



# 230 Aurora Crescent

Ironclad Developments

File : DP20-0147 & DVP20-0148; CR: Z20-0088



# Proposal – DP / DVP for 230 Aurora Crescent

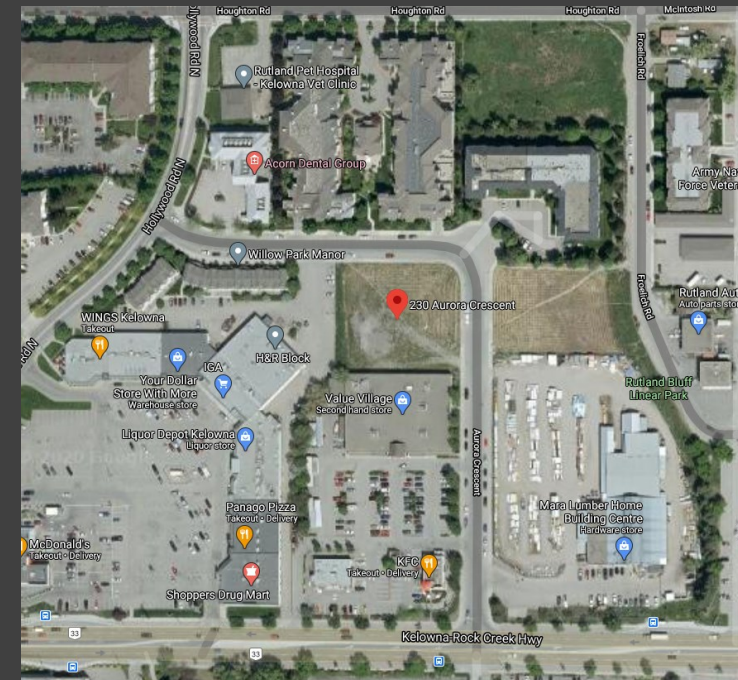
- Development Permit (DP) to allow for development of 104 units of rental housing in two buildings
- Variance (DVP) to allow for two buildings up to six storeys
- Related applications:
  - Rezone to a rental subzone (Z20-0088)
    - Current Zone - C4 –Urban Centre Commercial
    - Proposed Zone - C4R– Urban Centre Commercial (Residential Rental Tenure Only)
  - City of Kelowna Text Amendment to allow for higher FAR for rental housing and elimination of ground floor commercial space requirement





# Current Context

- Vacant land for multiple years
- Adjacent to
  - Multi Unit Residential
  - Commercial
- 3-minute drive to other major retailers
  - Costco, Walmart, Canadian Tire, Home Depot





# Proposed Development

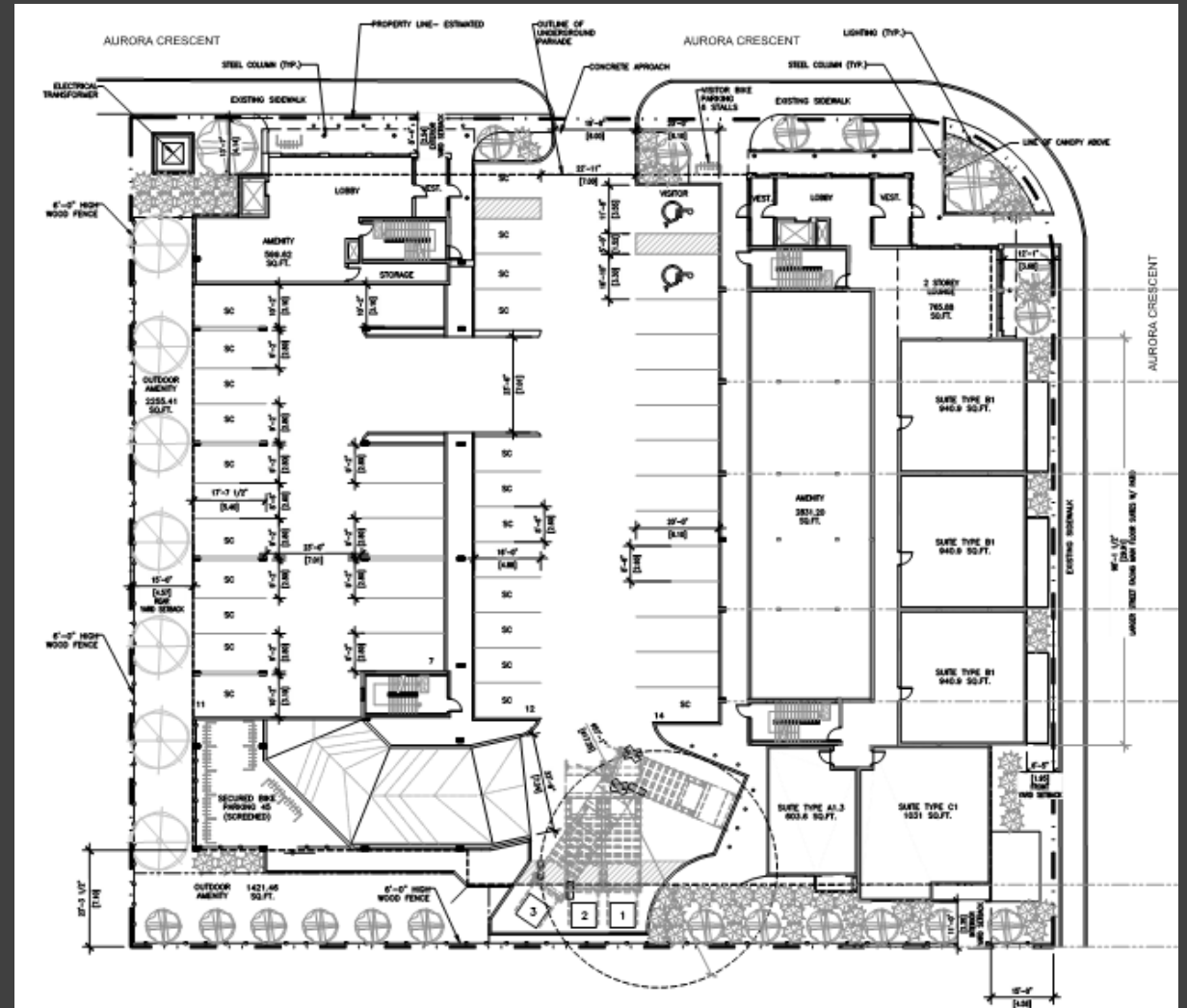
- 2 buildings – 6 floors
  - Building A – main floor parking with 5 floors of residential
  - Building B- 6 floors of residential
- 104 residential units
  - 1, 2, 3-bedroom units
- Variance required to permit 6 storey development





# Proposed Development

- Parking – 122 spaces
  - 44 surface parking spaces
  - 78 underground parking spaces
- Bike Spaces – 122 spaces
  - Long term – 110 spaces
  - Short term – 12 spaces
- Meets zoning by-law requirements for parking, no reductions for rental
- Providing required streetscape improvements in terms of curb 'flare outs', and enhanced street trees / boulevard area



# Proposed Development

- Connection to Aurora Crescent
  - Main floor private patios along east side of Building B (Ground Oriented Units)
  - Main entry lobbies at north side of Building A & B





# Proposed Development

- Amenity space
  - Private balconies/patios
  - Rooftop patios on both buildings above lobby
  - Indoor amenity space on main floor of Building B (Gym and Business Centre)



# Consultation with Planning Department

- Working with the Planning Department to ensure proposal is supported by department
- Multiple revisions after receiving feedback



