

REPORT TO COUNCIL



Date: October 3, 2022

To: Council

From: City Manager

Department: Development Planning Department

Application: DP22-0025

Owner: Coronation Richter GP Inc., Inc.
No. BC1329905

Address: 608, 618, 624, 632 Coronation Ave

Applicant: BlueGreen Architecture – Mark Aquilon

Subject: Development Permit Application

Existing OCP Designation: UC – Urban Centre

Existing Zone: UC1 – Downtown Urban Centre

1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP22-0025 for Lots 46, 47, 48 & 49, District Lot 139, ODYD, Plan 1037, located at 608, 618, 624 & 632 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 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 the applicant be required to complete the above noted conditions of Council's approval of the Development Permit application in order for the permits to be issued;

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

Purpose

To issue a Development Permit for the form and character of an apartment housing.

2.0 Development Planning

Staff support the proposed Development Permit for the form and character of a 6-storey apartment building. The proposal complies with the Official Community Plan (OCP) Policies for the Downtown Urban Centre by providing medium density residential development which is in conformance with the Building Heights and Street Character mapping. The proposal meets all regulations of the Zoning Bylaw and no variances are requested.

The proposal generally conforms to the OCP Form and Character Development Permit Area Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines are met including:

- Creating an active street frontage with ground-oriented townhomes which have direct, individual access to the street.
- Accommodating 'back-of-house uses' away from public view by utilizing partially underground parking, lane access, and the location of the garbage and transformer on the lane.
- Articulating the façade with varied architectural features including varied windows, balconies, porches, façade modulation and building materials.
- Use of high-quality building materials including metal panels and brick.

3.0 Proposal

3.1 Project Description

The applicant proposes a 6-story apartment building on the subject property containing 60 residential units. The unit mix includes 25 bachelor units, 20 one-bedroom units, and 15 two-bedroom units. Five of these units are ground-oriented townhomes with direct access to Coronation Avenue. A large amenity deck is provided on the roof of the structured parking which contains landscaping, firepit seating, and an outdoor kitchen.

Two levels of structured parking are provided. One level is partially below grade with the townhome units serving to screen the main floor parking. Access to the parking is provided from the rear lane. Two surface parking stalls are also provided at the rear of the building accessed from the lane.

The proposed architectural style of the building is intended to reflect elements of the surrounding Art Deco and Craftsman styles of existing homes in the neighbourhood. Exterior cladding materials include light grey metal panels, red brick, white stucco, and grey hardie board. Landscape planters at the ground-level will screen exposed concrete walls of the parking structure along the street frontage.

3.2 Site Context

The subject properties are on Coronation Ave between St. Paul Street and Richter Street in the Downtown Urban Centre. The surrounding neighbourhood is in the process of transitioning from single family dwellings to multiple dwelling housing developments, with nearby properties having been recently redevelopment. Other parcels in the nearby vicinity, including directly north and south of the site, have in-stream development applications.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	RU ₂ – Medium Lot Housing	Single Family Dwellings Vacant Parcels
East	RU ₂ – Medium Lot Housing	Single Family Dwellings
South	RU ₂ – Medium Lot Housing	Single Family Dwellings
West	RU ₂ – Medium Lot Housing	Single Family Dwellings

Subject Property Map: 608, 618, 624 & 632 Coronation Ave



3-3 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	UC ₁ ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	200 m ²	1511 m ²
Min. Lot Width	6.0 m	40.2 m
Min. Lot Depth	30.0 m	37.6 m
Development Regulations		
Max. Site Coverage (buildings)	100%	<100%
Max. Site Coverage (buildings, parking, driveways)	100%	<100%
Max. Height	12 storeys or 44 m	6 storeys and 20.6 m
Min. Front Yard	0.0 m	3.0 m
Min. Side Yard (west)	0.0 m	0.0 m
Min. Side Yard (east)	0.0 m	0.0 m
Min. Rear Yard	0.0 m	0.0 m
Min. Upper Floor Setback (Above 16.0 m / 4 storeys) Abutting a Street	3.0 m	3.0 m
Min. Common and Private Amenity Space	862.5 m ²	960 m ²
Min. Parking Requirements	56	58
Min. Bicycle Parking	75	91
Density & Height		
Max. Floor Area Ratio	3.3	2.4
Max. Height	12 storeys or 44 m	6 storeys and 20.6 m

4.0 Current Development Policies

Objective 4.1 Strengthen the Urban Centres as Kelowna’s primary hubs of activity.	
Policy 4.1.6 High Density Residential Development	Direct medium and high density residential development to Urban Centres to provide a greater mix of housing near employment and to maximize the use of existing and new infrastructure, services and amenities. <i>The proposal is a medium density residential development within the Downtown Urban Centre</i>
Objective 4.4 Reinforce Downtown as the Urban Centre with the greatest diversity and intensity of uses in the City.	
Policy 4.4.2 Downtown Skyline	Support development downtown that is generally consistent with Map 4.1 to accomplish the following: <ul style="list-style-type: none"> • Tapering of heights from taller buildings in the centre of Downtown to lower buildings towards Okanagan Lake and adjacent Core Area Neighbourhoods; • Preservation of the existing form and character of historic Bernard Avenue and other heritage sites; • Consistency with the objectives of the Civic Precinct Plan; and • The development of taller buildings that incorporate distinct architectural features in strategic locations near Okanagan Lake. <i>The subject properties are identified as 12 storeys in height on the Building Heights Map. The proposed development is 6 storeys in height.</i>
Policy 4.4.5 Downtown Street Character	Support development in the Downtown Urban Centre that includes the following characteristics at grade, as outlined in Map 4.2: <ul style="list-style-type: none"> • Retail space along Bernard Ave integrated with a high-quality urban streetscape experience, reinforcing the Downtown’s high street; • Retail space along designated retail streets to create more dynamic spaces with high levels of pedestrian activity; and • Civic and cultural uses, with supporting retail uses along the Art Walk and portions of Water Street designated as civic streets, in keeping with the directions of the Civic Precinct Plan. <i>Coronation Ave adjacent to the subject property is designated as a Residential Street. The proposed development includes 100% residential uses at grade.</i>

5.0 Application Chronology

Date of Application Received: January 14, 2022

Report prepared by: Mark Tanner, Planner II

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 DP22-0025

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: Applicant's Rationale

Attachment C: Project Renderings

Attachment D: OCP Form and Character Development Permit Guidelines