City of
Kelowna

Development Permit

DP22-0228

This permit relates to land in the City of Kelowna municipally known as

979 – 983 Coronation Ave

and legally known as

Lot A District Lot 138 ODYD Plan EPP129141

and permits the land to be used for the following development:

Townhouses

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval: July 10, 2023

Development Permit Area: Form & Character

Existing Zone: MF2 – Townhouse Housing

Future Land Use Designation: C-NHD – Core Area Neighbourhood

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: 979 Coronation GP Ltd., Inc. No. BC1375934

Applicant: 979 Coronation LP Inc.

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP22-0228 for Lot A District Lot 138 ODYD Plan EPP129141 located at 979 – 983 Coronation Ave, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$46,211.56**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

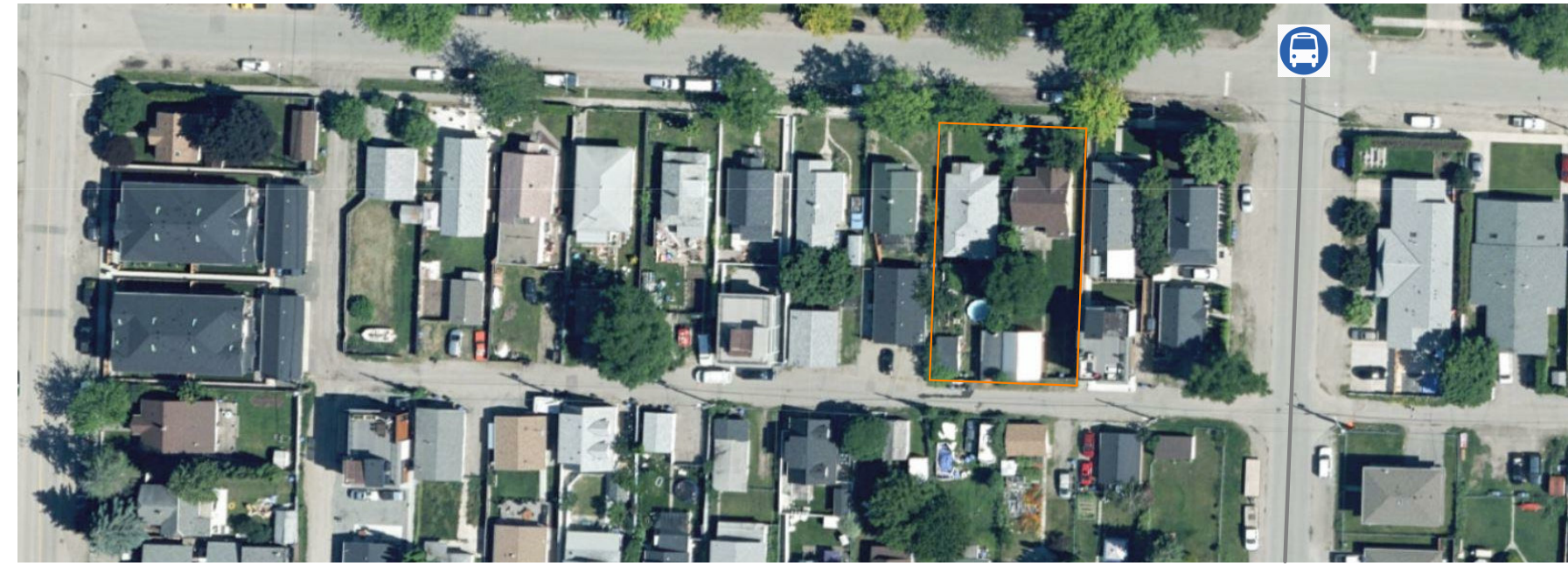
4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

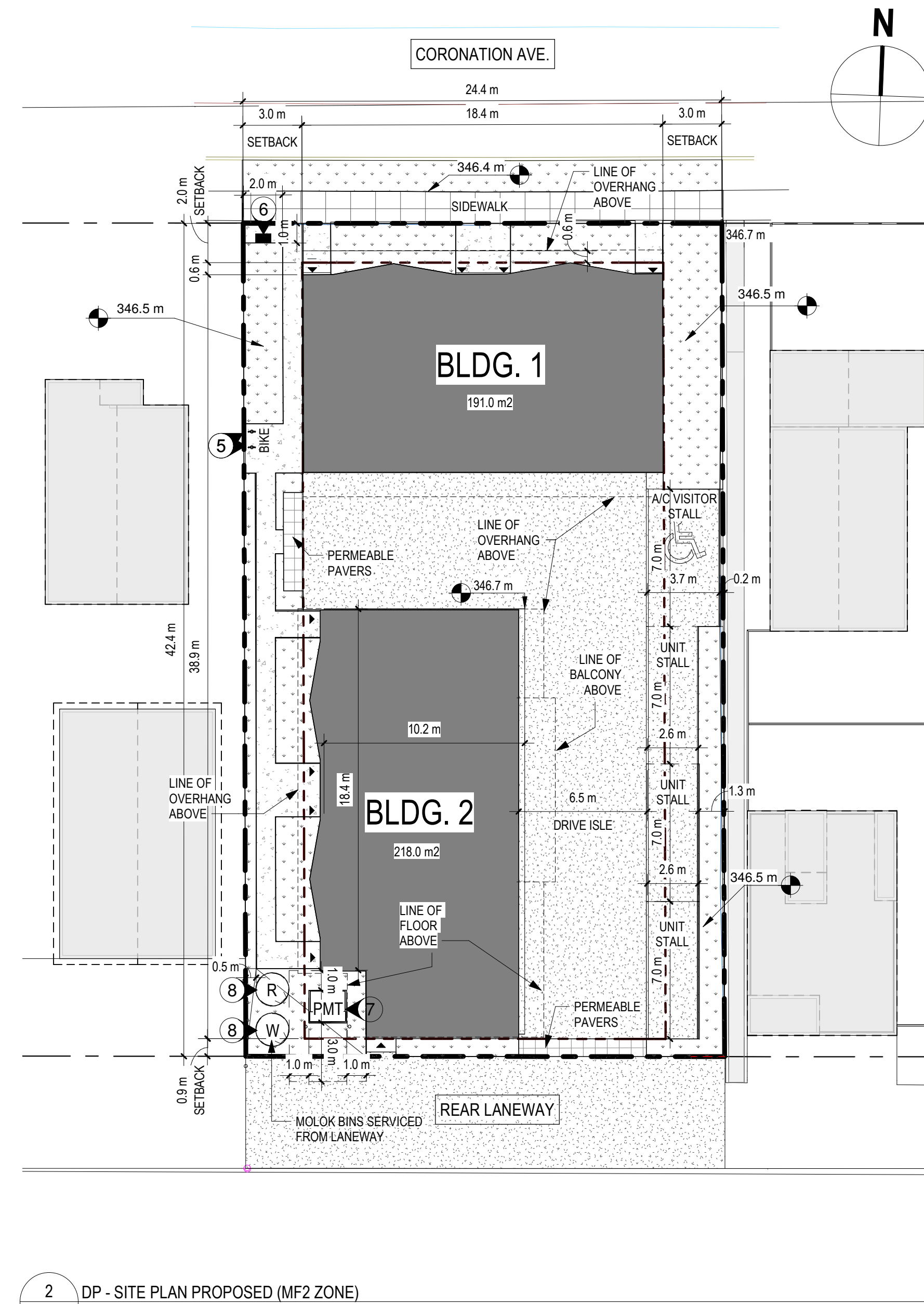
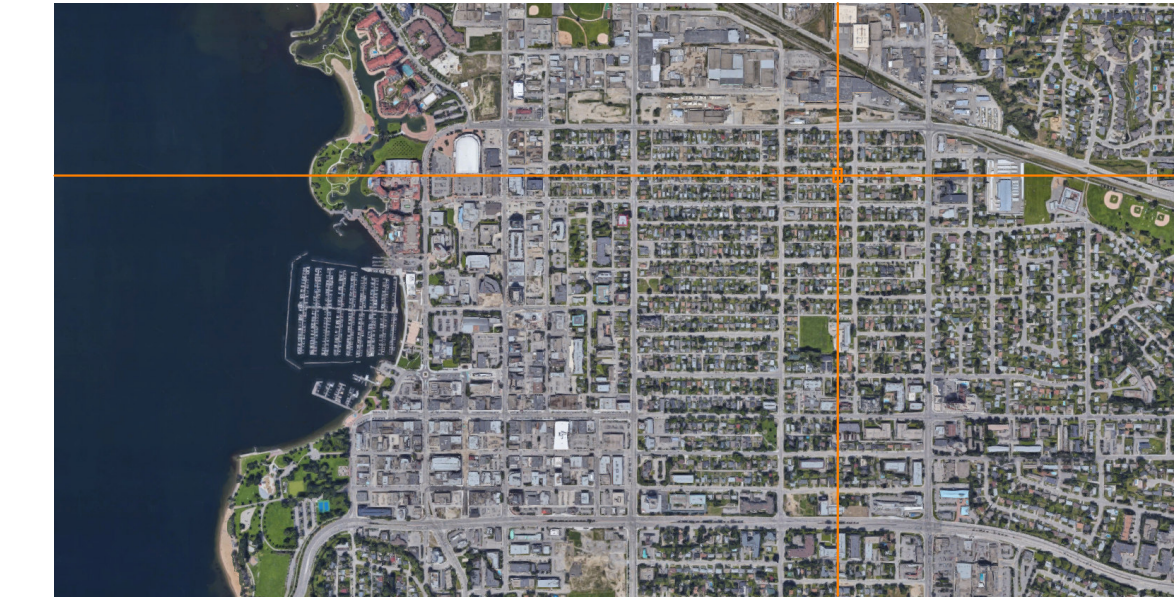


SCHEDULE A

This forms part of application
DP22-0228

Planner Initials MT

City of Kelowna
COMMUNITY PLANNING



SITE LEGEND

- BUILDING
- CONCRETE SIDE WALK
- LANDSCAPING
- ASPHALT PAVING
- GRAVEL

GENERAL NOTES

1. REFER TO STRUCTURAL & MECHANICAL DRAWINGS FOR ADDITIONAL SITE DETAILS. COORDINATE AS REQUIRED

CONSTRUCTION NOTES

- 1 HOSE BIB, REFER TO MECHANICAL.
- 2 GAS METER C/W 2 BOLLARDS, REFER TO DETAIL 2/A101, REFER TO MECHANICAL.
- 3 SIAMESE CONNECTION, REFER TO MECHANICAL.
- 4 FIRE HYDRANT
- 5 BIKE RACK
- 6 CANADA POST COMMUNITY MAILBOX
- 7 PAD MOUNT TRANSFORMER
- 8 IN-GROUND BIN. ENSURE 0.5M SETBACK FROM PROPERTY LINE

BOLLARD DETAIL - IMPERIAL

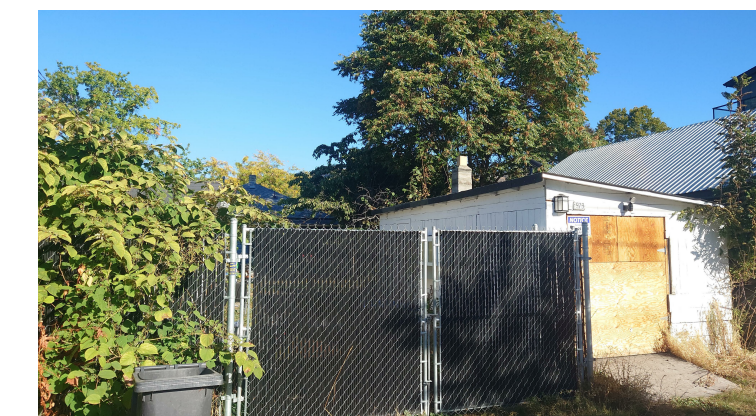
SCALE: 1/2" = 1'-0"



1



2



3



4

| PROJECT STATISTICS | | |
|--------------------|--|----------------------|
| ITEM | REQUIRED | PROVIDED |
| ADDRESS | 981 CORONATION AVE. (Building 1 - Units 1-4 & Building 2 - Units 5-9) KELOWNA, BC LOT 46 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271 - LOT 47 DISTRICT LOT 138 OSOYOOS DIVISION YALE DISTRICT PLAN 1271 | |
| ZONING | ZONING TYPE: MF2 | |
| PROPOSED USE | TOWNHOUSES | |
| ALLOWABLE USE | DUPLIX HOUSING, GROUP HOME, SEMI-DETACHED HOUSING, SINGLE DETACHED HOUSING, STACKED TOWNHOUSES, TOWNHOUSES | |
| ITEM | REQUIRED | PROVIDED |
| HEIGHT | 3.0 STOREYS / 11.0 m | 3.0 STOREYS / 10.4 m |
| LOT AREA (GROSS) | MIN - 900 m² | 1,034.6 m² |
| LOT AREA (NET) | / | 1,034.6 m² |

| ITEM | REQUIRED | PROVIDED |
|---|-----------------------|--------------------------------|
| 1. SETBACKS | | |
| FRONT YARD (NORTH) - GROUND-ORIENTED* | 2.0 m | 2.0 m |
| SIDE YARD (EAST) | 3.0 m | 3.0 m |
| SIDE YARD (WEST) | 3.0 m | 3.0 m |
| REAR YARD (SOUTH) - REAR LANE* | 0.9 m | 0.9 m |
| 2. AMENITY SPACE | | |
| PRIVATE AMENITY / BACHELOR DWELLING UNIT | 7.5 m² / UNIT | 28.0 m² / UNIT |
| PRIVATE AMENITY / 1-BED DWELLING UNIT | 15 m² / UNIT | N/A |
| PRIVATE AMENITY / 2+ BED DWELLING UNIT | 25 m² / UNIT | 39 m² - 44 m² / UNIT |
| COMMON AMENITY / UNIT - TOTAL | 4.0 m² / UNIT = 36 m² | 46.2 m² / @ BUILDING = 92.4 m² |
| 3. FLOOR AREA RATIO | | |
| TOTAL NET FLOOR AREA | / | 832.4 m² |
| LOT AREA (NET) | / | 1,034.6 m² |
| FLOOR AREA RATIO | 1.0 FAR (MAX) | 0.8 FAR |
| 4. SITE COVERAGE | | |
| BUILDING COVERAGE AREA | / | 409.0 m² |
| BUILDING COVERAGE | 55.0% (MAX) | 39.5% |
| SITE COVERAGE AREA (BUILDING + IMPERMEABLE) | / | 802.2 m² |
| SITE COVERAGE | 80.0% (MAX) | 77.5% |

| ITEM | REQUIRED | PROVIDED |
|--|--------------------------------|---------------------------------|
| 5. PARKING | | |
| USE 1 - BACHELOR UNIT | MIN 1.0 - MAX 1.25 | 1 PRIVATE GARAGE (SM) |
| USE 2 - 2+ BEDROOM UNIT | MIN 1.4 - MAX 2.0 | 8 PRIVATE GARAGES + 3 DEDICATED |
| VISITOR PARKING (MIN 0.14 - MAX 0.2 / DWELLING UNIT) | 1.26 = 1 (MIN) | 1 VISITOR |
| SMALL CAR PARKING | 6 MAX | 1 (BACHELOR) |
| HANDICAP PARKING | 1 (MIN - TABLE 8.2.17) | 1 |
| TOTAL PARKING | 13.4 | 13 |
| 6. LOADING | | |
| CLASSIFICATION | N/A | / |
| TOTAL LOADING SPACES | N/A | / |
| 7. BICYCLE PARKING | | |
| CLASSIFICATION (CLASS I) - SHORT TERM | 4.0 OR 1/5 UNITS (USE GREATER) | 4 |
| CLASSIFICATION (CLASS II) - LONG TERM | N/A | 0 |
| TOTAL BICYCLE PARKING (CLASS I) | 4 | 4 |
| TOTAL BICYCLE PARKING (CLASS II) | N/A | 0 |
| 8. UNIT MIX | | |
| UNIT TYPE 1 - TOWNHOME (2 BED) | / | 8 |
| UNIT TYPE 2 - BACHELOR | / | 1 |
| TOTAL DWELLING UNITS | / | 9 |

SEAL

CONSULTANT

| NO | REV | ISSUE | DATE |
|----|-----|-------------------------------------|------------|
| 1 | A | ISSUED FOR EARLY CIVIL COORDINATION | 2022/08/18 |
| 2 | A | ISSUED FOR DP COORDINATION | 2022/09/15 |
| 3 | A | ISSUED FOR LANDSCAPE COORDINATION | 2022/10/03 |
| 4 | A | ISSUED FOR 90% DP | 2022/10/05 |
| 5 | A | ISSUED FOR PREVIEW | 2022/10/17 |
| 6 | A | ISSUED FOR CIVIL COORDINATION | 2022/11/16 |
| 7 | A | ISSUED FOR 90% DP | 2022/11/16 |
| 8 | A | RESUBMITTED FOR DP | 2023/03/24 |
| 9 | A | ISSUED FOR DP | 2023/05/18 |

PROJECT TITLE

22721 CORONATION TOWNHOMES

DRAWING TITLE

SITE PLAN

981 CORONATION AVENUE, KELOWNA, BC

PROJECT: 22721
SCALE: As indicated
DRAWN BY: AH
CHECKED BY: AH

D101

SCHEDULE **A**

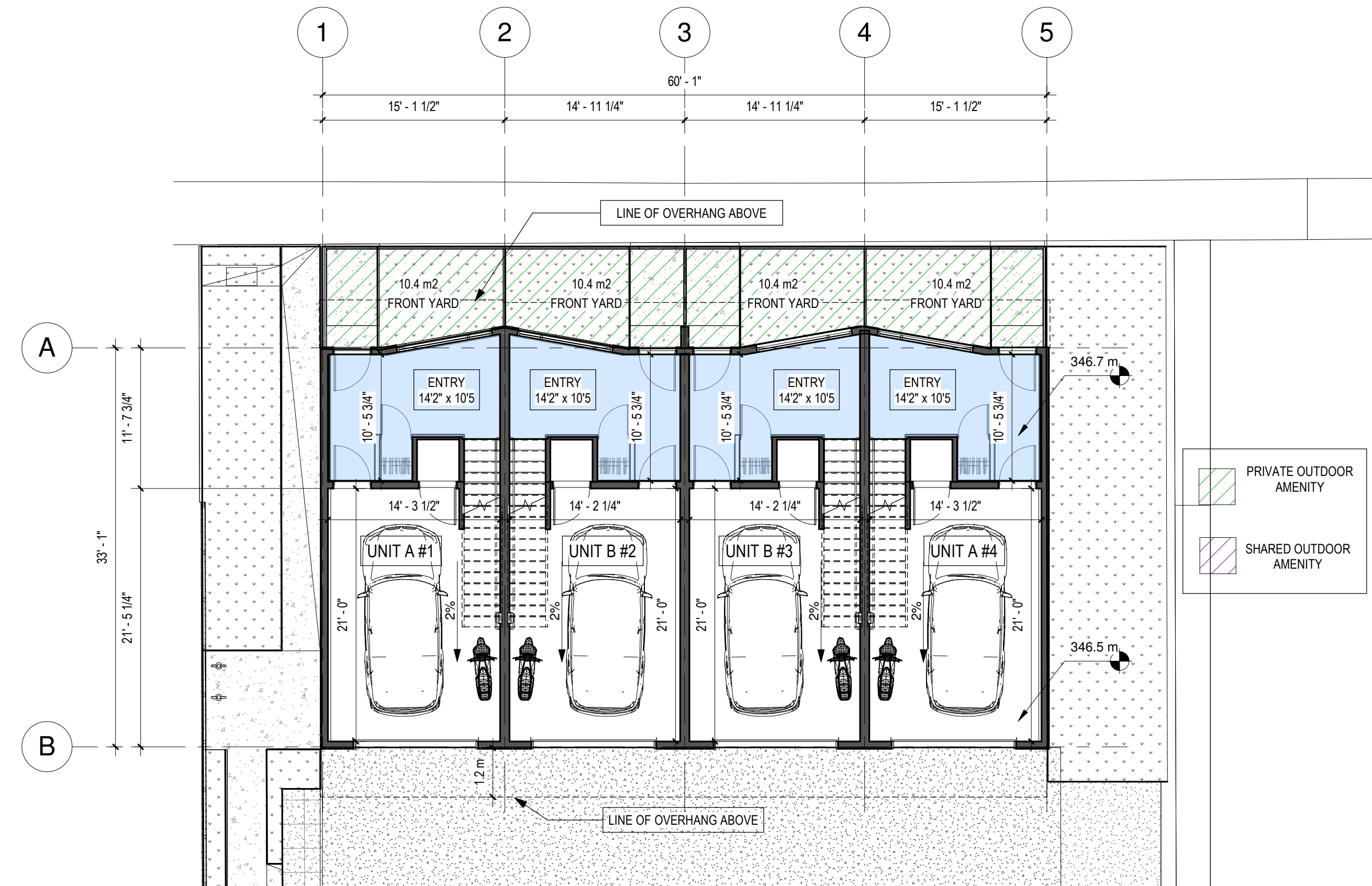
This forms part of application
DP22-0228

Planner Initials **MT**

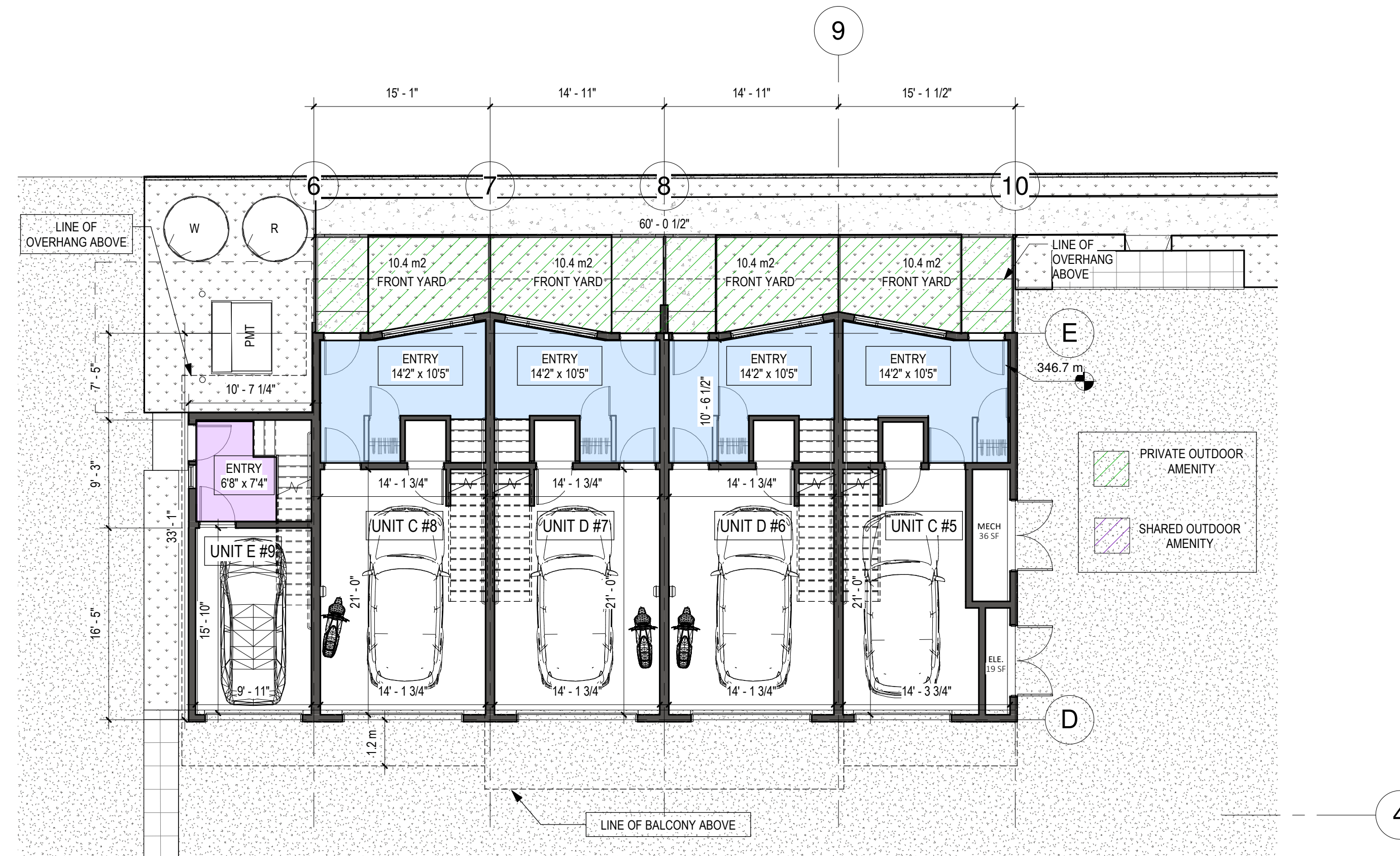


SYMBOL LEGEND

- NEW STUD WALL - SEE ASSEMBLIES DRAWING
- NEW CONCRETE WALL - SEE ASSEMBLIES DRAWING
- CONSTRUCTION NOTE
- WALL TYPE - SEE ASSEMBLIES DRAWING
- DOOR NUMBER - SEE DOOR SCHEDULE
- ROOM NAME AND NUMBER
- EXTERIOR WINDOW NUMBER - SEE WINDOW SCHEDULE
- FLOOR DRAIN
- BUILDING CROSS SECTION NUMBER SHEET NUMBER
- WALL SECTION NUMBER SHEET NUMBER
- DETAIL NUMBER SHEET NUMBER



1 MAIN FLOOR LEVEL
D300 SCALE: 1:100



2 DP - MAIN FLOOR PLAN B2
D300 SCALE: 1:100

GENERAL NOTES:

1. REFER TO MECHANICAL, ELECTRICAL & STRUCTURAL FOR ADDITIONAL INFORMATION.
2. INTERIOR FINISH SPECIFICATIONS BY OWNER.
3. REFER TO MECHANICAL FOR FIRE EXTINGUISHER LOCATIONS. CABINET SPECIFICATIONS BY GENERAL CONTRACTOR SEMI RECESSED CABINETS SHALL BE EITHER FIRE RATED FROM FACTORY OR EXTEND 2 LAYERS TYPE "X" GYPSUM BOARD BEHIND ALL FACES OF RECESS. FIELD CONFIRM ONSITE.

CONSTRUCTION NOTES

- CRICKET FORMED WITH INSULATION SLOPE PACK BELOW PAVERS
- WOOD SLAT PRIVACY SCREEN / FENCE
- ROOF EDGE PARAPET
- 42" GLASS GUARDRAIL
- ROOF DRAIN BELOW PAVERS
- EMERGENCY ROOF SCUPPERS
- HOT TUB
- PERGOLA PEDESTAL
- GARDEN PLANTER



SEAL

CONSULTANT

| NO | REV | ISSUE |
|----|-----|----------------------------|
| 1 | A | ISSUED FOR DP COORDINATION |
| 2 | A | ISSUED FOR 90% DP |
| 3 | A | ISSUED FOR DP REVIEW |
| 4 | A | ISSUED FOR LA COORDINATION |
| 5 | A | ISSUED FOR R & DP |
| 6 | A | RESUBMITTED FOR RDP |
| 7 | A | ISSUED FOR RDP |

| YYYYMMDD | ISSUE |
|----------|----------|
| 20220915 | 20220915 |
| 20221005 | 20221005 |
| 20221017 | 20221017 |
| 20221116 | 20221116 |
| 20221124 | 20221124 |
| 20230324 | 20230324 |
| 20230518 | 20230518 |

| NO | REV | ISSUE |
|----|-----|----------------------------|
| 1 | A | ISSUED FOR DP COORDINATION |
| 2 | A | ISSUED FOR 90% DP |
| 3 | A | ISSUED FOR DP REVIEW |
| 4 | A | ISSUED FOR LA COORDINATION |
| 5 | A | ISSUED FOR R & DP |
| 6 | A | RESUBMITTED FOR RDP |
| 7 | A | ISSUED FOR RDP |

PROJECT TITLE

22721 CORONATION TOWNHOMES

981 CORONATION AVENUE, KELOWNA, BC

DRAWING TITLE

MAIN FLOOR PLAN

PROJECT: 22721
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

DRAWING: **D201**

DATE: 5/18/2023 1:03 PM FILE: C:\Users\andromeda\Documents\22721 - CORONATION TOWNHOMES - WP SITE CENTRAL_B2.dwg (REVISED).dwg

SCHEDULE A

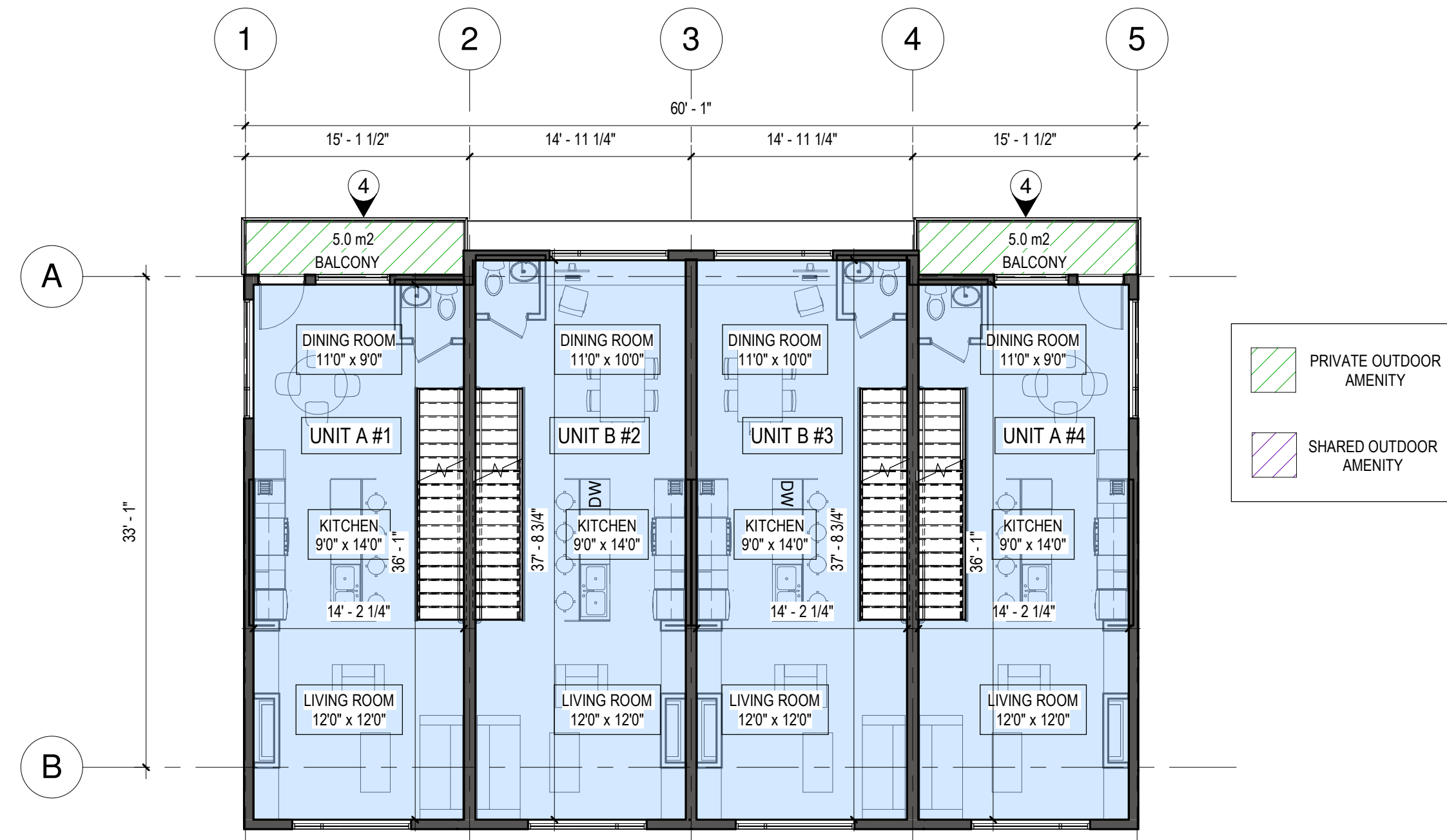
This forms part of application
DP22-0228

Planner Initials

MT



City of Kelowna
COMMUNITY PLANNING



1 SECOND FLOOR LEVEL
D300 SCALE: 1: 100



2 DP - SECOND FLOOR PLAN B2
D300 SCALE: 1: 100

SYMBOL LEGEND

| | |
|--|--|
| | NEW STUD WALL - SEE ASSEMBLIES DRAWING |
| | NEW CONCRETE WALL - SEE ASSEMBLIES DRAWING |
| | CONSTRUCTION NOTE |
| | WALL TYPE - SEE ASSEMBLIES DRAWING |
| | DOOR NUMBER - SEE DOOR SCHEDULE |
| | ROOM NAME AND NUMBER |
| | EXTERIOR WINDOW NUMBER - SEE WINDOW SCHEDULE |
| | FLOOR DRAIN |
| | BUILDING CROSS SECTION NUMBER SHEET NUMBER |
| | WALL SECTION NUMBER SHEET NUMBER |
| | DETAIL NUMBER SHEET NUMBER |

- ### GENERAL NOTES:
- REFER TO MECHANICAL, ELECTRICAL & STRUCTURAL FOR ADDITIONAL INFORMATION.
 - INTERIOR FINISH SPECIFICATIONS BY OWNER.
 - REFER TO MECHANICAL FOR FIRE EXTINGUISHER LOCATIONS. CABINET SPECIFICATIONS BY GENERAL CONTRACTOR SEMI RECESSED CABINETS SHALL BE EITHER FIRE RATED FROM FACTORY OR EXTEND 2 LAYERS TYPE "X" GYPSUM BOARD BEHIND ALL FACES OF RECESS. FIELD CONFIRM ONSITE.

- ### CONSTRUCTION NOTES
- CRICKET FORMED WITH INSULATION SLOPE PACK BELOW PAVERS
 - WOOD SLAT PRIVACY SCREEN / FENCE
 - ROOF EDGE PARAPET
 - 42" GLASS GUARDRAIL
 - ROOF DRAIN BELOW PAVERS
 - EMERGENCY ROOF SCUPPERS
 - HOT TUB
 - PERGOLA PEDESTAL
 - GARDEN PLANTER

IMQ ARCHITECTS

#100 - 8810 2nd Avenue, Vernon, BC V1T 2M7
T: 250-562-1198 www.imq.ca

22721 CORONATION TOWNHOMES

981 CORONATION AVENUE, KELOWNA, BC

| NO | REV | ISSUE |
|----|-----|----------------------------|
| 1 | A | ISSUED FOR DP COORDINATION |
| 2 | A | ISSUED FOR 90% DP |
| 3 | A | ISSUED FOR DP REVIEW |
| 4 | A | ISSUED FOR RZ & DP |
| 5 | A | ISSUED FOR RZ & DP |
| 6 | A | ISSUED FOR RZ & DP |

| YYYYMMDD | ISSUE |
|------------|------------|
| 2022/09/15 | 2022/09/15 |
| 2022/10/05 | 2022/10/05 |
| 2022/10/17 | 2022/10/17 |
| 2022/11/24 | 2022/11/24 |
| 2023/03/24 | 2023/03/24 |
| 2023/05/18 | 2023/05/18 |

| | |
|---------------|----------------------------|
| PROJECT TITLE | 22721 CORONATION TOWNHOMES |
| DRAWING TITLE | SECOND FLOOR PLAN |
| PROJECT: | 22721 |
| SCALE: | As indicated |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| DRAWING: | D202 |

SCHEDULE A

This forms part of application

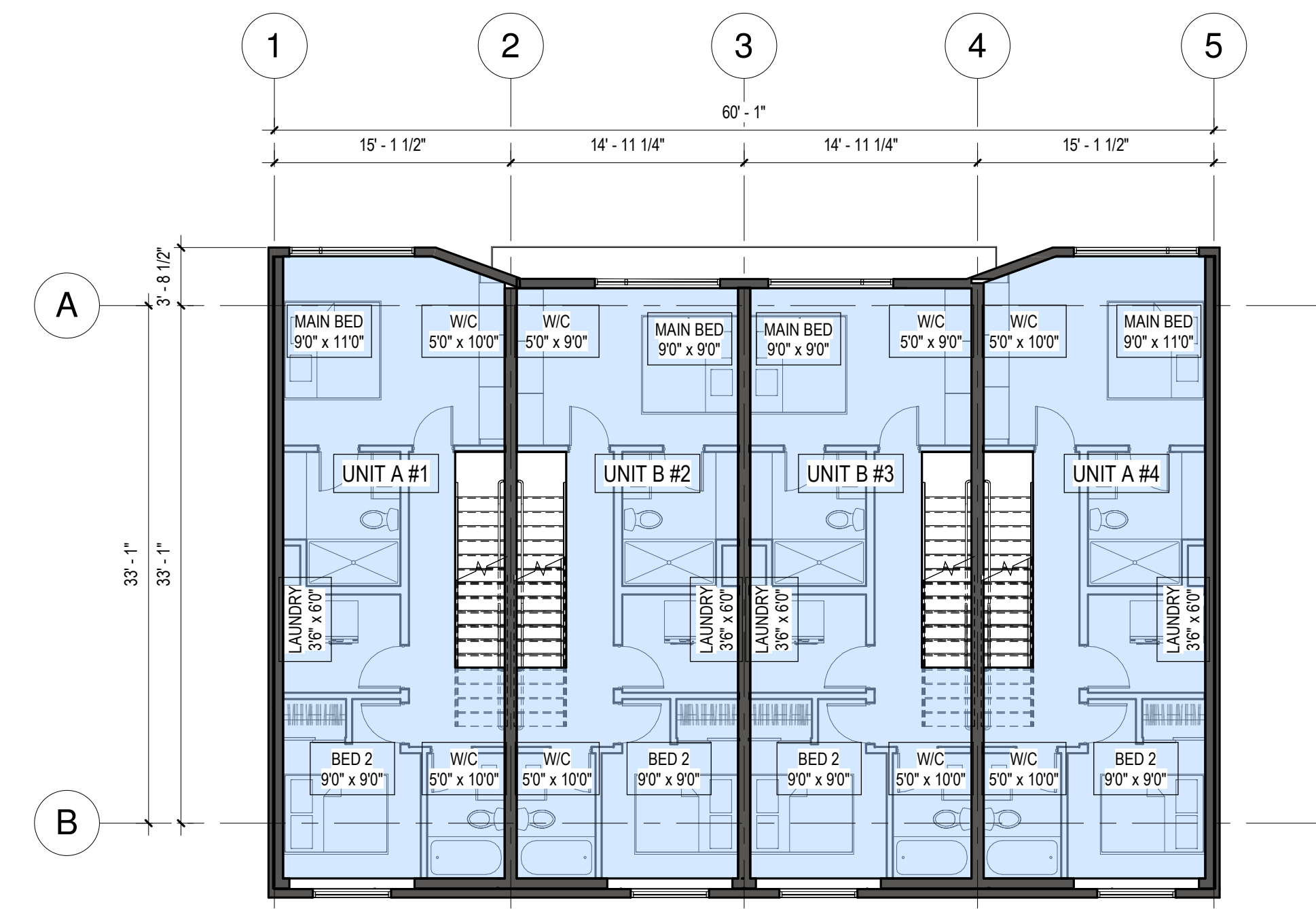
DP22-0228

Planner Initials **MT**



SYMBOL LEGEND

- NEW STUD WALL - SEE ASSEMBLIES DRAWING
- NEW CONCRETE WALL - SEE ASSEMBLIES DRAWING
- CONSTRUCTION NOTE
- WALL TYPE - SEE ASSEMBLIES DRAWING
- DOOR NUMBER - SEE DOOR SCHEDULE
- ROOM NAME**
 ROOM NAME AND NUMBER
- EXTERIOR WINDOW NUMBER - SEE WINDOW SCHEDULE
- FLOOR DRAIN
- BUILDING CROSS SECTION NUMBER SHEET NUMBER
- WALL SECTION NUMBER SHEET NUMBER
- DETAIL NUMBER SHEET NUMBER



1 THIRD FLOOR LEVEL
D300 SCALE: 1: 100

GENERAL NOTES:

1. REFER TO MECHANICAL, ELECTRICAL & STRUCTURAL FOR ADDITIONAL INFORMATION.
2. INTERIOR FINISH SPECIFICATIONS BY OWNER.
3. REFER TO MECHANICAL FOR FIRE EXTINGUISHER LOCATIONS. CABINET SPECIFICATIONS BY GENERAL CONTRACTOR SEMI RECESSED CABINETS SHALL BE EITHER FIRE RATED FROM FACTORY OR EXTEND 2 LAYERS TYPE "X" GYPSUM BOARD BEHIND ALL FACES OF RECESS. FIELD CONFIRM ONSITE.

CONSTRUCTION NOTES

- CRICKET FORMED WITH INSULATION SLOPE PACK BELOW PAVERS
- WOOD SLAT PRIVACY SCREEN / FENCE
- ROOF EDGE PARAPET
- 42" GLASS GUARDRAIL
- ROOF DRAIN BELOW PAVERS
- EMERGENCY ROOF SCUPPERS
- HOT TUB
- PERGOLA PEDESTAL
- GARDEN PLANTER



2 DP - THIRD FLOOR PLAN B2
D300 SCALE: 1: 100



| NO | REV | ISSUE |
|----|-----|----------------------------|
| 1 | A | ISSUED FOR DP COORDINATION |
| 2 | A | ISSUED FOR 90% DP |
| 3 | A | ISSUED FOR RFP REVIEW |
| 4 | A | ISSUED FOR RFP |
| 5 | A | ISSUED FOR DP |

| NO | REV | ISSUE |
|----|-----|----------------------------|
| 1 | A | ISSUED FOR DP COORDINATION |
| 2 | A | ISSUED FOR 90% DP |
| 3 | A | ISSUED FOR RFP REVIEW |
| 4 | A | ISSUED FOR RFP |
| 5 | A | ISSUED FOR DP |

PROJECT TITLE
22721 CORONATION TOWNHOMES

981 CORONATION AVENUE, KELOWNA, BC

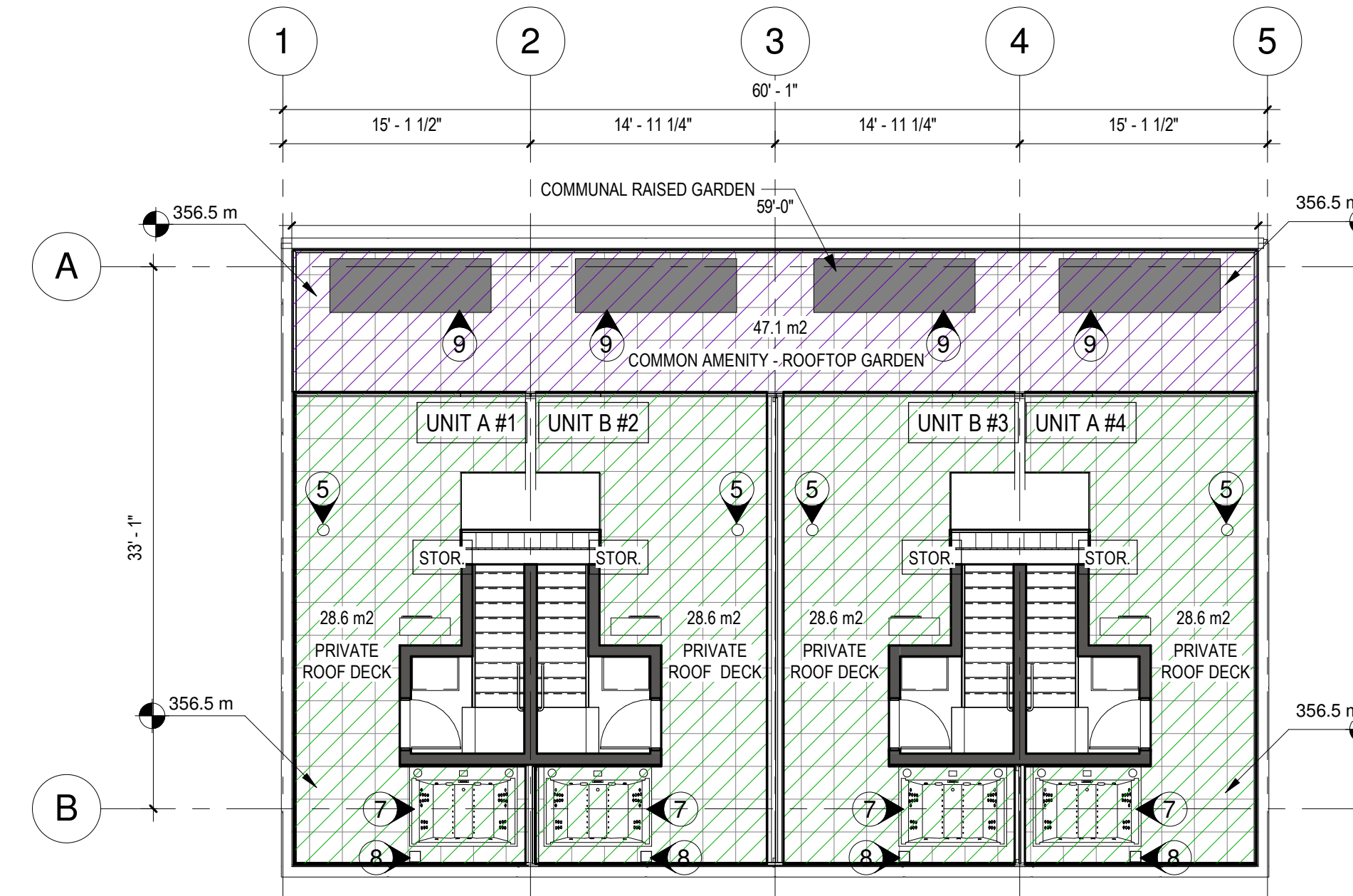
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|---------------|-------------------------|
| DRAWING TITLE | THIRD FLOOR PLAN |
| PROJECT: | 22721 |
| SCALE: | As indicated |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| DRAWING: | D203 |

SCHEDULE

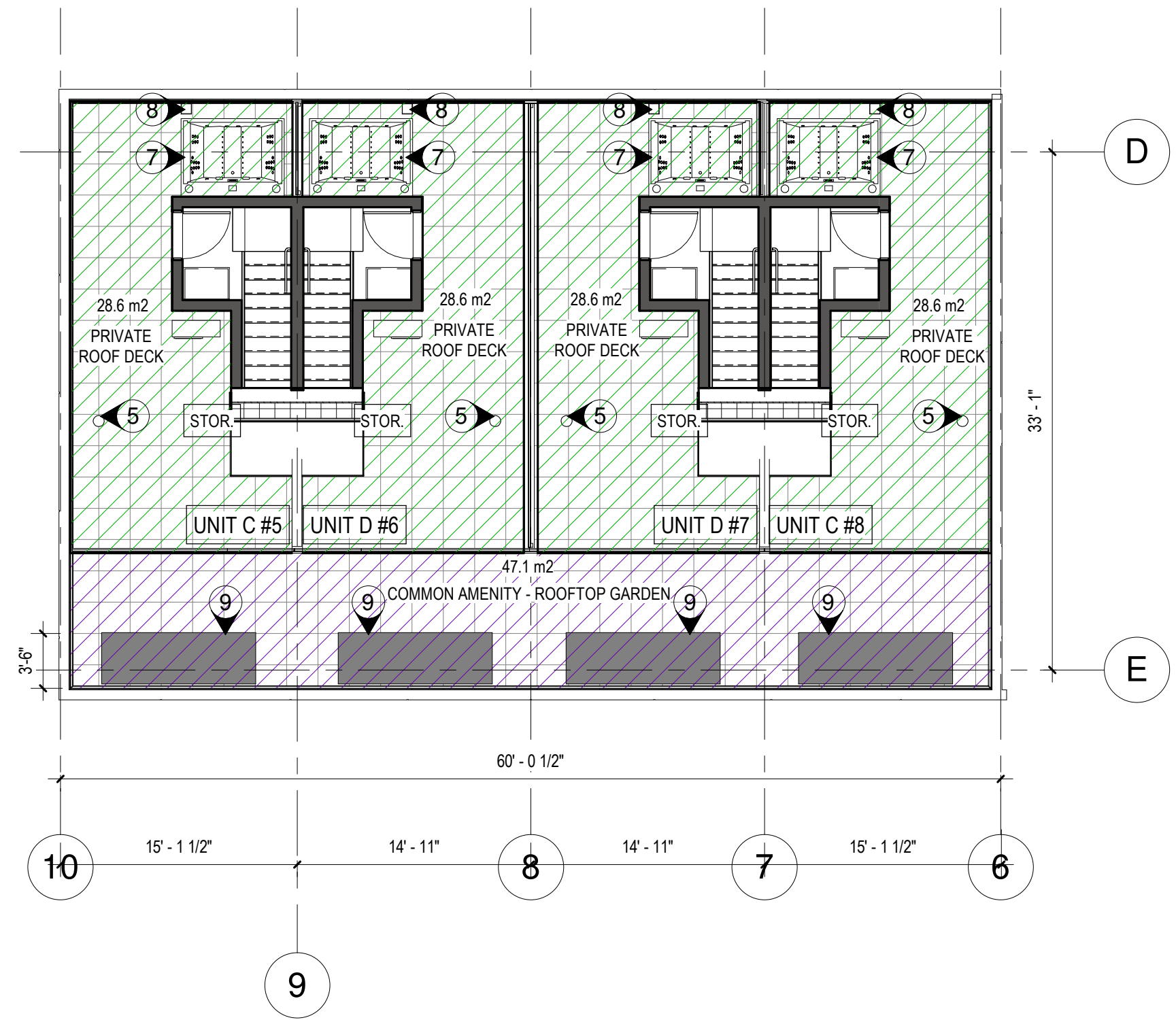
A

This forms part of application
DP22-0228

Planner Initials **MT**



1 ROOF LEVEL
D300 SCALE: 1 : 100



2 DP - ROOF PLAN B2
D300 SCALE: 1 : 100

SYMBOL LEGEND

- INDICATES BUILT UP BACKSLOPE (TAPERED RIGID INSULATION OR GROUT TOPPING OVER STRUCTURAL SLAB/ROOF ASSEMBLY)
- DENOTES EXTENTS OF WALLS BELOW
- DENOTES FIRE BLOCK IN HORIZONTAL CONCEALED SPACE APPROPRIATE MATERIALS: 1/2" GWB, PLYWOOD, MDF, OR OSB (WITH EDGES SUPPORTED 28G) (OR THICKER) SHEET STEEL (WITH EDGES SUPPORTED)
- TORCH ON ROOF MEMBRANE
- BUILDING CROSS SECTION NUMBER SHEET NUMBER
- WALL SECTION NUMBER SHEET NUMBER
- DETAIL NUMBER SHEET NUMBER
- WORK POINT

ROOF GENERAL NOTES

1. REFER TO MECHANICAL, ELECTRICAL AND STRUCTURAL FOR ADDITIONAL INFORMATION.
2. COORDINATE ENGINEERED WINDOW WASHER ROOF TIE OFF LOCATIONS WITH G.C. AND STRUCTURAL. PROVIDE ADEQUATE BLOCKING TO FACILITATE ANCHORAGE. ENSURE ROOF MEMBRANE WATERPROOFING IS SUSTAINED AT TRANSITIONS.

CONSTRUCTION NOTES

- 1** CONSTRUCTION NOTE

GENERAL NOTES:

1. REFER TO MECHANICAL, ELECTRICAL & STRUCTURAL FOR ADDITIONAL INFORMATION.
2. INTERIOR FINISH SPECIFICATIONS BY OWNER.
3. REFER TO MECHANICAL FOR FIRE EXTINGUISHER LOCATIONS. CABINET SPECIFICATIONS BY GENERAL CONTRACTOR SEMI RECESSED CABINETS SHALL BE EITHER FIRE RATED FROM FACTORY OR EXTEND 2 LAYERS TYPE "X" GYPSUM BOARD BEHIND ALL FACES OF RECESS. FIELD CONFIRM ONSITE.

CONSTRUCTION NOTES

- 1** CRICKET FORMED WITH INSULATION SLOPE PACK BELOW PAVERS
- 2** WOOD SLAT PRIVACY SCREEN / FENCE
- 3** ROOF EDGE PARAPET
- 4** 42" GLASS GUARDRAIL
- 5** ROOF DRAIN BELOW PAVERS
- 6** EMERGENCY ROOF SCUPPERS
- 7** HOT TUB
- 8** PERGOLA PEDESTAL
- 9** GARDEN PLANTER



SEAL

CONSULTANT

| NO | REV | ISSUE | DATE |
|----|-----|----------------------------|------------|
| 1 | A | ISSUED FOR DP COORDINATION | 2022/09/15 |
| 2 | A | ISSUED FOR 90% DP | 2022/10/05 |
| 3 | A | ISSUED FOR DP REVIEW | 2022/10/17 |
| 4 | A | ISSUED FOR RZ & DP | 2022/11/24 |
| 5 | A | ISSUED FOR DP | 2023/05/18 |

PROJECT TITLE

22721 CORONATION TOWNHOMES
981 CORONATION AVENUE, KELOWNA, BC

DRAWING TITLE

| | |
|-------------|--------------|
| PROJECT: | 22721 |
| SCALE: | As indicated |
| DRAWN BY: | Author |
| CHECKED BY: | Checker |
| DRAWING: | |

D204

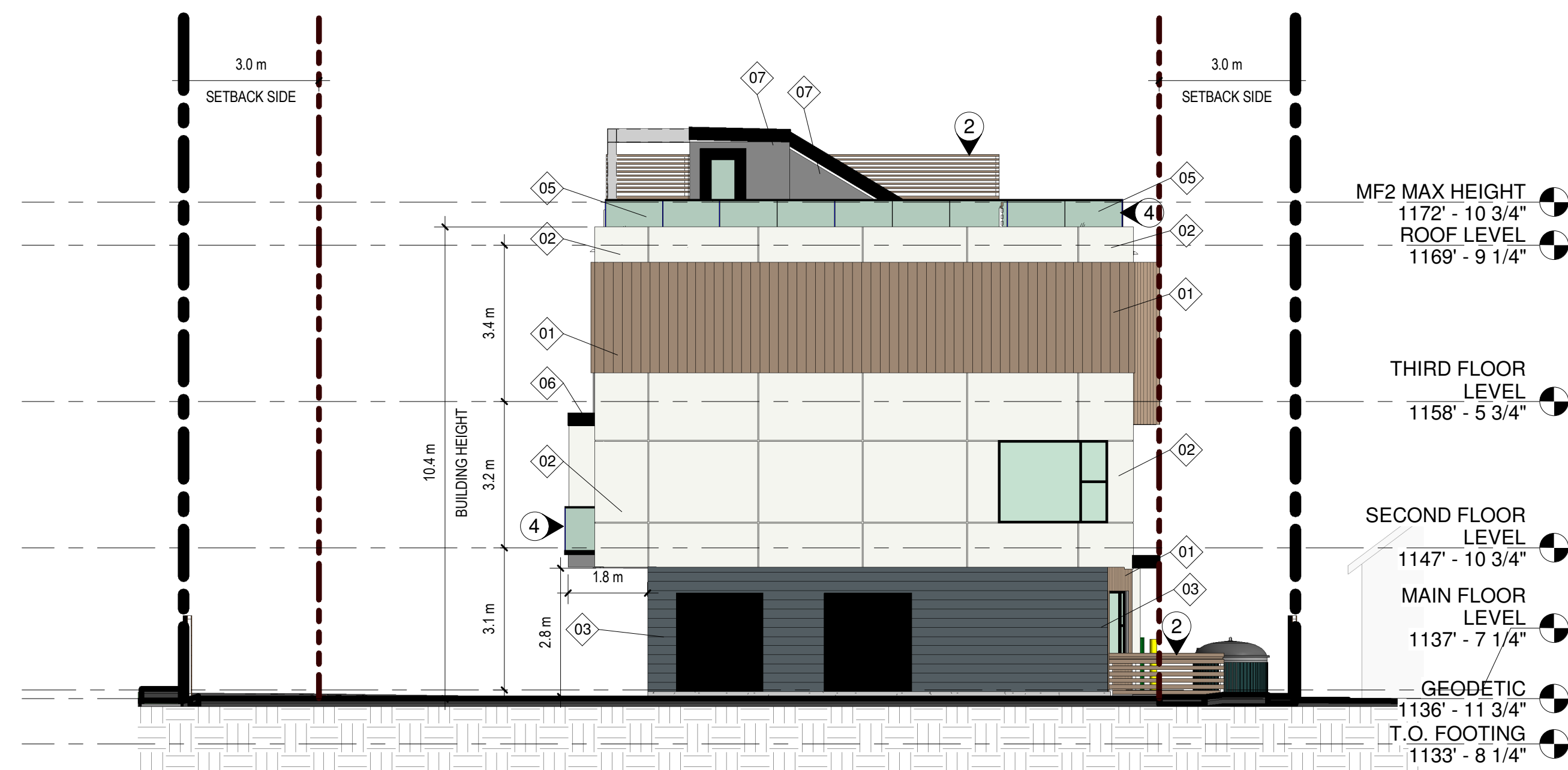
SCHEDULE B

This forms part of application
DP22-0228

Planner Initials **MT**



1 DP - NORTH ELEVATION B1
SCALE: 1:100



2 DP - NORTH ELEVATION B2
SCALE: 1:100

EXTERIOR FINISHES LEGEND

| | | | |
|---|----|---|----|
|  | 01 |  | 02 |
| VERTICAL WOOD CLADDING | | CEMENTITIOUS PANELS (HARDIE ARTIC WHITE) | |
|  | 03 |  | 07 |
| CEMENTITIOUS SIDING - HARDIE ARTISAN V-GROVE (IRON GREY) | | STANDING SEAM - BLACK | |
|  | 04 |  | 05 |
| BLACK METAL FLASHING / SOFFIT | | GLASS RAILING - BLACK | |
| | |  | 06 |
| | | ROOFING - LIGHT GREY SBS | |

CONSTRUCTION NOTES

- 1 CRICKET FORMED WITH INSULATION SLOPE PACK BELOW PAVERS
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- 9 GARDEN PLANTER

SEAL

CONSULTANT

| NO | REV | ISSUE |
|----|-----|-----------------------------|
| 1 | A | ISSUED FOR DFP COORDINATION |
| 2 | A | ISSUED FOR 90% DP |
| 3 | A | ISSUED FOR DFP REVIEW |
| 4 | A | ISSUED FOR RZ & DP |
| 5 | A | ISSUED FOR RZDP |
| 6 | A | ISSUED FOR RZ |

PROJECT TITLE

22721 CORONATION TOWNHOMES
981 CORONATION AVENUE, KELOWNA, BC

DRAWING TITLE

NORTH ELEVATIONS

PROJECT: 22721
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

DRAWING:

D401

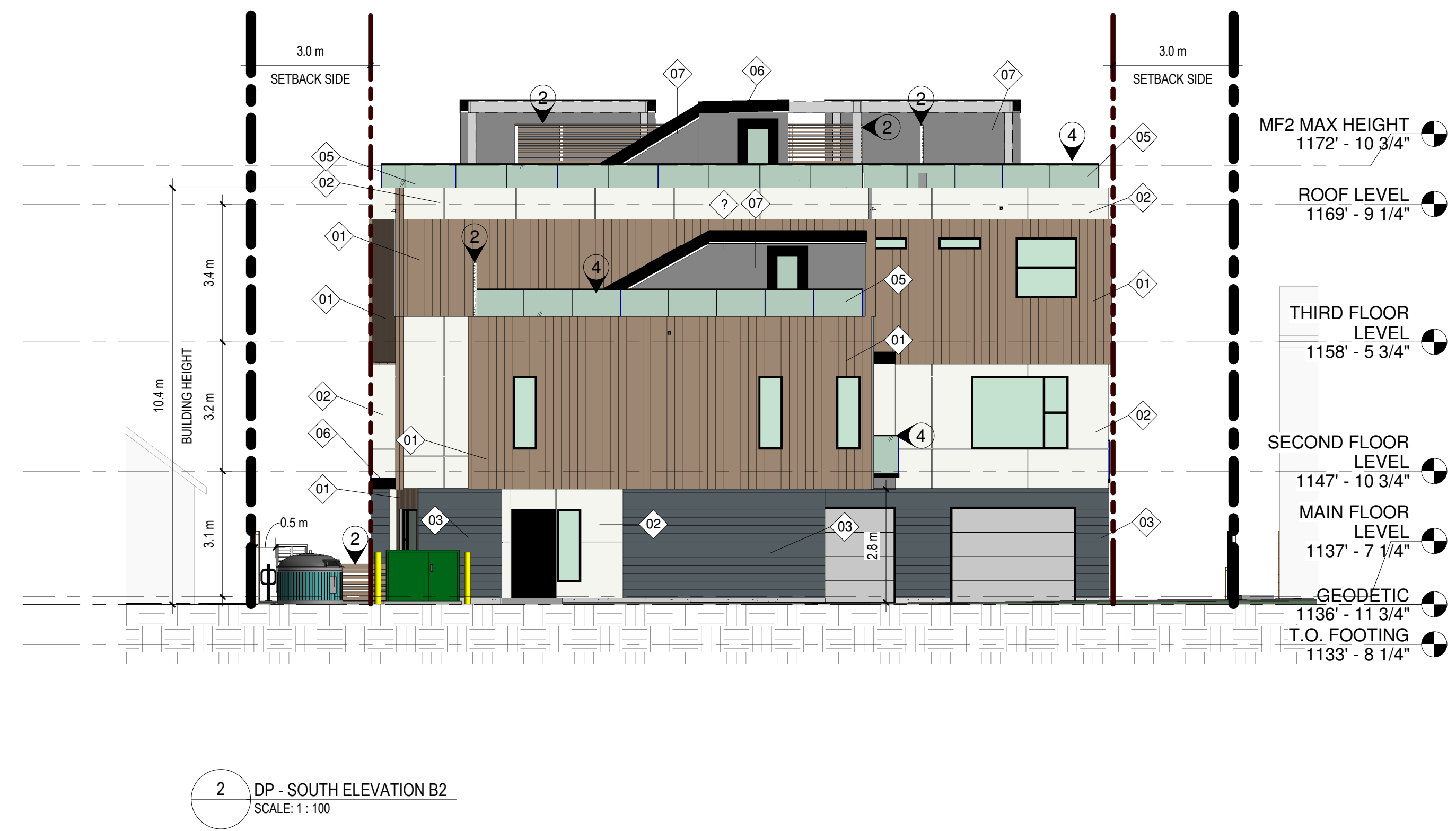
SCHEDULE B

This forms part of application
DP22-0228

Planner Initials **MT**



1 DP - SOUTH ELEVATION B1
SCALE: 1: 100



2 DP - SOUTH ELEVATION B2
SCALE: 1: 100

EXTERIOR FINISHES LEGEND

| | | | |
|---|----|---|----|
|  | 01 |  | 02 |
| VERTICAL WOOD CLADDING | | CEMENTITIOUS PANELS (HARDIE ARTIC WHITE) | |
|  | 03 |  | 07 |
| CEMENTITIOUS SIDING - HARDIE ARTISAN V-GROVE (IRON GREY) | | STANDING SEAM - BLACK | |
|  | 04 |  | 05 |
| BLACK METAL FLASHING / SOFFIT | | GLASS RAILING - BLACK | |
| | |  | 06 |
| | | ROOFING - LIGHT GREY SBS | |

CONSTRUCTION NOTES

- 1 CRICKET FORMED WITH INSULATION SLOPE PACK BELOW PAVERS
- 2 WOOD SLAT PRIVACY SCREEN / FENCE
- 3 ROOF EDGE PARAPET
- 4 42" GLASS GUARDRAIL
- 5 ROOF DRAIN BELOW PAVERS
- 6 EMERGENCY ROOF SCUPPERS
- 7 HOT TUB
- 8 PERGOLA PEDESTAL
- 9 GARDEN PLANTER

SEAL

CONSULTANT

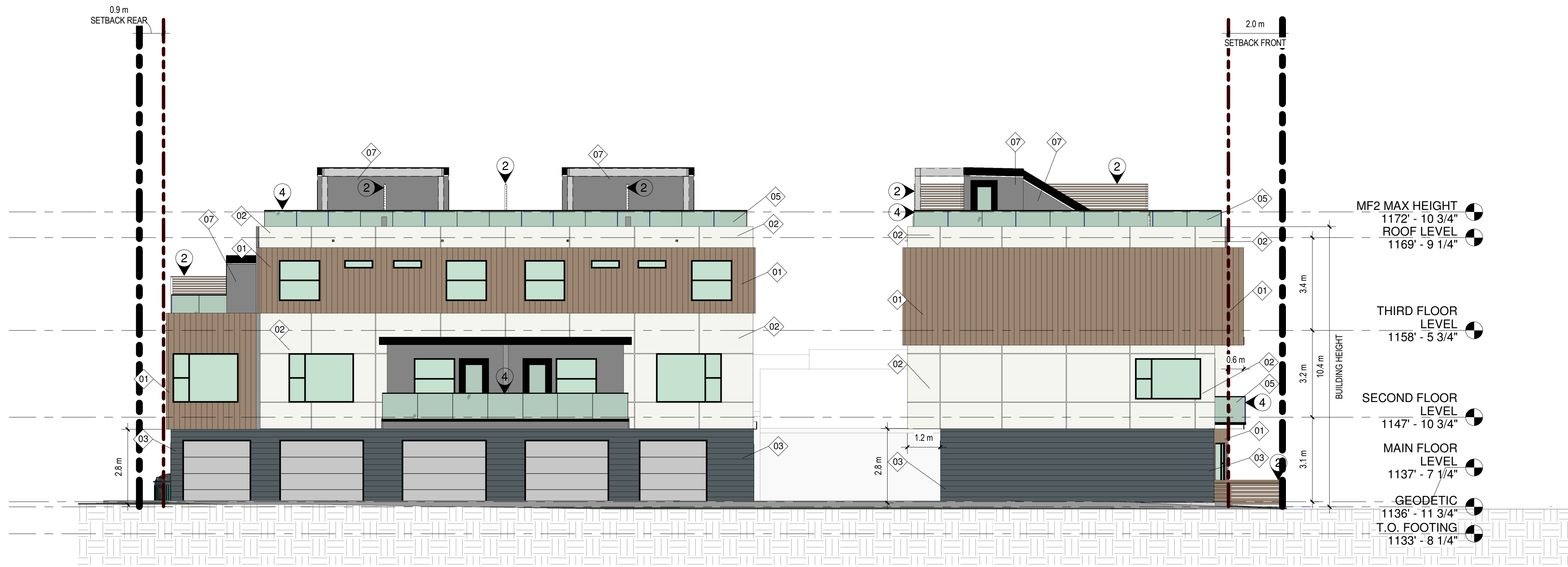
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| 2 | A | ISSUED FOR 90% DP |
| 3 | A | ISSUED FOR DP REVIEW |
| 4 | A | ISSUED FOR RZ & DP |
| 5 | A | ISSUED FOR RZDP |
| 6 | A | ISSUED FOR DP |

PROJECT TITLE
22721 CORONATION TOWNHOMES

DRAWING TITLE
SOUTH ELEVATIONS

PROJECT: 22721
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

DRAWING:
D402



1 DP - EAST ELEVATION
SCALE: 1 : 100

EXTERIOR FINISHES LEGEND

| | | | |
|---|----|---|----|
|  | 01 |  | 02 |
| VERTICAL WOOD CLADDING | | CEMENTITIOUS PANELS (HARDIE ARTIC WHITE) | |
|  | 03 |  | 07 |
| CEMENTITIOUS SIDING - HARDIE ARTISAN V-GROVE (IRON GREY) | | STANDING SEAM - BLACK | |
|  | 04 |  | 05 |
| BLACK METAL FLASHING / SOFFIT | | GLASS RAILING - BLACK | |
| | |  | 06 |
| | | ROOFING - LIGHT GREY SBS | |

CONSTRUCTION NOTES

- 1 CRICKET FORMED WITH INSULATION SLOPE PACK BELOW PAVERS
- 2 WOOD SLAT PRIVACY SCREEN / FENCE
- 3 ROOF EDGE PARAPET
- 4 42" GLASS GUARDRAIL
- 5 ROOF DRAIN BELOW PAVERS
- 6 EMERGENCY ROOF SCUPPERS
- 7 HOT TUB
- 8 PERGOLA PEDESTAL
- 9 GARDEN PLANTER

SCHEDULE B

This forms part of application
DP22-0228

Planner Initials

MT



SEAL

CONSULTANT

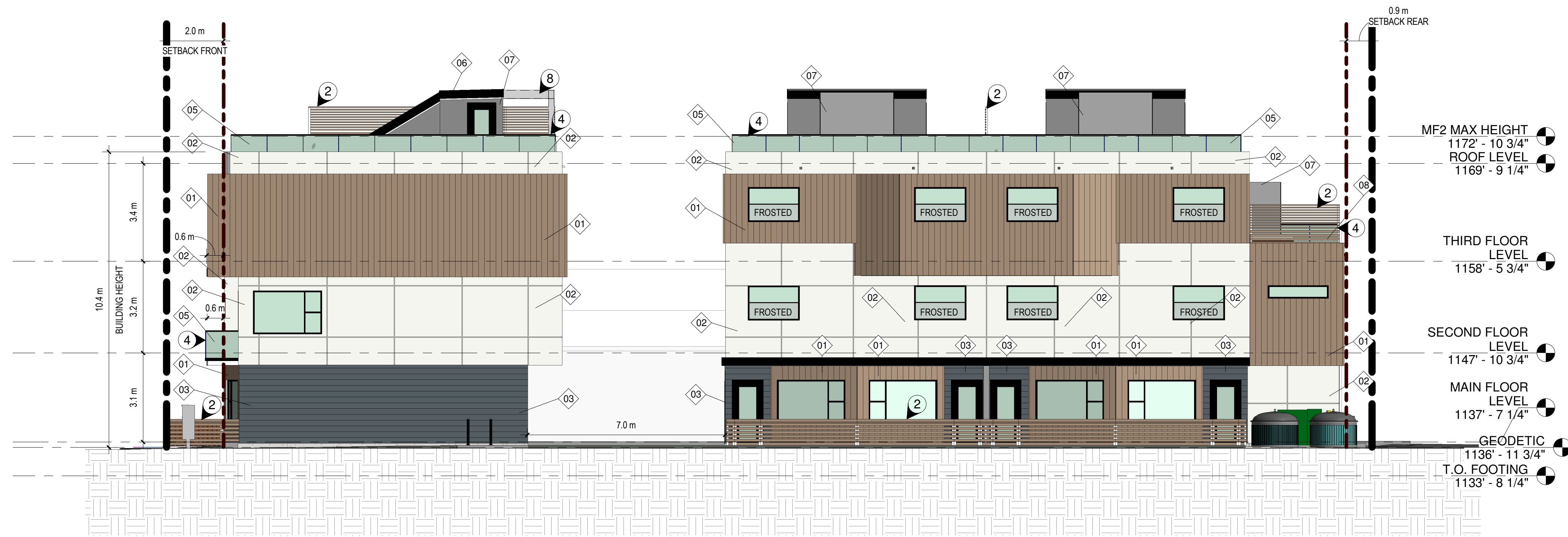
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| 4 | A | ISSUED FOR RZ & DP |
| 5 | A | ISSUED FOR RZDP |
| 6 | A | ISSUED FOR RZDP |

PROJECT TITLE
22721 CORONATION TOWNHOMES
981 CORONATION AVENUE, KELOWNA, BC

DRAWING TITLE
EAST ELEVATIONS



PROJECT: 22721
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

DRAWING:
D403



1 DP - WEST ELEVATION
SCALE: 1:100

EXTERIOR FINISHES LEGEND

| | | | |
|---|----|---|----|
|  | 01 |  | 02 |
| VERTICAL WOOD CLADDING | | CEMENTITIOUS PANELS (HARDIE ARTIC WHITE) | |
|  | 03 |  | 07 |
| CEMENTITIOUS SIDING - HARDIE ARTISAN V-GROVE (IRON GREY) | | STANDING SEAM - BLACK | |
|  | 04 |  | 05 |
| BLACK METAL FLASHING / SOFFIT | | GLASS RAILING - BLACK | |
| | |  | 06 |
| | | ROOFING - LIGHT GREY SBS | |

CONSTRUCTION NOTES

- 1 CRICKET FORMED WITH INSULATION SLOPE PACK BELOW PAVERS
- 2 WOOD SLAT PRIVACY SCREEN / FENCE
- 3 ROOF EDGE PARAPET
- 4 42" GLASS GUARDRAIL
- 5 ROOF DRAIN BELOW PAVERS
- 6 EMERGENCY ROOF SCUPPERS
- 7 HOT TUB
- 8 PERGOLA PEDESTAL
- 9 GARDEN PLANTER

SCHEDULE B

This forms part of application
DP22-0228

Planner Initials **MT**



City of Kelowna
COMMUNITY PLANNING

SEAL

CONSULTANT

| NO | REV | ISSUE | DATE |
|----|-----|----------------------------|------------|
| 1 | A | ISSUED FOR DP COORDINATION | 2022/09/15 |
| 2 | A | ISSUED FOR 90% DP | 2022/10/05 |
| 3 | A | ISSUED FOR DP REVIEW | 2022/10/17 |
| 4 | A | ISSUED FOR REV & DP | 2022/11/24 |
| 5 | A | ISSUED FOR RFP | 2023/03/24 |
| 6 | A | ISSUED FOR RFP | 2023/05/18 |

PROJECT TITLE

22721 CORONATION TOWNHOMES

981 CORONATION AVENUE, KELOWNA, BC

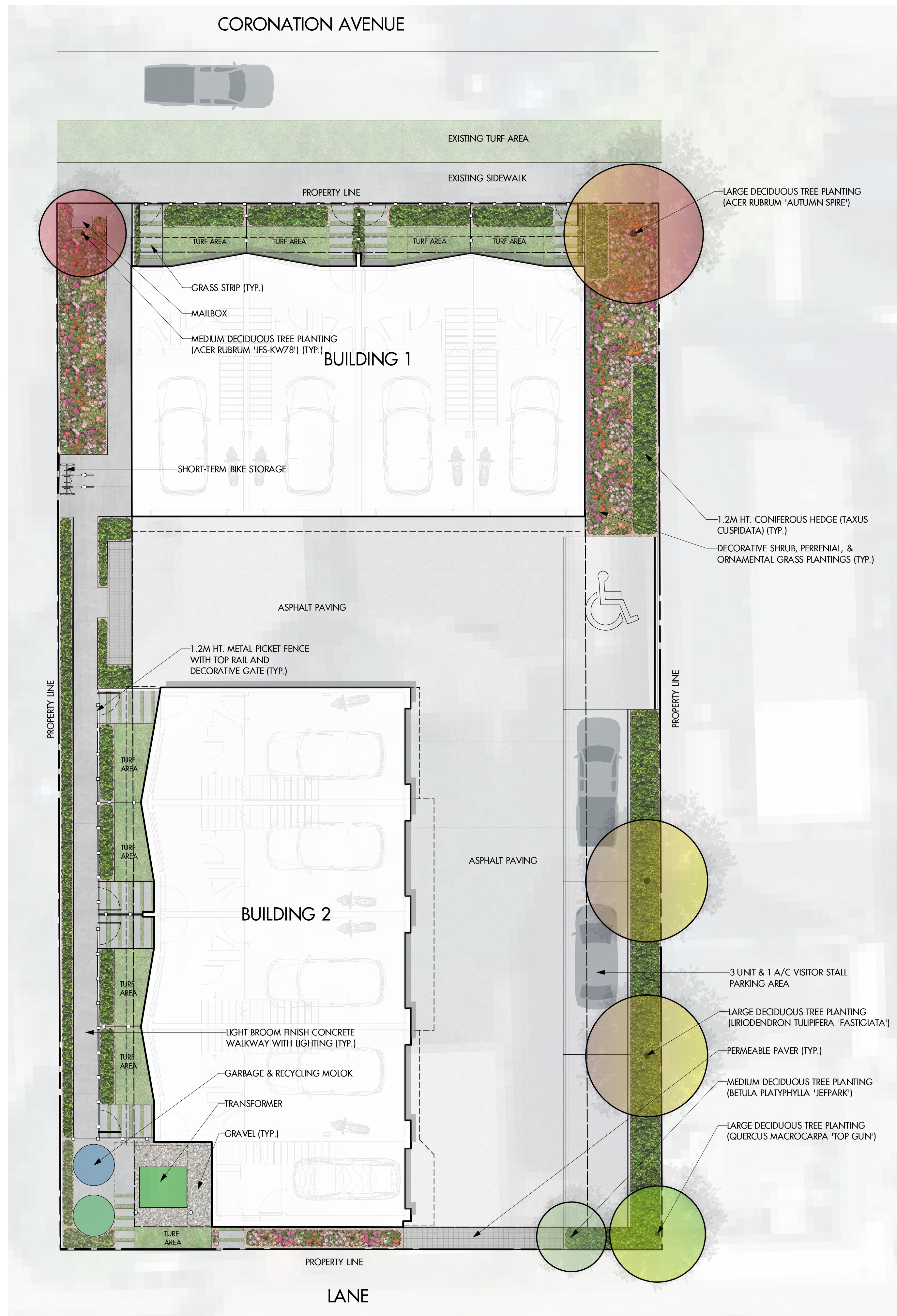
DRAWING TITLE

WEST ELEVATIONS

PROJECT: 22721
SCALE: As indicated
DRAWN BY: Author
CHECKED BY: Checker

DRAWING: **D404**

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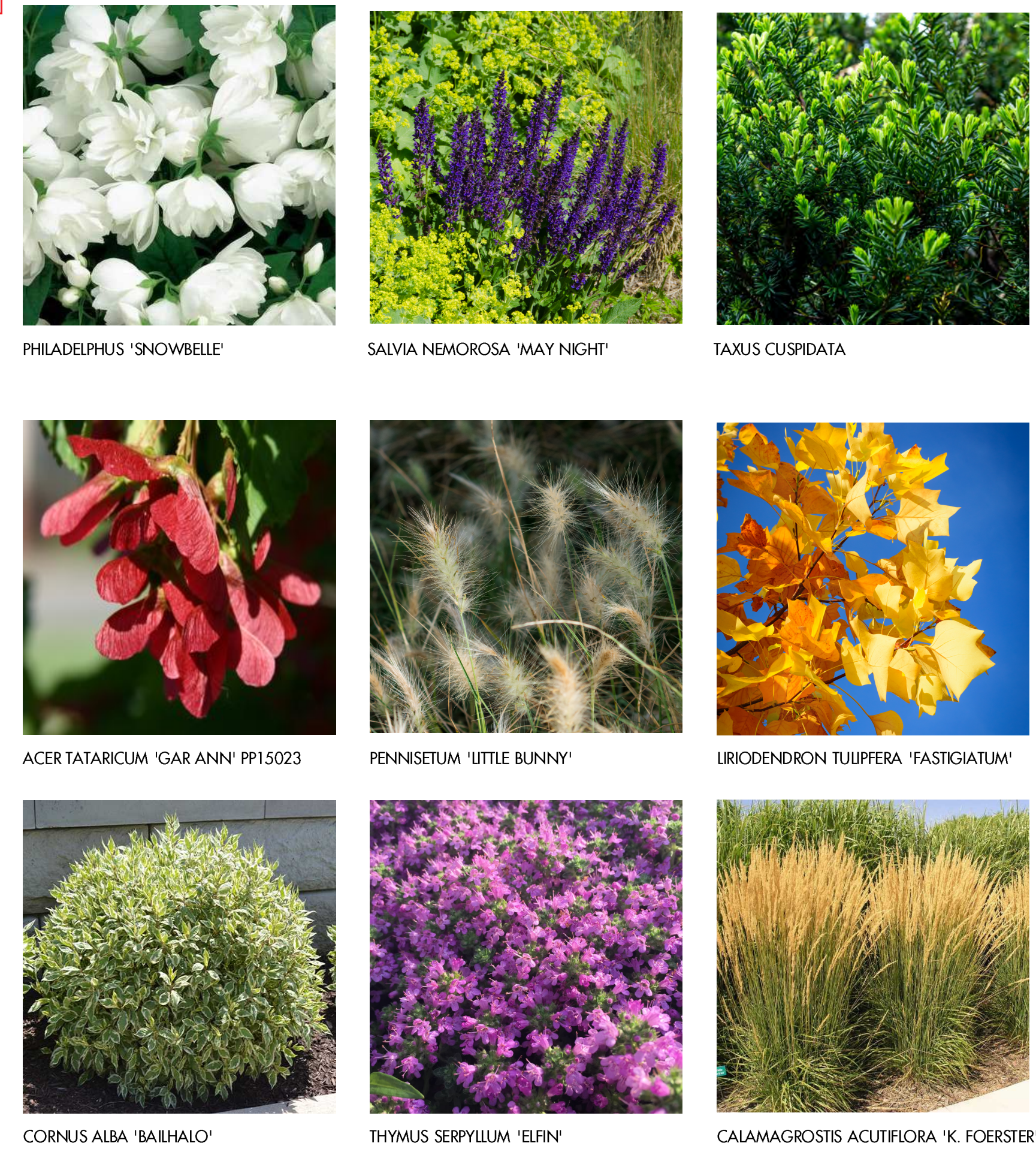


SCHEDULE C

This forms part of application # DP22-0228

Planner Initials **MT**

City of Kelowna COMMUNITY PLANNING

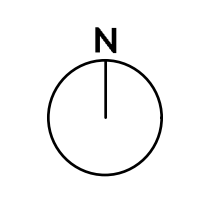


PLANT LIST - GROUND LEVEL

PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING

| BOTANICAL NAME | COMMON NAME | QTY* | SIZE/SPACING & REMARKS |
|---|----------------------------------|------|-------------------------------|
| TREES | | | |
| ACER RUBRUM 'AUTUMN SPIRE' | AUTUMN SPIRE MAPLE | 1 | 5m CAL. |
| ACER RUBRUM 'JFS-KW78' | ARMSTRONG GOLD MAPLE | 1 | 4m CAL. |
| BETULA PLATYPHYLLA 'JEFPARK' | PARKLAND PILLAR WHITE BIRCH | 1 | 4m CAL. |
| LIRIODENDRON TULIPIFERA 'FASTIGIATUM' | COLUMNAR TULIP TREE | 2 | 5m CAL. |
| QUERCUS MACROCARPA 'TOP GUN' | TOP GUN OAK | 1 | 5m CAL. |
| SHRUBS | | | |
| BERBERIS THUNBERGII 'MONOMB' | CHERRY BOMB BARBERRY | 9 | #02 CONT. /1.5M O.C. SPACING |
| CORNUS ALBA 'BAILHALO' | IVORY HALO DOGWOOD | 5 | #02 CONT. /2.0M O.C. SPACING |
| PHILADELPHUS 'SNOWBELLE' | SNOWBELLE MOCKORANGE | 9 | #02 CONT. /1.5M O.C. SPACING |
| TAXUS CUSPIDATA | JAPANESE YEW | 14 | #02 CONT. /1.2M O.C. SPACING |
| PERENNIALS, GRASSES & GROUNDCOVERS | | | |
| CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER' | KARL FOERSTER FEATHER REED GRASS | 9 | #01 CONT. /1.2M O.C. SPACING |
| PENNISETUM 'LITTLE BUNNY' | LITTLE BUNNY FOUNTAIN GRASS | 25 | #01 CONT. /0.75M O.C. SPACING |
| SALVIA NEMOROSA 'MAY NIGHT' | MAY NIGHT MEADOW SAGE | 25 | #01 CONT. /0.75M O.C. SPACING |
| THYMUS SERPYLLUM 'ELFIN' | ELFIN THYME | 25 | #01 CONT. /0.75M O.C. SPACING |

- NOTES**
- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
 - ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
 - TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
 - SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
 - TURF AREA FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
 - SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
 - FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.



PROJECT TITLE

CORONATION TOWNHOMES
979-983 CORONATION AVENUE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE PLAN - GROUND LEVEL

ISSUED FOR / REVISION

| NO. | DATE | DESCRIPTION |
|-----|----------|------------------------------|
| 1 | 22.10.11 | Issue for Development Permit |
| 2 | 22.11.23 | Issue for Development Permit |
| 3 | 23.06.01 | Issue for Development Permit |
| 4 | 23.06.09 | Issue for Development Permit |
| 5 | | |

PROJECT NO. 22-1024

DESIGN BY AM

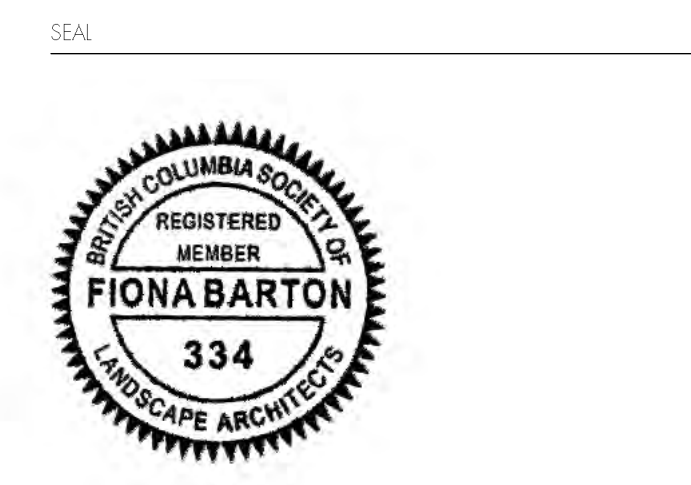
DRAWN BY LA

CHECKED BY FB

DATE JUNE 9, 2023

SCALE 1:100

PAGE SIZE 24x36"



DRAWING NUMBER

L1/3

NOT FOR CONSTRUCTION

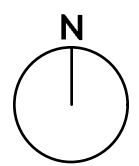
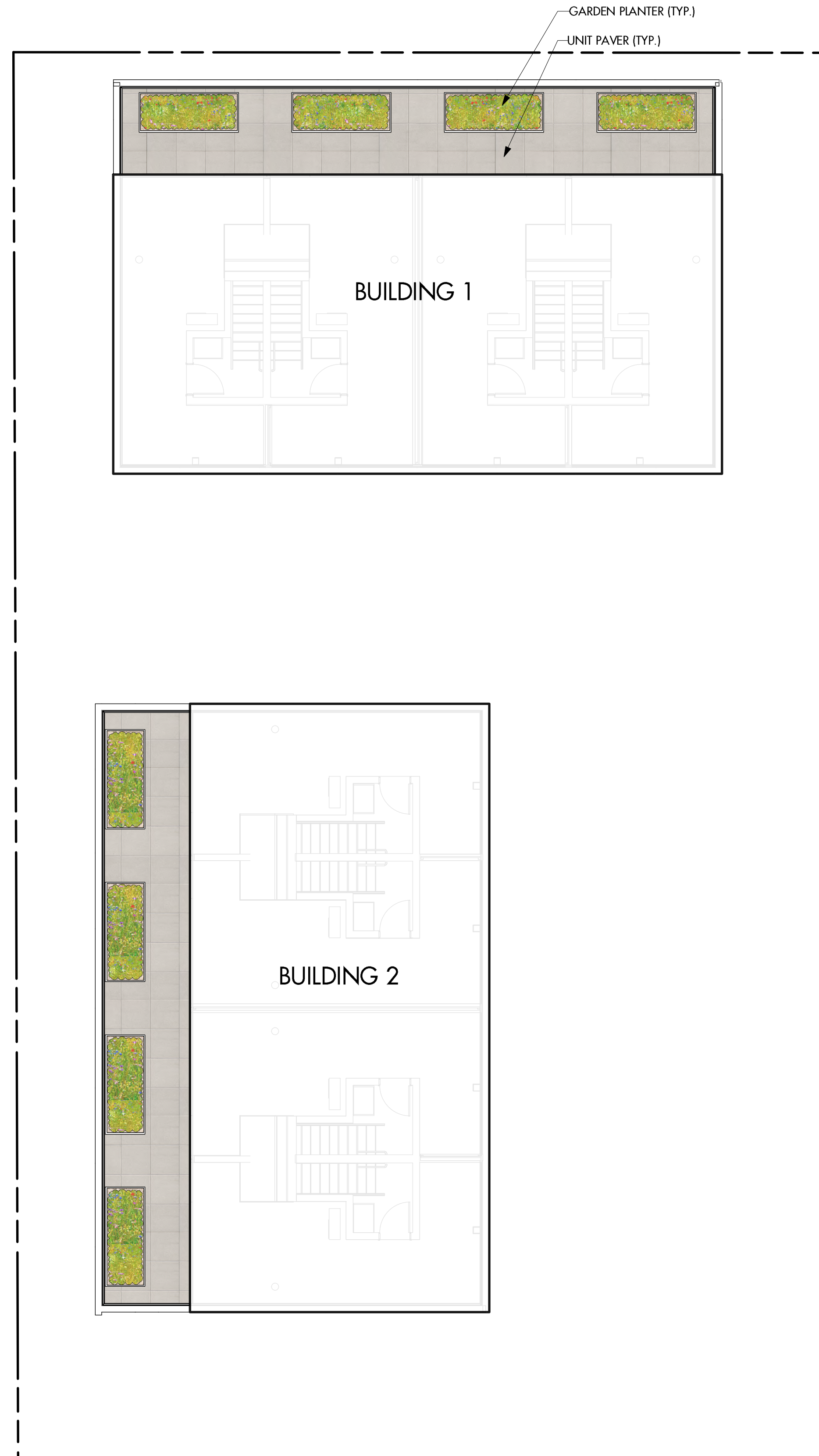
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SCHEDULE C

This forms part of application
DP22-0228

Planner Initials **MT**



PROJECT TITLE

**CORONATION TOWNHOMES
979-983 CORONATION AVENUE**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL LANDSCAPE
PLAN - ROOF**

ISSUED FOR / REVISION

| | | |
|---|----------|------------------------------|
| 1 | 22.10.11 | Issue for Development Permit |
| 2 | 22.11.23 | Issue for Development Permit |
| 3 | 23.06.01 | Issue for Development Permit |
| 4 | 23.06.09 | Issue for Development Permit |
| 5 | | |

PROJECT NO. 22-1024
DESIGN BY AM
DRAWN BY LA
CHECKED BY FB
DATE JUNE 9, 2023
SCALE 1:100
PAGE SIZE 24x36"

SEAL



DRAWING NUMBER

L2/3

NOT FOR CONSTRUCTION

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NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS. ALL OFFSITE LANDSCAPE WORKS TO MEET CITY OF KELOWNA BYLAW 12375 STANDARDS.
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7. FOR CONFORMANCE WITH DEVELOPMENT PERMIT LANDSCAPE REQUIREMENTS, THE PRIME CONTRACTOR AND/OR CONSULTANTS RESPONSIBLE FOR SITE SERVICING AND UTILITIES SHALL ENSURE THAT ALL BUILDING PERMIT SUBMITTALS ARE COORDINATED WITH LANDSCAPE ARCHITECTURAL SUBMITTALS.

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations: apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines: provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.

Chapter 2 - Design Foundations

Apply To All Projects

Page 18-8

Section 2.1 - General Residential and Mixed Use Design Guidelines

Page 18-9

Section 2.2 - Achieving High Performance

Page 18-17

Chapter 3
Townhouses & Infill

Page 18-19

Chapter 4
Low & Mid-Rise
Residential &
Mixed Use

Page 18-34

Chapter 5
High-Rise
Residential &
Mixed Use

Page 18-42

*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

| SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE | | | | | | |
|---|-----|---|---|---|---|---|
| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying) | N/A | 1 | 2 | 3 | 4 | 5 |
| 2.1 General residential & mixed use guidelines | | | | | | |
| 2.1.1 Relationship to the Street | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity. | | | | | | ✓ |
| b. On corner sites, orient building facades and entries to both fronting streets. | ✓ | | | | | |
| c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure. | | | | | | ✓ |
| d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades. | | | | | | ✓ |
| e. Ensure main building entries are clearly visible with direct sight lines from the fronting street. | | | | ✓ | | |
| f. Avoid blank, windowless walls along streets or other public open spaces. | | | | | | ✓ |
| g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces. | ✓ | | | | | |
| h. In general, establish a street wall along public street frontages to create a building height to street width ratio of 1:2, with a minimum ratio of 11:3 and a maximum ratio of 1:1.75. <ul style="list-style-type: none"> Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); The street wall does not include upper storeys that are setback from the primary frontage; and A 1:1 building height to street width ratio is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys. | | | | | | ✓ |
| 2.1.2 Scale and Massing | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction. | | | | | | ✓ |
| b. Break up the perceived mass of large buildings by incorporating visual breaks in facades. | ✓ | | | | | |
| c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: <ul style="list-style-type: none"> Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice. | | | | | ✓ | |



| 2.1.3 Site Planning | N/A | 1 | 2 | 3 | 4 | 5 |
|--|------------|----------|----------|----------|----------|----------|
| a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features. | ✓ | | | | | |
| b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians. | | | | | | ✓ |
| c. Limit the maximum grades on development sites to 30% (3:1) | ✓ | | | | | |
| d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: <ul style="list-style-type: none"> Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; Incorporating terracing to create usable open spaces around the building Using the slope for under-building parking and to screen service and utility areas; Design buildings to access key views; and Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped). | ✓ | | | | | |
| e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planned future public street, bicycle, and/or pedestrian network. | ✓ | | | | | |
| f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks. | ✓ | | | | | |
| g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements. | ✓ | | | | | |
| 2.1.4 Site Servicing, Access, and Parking | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view. | | | | | | ✓ |
| b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces. | | | | | | ✓ |
| c. Avoid locating off-street parking between the front façade of a building and the fronting public street. | | | | | | ✓ |
| d. In general, accommodate off-street parking in one of the following ways, in order of preference: <ul style="list-style-type: none"> Underground (where the high water table allows) | | | | | ✓ | |

| | | | | | | |
|--|------------|----------|----------|----------|----------|----------|
| <ul style="list-style-type: none"> • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage); • Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible. | | | | | | |
| e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips. | | | | ✓ | | |
| f. In cases where publicly visible parking is unavoidable, screen using strategies such as: <ul style="list-style-type: none"> • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability. | ✓ | | | | | |
| g. Provide bicycle parking at accessible locations on site, including: <ul style="list-style-type: none"> • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area. | | | | | | ✓ |
| h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety. | | | | | | ✓ |
| i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces. | | | | | | ✓ |
| j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping. | ✓ | | | | | |
| 2.1.5 Streetscapes, Landscapes, and Public Realm Design | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Site buildings to protect mature trees, significant vegetation, and ecological features. | ✓ | | | | | |
| b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings. | ✓ | | | | | |
| c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation. | | | | | | ✓ |
| d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage. | | | | | ✓ | |
| e. Use landscaping materials that soften development and enhance the public realm. | | | | | | ✓ |
| f. Plant native and/or drought tolerant trees and plants suitable for the local climate. | | | | | | ✓ |
| g. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions. | | | | | | ✓ |
| 2.1.6 Building Articulation, Features and Materials | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: | | | | | | ✓ |



| | | | | | | |
|---|---|--|--|---|---|---|
| <ul style="list-style-type: none"> Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; Repeating window patterns on each step-back and extension interval; Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval. | | | | | | |
| <p>b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs.</p> <p>Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters; ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.</p> | | | | | | ✓ |
| <p>c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.</p> | | | | | | ✓ |
| <p>d. Design buildings such that their form and architectural character reflect the buildings internal function and use.</p> | | | | | | ✓ |
| <p>e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.</p> | | | | | | ✓ |
| <p>f. Provide weather protection such as awnings and canopies at primary building entries.</p> | | | | ✓ | | |
| <p>g. Place weather protection to reflect the building’s architecture.</p> | | | | | ✓ | |
| <p>h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.</p> | ✓ | | | | | |

| SECTION 4.0: TOWNHOUSES & INFILL | | | | | | |
|--|-----|---|---|---|---|---|
| RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying & 5 is highly complying)</i> | N/A | 1 | 2 | 3 | 4 | 5 |
| 3.1 Townhouses & Infill | | | | | | |
| 3.1.1 Relationship to the Street | N/A | 1 | 2 | 3 | 4 | 5 |
| <p>a. Design primary unit entrances to provide:</p> <ul style="list-style-type: none"> A clearly visible front door directly accessible from a public street or publicly accessible pathway via a walkway, porch and/or stoop; Architectural entrance features such as stoops, porches, shared landings, patios, recessed entries, and canopies; | | | | | ✓ | |



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|--|------------|----------|----------|----------|----------|----------|
| <ul style="list-style-type: none"> A sense of transition from the public to the private realm by utilizing strategies such as changes in grade, decorative railings, and planters; and Punctuation, articulation, and rhythm along the street | | | | | | |
| b. A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways or stoops. Exceptions can be made in cases where the water table requires this to be higher. | | | | | | ✓ |
| c. In the case of shared landings that provide access to multiple units, avoid having more than two doors in a row facing outward. | ✓ | | | | | |
| d. For buildings oriented perpendicularly to the street (e.g. shotgun townhomes), ensure that the end unit facing the street is a custom street-oriented unit with primary entry directly accessible from the fronting street and primary living space at grade. | ✓ | | | | | |
| e. For large townhouse projects (e.g. master planned communities with internal circulation pattern), Guidelines 3.1.1.a-d apply for units facing strata roads as well as those units fronting onto public streets. | ✓ | | | | | |
| 3.1.2 Scale and Massing | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Wherever possible, reflect the positive attributes of adjacent housing while integrating new higher density forms of housing as envisioned in the OCP. | | | | ✓ | | |
| b. Scale and site buildings to establish consistent rhythm along the street by, for example, articulating individual units through integration of recessed entries, balconies, a change in materials and slight projection/recess in the façade. | | | | | ✓ | |
| c. Limit the number of connected townhouse units to a maximum of 6 units before splitting into multiple buildings. <ul style="list-style-type: none"> In larger townhouse developments (e.g., master planned communities with internal circulation pattern), integrate a large proportion of 4 unit townhouse buildings to create a finer gran of development and limit visual impacts. | | | | | | ✓ |
| 3.1.3 Site Planning | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Gated or walled communities are not supported. | ✓ | | | | | |
| b. For large townhouse projects, consider including communal amenity buildings. | ✓ | | | | | |
| Connectivity | | | | | | |
| c. Provide pedestrian pathways on site to connect: <ul style="list-style-type: none"> Main building entrances to public sidewalks and open spaces; Visitor parking areas to building entrances; From the site to adjacent pedestrian/trail/cycling networks (where applicable). | ✓ | | | | | |
| d. When pedestrian connections are provided on site, frame them with an active edge – with entrances and windows facing the path or lane. | ✓ | | | | | |
| e. For large townhouse projects (e.g. master planned communities with internal circulation pattern): | ✓ | | | | | |



| | | | | | | |
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| <ul style="list-style-type: none"> Design the internal circulation pattern to be integrated with and connected t the existing and planned public street network. | | | | | | |
| Facing Distances and Setbacks | | | | | | |
| f. Locate and design buildings to maintain access to sunlight, and reduce overlook between buildings and neighbouring properties. | | | | | ✓ | |
| g. Separate facing buildings on site a minimum of 10 – 12 m to provide ample spatial separation and access to sunlight. | ✓ | | | | | |
| h. Limit building element projections, such as balconies, into setback areas, streets, and amenity areas to protect solar access. | | | | | | ✓ |
| i. Front yard setbacks on internal roads should respond to the height of townhouses, with taller townhouses (e.g. 3 storeys) having greater setbacks to improve liveability and solar access. | ✓ | | | | | |
| 3.1.4 Open Spaces | | | | | | |
| a. Design all units to have easy access to useable private or semi-private outdoor amenity space. | | | | | | ✓ |
| b. Design front yards to include a path from the fronting street to the primary entry, landscaping, and semi-private outdoor amenity space. | | | | | | ✓ |
| c. Avoid a 'rear yard' condition with undeveloped frontages along streets and open spaces. | | | | | | ✓ |
| d. Design private outdoor amenity spaces to: <ul style="list-style-type: none"> Have access to sunlight; Have railing and/or fencing to help increase privacy; and Have landscaped areas to soften the interface with the street or open spaces/ | | | | | | ✓ |
| e. Design front patios to: <ul style="list-style-type: none"> Provide an entrance to the unit; and Be raised a minimum of 0.6 m and a maximum of 1.2 m to create a semi-private transition zone. | | | | | ✓ | |
| f. Design rooftop patios to: <ul style="list-style-type: none"> Have parapets with railings; Minimize direct sight lines into nearby units; and Have access away from primary facades. | | | | | | ✓ |
| g. Design balconies to be inset or partially inset to offer privacy and shelter, reduce building bulk, and minimize shadowing. <ul style="list-style-type: none"> Consider using balcony strategies to reduce the significant potential for heat loss through thermal bridge connections which could impact energy performance. | | | | | ✓ | |
| h. Provide a minimum of 10% of the total site area to common outdoor amenity spaces that: <ul style="list-style-type: none"> Incorporate landscaping, seating, play space, and other elements that encourage gathering or recreation; and Avoid isolated, irregularly shaped areas or areas impacted by parking, mechanical equipment, or servicing areas. | | | | | | ✓ |
| i. For large townhouse projects, provide generous shared outdoor amenity spaces integrating play spaces, gardening, storm water | ✓ | | | | | |



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| and other ecological features, pedestrian circulation, communal amenity buildings, and other communal uses. | | | | | | |
| j. Design internal roadways to serve as additional shared space (e.g. vehicle access, pedestrian access, open space) using strategies such as: <ul style="list-style-type: none"> • High quality pavement materials (e.g. permeable pavers); and • Providing useable spaces for sitting, gathering and playing. | ✓ | | | | | |
| 3.1.5 Site Servicing, Access, and Parking | N/A | 1 | 2 | 3 | 4 | 5 |
| a. Provide landscaping in strategic locations throughout to frame building entrances, soften edges, screen parking garages, and break up long facades. | | | | | | ✓ |
| Site Servicing | | | | | | |
| b. Exceptions for locating waste collection out of public view can be made for well-designed waste collection systems such as Molok bins. | ✓ | | | | | |
| Parking | | | | | | |
| c. Rear-access garage or integrated tuck under parking is preferred in townhouses, in general, and is required for townhouses facing public streets. | | | | | | ✓ |
| d. Centralized parking areas that eliminate the need to integrate parking into individual units are supported. | ✓ | | | | | |
| e. Front garages and driveway parking are acceptable in townhouses facing internal strata roads, with the following considerations: <ul style="list-style-type: none"> • Architecturally integrate the parking into the building and provide weather protection to building entries; and • Design garage doors to limit visual impact, using strategies such as recessing the garage from the rest of the façade. | ✓ | | | | | |
| f. Provide visitor parking in accessible locations throughout the site and provide pedestrian connections from visitor parking to townhouse units. Acceptable locations include: <ul style="list-style-type: none"> • Distributed through the site adjacent to townhouse blocks; and • Centralized parking, including integration with shared outdoor amenity space | | | | | | ✓ |
| Access | | | | | | |
| g. Ensure that internal circulation for vehicles is designed to accommodate necessary turning radii and provides for logical and safe access and egress. | | | | | | ✓ |
| h. For large townhouse projects (e.g. master planned communities with internal circulation pattern), a minimum of two access/egress points to the site is desired. | ✓ | | | | | |
| i. Locate access points to minimize impacts of headlights on building interiors. | | | | | | ✓ |
| j. Design the internal circulation pattern and pedestrian open space network to be integrated with and connected to the existing and planned public street and open space network. | | | | | | ✓ |
| 3.1.6 Building Articulation, Features, and Materials | N/A | 1 | 2 | 3 | 4 | 5 |



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|---|---|---|--|--|---|
| <p>a. Design facades to articulate the individual units while reflecting positive attributes of neighbourhood character. Strategies for achieving this include:</p> <ul style="list-style-type: none"> • Recessing or projecting facades to highlight the identity of individual units; and • Using entrance features, roofline features, or other architectural elements. | | | | | ✓ |
| <p>b. To maximize integration with the existing neighbourhood, design infill townhouses to:</p> <ul style="list-style-type: none"> • Incorporate design elements, proportions, and other characteristics found within the neighbourhood; and • Use durable, quality materials similar or complementary to those found within the neighbourhood. | | ✓ | | | |
| <p>c. Maintain privacy of units on site and on adjacent properties by minimizing overlook and direct sight lines from the building using strategies such as:</p> <ul style="list-style-type: none"> • Off-setting the location of windows in facing walls and locating doors and patios to minimize privacy concerns from direct sight lines; • Use of clerestory windows; • Use of landscaping or screening; and • Use of setbacks and articulation of the building. | | | | | ✓ |
| <p>d. In larger townhouse developments (e.g. master planned communities with internal circulation pattern), provide modest variation between different blocks of townhouse units, such as change in colour, materiality, building, and roof form.</p> | ✓ | | | | |



June 29th, 2023

Mayor and Council
1435 Water Street
Kelowna, BC
V1Y 1J4



Subject: 979-983 Coronation Avenue – Design Updates following Public Hearing

Dear Mayor and Council,

Thank you for your consideration and comments to date on the project. We are grateful for the opportunity to take the comments received by you and the public on April 18th into consideration. We trust the following updates will allow us to proceed with bringing this infill development to the downtown community.

Request #1 – Window Placements to Ensure Privacy to Adjacent Neighbours

Building #1 (Frontage along Coronation)

The window placement has been focused on providing North (looking to Coronation Ave) and South (looking into the development and laneway across) views on all three storeys. We do not believe this is an area of concern regarding overlook. The only windows looking East or West towards the adjacent parcels are located at the front of the building and are on the second storey only. This provides natural light into the units and activates the street frontage, while maintaining the same overlook permissible in the existing MF1 zones.

Building #2 (frontage along West property line and laneway)

The Windows facing the East Property line look into the development and towards the drive isle and additional off-street parking. We hope this area will be utilized for off-street activities by the residents for ball hockey, chalk art, and other street-based recreation. The larger windows have been focused on L2, while full size windows are provided only in the bedrooms. As requested, we explored reducing the windows further on L3, but to maintain emergency egress required by BC Building Code, we must maintain the size of the windows. Clerestory windows have been provided in the bathroom, allowing for natural light while providing the utmost privacy for all.

On the West side of the building, we've proposed similarly sized windows as the East side on L3; we have noted a frosting treatment for privacy while maintaining egress. Additionally, the glazing on L2 has been reduced and a frosting treatment is proposed to further reduce overlook.

The bachelor townhome along the lane is only two storeys tall, and glazing has been reduced on the West side for additional privacy. Windows are provided on the South side of the building to help activate the laneway, while maintaining the energy efficiency required to meet Step Code 3.

Request #2 – Special Attention to the Height

We have reduced the massing of the stair core that accesses the rooftop patios by approximately 43% from the drawings and renderings presented at the Public Hearing. We did explore reducing ceiling heights to reduce overall height but could not do so without significantly reducing the livability of the units for a negligible change in overall height.

Request #3 – Screen Door / Balcony Door Placements

Balcony doors have been located on L2 for both buildings. Building 1 has balconies on the exterior units, looking onto Coronation Avenue and looking to the North. Building 2 has balconies on the interior units, looking into the development and to the West. We have also added a tree to our landscape plan to screen these balconies from the neighbouring property. From our conversations with the neighbour, it was their preference to have the tree shifted North to not drop leaves on their entry way, which we captured in our originally proposed drawings at the time of RZ/DP application. We are looking to strike a balance between collaborating with the current neighbour, while honouring the request of Mayor and Council to provide as much privacy as possible and maintaining compliance with landscaping bylaws.

Request #4 – Rooftop Gardens & Privacy

The rooftop gardens have been developed further and incorporated into the proposed Landscape Plan at the request of Planning. On Building 1, the communal rooftop gardens are located along the Coronation Avenue frontage and on Building 2, provided along the West side. Over time, as residents utilize the space, a wide variety of flowers, fruits and vegetables may be planted; we anticipate this will provide further screening and a natural boundary to the railing, further reducing overlook. All rooftop railings will be frosted for the privacy of both residents and neighbours, while still allowing for beautiful Kelowna sunsets to be taken in while seated on patio furniture.

Overall Comment on Form and Character

We understand that the Form and Character was pushing the boundaries of the current neighbourhood, we reviewed our material selection again, relative to previously approved developments in the neighbourhood. We understand our proposed form and character to not be substantially different from new laneway and infill developments on the same block. Additionally, our material pallet was chosen to align with OCP Design Guideline 2.1.6.e: "Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades." This is shown on L3 and L1 with vertical wood paneling. Additionally, we have utilized various forms of cementitious paneling to create distinct sections of the building. We had originally provided a masonry block panel but received comments from planning and a neighbour that it resembled cinderblock, so we have since removed it. We trust that our efforts to reduce glazing for privacy, while maintaining it where necessary for emergency egress and Step Code compliance, create a modern building form, but not one that stands out from other newer developments on the block.

We look forward to seeing your continued support for this project and we trust you can see that we are making every effort to ensure this project is successful for all by addressing all comments received to date, without sacrificing livability, attainability, or the number of units. We would also like to extend a future invitation to Mayor and Council to tour the development at completion, as we are confident you will be pleased with our efforts to provide additional housing stock downtown while respecting the privacy and transition phase of the neighbourhood.

Thank you,

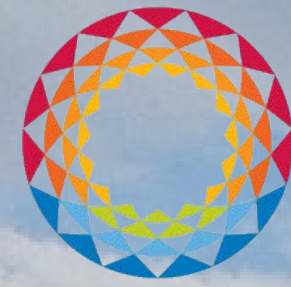


Jeff Waters
979 Coronation GP Ltd.

ATTACHMENT D

This forms part of application

DP22-0228



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

MT

