

# REPORT TO COUNCIL



**Date:** July 12, 2022

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP22-0086 & DVP22-0087      **Owner:** 1028 Coronation Ave  
Development Ltd Inc No BC  
1337899

**Address:** 1036 Coronation Avenue      **Applicant:** New Town Architecture &  
Engineering Inc. (4078180 21)

**Subject:** Development Permit, Development Variance Permit.

**Existing OCP Designation:** C-NHD – Core Area Neighbourhood

**Existing Zone:** RM5 – Medium Density Multiple Housing

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## 1.0 Recommendation

THAT Rezoning Bylaw No. 11731 be amended at third reading to revise the legal description of the subject properties from Lot 9 & 10 District Lot 138 and of Section 30 Township 26 ODYD Plan 3763 and Lot 1 District Lot 138 ODYD Plan 4282 to Lot 1 District Lot 138 and Section 30 Township 26 ODYD Plan EPP97719;

AND THAT final adoption of Rezoning Bylaw No. 11731 be considered by Council;

AND THAT Council authorizes the issuance of Development Permit No. DP22-0086 for Lot 1 District Lot 138 and Section 30 Township 26 ODYD Plan EPP97719, located at 1036 Coronation Ave, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B".
3. Landscaping to be provided on the land be in 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 Registered Landscape Architect

AND THAT Council authorizes the issuance of Development Variance Permit No. DVP22-0087 for Lot 1 District Lot 138 and Section 30 Township 26 ODYD Plan EPP97719, located at 1036 Coronation Avenue, Kelowna, BC;

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted:

**Section 13.11.6(b): RM5 – Medium Density Multiple Housing Development Regulations**

To vary the required maximum site coverage of the building from 40% permitted to 55.6% proposed and to vary the required maximum site coverage of buildings, driveways and parking area from 65% permitted to 67.3% proposed;

AND THAT Council's consideration of this Development Permit be considered subsequent to the outstanding conditions of approval as set out in Attachment "B" attached to the Report from the Development Planning Department dated July 12, 2022;

AND FURTHER THAT this Development Permit and Development Variance Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

**2.0 Purpose**

To issue a Development Permit for the Form and Character and to issue a Development Variance Permit to vary the maximum site coverage to facilitate the development of a proposed 4 ½ storey building.

**3.0 Development Planning**

Development Planning Staff are supportive of the Development Permit and associated variances as the proposal meets many of the objectives and supporting policies of the Official Community Plan (OCP), as well as the applicable Urban Design Guidelines. Some of these include:

- Provide attractive and active human-scale amenities oriented towards public spaces at grade with frequent entries from the street;
- Provide for a scale and massing of buildings that promotes a safe, enjoyable living, pedestrian and working experience;
- Orient entries, windows, patios and balconies to face the fronting street. Ensure primary building entries are architecturally emphasized and directly accessible from the fronting public sidewalk. Provide outdoor spaces, including rooftops, balconies, patios and courtyards;
- Provide access to underground or above ground on-site parking from secondary streets or lanes;
- When structured above grade parking is required due to the high water table, use store fronts or screening to mitigate visual impacts.

The development proposes ground-oriented units along the Coronation Avenue frontage to contribute to the pedestrian scale with units accessed directly from Coronation, contributing to the vibrancy of Coronation Avenue's pedestrian realm.

**4.0 Proposal**

**4.1 Background**

The rezoning application for the project was originally brought for initial consideration February 3, 2020 and was given 3<sup>rd</sup> reading on February 25<sup>th</sup>, 2020. The project has been delayed and received extensions from council to allow the owner time to fulfill all of the offsite development engineering requirements (service agreement and associated security).

4.2 Project Description

The applicant is proposing the construction of a 4 ½ storey, 36-unit condominium development on Coronation Avenue between Graham Street and Gordon Drive. The proposed building has a mix of unit types including 20 1-bedroom units and 16 2-bedroom units.

Zoning Bylaw parking requirements have been met through the provision of 51 parking stalls with the site access from the rear laneway. The parking has been divided with half of the stalls provided in a partially underground parking structure and the remainder as at-grade parking stalls adjacent to the rear lane.

Form and Character

The building proposes a flat-roof modern design with ground oriented units fronting onto Coronation Avenue. The building consists of a mix of fibre cement panels, wood-look lap siding, corrugated metal panels, and brick veneer at the street level. Ground floor units are elevated from the sidewalk with individual stairwell entrances along Coronation Avenue. The building features articulation of the roofline and facades by providing recessed balconies and patios to maximize private open space.

Tiered landscaping and patios have been provided to disguise the partially above-grade parkade. The landscaping also aids in distinguishing the patios as private amenity area and to emphasize the ground oriented entrances while enhancing the pedestrian interface at street-level.

Variances

The applicant is requesting site coverage variances for the building from 40% to 55.6% and to the combined site coverage of building, driveways and parking areas from 65% to 67.87% proposed. This variance is requested in order to accommodate the partially above-ground parking structure as it is included in the calculation of building area. The parkade is partially above-grade due to the high-water table experienced in the neighbourhood. The second part of this variance is for the provision of some at grade parking stalls at the rear of the building which increased the sites’ over-all site coverage. The applicant is using concrete pavers as a way of mitigating the amount of hard surfacing on the site and will provide water permeability.

Staff are supportive of the site coverage variance to facilitate this development. The provision of tiered landscaping along the Coronation Avenue streetscape aids in disguising the raised parking structure and also provides a natural division of the public and private realm.

4.3 Site Context

The subject property is located east of the City Centre Urban Centre on Coronation Avenue between Graham Street and Gordon Drive.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU6 – Two Dwelling Housing RM4 – Transitional Low Density Housing	Single Family Dwellings
East	RU6 – Two Dwelling Housing	Single Family Dwellings
South	RU7 – Four Dwelling Housing P2 – Education and Institutional	Fourplexes Religious Assemblies
West	RU6 – Two Dwelling Housing	Single Family Dwellings

**Subject Property Map: 1036 Coronation Avenue**



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	RM5 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1400m <sup>2</sup>	2095.94m <sup>2</sup>
Min. Lot Width	30m	55.81m
Min. Lot Depth	35m	37.55m
Development Regulations		
Max. Floor Area Ratio		
Max. Site Coverage (buildings)	40%	55.6% <span style="color: red;">❶</span>
Max. Site Coverage (buildings, parking, driveways)	65%	67.87% <span style="color: red;">❶</span>
Max. Height	18m or 4.5 storeys	15.53m or 4.5 Storeys
Min. Front Yard	1.5m (FIRST 2.5 STOREYS) 6.0m (UPPER 2 STOREYS)	1.6m (PARKADE) 6.5m (RESIDENTIAL)
Min. Side Yard (east)	4.5m (FIRST 2.5 STOREYS) 7.0m (UPPER 2 STOREYS)	7.0m
Min. Side Yard (west)	4.5m (FIRST 2.5 STOREYS) 7.0m (UPPER 2 STOREYS)	7.0m
Min. Rear Yard	7.0m	7.0m
Other Regulations		
Min. Parking Requirements	48	51
Min. Bicycle Parking	44 Stalls (Long Term) 6 Stalls (Short term)	56 (Long Term) 6 (Short Term)
Min. Private Open Space	700m <sup>2</sup>	1239m <sup>2</sup>

❶ Indicates a requested variance to Site Coverage

**5.0 Current Development Policies**

Objective 5.3 Focus development to designated growth areas	
Policy 5.11.1. Diverse Housing Forms.	Ensure a diverse mix of low and medium density housing forms in the Core Area that support a variety of households, income levels and life stages. <i>The proposed building provides a mix of 1 and 2 bedroom units as well as ground oriented units with access fronting onto Coronation Avenue.</i>
Chapter 18 Form and Character Development Permit Area	
4.1.1 Relationship to the Street	Maximize 'eyes on the street' by avoiding blank walls and providing direct lines of sight from windows and balconies to the sidewalk and adjacent public spaces <i>Balconies and windows of building overlook public streets, lanes and internal open space, while minimizing views into other existing private residences</i>
4.1.6 Building Articulation, Features & Material	Use an integrated, consistent range of materials and colours and provide variety by, for example, using accent colours <i>The 4-5-storey building uses a consistent material and colour palette with accents. The massing and articulation of the buildings is complimentary while adhering to a consistent concept.</i>

**5.0 Application Chronology**

Date of Application Received: March 25, 2022

Date Public Consultation Completed: May 19, 2022

**Report prepared by:** Graham Allison, Planner I

**Reviewed by:** Lydia Korolchuk, Urban Planning Manager

**Reviewed by:** Terry Barton, Development Planning Department Manager

**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

**Attachments:**

Attachment A: Draft Development Permit

Schedule A: Site Plan

Schedule B: Building Elevations

Schedule C: Landscape Plan

Attachment B: Development Engineering Memo

Attachment C: Form and Character Guidelines