully-furnished units, with junior one bedrooms, one bedrooms and some larger, two-bedroom and two bedroom flex design.



Hunter House

Who will use it?

- Hunter House will provide a place of refuge and sanctuary for families or others who are supporting a loved one who is ill or undergoing some kind of medical treatment
- The concept will also include accessible units for persons with special requirements
- Someone may be waiting for a specific unit in a specific facility that is not available at present and would be accommodated here

How much will it cost to stay there?

- We plan to charge a very reasonable rate with providing quality care and comfort.

Why develop it?

- After years of traveling the province to be with loved ones as they endured one medical situation after another, we know how frustrating and draining it can be, both emotionally and financially
- It is our vision, our dream to help people. By providing a place that is affordable, offers all the comforts of home and is easily accessible to the hospital so they can focus their efforts on supporting their loved one in their time of need.

How much will it cost to develop Hunter House?

- Pandosy Street Developments Ltd. will build **Collett Manor**, and provide suites to Hunter House
- There are the additional costs to furnish, maintain and operate the facility.

How can people help make the project a reality?

- We'd also like to talk to service groups, stakeholders or others who agree that Kelowna could benefit from this kind of facility
- Lending your support through letters and emails.



Hunter House

Project Highlights

Hunter House is a multi-use, flexible housing concept that will provide accessible and affordable accommodation for people who are in Kelowna for medical or health reasons. It is a socially responsible development that will provide accessible and adaptable accommodation to a wide range of people in the community.

Design

- Heritage style, three stories or more
- Sustainable design with copious amounts of amenity space
- Mix of junior bachelor, one-bedroom units and two bedroom, and flex design living units
- Front townhouses with private entry and access from underground
- Promenade of greenery and serenity on the main deck accented by ground-level greenery all edible or non-toxic variations
- Design inspired by the 1913 Collett house
- Underground parking

Environmental Features

- Healthy, low-emission building materials, finishes and flooring
- Energy-efficient appliances
- Energy-efficient heating, ventilation and cooling systems
- Energy-efficient water heating system
- Alternative wastewater system to conserve water
- Low-maintenance, drought-resistant plants all *edible* varieties for safety
- Recycling and composting area

Social Features

- Wide doorways and hallways for wheelchair / walker accessibility
- Adaptable and special use units, flex housing
- Widespread use of handrails, colours, textures, to accentuate maneuverability and independence
- Combination of private and communal spaces to provide opportunities for personal space and companionship/support