

## Schedule A: Z22-0032

No.	Legal Description	Address	Parcel Identifier Number	Current Zone
1	LOT 34 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1303	555 Coronation Ave	011-653-574	RU2 – Medium Lot Housing
2	LOT 35 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1303	559 Coronation Ave	011-653-582	RU2 – Medium Lot Housing
3	LOT 36 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1303	563-565 Coronation Ave	011-653-591	RU2c – Medium Lot Housing with Carriage House
4	LOT 37 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1303	571 Coronation Ave	010-358-293	RU2 – Medium Lot Housing
5	LOT 30 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	575 Coronation Ave	002-559-820	RU2 – Medium Lot Housing
6	LOT 31 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	579 Coronation Ave	011-855-126	RU2 – Medium Lot Housing
7	LOT 32 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	583 Coronation Ave	011-478-454	RU2 – Medium Lot Housing
8	LOT 33 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	587 Coronation Ave	011-855-134	RU2 – Medium Lot Housing
9	LOT 1 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 8475	593 Coronation Ave	002-673-380	RU2 – Medium Lot Housing
10	LOT 2 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 8475	611 Coronation Ave	001-574-469	RU2 – Medium Lot Housing
11	LOT 37 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	619 Coronation Ave	011-855-142	RU2 – Medium Lot Housing
12	LOT 38 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	627 Coronation Ave	011-855-151	RU2 – Medium Lot Housing
13	LOT 39 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	635 Coronation Ave	011-855-169	RU2 – Medium Lot Housing
14	LOT 40 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	643 Coronation Ave	009-259-856	RU2 – Medium Lot Housing
15	LOT 41 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	651 Coronation Ave	008-666-784	RU2 – Medium Lot Housing
16	LOT 42 DISTRICT LOT 139 OSOYOOS DIVISION YALE DISTRICT PLAN 1037	659 Coronation Ave	011-855-177	RU2 – Medium Lot Housing

26 storeys

20 storeys

12 storeys

6 storeys

3 storeys

Park

Transit Supportive Corridor

This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.4.

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.

**ATTACHMENT A**

This forms part of application  
# Z22-0032

Planner Initials **KB**

**City of Kelowna**  
DEVELOPMENT PLANNING

Okanagan Lake



City of  
**Kelowna**

0 100 200 Meters

# CORONATION AVENUE REDEVELOPMENT

Early Consideration Application for Rezoning and Development Variance Permit

ATTACHMENT B

This forms part of application  
# Z22-0032

Planner Initials KB



City of  
Kelowna  
DEVELOPMENT PLANNING

Coronation Avenue Redevelopment | April 2022

SAFARICAPITAL



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ATTACHMENT

B

This forms part of application

# Z22-0032

Planner Initials

KB

City of Kelowna

DEVELOPMENT PLANNING



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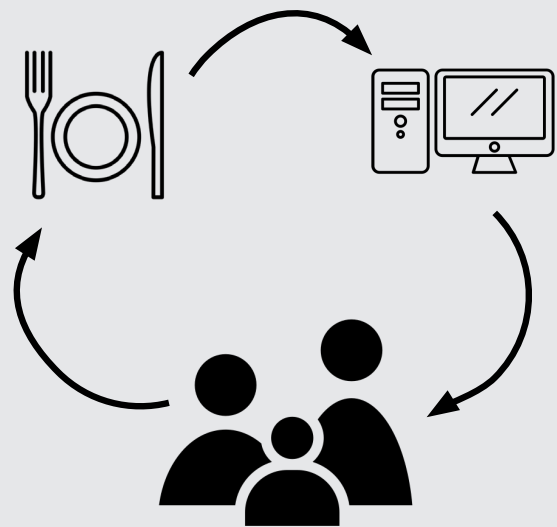
## SECTION 01

# INTRODUCTION

Coronation Avenue Redevelopment | Rezoning

# 1.1 BIG IDEAS

## Coronation Avenue Redevelopment



### Community

A mixed use development that seeks to enhance existing and future communities through an adaptable and productive building programme.



### Placemaking

A large parcel site that will enhance the surrounding neighbourhoods and provide a destination home-base in Kelowna’s downtown.



### Scale

A significant introduction of secured market rental housing, ownership housing, hotel accomodations and commercial job-generating uses and amenities.

# 1.2 EXECUTIVE SUMMARY

We are in full support for the process that the City has undertaken to engage its citizens and invested stakeholders over the past number of years, to gather feedback on the very important job of drafting an Official Community Plan that will serve the City for the next two decades. The growth and change that Kelowna has undergone over the past while has been remarkable. No longer solely dependent on tourism and agriculture, Kelowna’s economy is diverse and robust, infrastructure investments are significant, and the City is proving to be a regional hub, supported by the airport, world class educational institutions, medical facilities and new and diverse housing.

Safari Capital has invested in the future of Kelowna, by securing ownership control of most of the 600 block of the south side of Coronation Avenue. Over the past 8 months they have pulled together an exceptional team with the local knowledge and professional expertise necessary to carry a proposed redevelopment of this nature.

This assembled site is well-positioned at the north end of the Downtown area to build on the mix of commercial, institutional, and residential uses planned for St. Paul Street. While the OCP designates this block for potential redevelopment, the associated contemplated height guidance poses a limitation on achieving the full potential of what could be a very significant contribution to the downtown core. A variance to this height guidance would make way for this project to address the many goals identified in the 2040 OCP document.

With 45,000 new residents projected to call Kelowna home by 2040, the Downtown area is expected to accommodate upwards of 18% of the resulting residential demand, or approximately 8,100 net units over the next 19 years. Breaking that down further, that is roughly 426 units per year, every year until 2040.

Very few large full-block sites remain available for redevelopment in the Downtown area. Tower sites are often constrained, and their ability to step and terrace the built form to transition heights into surrounding context is therefore limited. With this site, we envision a collection of buildings that transition density down from the gateway corner at St. Paul Street down to the east. The proposed program for the property includes retail, office, hotel, strata condominium, and a significant proportion of secured, purpose-built market rental designed to cater to singles and students through to couples, families and possibly down-sizing locals.

The following principles underpin all aspects of the design of the Coronation Avenue Redevelopment project;

- 1. Neighbourhood enhancement through a variety of housing types.
- 2. Skyline enhancement through varying building heights, orientation and architectural vocabulary
- 3. Public realm enhancement through materials and residential massing at a pedestrian scale
- 4. Contextual sensitivity and urban edge to blend into the future urban landscape of downtown Kelowna



Aerial visualization of Proposed Coronation Avenue Redevelopment



Aerial visualization of Proposed Coronation Avenue Redevelopment

# 1.2 EXECUTIVE SUMMARY

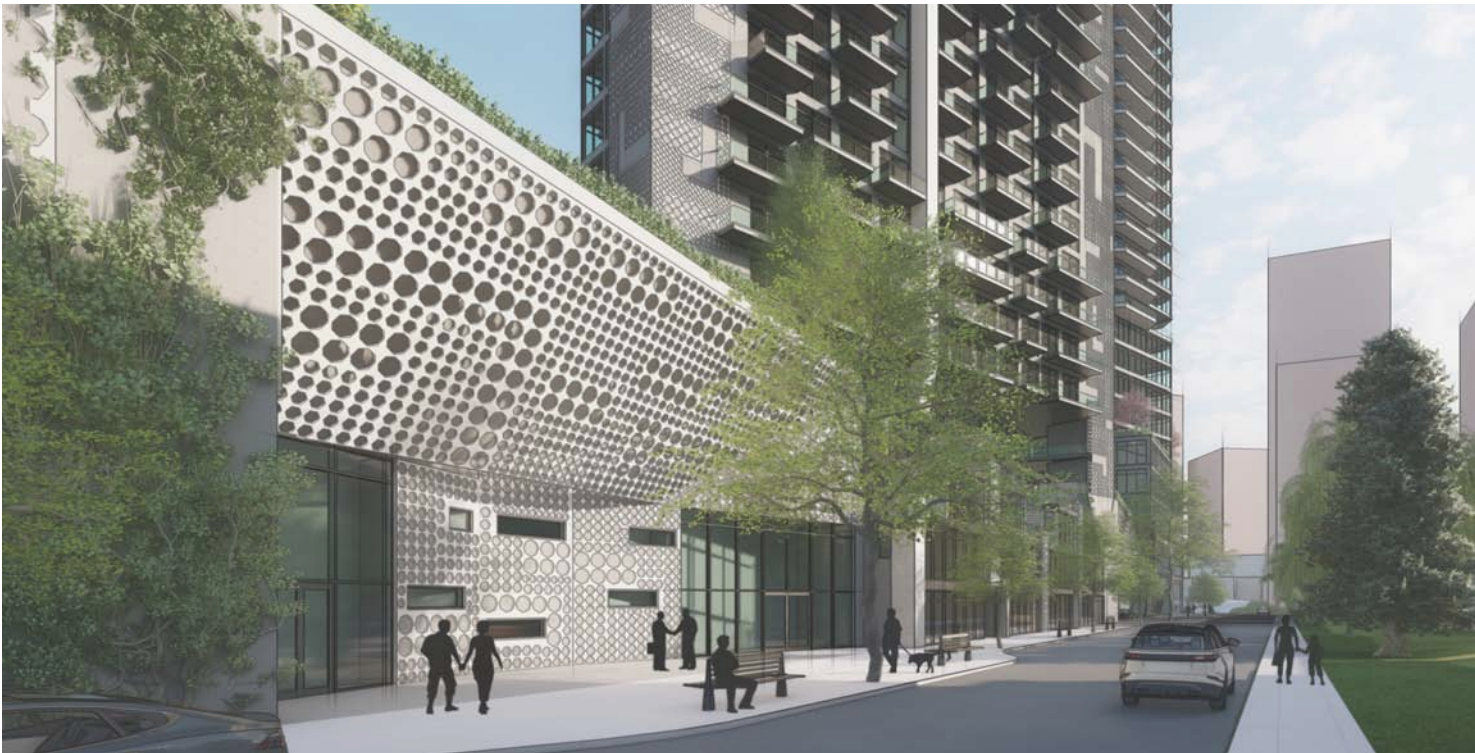
The OCP further identifies Coronation Avenue as a ‘Residential Street’ which suggests that the urban design of the base of the building and podium levels needs to be of a high quality and a sensitive scale to address future development plans for the north side of Coronation Avenue.

From a land use perspective, the site has a future land use designation of UC – Urban Centres, which is entirely appropriate given its location being firmly rooted in the highest density urban centre of the Downtown area.

“This future (Urban Centres) designation is characterized by the highest densities of mixed-use, commercial, institutional and residential uses in the city, as well as other uses that support a vibrant and growing urban neighbourhood. Commercial uses are located at grade with commercial and/or residential uses...” 2040 OCP, Pg. 30

Given the upcoming redevelopment of the 1300 block of St. Paul Street by UBC/Mission Group, of towers ranging in height from 18 storeys to 37 storeys in height, and the proposed heights and densities contemplated on the former Tolko Mills lands, the 600 block of Coronation Avenue will be a critical site to balance the scale and form at the north end of Downtown.

We therefore strongly recommend that a development variance permit be considered to increase the allowable building height and designate this block of Coronation Avenue between St. Paul Street and Richter Street as “13 Storeys or Higher”. With this designation we can begin a collaborative dialogue with the City about the potential of the site to deliver on the many priorities identified within the OCP.



Visualization of Proposed Coronation Avenue Redevelopment Along Coronation Avenue



Visualization of Proposed Coronation Avenue Redevelopment at the Intersection of St Paul Street



# 1.3 OCP POLICY

The future redevelopment of this significant city block may begin to address the OCP key “Pillars” in the following ways:

PILLAR	DESIGN RESPONSE
1 Focus Investment in Urban Centres	Site located in Downtown area, situated to capitalize on infrastructure investment and in turn will contribute to the area’s amenities and long-term viability.
2 Target Growth Along Transit Corridors	Coronation is considered a “Residential Street”, well connected with transit and in close proximity to the bus terminus, walkable and bikeable, ideally positioned to encourage mode-shift from vehicles as a primary mode of transport.
3 Promote More Housing Diversity	Development on this site would include market condo, market rental and student rental housing options. Lease-to-own models are also a very viable consideration.
4 Incorporate Equity Into City Building	Mixed-use site of this scope can contribute to the goal of equity and inclusivity, and restore and retain the historical fabric of the area through investment and sensitive engagement.
5 Protect Agriculture	Developing in the Urban Centre with range of housing and employment choices prevents impacts to natural areas, thereby protecting the agricultural assets surround the City Centre.

PILLAR	DESIGN RESPONSE
6 Stop Planning New Suburban Neighbourhoods	Developing in the Urban Centre intensifies use and amenity in walkable neighbourhoods, resulting in less sprawl.
7 Strengthen Kelowna as the Region’s Economic Hub	The provision of job space - including hotel, office and retail - as part of any future development for this site would be integral to the strength of the proposal. Educational institutions, emerging economy jobs, as well as industrial and agricultural jobs are all fundamentally underpinned by access to appropriate and affordable housing choices to ensure the economy stays strong, competitive and serves the local population.
8 Prioritize Sustainable Transportation and Shared Mobility	Walkability and renewed public realm will be key features to any future proposal including a heavy emphasis on bike and electrification infrastructure, and the promotion of one-way and two-way car share (and bike/scooter share).
9 Take Action on Climate	Ambitious targets modelling the BC Step Code and other regionally accepted building performance targets will be set for this project.
10 Protect and Restore Our Environment	A high-performance building, located in a walkable, transit connected area, with rich and diverse amenities, jobs and housing will have a direct positive impact on the existing natural environment.

# 1.4 DEVELOPMENT STATISTICS



↑ Parcel Assembly | 500-600 Block, Coronation Avenue

ASSEMBLED LOT AREA	73,416 sf
FLOOR AREA, NET (APPROX)	447,782 sf
PROPOSED FAR	6.0
PROPOSED PARKING	667 Stalls

ADDRESS	500 Block Coronation Avenue, Kelowna
PROPOSED ZONING	C7 High Density, Mixed Use Short- and Long-Term Rental Accommodation, Residential, Commercial

## PROJECT STATISTICS

TOWER 1	HOTEL & CONDO	UNITS / AREA
Levels 1 - 5	Commercial + Restaurant	21,475 sf (1,995 sm)
Levels 5 - 7	Commercial + Amenity	21,680 sf (2,015 sm)
Levels 8 - 13	Hotel Guestroom (16 units x 5 levels)	80
Levels 14 - 30	Market Condo (11 units x 16 levels)	176
Levels 31 - 33	Market Condo Penthouse (2 units x 3 levels)	6
		262 units
TOWER 2	MARKET RENTALS	UNITS / AREA
Levels 5 - 7	Podium, Amenity	26,000 sf (2415 sm)
Levels 8 - 25	Market Rental (12 units x 18 levels)	216
Level 26	Market Rental (6 units)	6
		222 units
TOWER 3	STUDENT RENTAL APARTMENTS	UNITS / AREA
Level 5	Podium Rooftop Amenity	6,545 sf (610 sm)
Levels 5 - 19	Market Rental (15 units x 14 levels)	210
Level 20	Market Rental (6 units)	6
		216 units
TOWNHOMES		
Townhomes		8
TOTAL		8 units

UNIT SUMMARY		AREA SUMMARY	
Hotel	80	Commercial	6,040 sf
Condo	182	Restaurant	7,705 sf
Rental	438	Hotel Amenity	29,410 sf
Townhomes	8	Tower 2 Amenity	26,000 sf
TOTAL	708 units	Tower 3 Amenity	6,545 sf
		TOTAL	75,700 SF

## SECTION 02

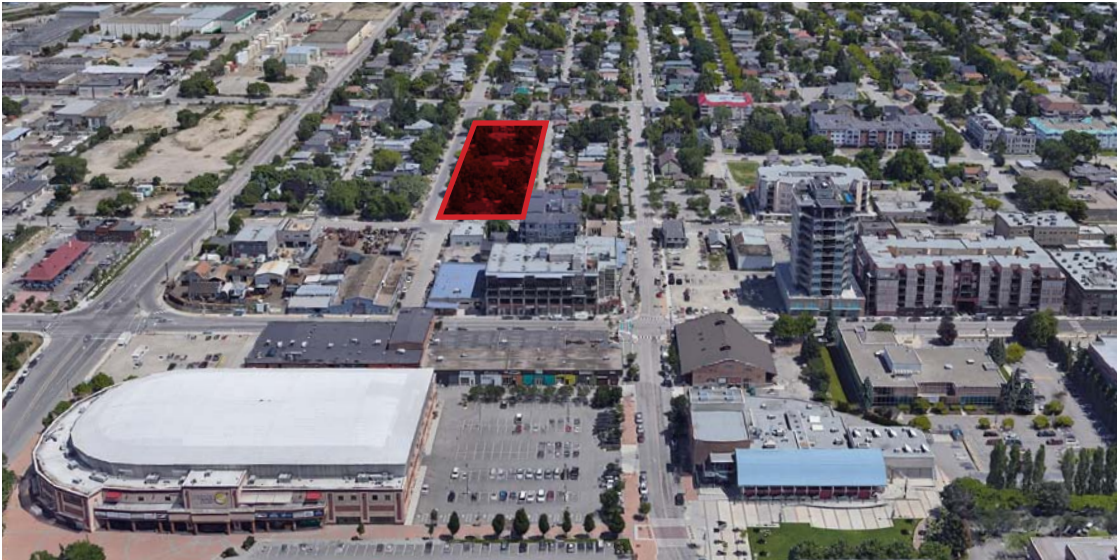
# SITE CONTEXT

Coronation Avenue Redevelopment | Rezoning

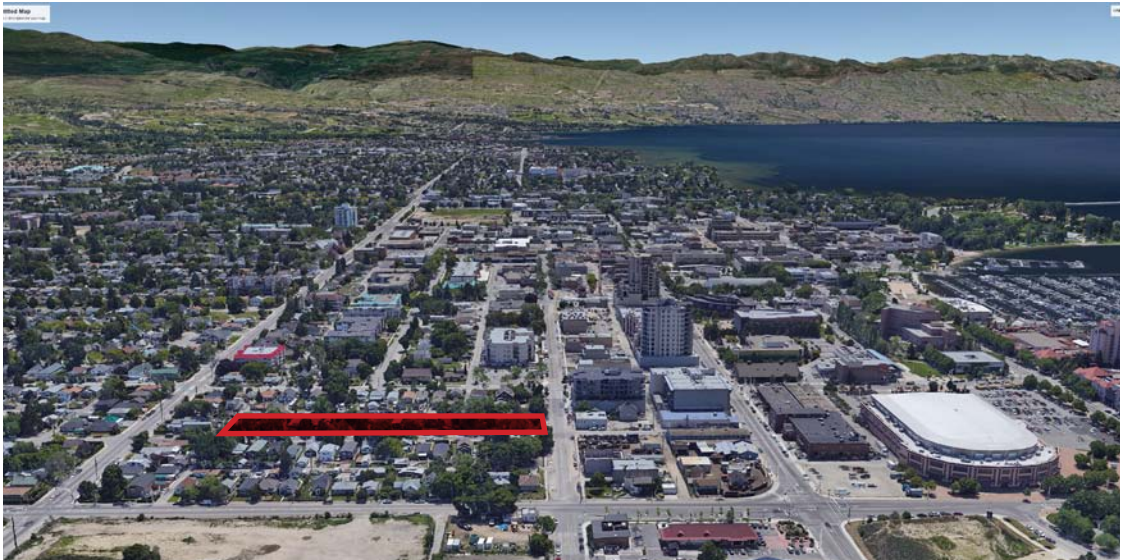
# 2.1 SITE DESCRIPTION

## Regional Context

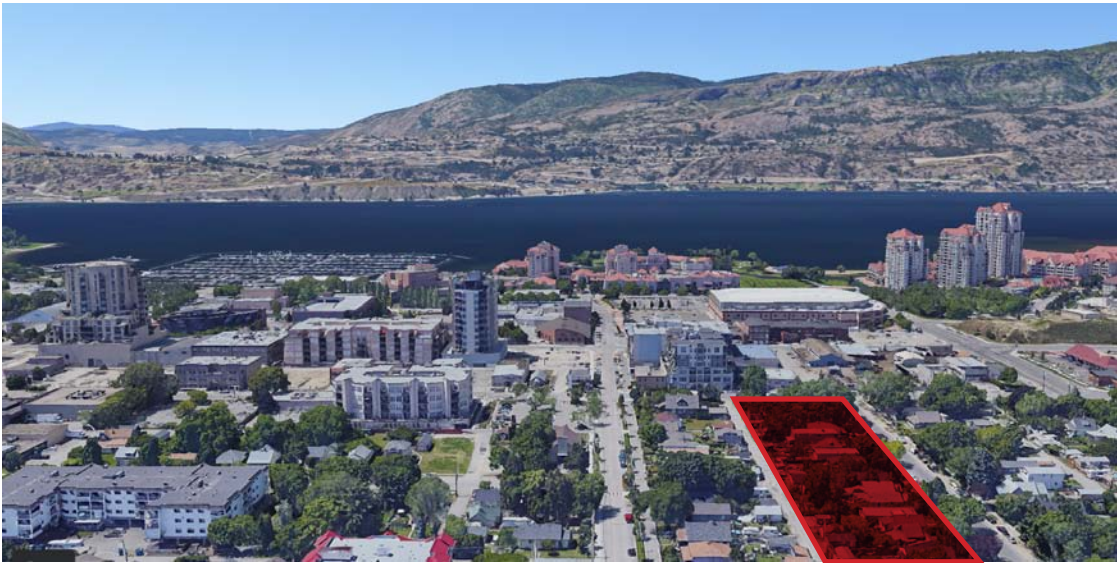
The Coronation Avenue redevelopment site is a 16 parcel land assembly, surrounded to the south and east by lane access. The site predominantly fronts Coronation Avenue, and is anchored at the corner of St Paul Street, on the edge of Kelowna’s downtown Cultural District.



A. View of Coronation Ave site from the west



B. View of Coronation Ave site from the north



C. View of Coronation Ave site from the east



D. View of Coronation Ave site from the south



# 2.2 STREETSCAPES

## Site Context



A. Streetscape along St Paul Street

ST PAUL STREET



B. Streetscape along Coronation Avenue

CORONATION AVE



# 2.3 SITE CONNECTIVITY

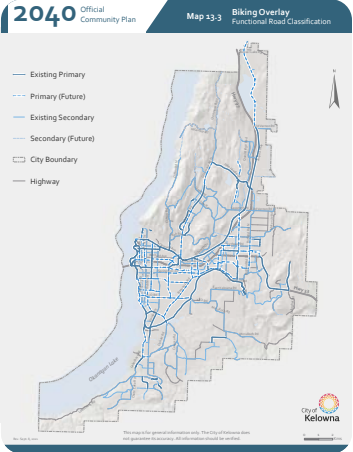
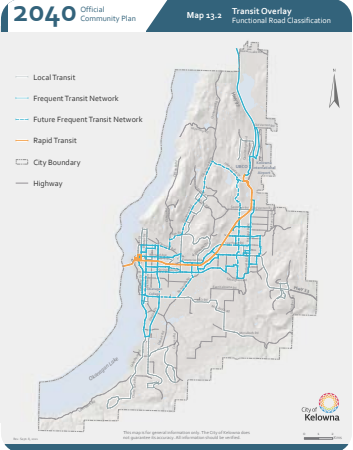
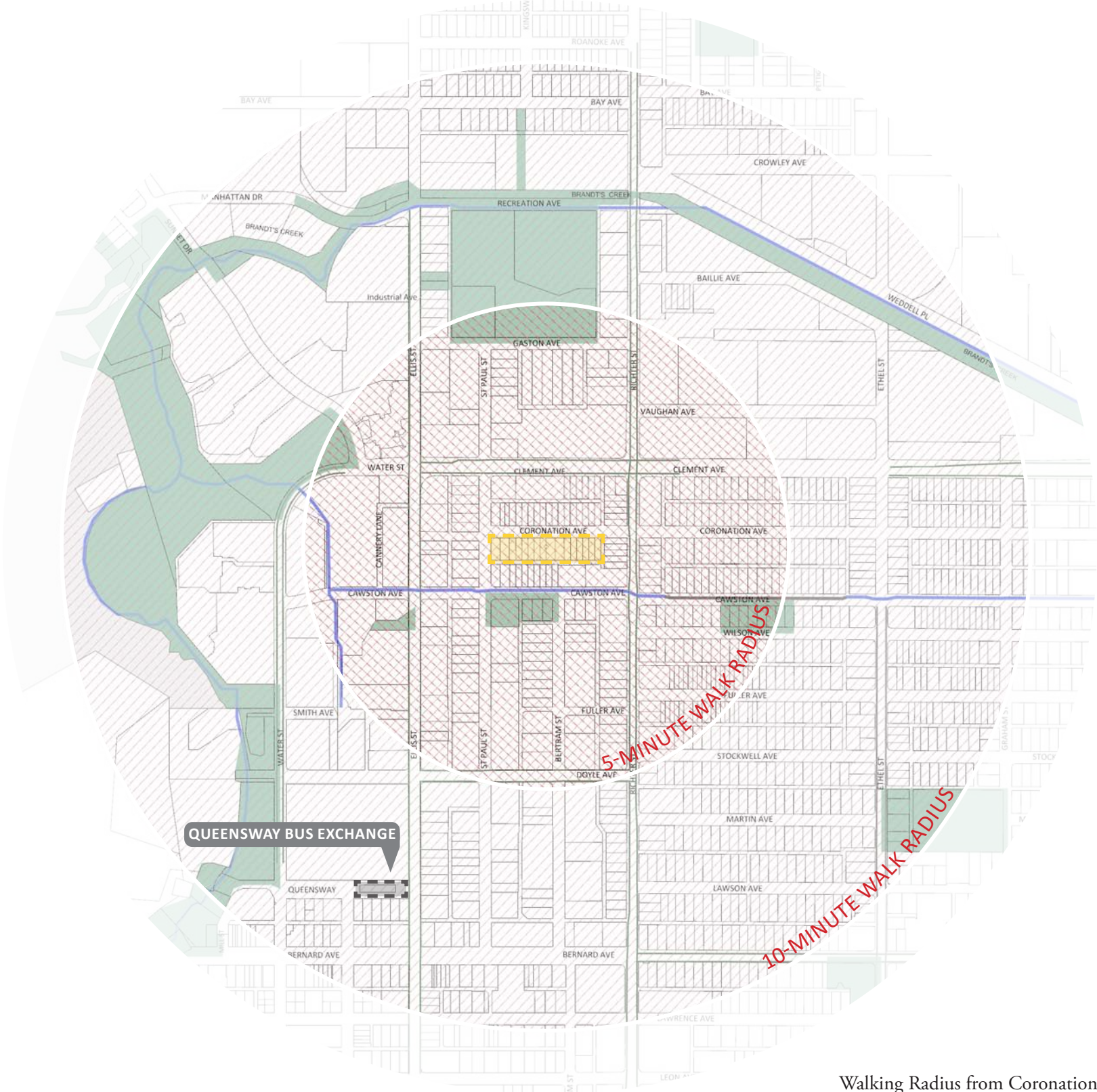
## Downtown Context

The Coronation Avenue redevelopment site is in a prime location to encourage modal shifts in transportation. Given its classification as a residential street, the site is highly walkable and bikeable, and well connected through transit as it is less than a 10 minute walk to the central bus terminus at Queensway Bus Exchange.

Walkability and a renewed public realm are key features of the Coronation Avenue Redevelopment proposal. We aim to provide supportive infrastructure to encourage a shift from vehicles as a primary mode of transport. This will be achieved in part through an emphasis on bike and electrification infrastructure, the promotion of one-way and two-way car share (including bike/scooter share), and an activation of the frontage and public realm along Coronation Avenue and St Paul Street.



View from Coronation Ave Redevelopment Looking Towards Downtown Kelowna



Reference Map 13.2  
Transit Overlay

Reference Map 13.3  
Biking Overlay

- LEGEND
- Coronation Site
  - Bike Lane
  - Shared Use Pathway, Paved
  - Park & Open Space



Walking Radius from Coronation Site (5- and 10-minutes).

# 2.4 DOWNTOWN HEIGHT MAP 2040

## Neighbourhood Context

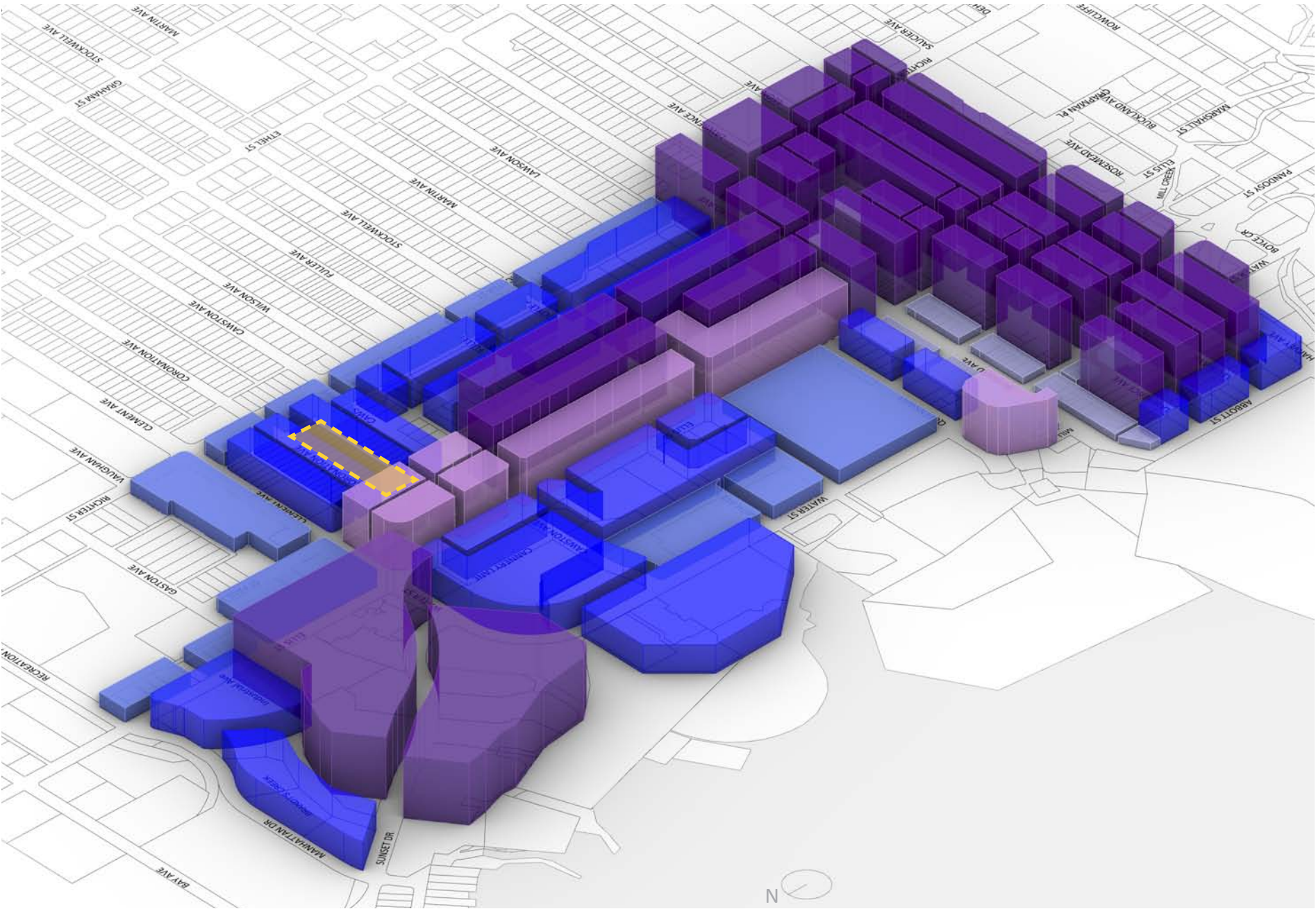
The site is located in a transitional zone of planned building heights. The current height for the Coronation site parcel is planned for 12 storeys, however directly adjacent to, there is a variety of parcels planned for 20 and 26+ storeys. The neighbourhood will see a landscape of rich and diverse development emerge based on the intense variety of proposed heights around the intersection of Coronation Avenue and St Paul Street.

*“The purpose of this zone is to designate and preserve land for the orderly development of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings.”*

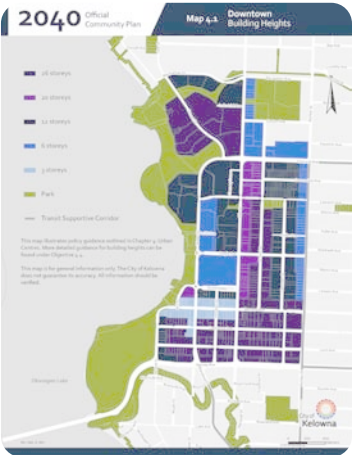
OCP Chapter Reference



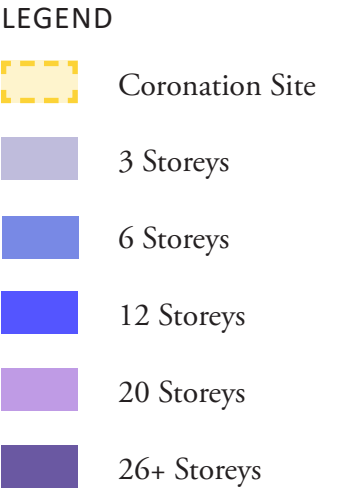
Visualization of Coronation Avenue Redevelopment  
Looking to the South



Kelowna OCP Height Map 3D Visualization | Future Land Use UC-1 Downtown Urban Centre



Reference Map 4.1  
Downtown Building Heights



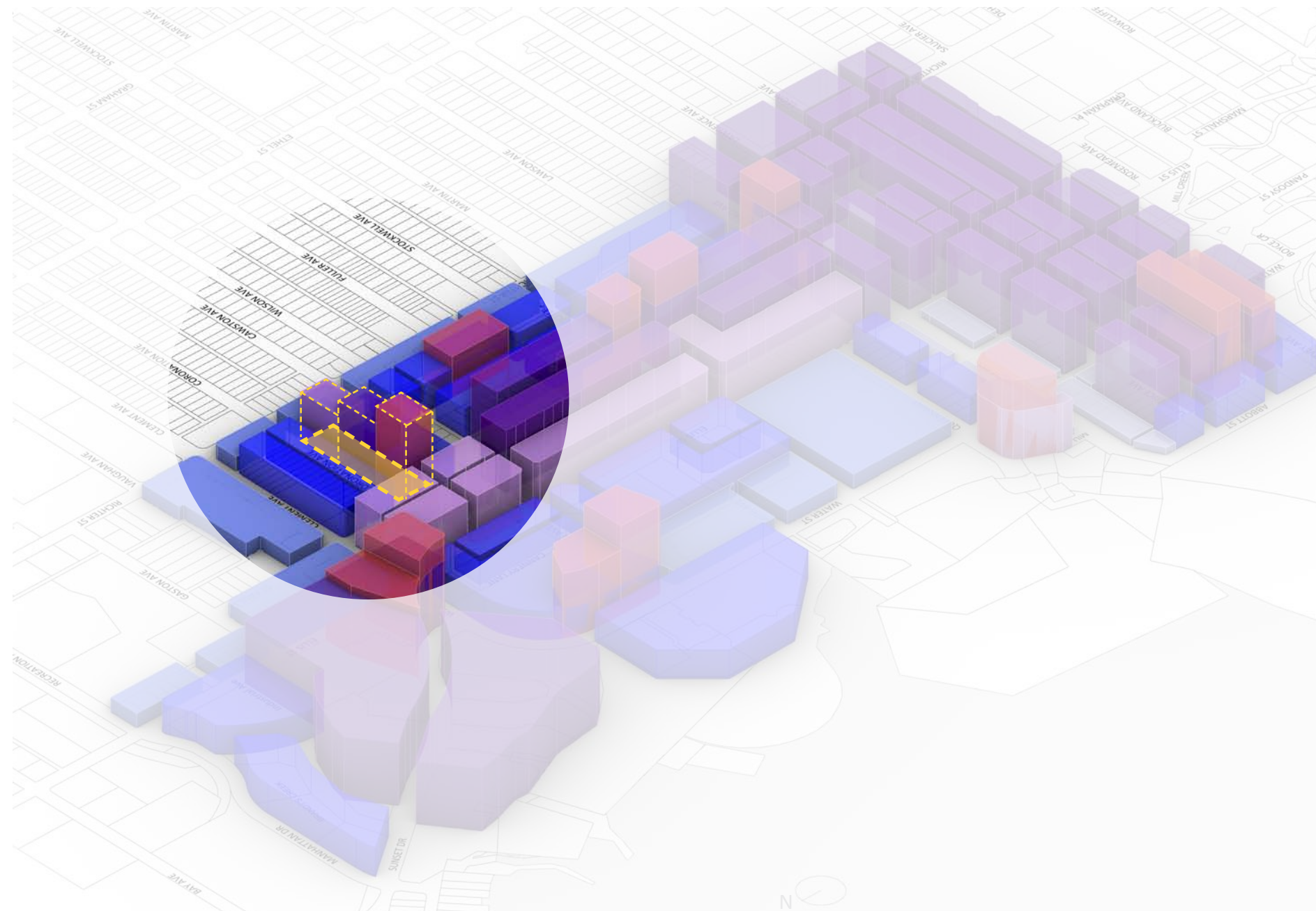
## 2.5 PROPOSED INTEGRATION TO HEIGHT MAP

### Neighbourhood Context

The Coronation Site Redevelopment plugs into the existing fabric of the downtown core by further emphasizing the transitional height zone existing at the intersection of Coronation Ave and St Paul Street. At the corner, a 33-storey tower is proposed to align with other tall buildings along St Paul Street to anchor the north end of the retail promenade. Along Coronation Avenue, the cascading towers are designed to knit together the low density residential neighbourhood to the west, with the high density neighbourhood of downtown to the east and south.



Visualization of Coronation Avenue Redevelopment  
Looking Towards Okanagan Lake

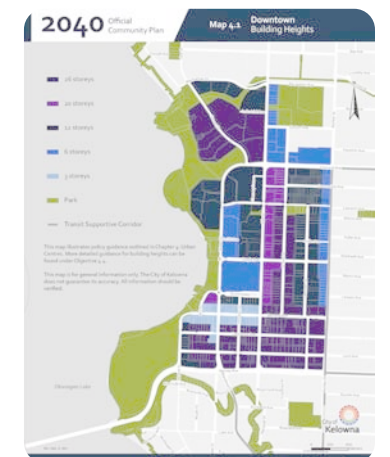


Kelowna OCP Height Map 3D Visualization | Tall Buildings in Future Land Use Zone UC-1 Downtown Urban Centre

#### RELEVANT POLICIES

4.4.2. DOWNTOWN SKYLINE

4.4.3. TALLER DOWNTOWN BUILDINGS



Reference Map 4.1  
Downtown Building Heights

#### LEGEND

- Coronation Site
- Existing or Proposed Developments Exceeding OCP 2040 Height Map
- 3 Storeys
- 6 Storeys
- 12 Storeys
- 20 Storeys
- 26+ Storeys










# 2.6 2040 NEIGHBOURHOOD CHARACTER

## Street Classifications

The site is located along neighbourhood streets that are both residential and mixed in character. The Coronation Avenue Redevelopment project proposes a mixed use approach, which includes a range of housing and employment choices. This not only promotes densification in the urban areas, and in turn, promotes the protection of natural habitats and agricultural land resources surrounding the City Centre.

The proposed redevelopment site intends to offer a variety of residential units, including market condo, market rental and student rental housing options. This is with the intention to enhance the existing mixed neighbourhood character and improve housing accessibility and affordability in the downtown core.

### LEGEND

-  Coronation Site
-  Existing or Proposed Developments Exceeding OCP 2040 Height Map
-  High Street
-  Retail Street
-  Mixed Street
-  Civic Street
-  Residential Street
-  Mixed Residential
-  Transit Supportive



Proposed 2040 OCP Street Character for Downtown Kelowna

## 2.7 FUTURE NEIGHBOURHOOD CHARACTER

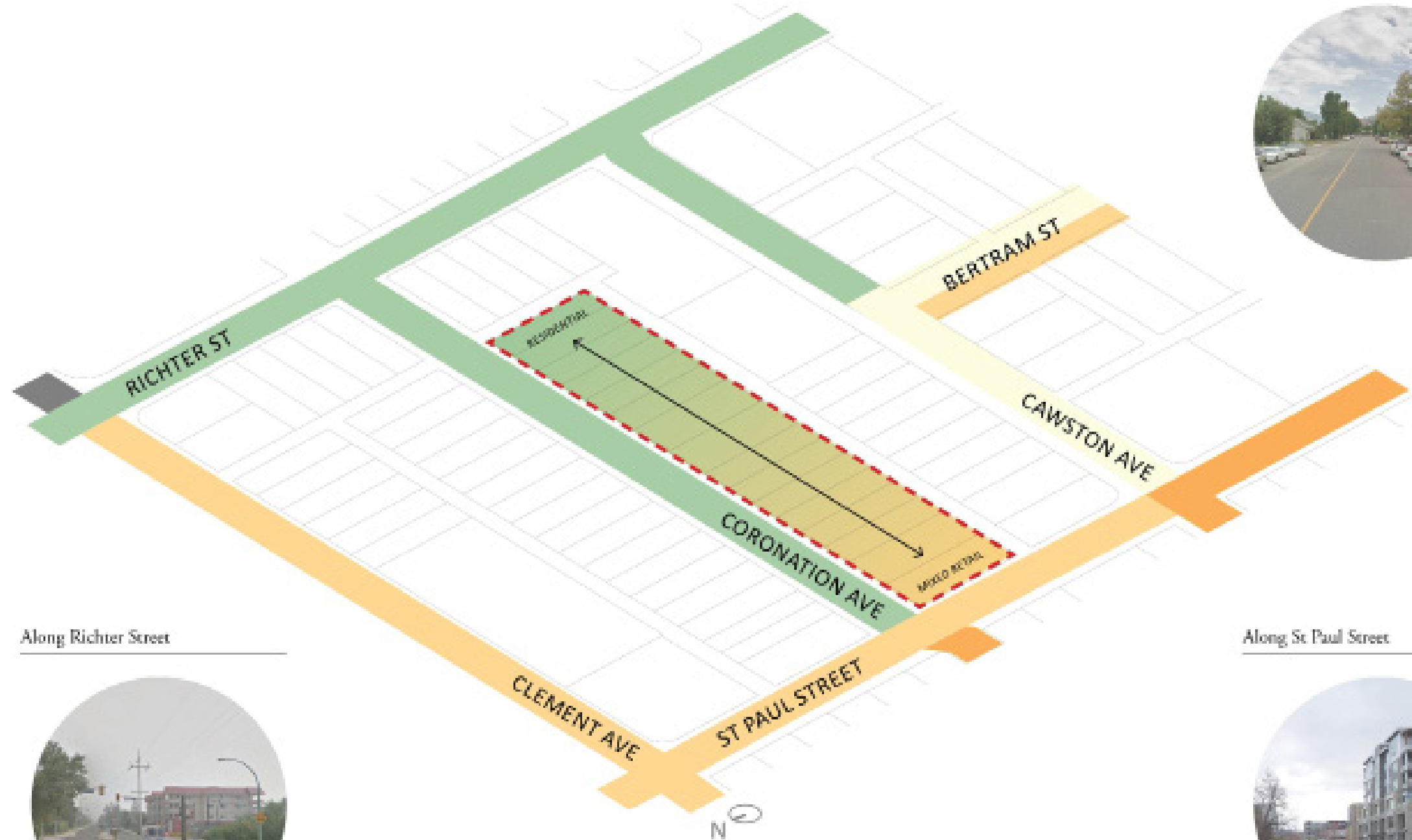
### Street Classifications

This mixed-use site is situated to perfectly key together a number of neighbourhood street characters as they converge at the intersection of Coronation Avenue and St. Paul Street. Coronation Avenue transitions from a residential to a retail street at the corner of St Paul Street, which itself is proposed as a mixed-use street. This location presents a wonderful opportunity to be recharacterized as a mixed street and further enhance the diversity of the downtown.

Our intention is to unify these characteristics through a proposed gradient of use across the site. Proposed neighbourhood characters will be reflected in the unique and exciting mixed-use development in a way that is respectful of established properties and future development potential in the surrounding area.

#### LEGEND

- Coronation Site
- Mixed Street
- Residential Street
- Mixed Residential
- Retail Street
- Transit Supportive



Along Bertram Street



Along Richter Street



Along St Paul Street



Neighbourhood Character Immediately Surrounding  
Coronation Development Site

# 2.8 FUTURE LAND USE

## UC - Urban Centre

The future neighbourhood of the Coronation Avenue Redevelopment site will be characterized as an urban centre. In order to ensure the longterm success of both the project and the broader neighbourhood, the large site has been collaboratively planned to offer a wide variety of potential jobs. Educational institutions, emerging economy jobs, and industrial and agricultural jobs are all underpinned by access to appropriate and affordable housing choices.

Fundamental to the Coronation Ave Redevelopment proposal is the promotion of a strong and competitive economy to benefit communities near and far.

- RELEVANT POLICIES
- 4.1.4.

OFFICE DEVELOPMENT
- 4.1.5.

PARTNERSHIPS WITH POST-SECONDARY INSTITUTIONS
- 4.1.6.

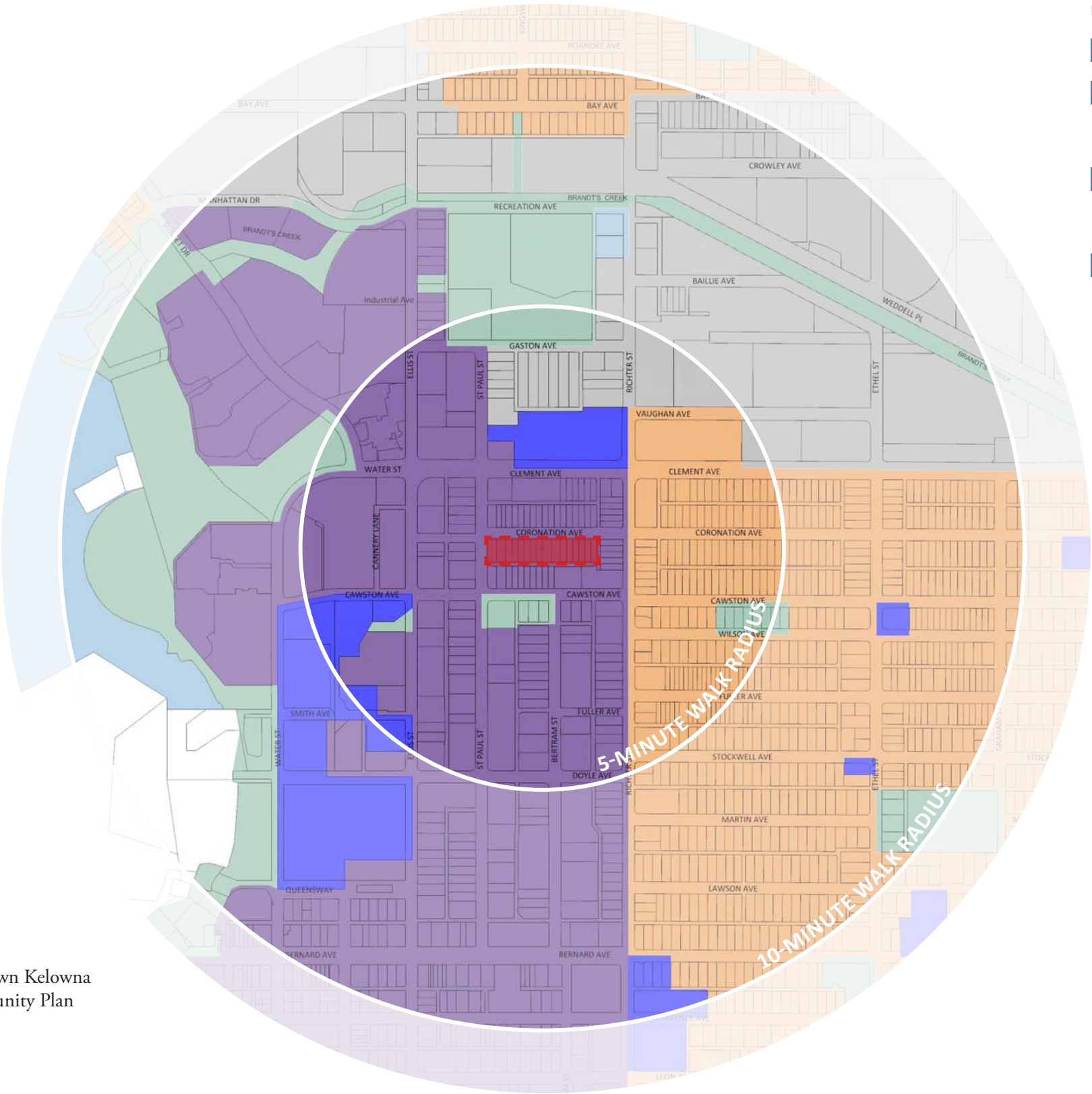
HIGH DENSITY RESIDENTIAL DEVELOPMENT
- 4.2.6.

CHILD CARE SPACES

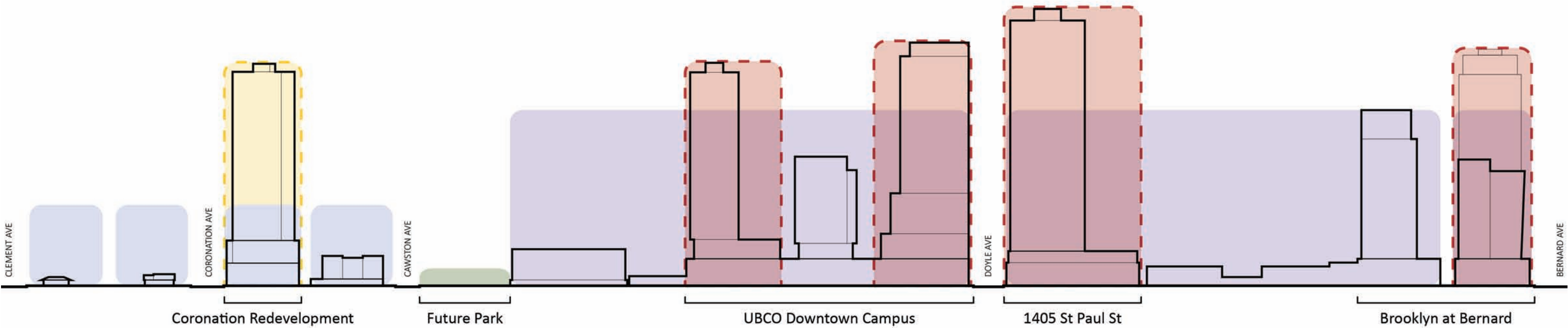
### LEGEND

- Coronation Site
- UC - Urban Centre
- EDINST - Education/Institutional
- C-NHD - Core Area - Neighbourhood
- PARK - Park and Open Space
- IND - Industrial
- PSU - Public Service Utilities

Future Land Use for Downtown Kelowna  
Source: 2040 Official Community Plan



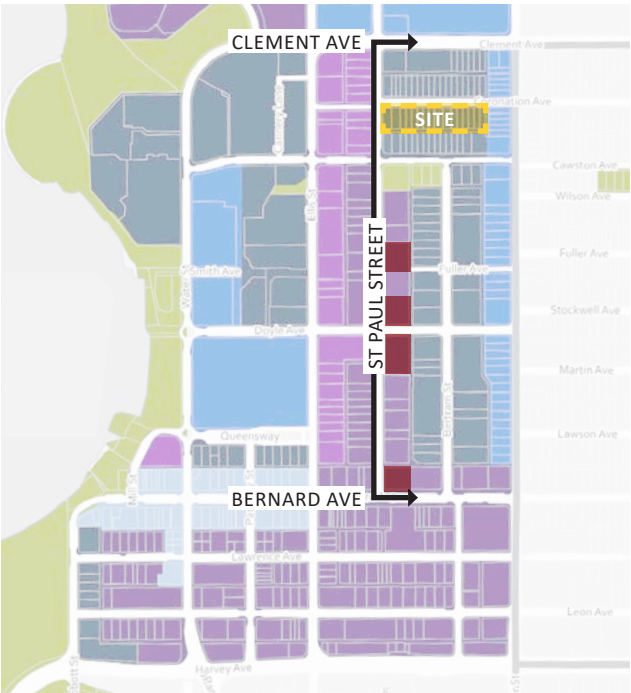
# 2.9 STREET SECTION - ST PAUL STREET



The downtown skyline would be enhanced with a distinct architectural tower that showcases the Okanagan’s potential for outstanding and extraordinary architectural design. The tallest of three proposed structures aligns with some of the tallest building heights proposed within the downtown Urban Centre and along St Paul Street.

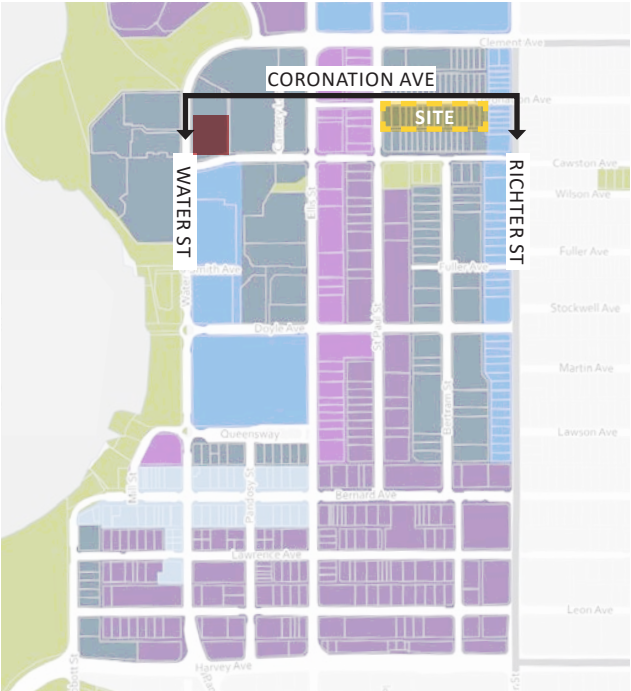
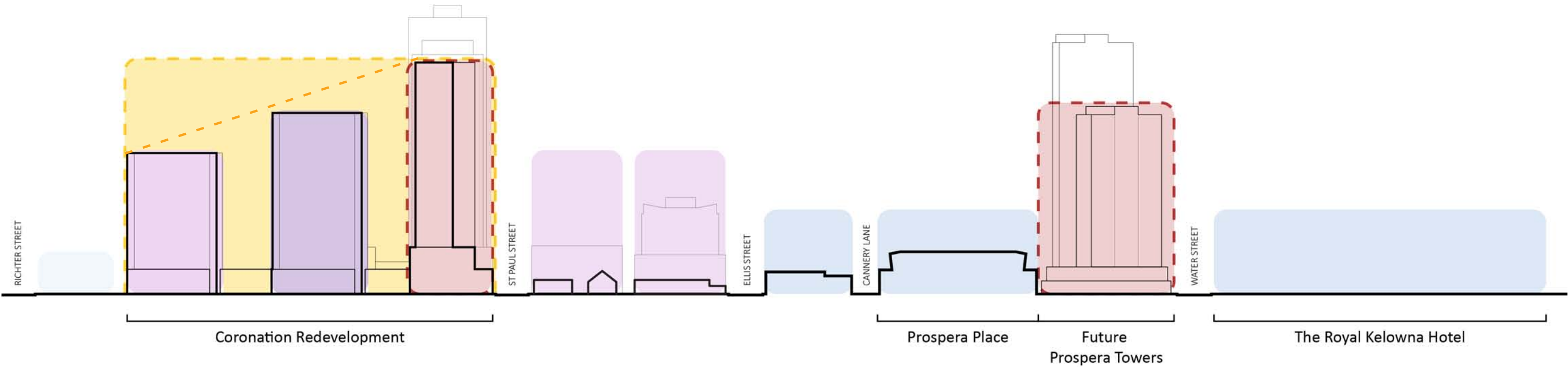


Kelowna Urban Centre Hierarchy





- LEGEND
- Coronation Site
  - Existing or Proposed Developments Exceeding OCP 2040 Height Map
  - 12 Storeys (2040 OCP)
  - 26 Storeys (2040 OCP)
  - Park (2040 OCP)


# 2.10 STREET SECTION - CORONATION AVE





- 10m
30m
50m
100m
- LEGEND


Coronation Site

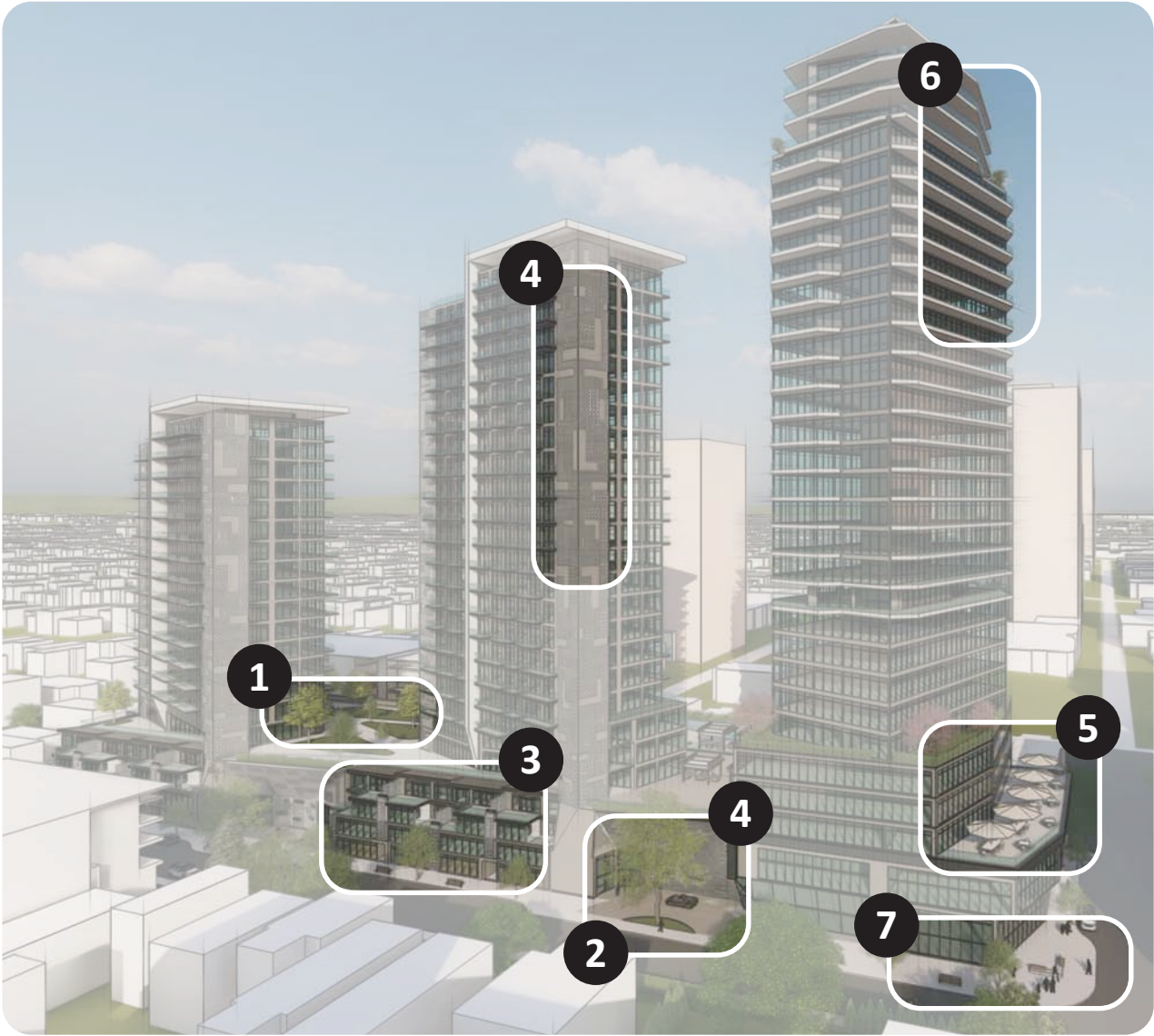
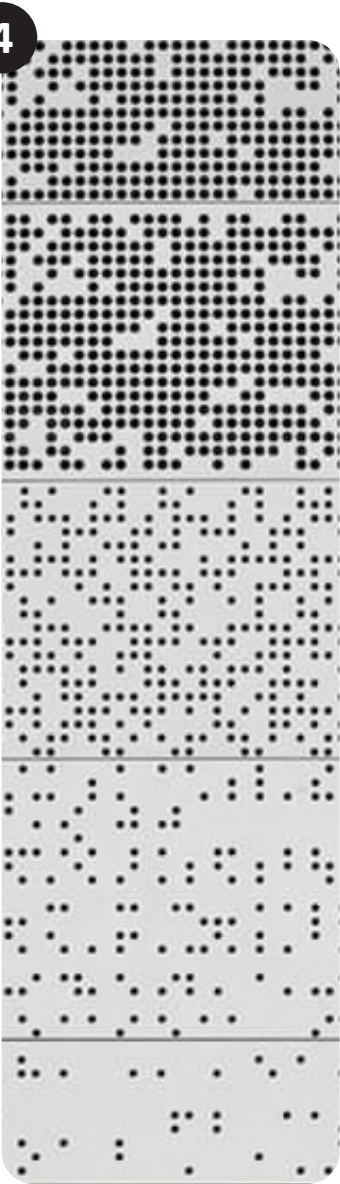

Existing or Proposed Developments Exceeding OCP 2040 Height Map


12 Storeys (2040 OCP)


26 Storeys (2040 OCP)


Park (2040 OCP)

# 2.11 INSPIRATIONAL IMAGERY



## SECTION 03

# FORM AND MASSING

Coronation Avenue Redevelopment | Rezoning

## 3.1 PROPOSED DEVELOPMENT VARIANCE

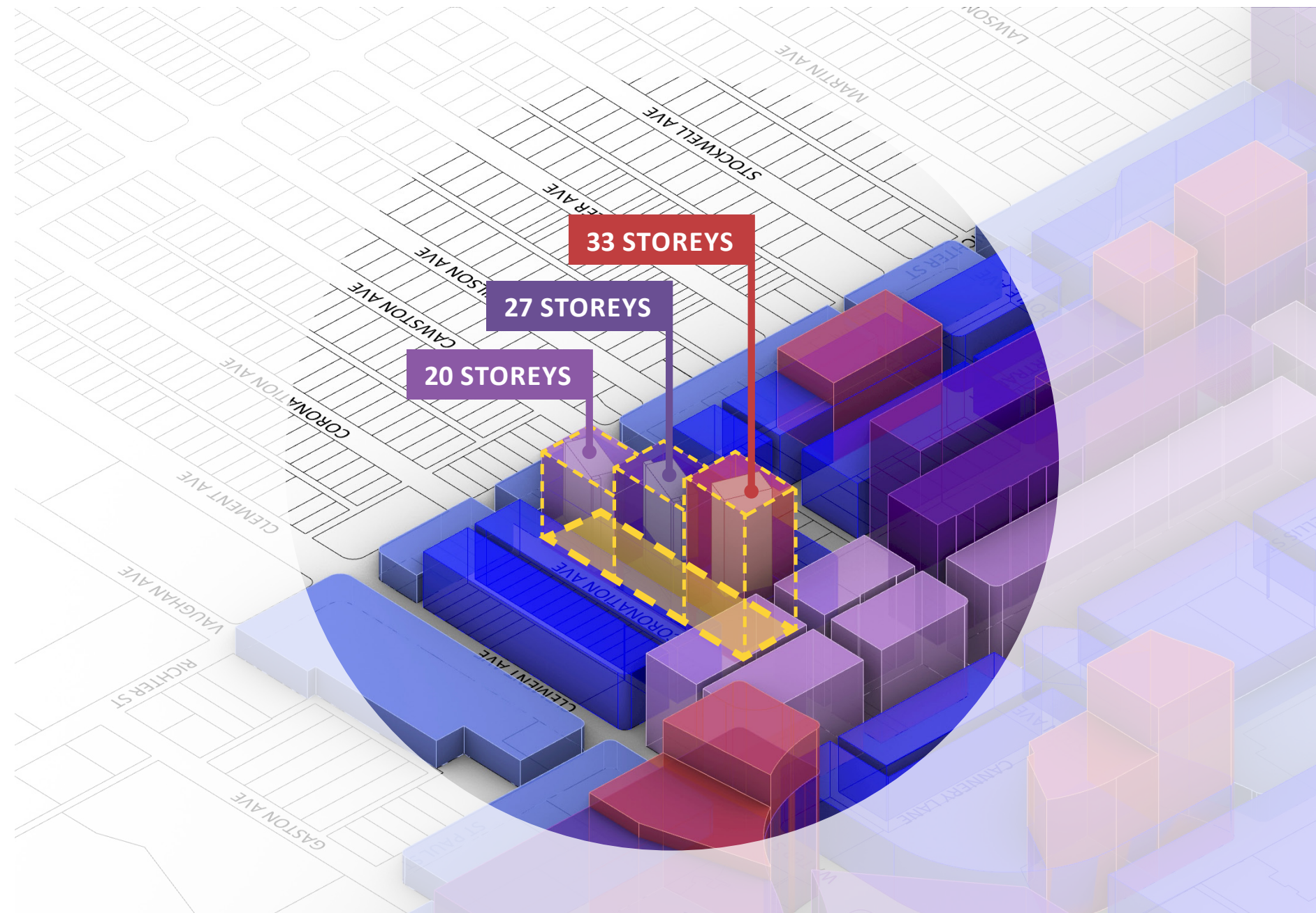
### Future Downtown Kelowna

The Coronation Avenue Redevelopment site proposes three towers along Coronation Ave. The first, at 33 storeys located at the corner of Coronation Ave and St Paul Street, aligns with many of the tallest buildings in the downtown Urban Centre and along St Paul St.

As the development transitions into the multifamily neighborhood along Coronation Ave, the following two towers incrementally step down and tie into the existing urban fabric, blending together some of the tallest and lowest structures in the downtown. The result is a diverse architectural expression and dynamic community development (Policy 4.4.2).



Visualization of Coronation Avenue Redevelopment Among Other Tall Buildings in the Downtown



#### LEGEND

- Coronation Site
- Existing or Proposed Developments Exceeding OCP 2040 Height Map
- 3 Storeys
- 6 Storeys
- 12 Storeys
- 20 Storeys
- 26+ Storeys

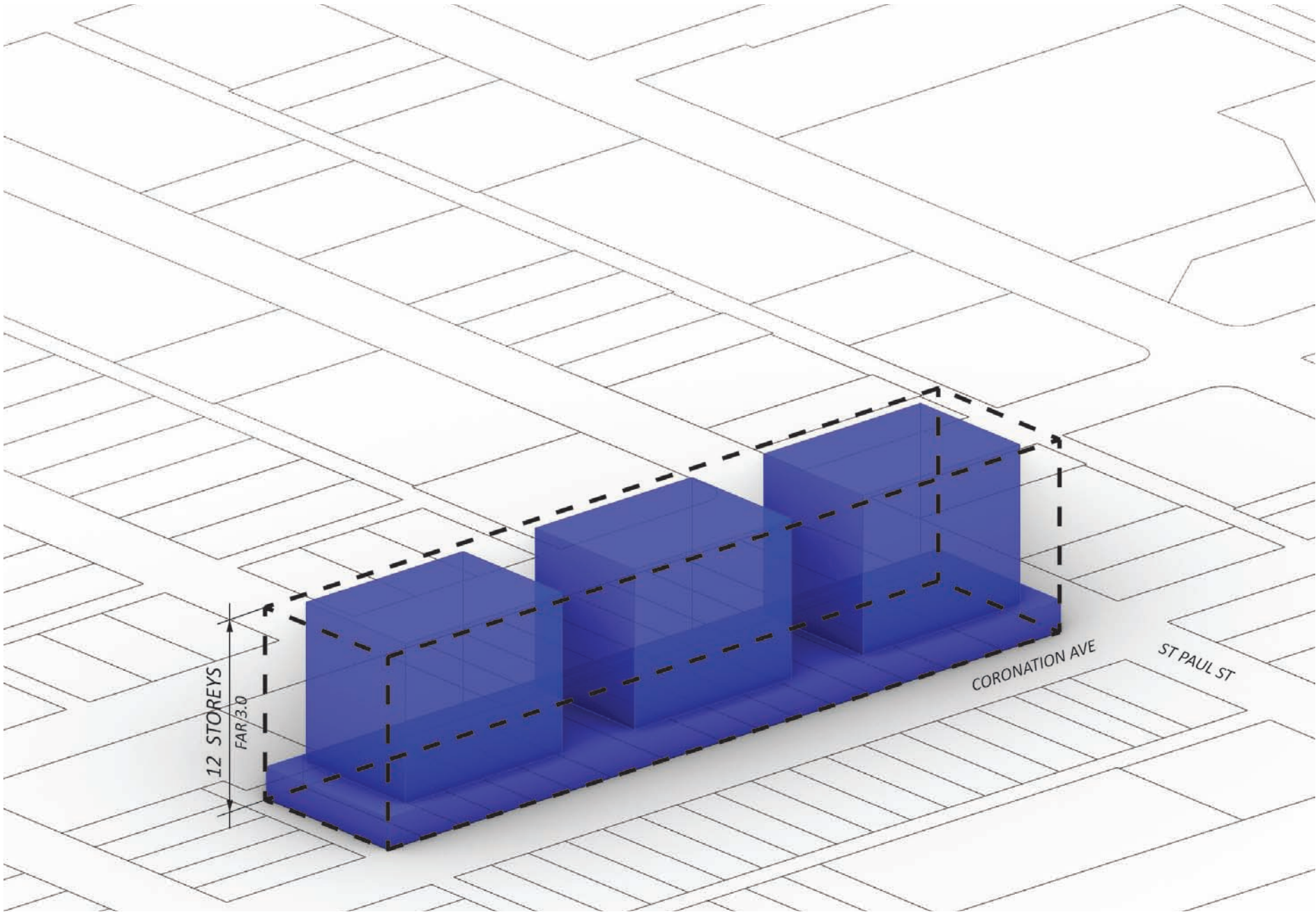
Kelowna OCP Height Map 3D Visualization | Coronation Development Variance To Building Height Zones

# 3.2 SITE CONSTRAINTS

## Development Variance

The site is currently zoned RU7. This proposal seeks to rezone this parcel to a C7 zone. The C7 zone has a maximum height of 12 stories and a maximum allowable FAR of 9.0. The design investigated numerous options and determined that the maximum achievable FAR is closer to 3.0. In order to marry the surrounding neighbourhood densities (FAR) with the high rise design guidelines set out by the City of Kelowna, the maximum allowable height should increase in order to best serve the site and surrounding community.

Increasing the allowable height, and thereby achieving higher density, will fully capitalize on the unique opportunity that this city block assembly presents, having a meaningful impact on the community for the long term.



Allowable Massing Based on C7 Zone Height and Achievable Density

## 3.3 PROPOSED SITE CONSTRAINTS

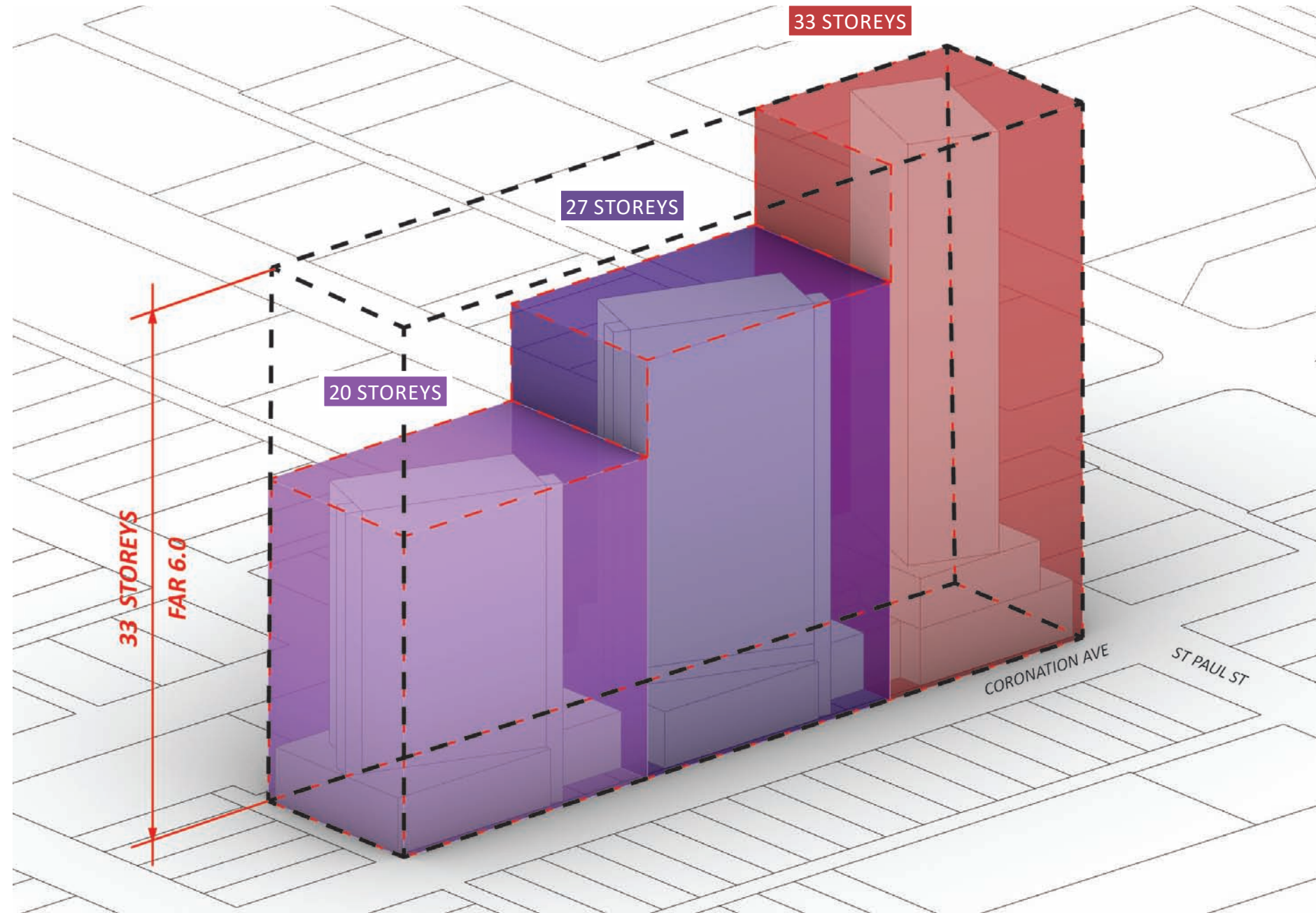
### Proposed Massing

The proposed massing was designed with the following goals in mind;

- Knit together the mosaic of zoning heights at the edge of the downtown through a stepped approach in the tower design
- Activate the residential street through defined building entries, podium articulation and building orientation
- Deliberately site and mass towers to minimize bulk, shading, and maintain view cones from surrounding properties



Development Elevation Along Coronation Avenue



Proposed Building Heights of Coronation Avenue Redevelopment

#### LEGEND

- Proposed Height Exceeding OCP 2040 Height Map
- 26 Storeys
- 20 Storeys
- 12 Storeys
- 6 Storeys
- 3 Storeys

# 3.4 DEVELOPMENT MASSING

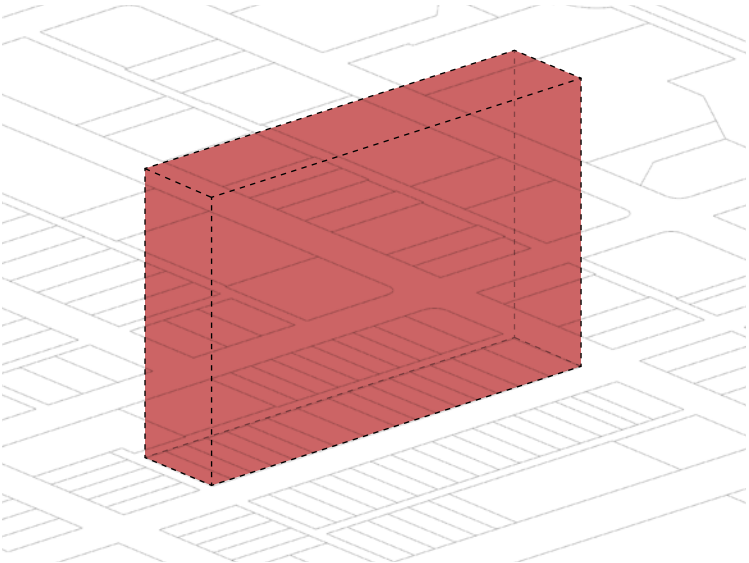
## Building Articulation

The Coronation Avenue Redevelopment site adheres to the following guiding principles to ensure that the development achieves design success;

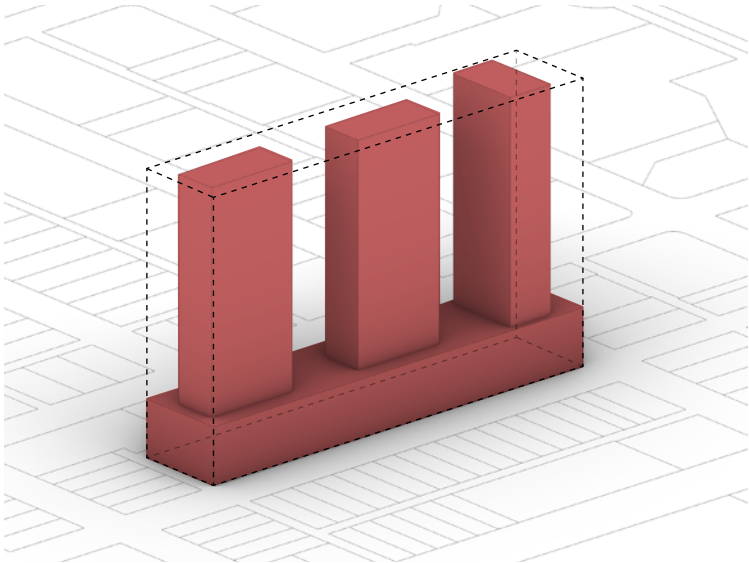
- Neighbourhood enhancement through a variety of housing types
- Skyline enhancement through a variety of building heights, orientation and architectural vocabulary
- Public realm enhancement through materials, residential massing at pedestrian scale, and a sensitive urban edge to the downtown
- Contextual sensitivity to the proposed urban landscape, both present and future

### RELEVANT POLICIES

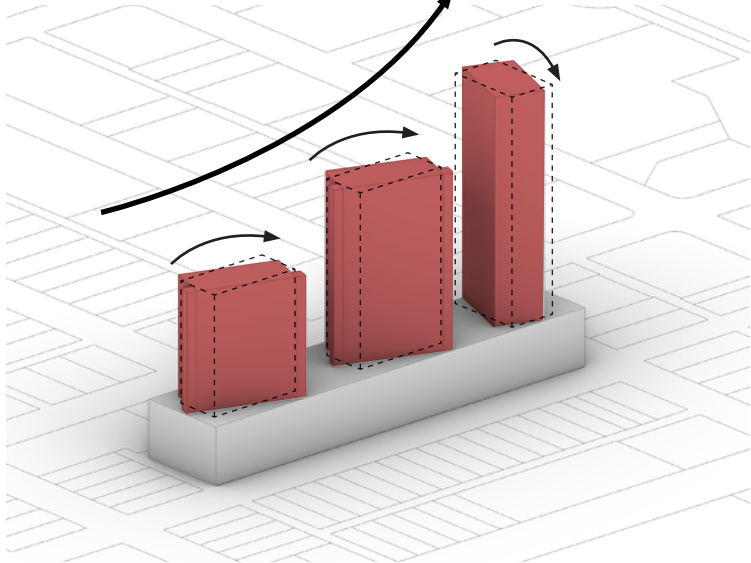
4.4.3 TALLER DOWNTOWN BUILDINGS



01 Building Envelope



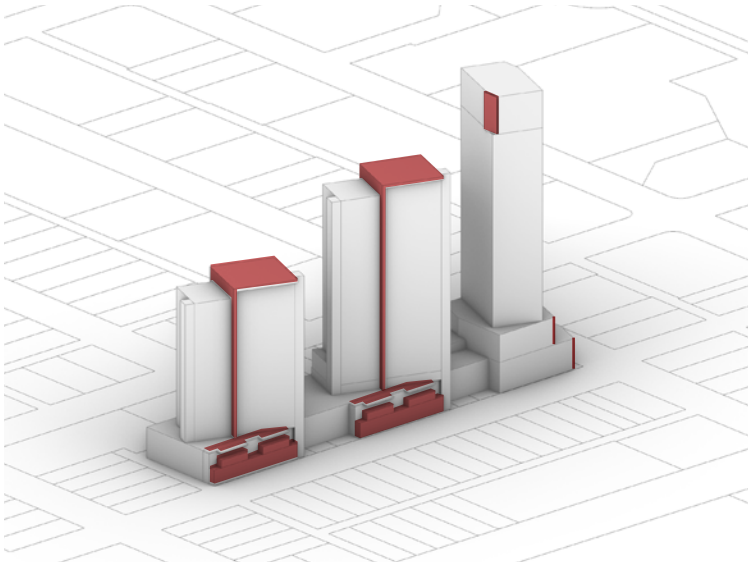
02 Podium and Towers



03 Shape and Orient Towers



04 Podium Shaping



05 Development Articulation



Visualization of Coronation Avenue Development

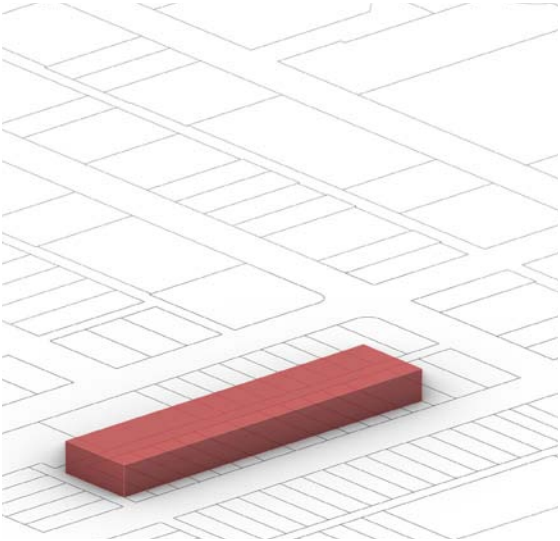
# 3.5 FUNCTIONAL PROGRAMME

## Synergistic Uses

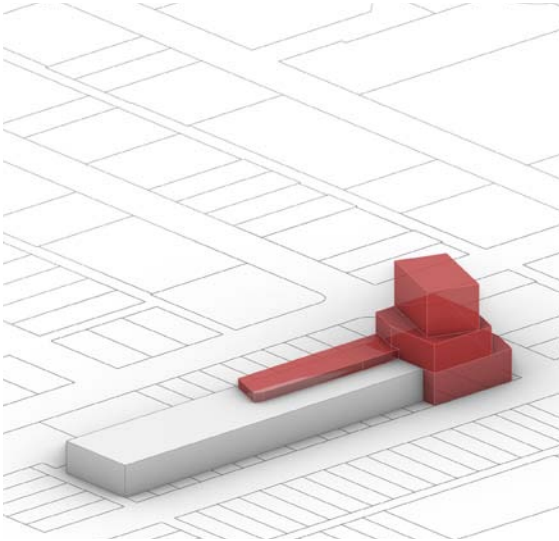
The site is proposed with a mixed use development that provides significant benefit to Kelowna and its citizens;

- A substantial number of market rental units to advance Urban Centre housing objectives
- Full block redevelopment with streetscape amenities, raised greenspace park, and potential for commercial space that can facilitate community and public benefit trough post secondary cooperative training spaces, childcare, and education.
- Active transportation corridor along Coronation Ave and St Paul St. Proposed with a heavy emphasis on bike and electrification infrastructure, and the promotion of one-way and two-way car share (and bike/scooter share).

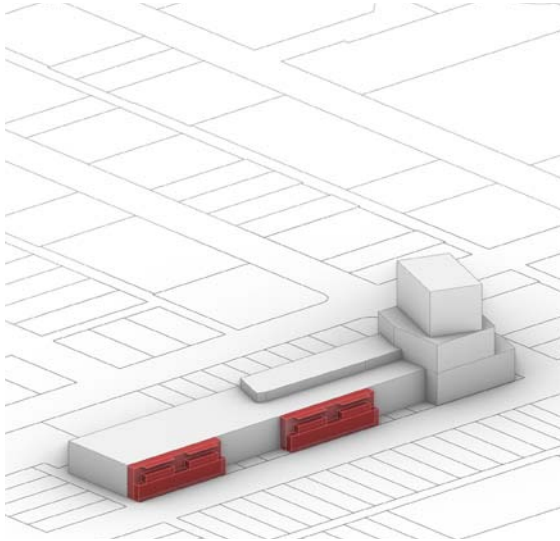
This site also has the unique ability to adapt its program and convert current parking areas into future commercial or residential supply as the city grows and needs evolve into the future.



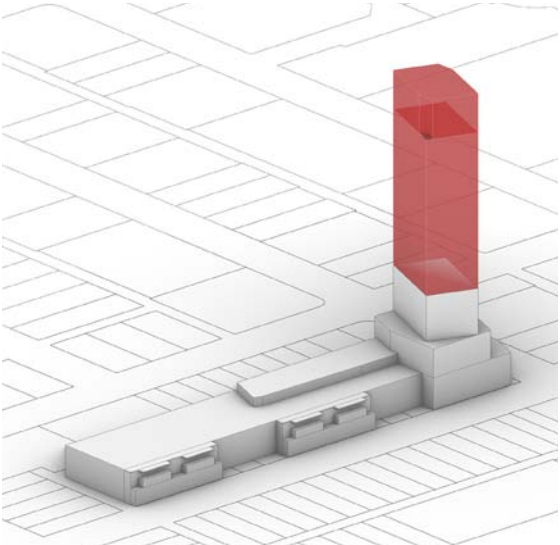
01 Parking Structure



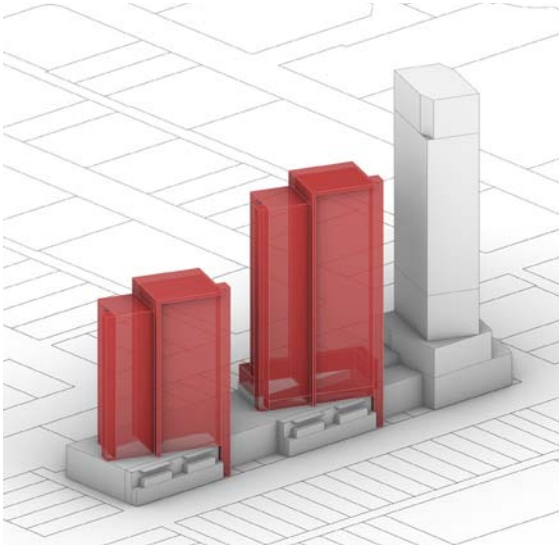
02 Hotel



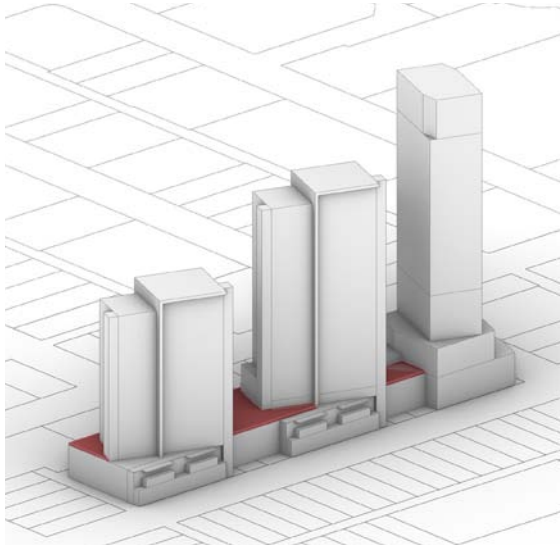
03 Townhomes



04 Market Condo



05 Market Rental



06 Amenity Deck

### RELEVANT POLICIES

- 4.1.1. LIVE/WORK BALANCE
- 4.12.1. DIVERSE HOUSING FORMS
- 4.12.2. FAMILY-FRIENDLY HOUSING
- 4.12.3. DIVERSE HOUSING TENURES
- 4.12.4. CITY LAND ACQUISITION
- 4.12.5. SOCIAL CONNECTIONS THROUGH DESIGN
- 4.12.6. ACCESSIBLE DESIGN

# 3.6 DESIGN POLICIES

## OCP High Rise Design Guidelines

The Coronation Avenue Redevelopment project follows closely the *DP Guidelines of High Rise Residential and Mixed Use Developments* set out by the City of Kelowna. The design aims to activate the street in a number of ways like programming and architectural scale and design language.

A

5.1.0 A –

B

5.1.0 B –

C

5.1.0 C –

D

5.1.0 D –

Provide a minimum first floor height of 4-5m, and limit podium height to 4 storeys (5.1.2)

Design buildings to activate the street with transparent frontages and commercial, retail and residential units accessible from the street (5.1.1)

Provide access to parking and loading areas via laneways or secondary streets. Locate structured parking away from street frontages and use store fronts or screening to mitigate visual impacts of upper-storey parking (5.1.4)

Site podiums to frame and activate the street. Site and design towers with appropriate separation (25m) and with slender and simple forms to limit privacy impacts and maximize sunlight access to streets and open spaces (5.1.3)

E

5.1.0 E –

F

5.1.0 F –

G

5.1.0 G –

Design buildings to balance a cohesive architectural look with a distinctly articulated podium, tower, and top (5.1.6)

Break up podium mass by providing simple vertical and horizontal articulation of facades; eg. stepping back or projecting forward a portion of the facade, using color and texture (5.1.6)

Provide opportunities for mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity throughout the city (5.1.5)

Kelowna DP Guidelines of High Rise Residential and Mixed Use Developments

Visualization of Coronation Avenue Redevelopment

Strategies for Achieving an Active Streetscape and Strong Relationship to the Street

Coronation Avenue Redevelopment | Early Consideration Application for Rezoning and Development Variance Permit

28

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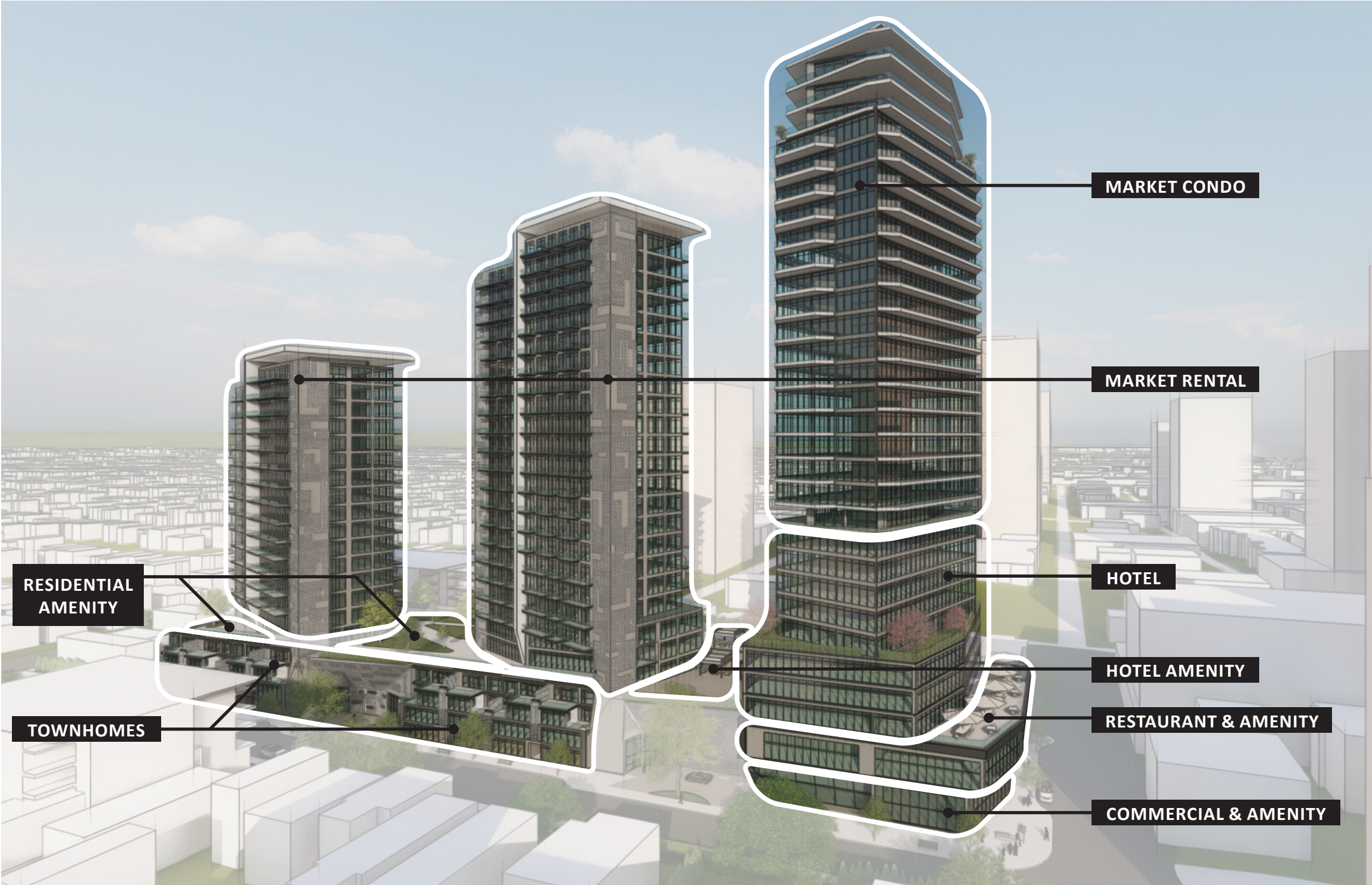
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MQN  
ARCHITECTS

# 3.7 FUNCTIONAL PROGRAMME



# 3.8 DEVELOPMENT RENDERS

Aerial View



Birds eye view of three proposed towers for Coronation Avenue Redevelopment.

# 3.8 DEVELOPMENT RENDERS

Aerial View of Downtown



View of Coronation Avenue Redevelopment looking south east towards downtown Kelowna.

# 3.8 DEVELOPMENT RENDERS

Aerial View of Downtown



Western view of Coronation Avenue Redevelopment looking towards Okanagan Lake.

# 3.8 DEVELOPMENT RENDERS

Aerial View of Downtown



View of Coronation Avenue Redevelopment looking north towards Knox Mountain.

# 3.8 DEVELOPMENT RENDERS

Aerial View of Downtown



Southern view of Coronation Avenue Redevelopment.

# 3.8 DEVELOPMENT RENDERS

## Podium Roof Deck



Hotel amenity at podium roof deck.



Highly vegetated shared residential amenity deck.

# 3.9 PUBLIC REALM RENDERS

## Street Views



View of proposed restaurant, commercial, hotel and market condos from the intersection of St Paul Street and Cawston Avenue.



Retail and corner plaza at the intersection of Coronation Avenue and St Paul Street.

# 3.9 PUBLIC REALM RENDERS

## Street Views



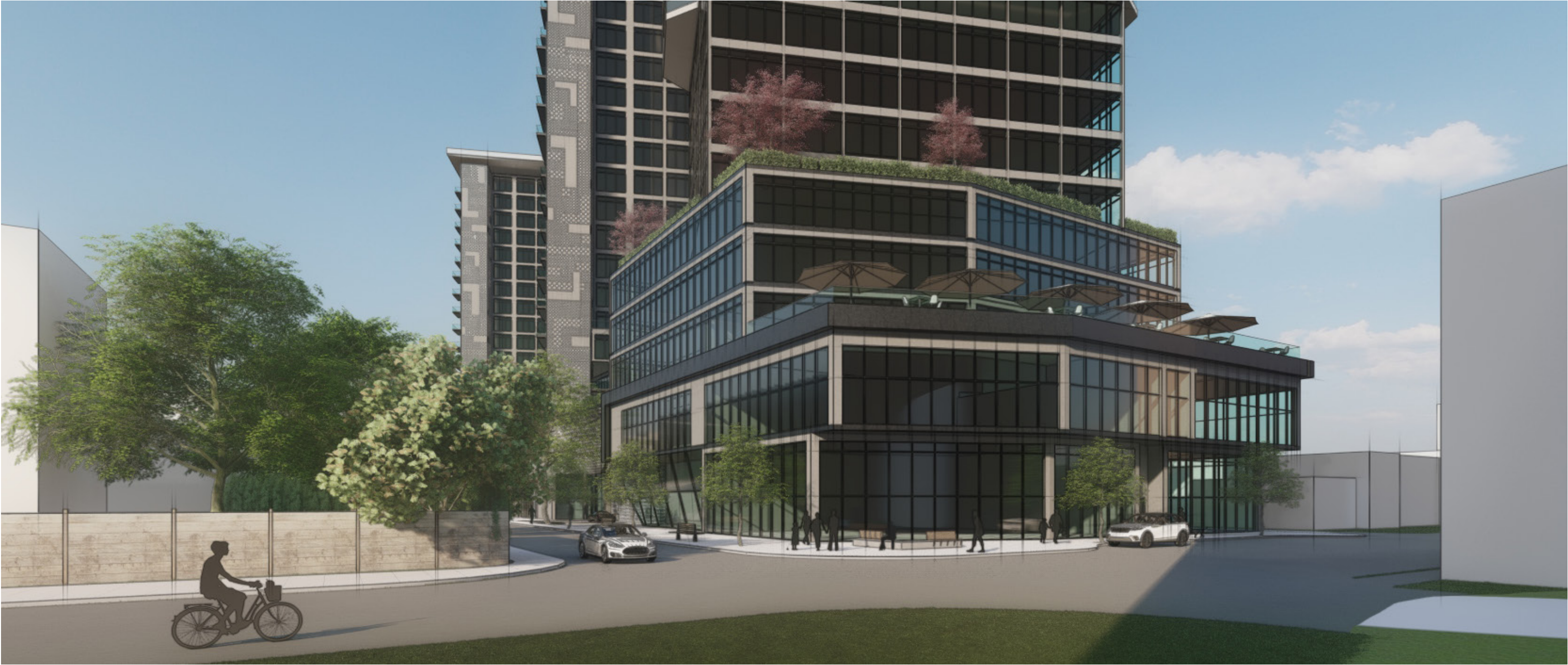
Proposed look and feel along Coronation Avenue.



View of proposed rental tower and market townhouses from the intersection of Coronation Avenue and Richter Street.

# 3.9 PUBLIC REALM RENDERS

## Vibrant Commercial and Restaurant Space



Commercial retail space and restaurant patio at the corner of St Paul Street and Coronation Avenue.

# 3.9 PUBLIC REALM RENDERS

## Artful Screening along Coronation Avenue



Perforated architectural screen concealing above-grade parking structure.



Artful screening highlights tower entrances.

# 3.9 PUBLIC REALM RENDERS

Hero Image



View of Coronation Avenue Redevelopment from the south.

# APPENDIX I

# SUPPLEMENTARY DRAWINGS

Coronation Avenue Redevelopment | Rezoning

# SUPPLEMENTARY DRAWINGS

## Concept Stats & Zoning

21607 CORONATION DEVELOPMENT PROPOSAL

ADDRESS  
500 BLOCK CORONATION AVENUE, KELOWNA

ZONING  
PROPOSED - C7  
HIGH DENSITY MIXED USE  
SHORT & LONG TERM RENTAL ACCOMMODATION, RESIDENTIAL, COMMERCIAL

DEVELOPMENT STATS AS PROPOSED

ASSEMBLED LOT AREA = 73,416 SF  
FLOOR AREA, NET (APROX) ~ 447,782 SF  
FAR = 6.0  
APPROX PARKING = 667 STALLS

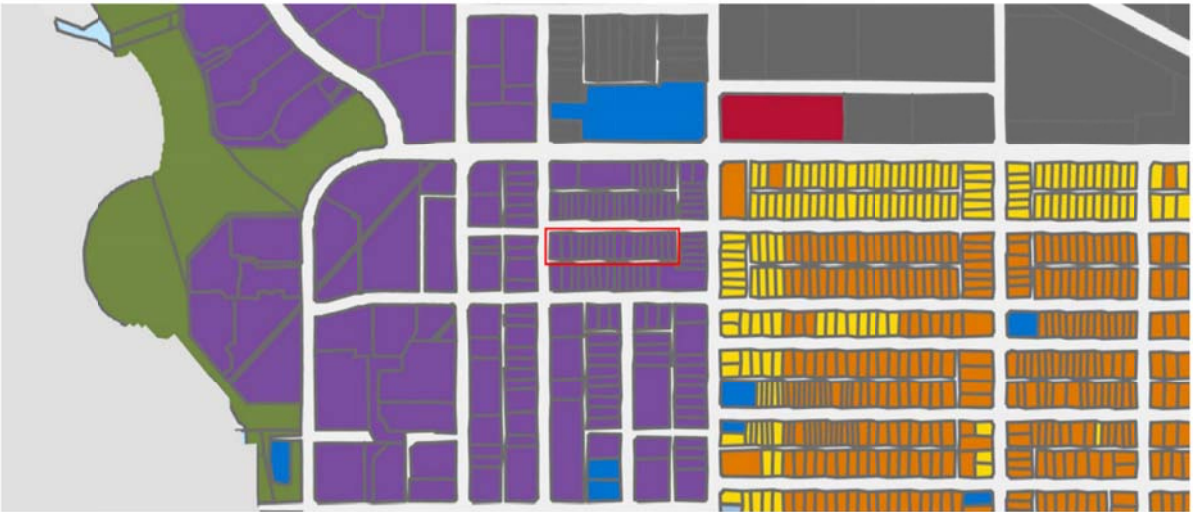
TOWER 1: HOTEL & CONDO  
LEVELS 1-5: COMMERCIAL, AMENITY  
LEVELS 5-7: RESTAURANT, AMENITY  
HOTEL LEVELS: 8-13 = 16 ROOMS/5 LEVELS = 80  
CONDO LEVELS: 14-30 = 11 CONDOS/16 LEVELS  
+ CONDO PH LEVELS 31-33 = 2 CONDOS = 262

TOWER 2: MARKET RENTALS  
LEVELS 5-7 PODIUM: AMENITY  
LEVELS: 8-25 = 12 UNITS/18 LEVELS = 216  
LEVEL 26 + 6 UNITS = 222

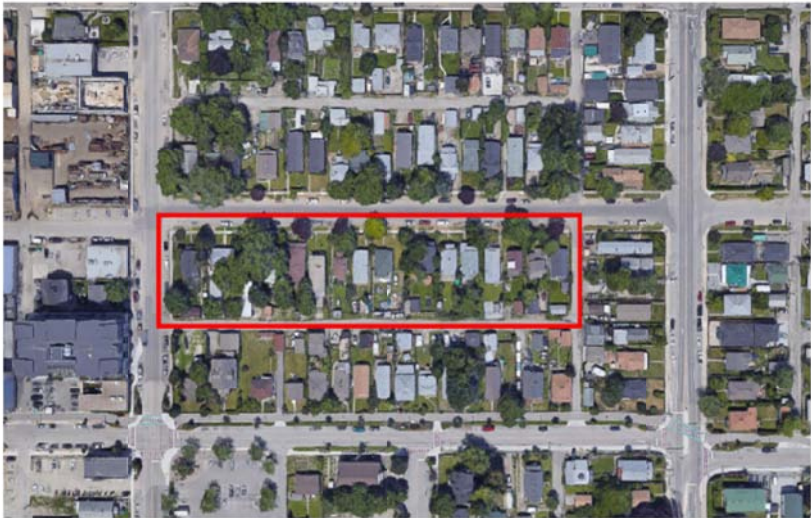
TOWER 3: STUDENT RENTALS  
LEVEL 5 @ PARKADE ROOF TOP: AMENITY  
LEVELS 6-19 = 15 UNITS/14 LEVELS = 210  
+ 6 UNITS @ LEVEL 20 = 216

TOWNHOMES: 3 LEVEL WALKUP  
FRONTING CORONATION AVE = 8

438 RENTALS | 182 CONDOS | 8 TOWNHOMES | 80 HOTEL ROOMS  
TOTAL = 708 UNITS



FUTURE LANE USE ZONING MAP  
UC1 - DOWNTOWN URBAN CENTRE



PARCEL ASSEMBLY - 500-600 BLOCK CORONATION AVE.



SITE LEGEND

TOWN HOUSE

HOTEL - COMMERCIAL/RETAIL

CONDO

COLOUR LEGEND

CORRIDOR

STAIR SHAFT

ELEVATOR SHAFT

SERVICE ELEVATOR

JANITOR/SERVICES

LOBBY

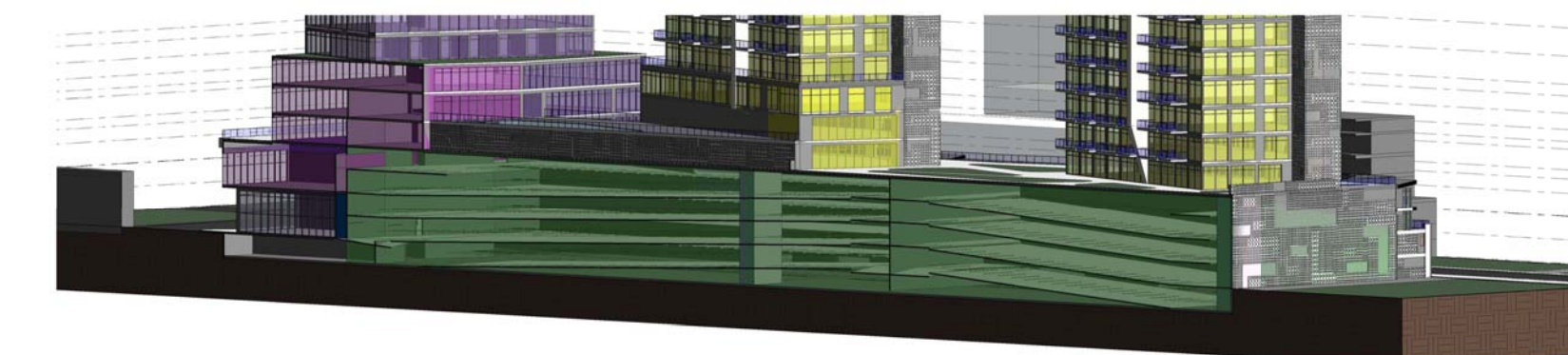
PARKADE EXIT STAIRS

### CITY OF KELOWNA DRAFT ZONE DEFINITION

**FLOOR AREA, NET** means the sum of the horizontal areas of each storey of the building measured from the exterior faces of the exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one owner), service to the building, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, common/public corridors, parkades, terraces, common amenity spaces, and building mechanical systems are also excluded. In the case of congregate housing, communal dining and kitchen facilities are excluded.

**FLOOR AREA RATIO** means the numerical value of the net floor area on all levels of all buildings and structures on a lot, divided by the area of the lot.

## Section Elevation



2 V3-PARKING SECTION ISO  
SCALE:

# ARCHITECTURAL DRAWINGS

## Tower 1 Commercial 1-2

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# ARCHITECTURAL DRAWINGS

Podium - T1 / T2 / T3

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# ARCHITECTURAL DRAWINGS

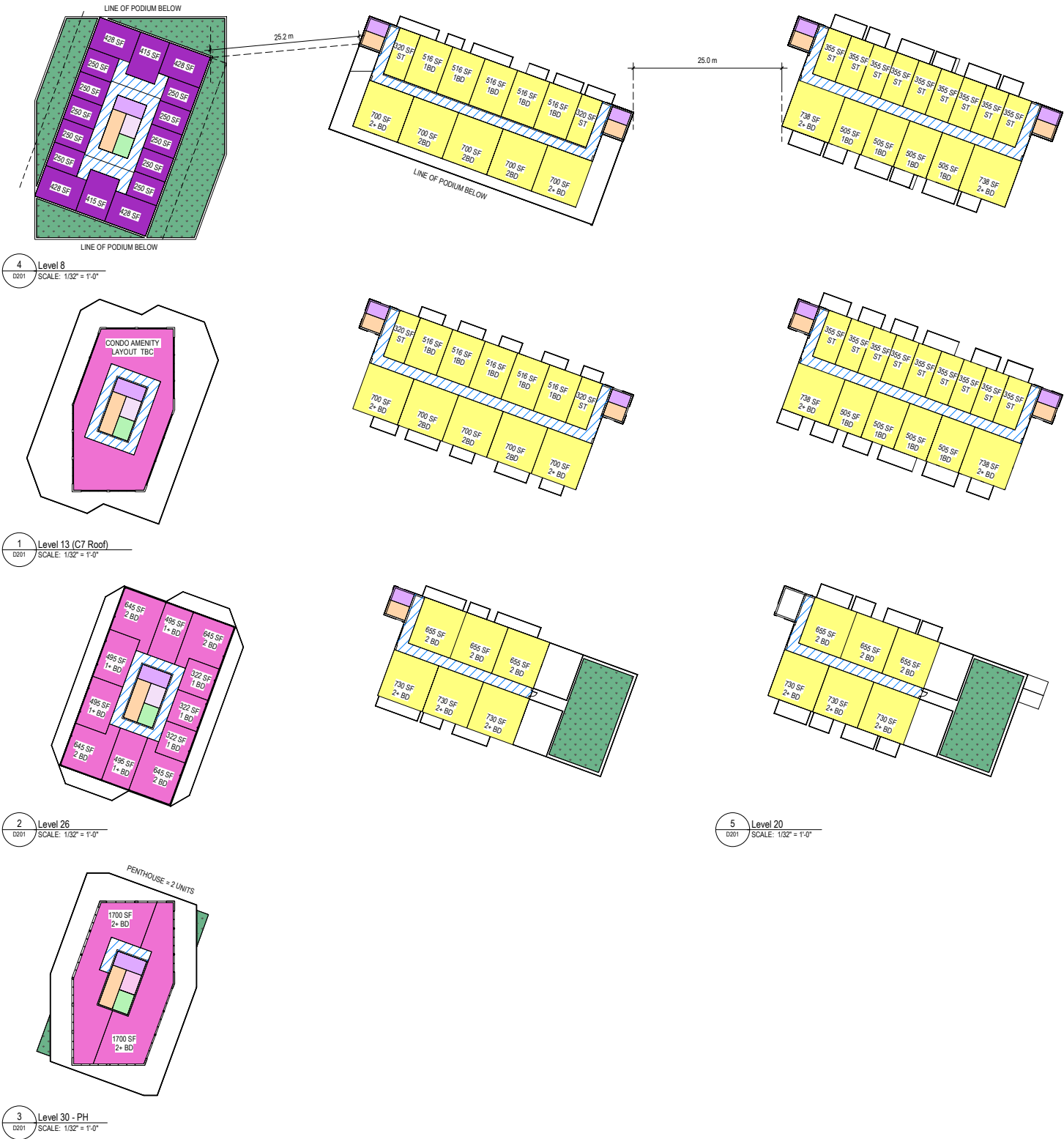
## Levels 8-33 Penthouse

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**TOWER 1**  
HOTEL RMS LEVELS 8-12  
= 6845.8 SF / 636 SM  
CORRIDOR/ELE./STAIR  
= 1775 SF / 165 SM  
= 74% EFFICIENCY

**= 16 HOTEL ROOMS**  
**= 80 TOTAL**

**TOWER 1**  
CONDOS LEVELS 13  
= 4445.5 SF / 413 SM  
CORRIDOR/ELE./STAIR  
= 1248 SF / 116 SM  
= 72% EFFICIENCY

**= CONDO AMENITIES**

**TOWER 1**  
CONDOS LEVELS 14-30  
= 6845.8 SF / 636 SM  
CORRIDOR/ELE./STAIR  
= 1248 SF / 116 SM  
= 81% EFFICIENCY

4 - 1+ DEN  
3 - 1 BEDROOM  
4 - 2 BEDROOM  
**= 11 CONDO UNITS**  
**= 176 TOTAL**

**TOWER 1**  
PENTHOUSE LEVELS 31-33  
= 4220 SF / 392 SM  
CORRIDOR/ELE./STAIR  
= 796 SF / 74 SM  
= 81% EFFICIENCY

2 - 2+ DEN  
**= 2 PH UNITS**  
**= 6 TOTAL**

**TOWER 2 | MARKET RENTAL**  
RENTAL UNITS LEVELS 8-25  
= 8008 SF / 744 SM  
CORRIDOR  
= 1184 SF / 110 SM  
= 85% EFFICIENCY

2 - 1 BEDROOM STUDIO  
4 - 1 BEDROOM  
5 - 2 BEDROOM  
**= 11 RENTAL UNITS**  
**= 216 TOTAL**

**TOWER 2 | MARKET RENTAL**  
RENTAL UNITS LEVEL 26  
= 4768 SF / 443 SM  
CORRIDOR  
= 635 SF / 59 SM  
= 86.7% EFFICIENCY

3 - 2+ DEN  
3 - 2 BEDROOM  
**= 6 RENTAL UNITS**

**TOWER 3 | STUDENT RENTAL**  
RENTAL UNITS LEVELS 5-19  
= 8008 SF / 744 SM  
CORRIDOR  
= 1184 SF / 110 SM  
= 85% EFFICIENCY

9 - STUDIO  
4 - 1 BEDROOM  
2 - 2+ BEDROOM  
**= 15 RENTAL UNITS**  
**= 210 TOTAL**

**TOWER 3 | MARKET RENTAL**  
RENTAL UNITS LEVEL 20  
= 4768 SF / 443 SM  
CORRIDOR  
= 635 SF / 59 SM  
= 86.7% EFFICIENCY

3 - 2+ DEN  
3 - 2 BEDROOM  
**= 6 RENTAL UNITS**

# ARCHITECTURAL DRAWINGS

## Townhouse Layouts

ATTACHMENT B

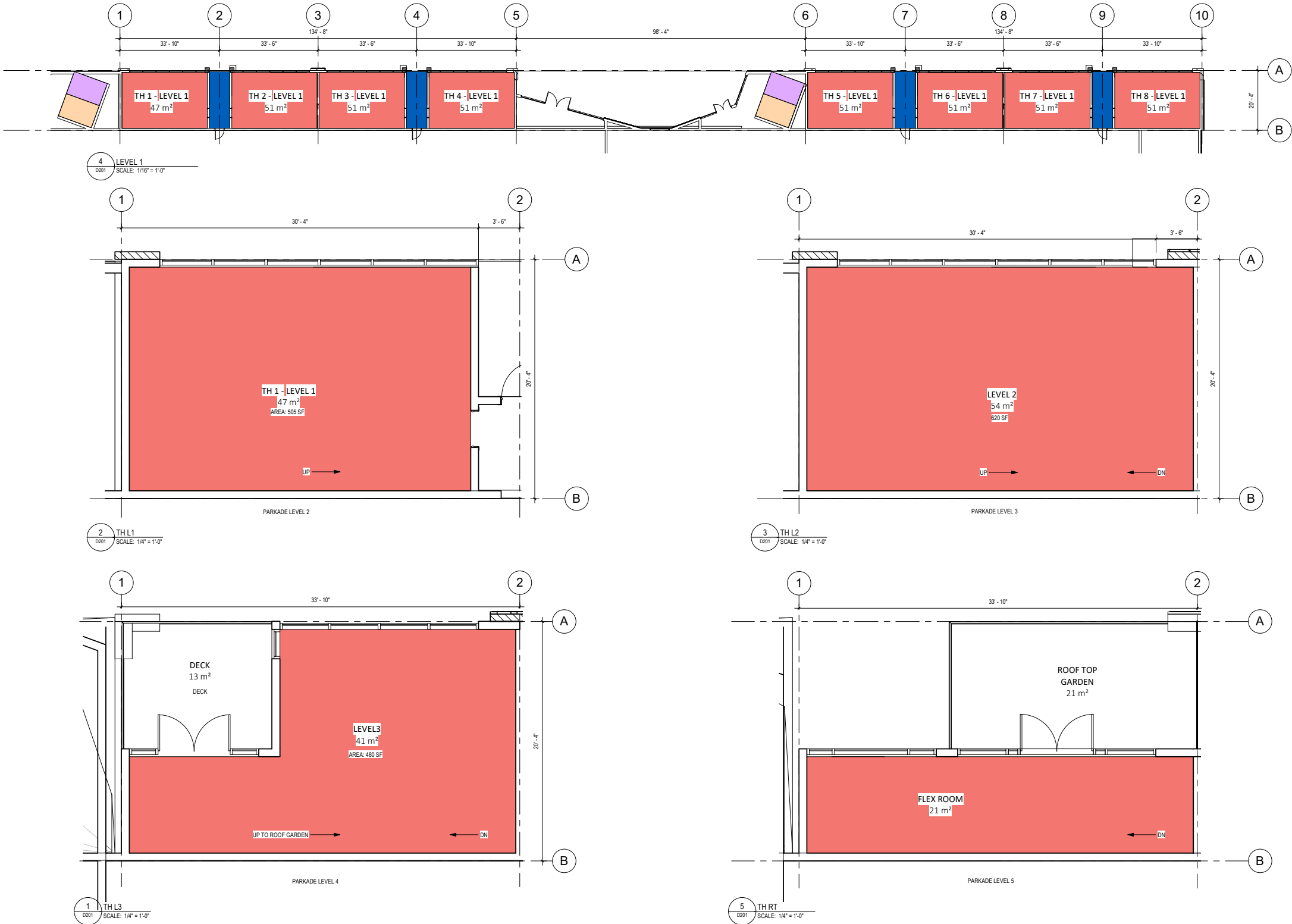
This forms part of application  
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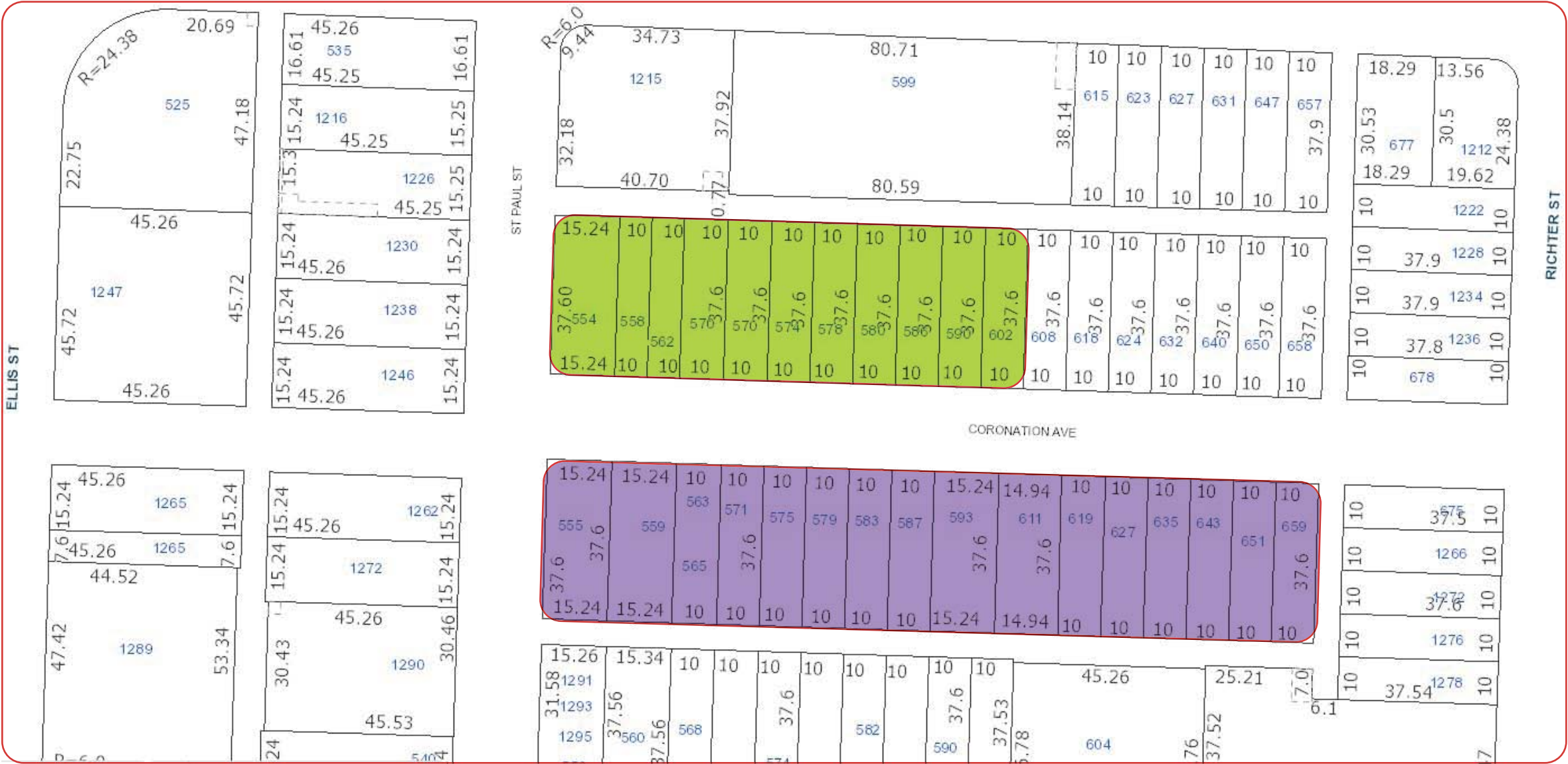
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# DEVELOPMENT GROWTH CONSIDERATION



## FUTURE DEVELOPMENT



- FUTURE DEVELOPMENT SITE
- PROPOSED DEVELOPMENT SITE

APPENDIX 1:1 DEVELOPMENT PHASING MAP

