

City of  
**Kelowna**

DP22-0025

608, 618, 624 & 632

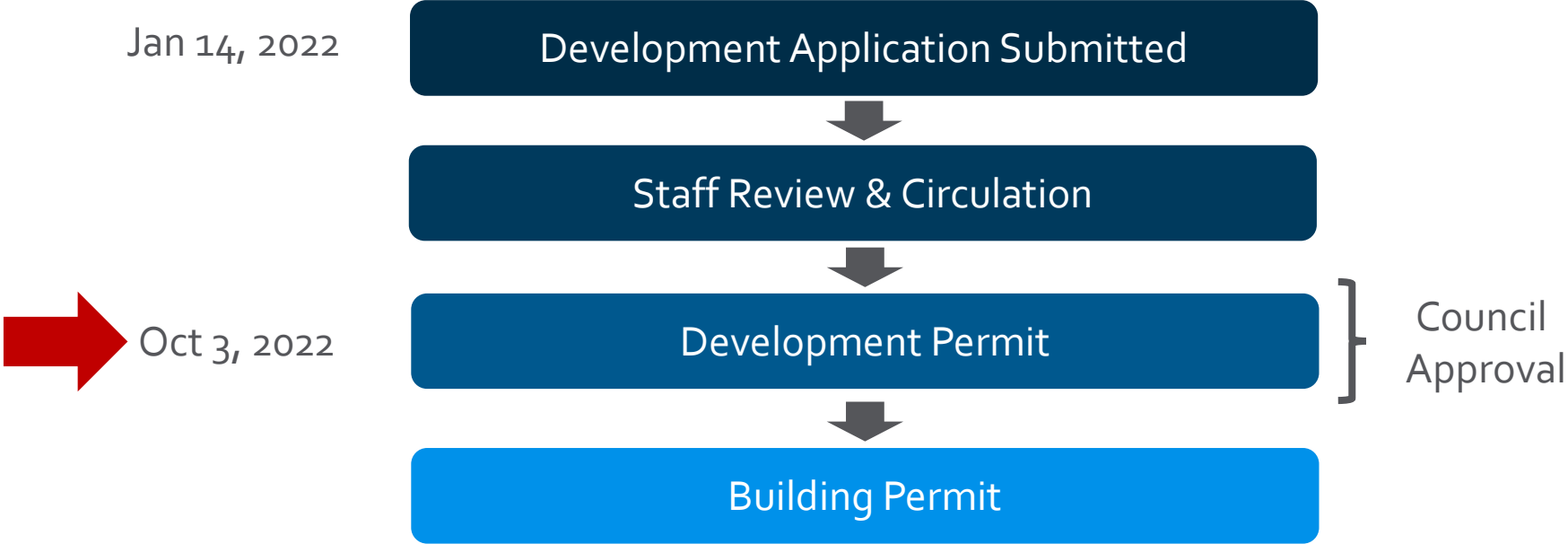
Coronation Ave

Development Permit Application

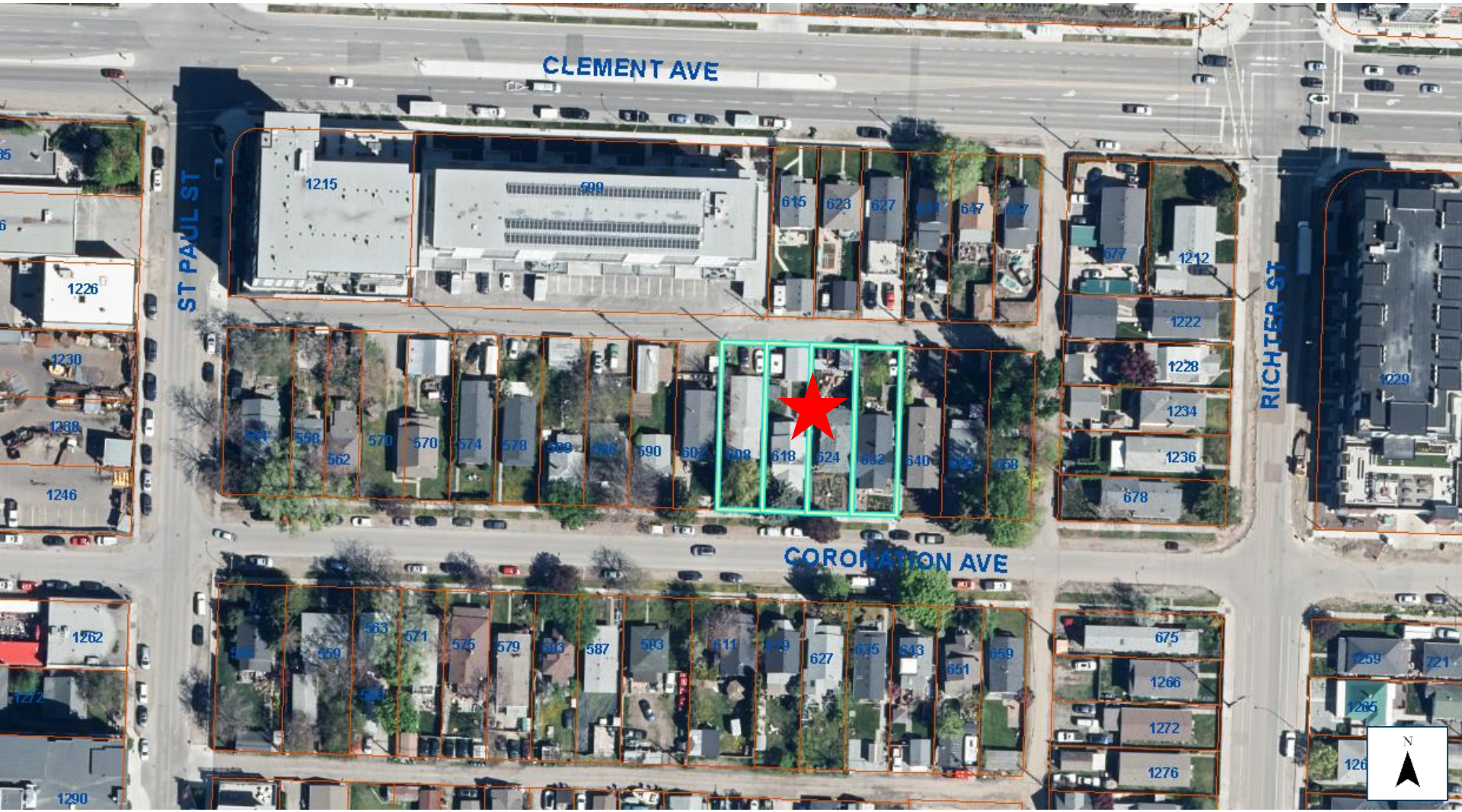
# Proposal

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

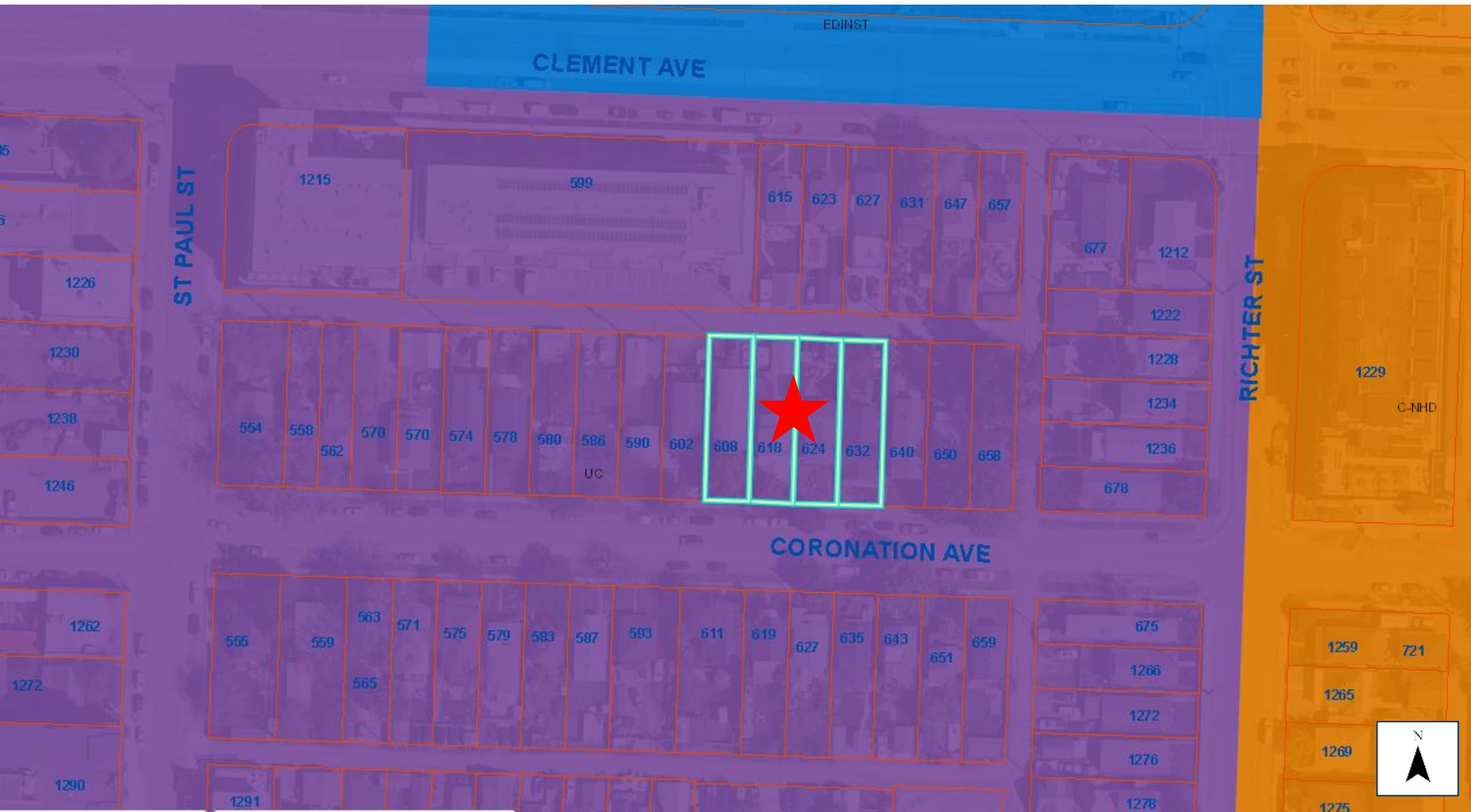
# Development Process



# Context Map



# Future Land Use / Zoning



# Subject Property Map



City of Kelowna

# UC<sub>1</sub> – Downtown Urban Centre

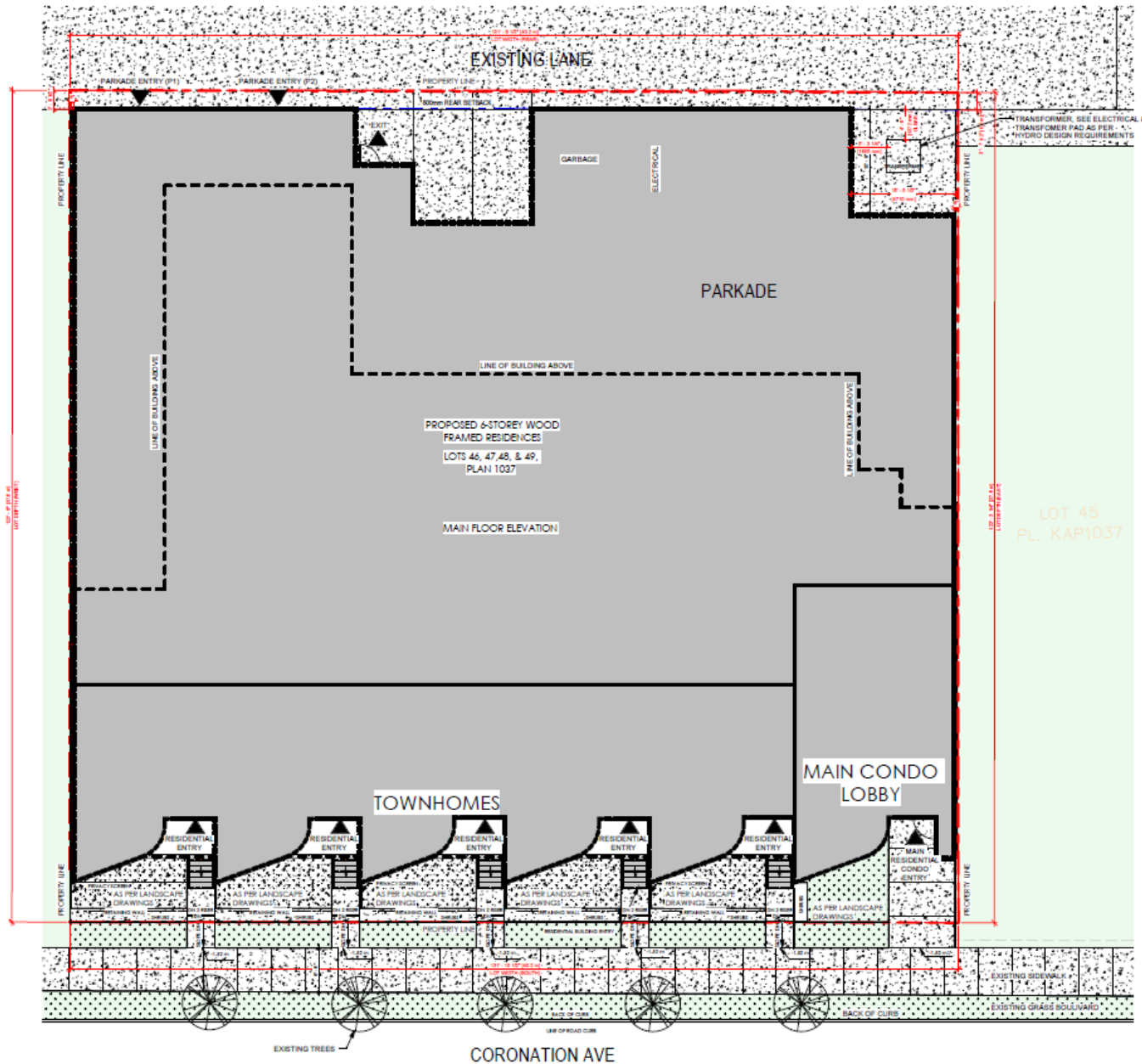
- ▶ UC<sub>1</sub> is a new zone for the Downtown Urban Centre. Previously a combination of multiple zones, primarily C7.
- ▶ The purpose of this zone is to designate and to preserve land for developments of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings.

# Project/technical details

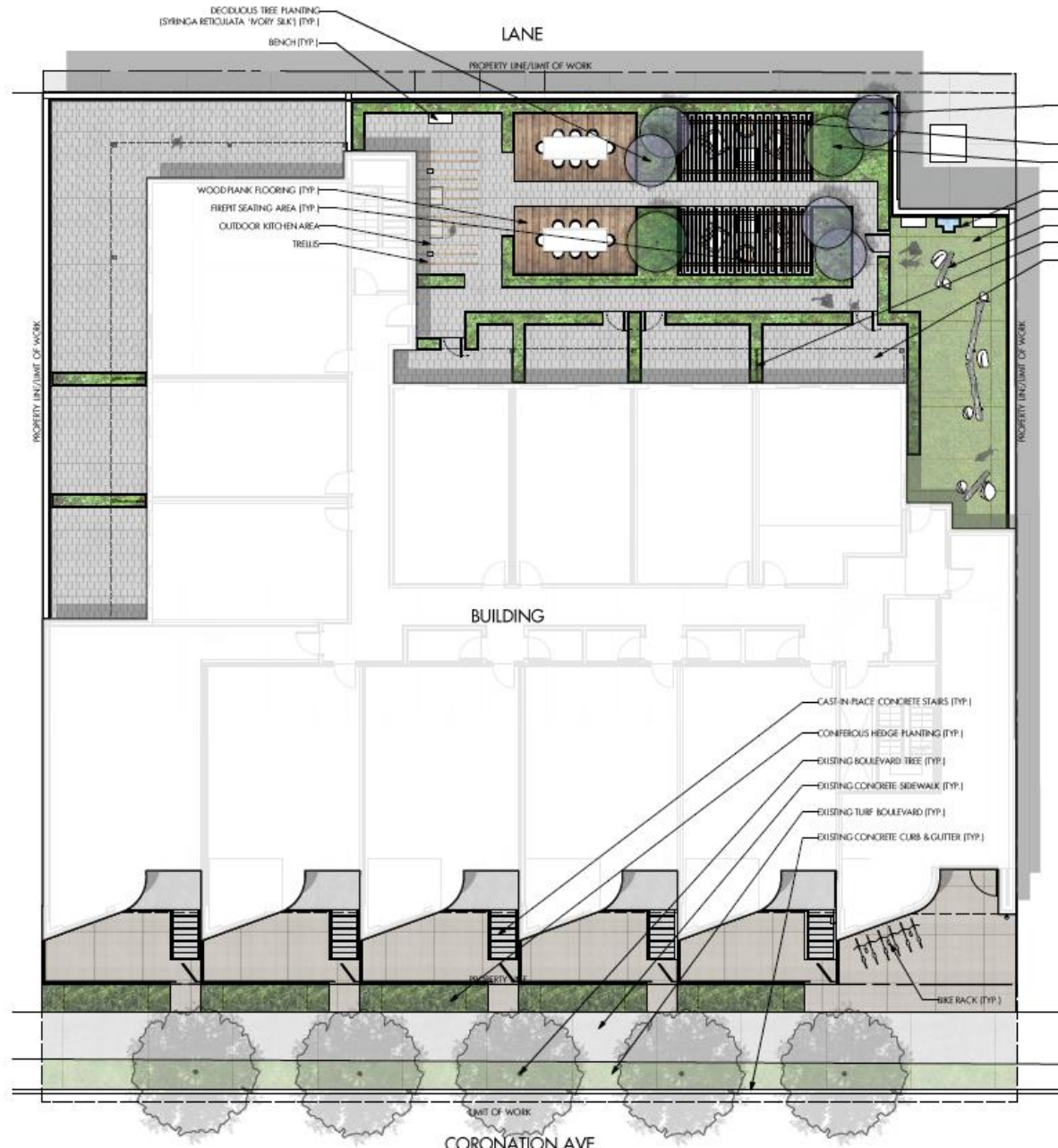
- ▶ 6-storey, 60 unit apartment building
  - ▶ 25 bachelor units, 20 one-bedroom units, 15 two-bedroom units
- ▶ Amenity deck provided on the roof of the structured parkade
- ▶ 58 parking stalls
  - ▶ 56 in partially sunken parkade and 2 at-grade
  - ▶ All parking accessed via lane
- ▶ Architectural style is intended to reflect the Art Deco and Craftsman styles of existing homes in the neighbourhood



# Site Plan



# Landscape Plan



# Elevations



1 South Elevation  
A3.0  
1/8" = 1'-0"



2 North Elevation  
A3.0  
1/8" = 1'-0"

# Elevations



1 East Elevation  
A3.1  
1/8" = 1'-0"



2 West Elevation  
A3.1  
1/8" = 1'-0"

# Rendering



# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit
- ▶ Meets the intent of the Official Community Plan
  - ▶ UC – Urban Centre Designation and Policies for the Downtown Urban Centre
  - ▶ Building Height and Street Character Mapping
  - ▶ Conforms to the Form & Character Design Guidelines for Low and Mid-Rise Residential Development
- ▶ Complies with the Zoning Bylaw regulations



*Conclusion of Staff Remarks*