



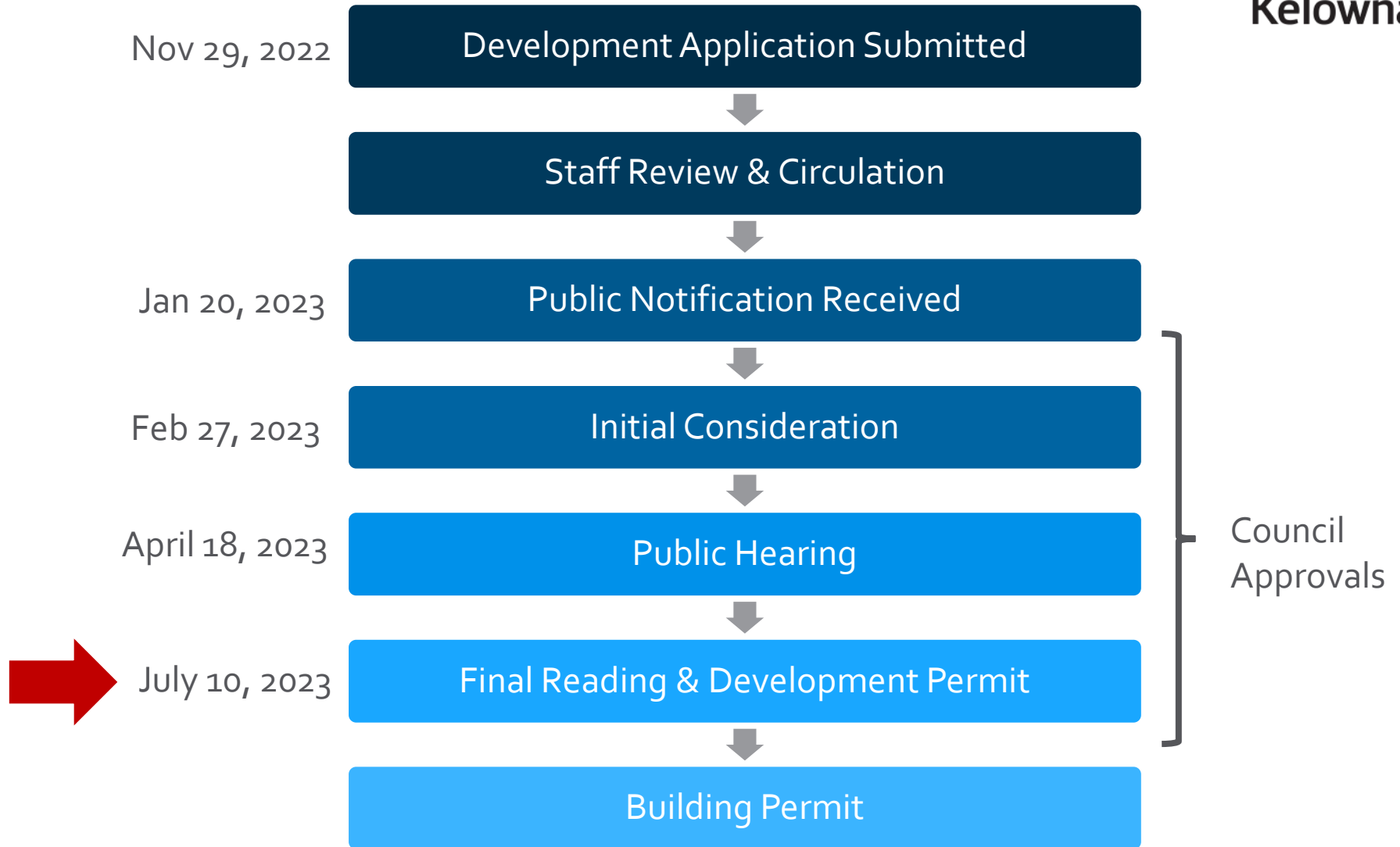
City of  
Kelowna

DP22-0228  
979 – 983 Coronation Ave  
Development Permit

# Purpose

- ▶ To issue a Development Permit for the form & character of a 9-unit townhouse development.

# Development Process

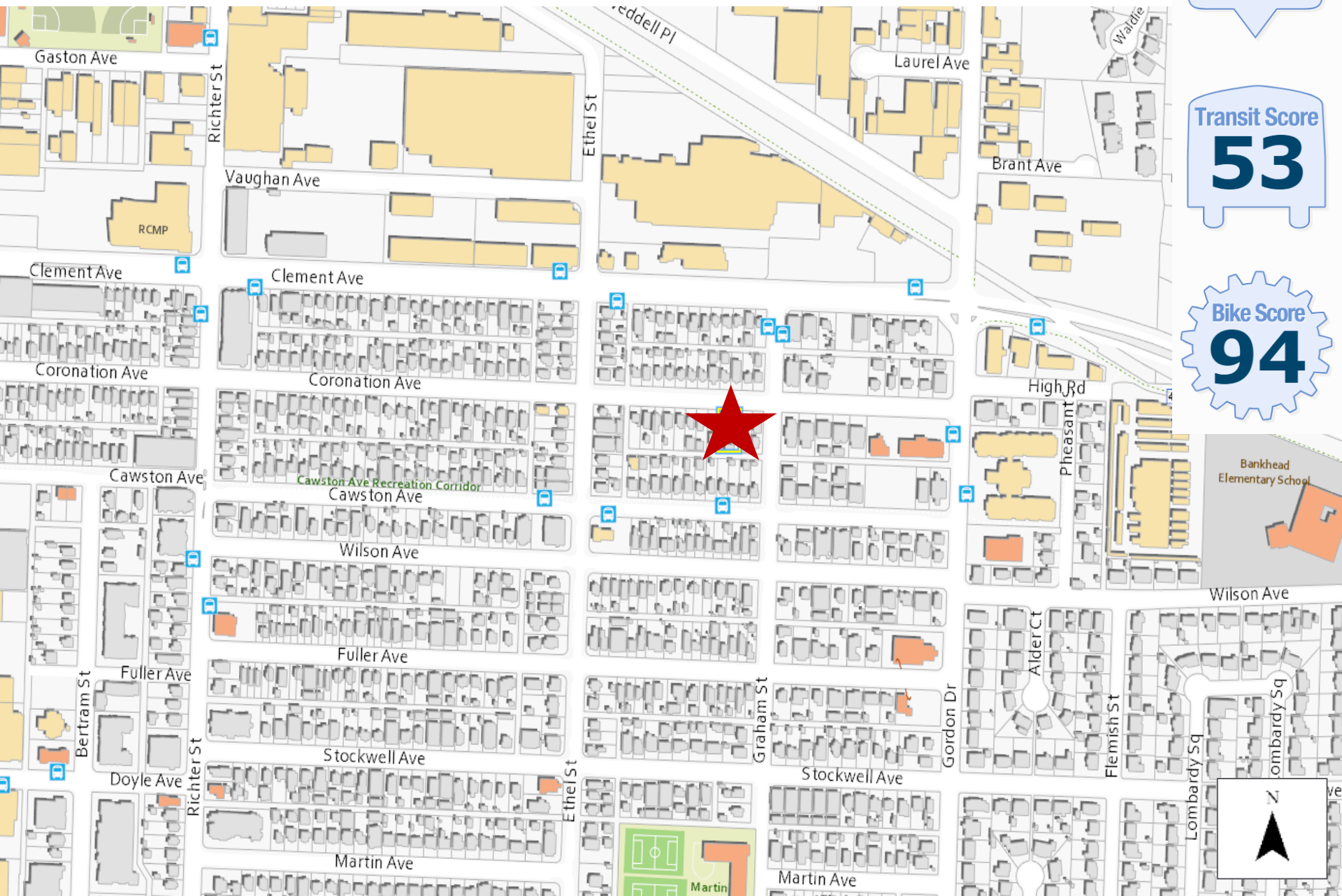


# Context Map

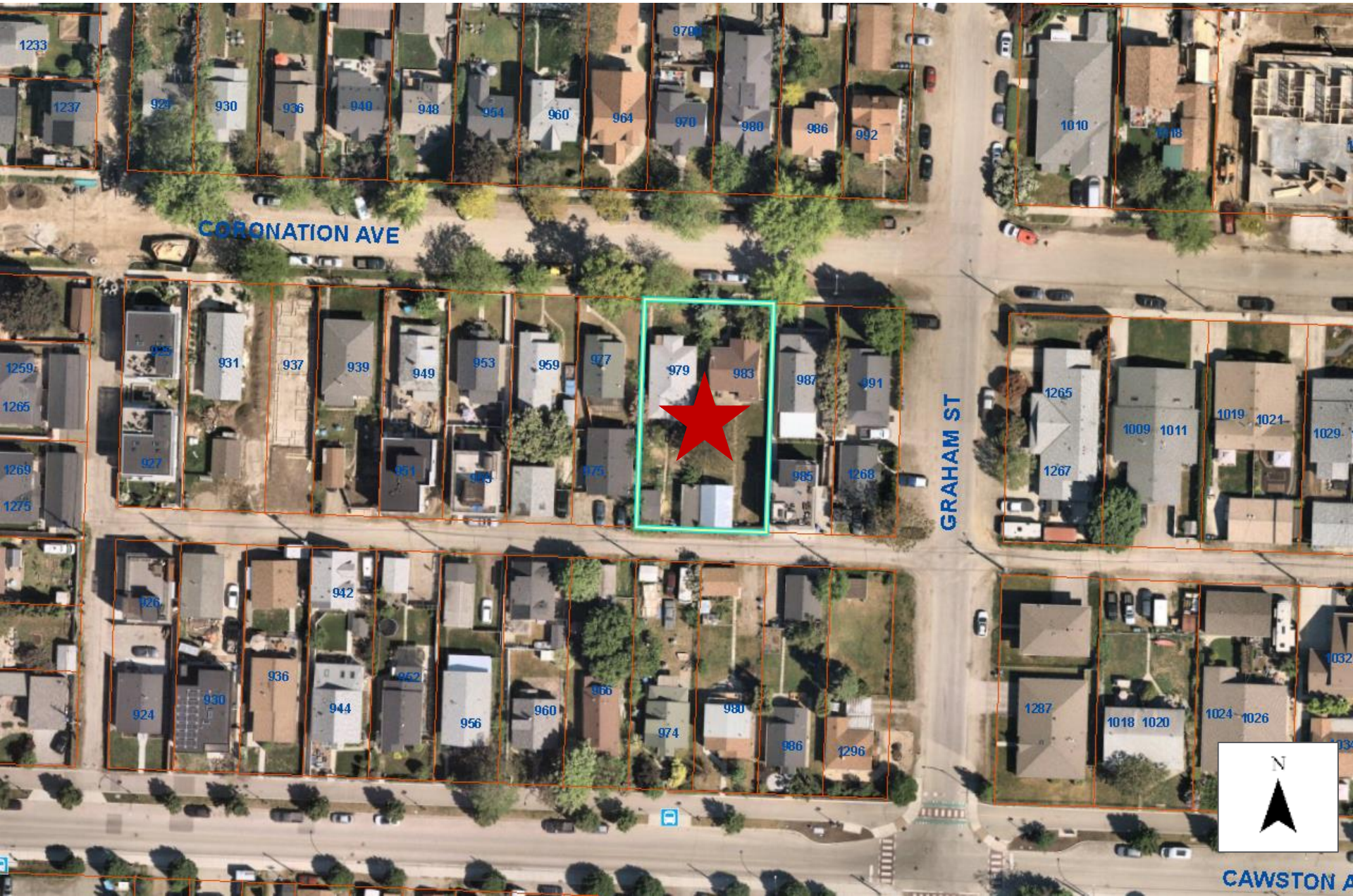
Walk Score  
**26**

Transit Score  
**53**

Bike Score  
**94**



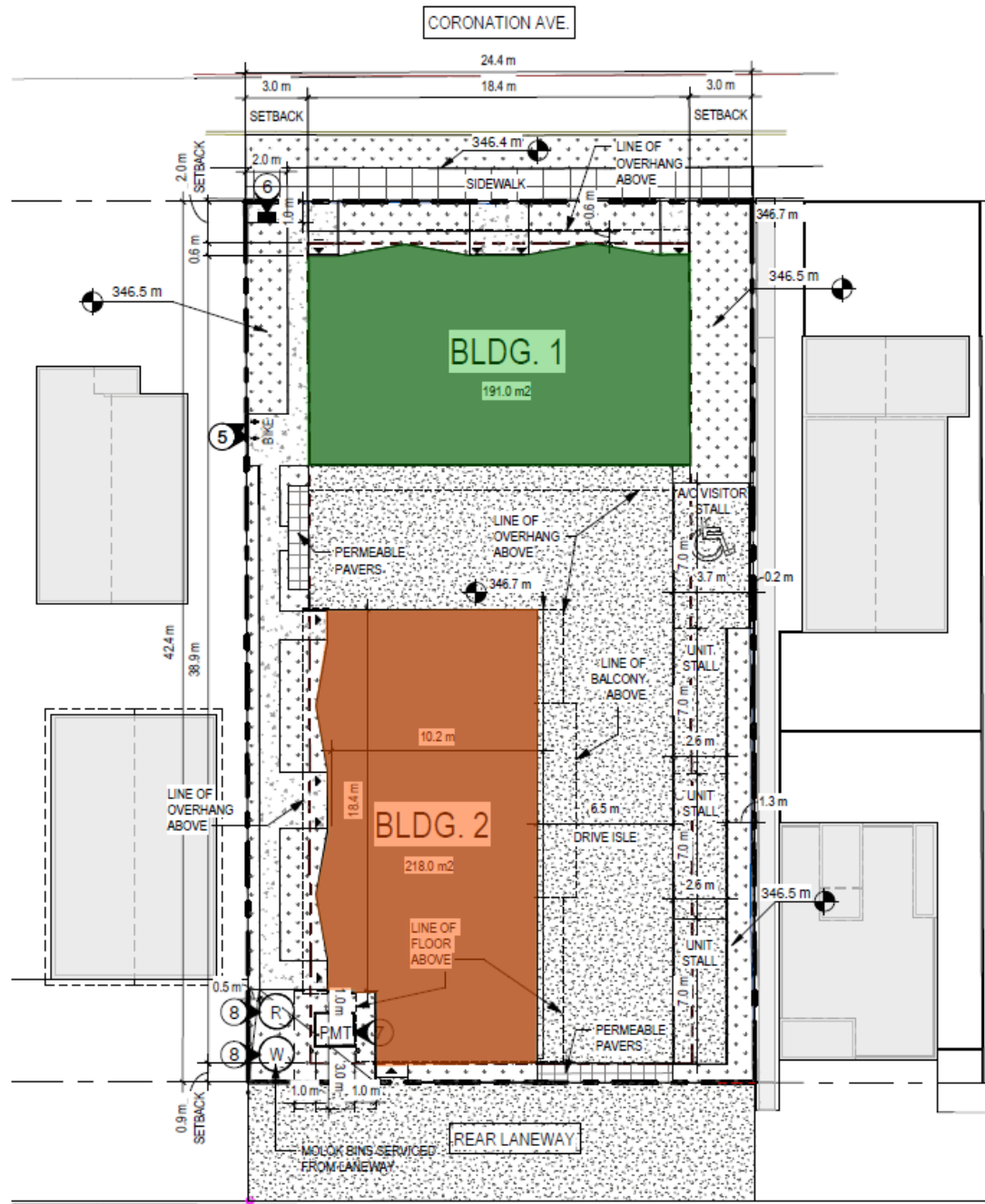
# Subject Property Map



# Technical Details

- ▶ 9-unit townhouse development
  - ▶ 1 bachelor unit
  - ▶ 8 two-bedroom units
- ▶ 13 parking stalls
  - ▶ 9 individual garages
  - ▶ 4 surface stalls (including 1 visitor stall)
- ▶ Common & Private Amenity Space
  - ▶ Ground-level yards
  - ▶ Private rooftop patios & balconies
  - ▶ Common rooftop space

# Site Plan



# Building 1 Elevation – North

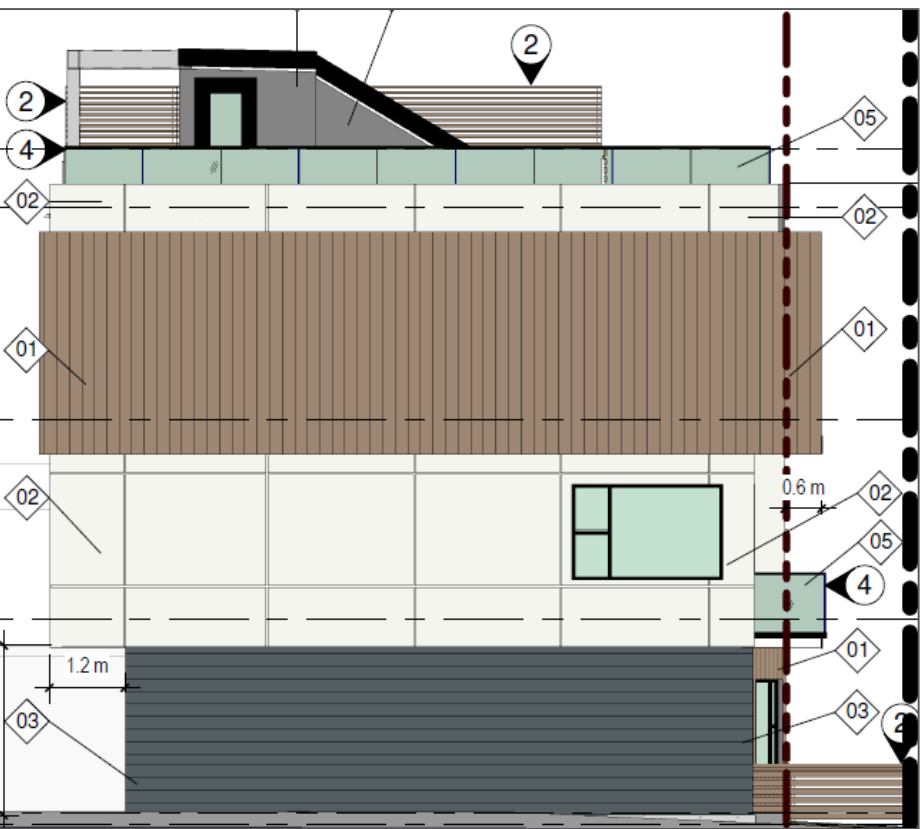




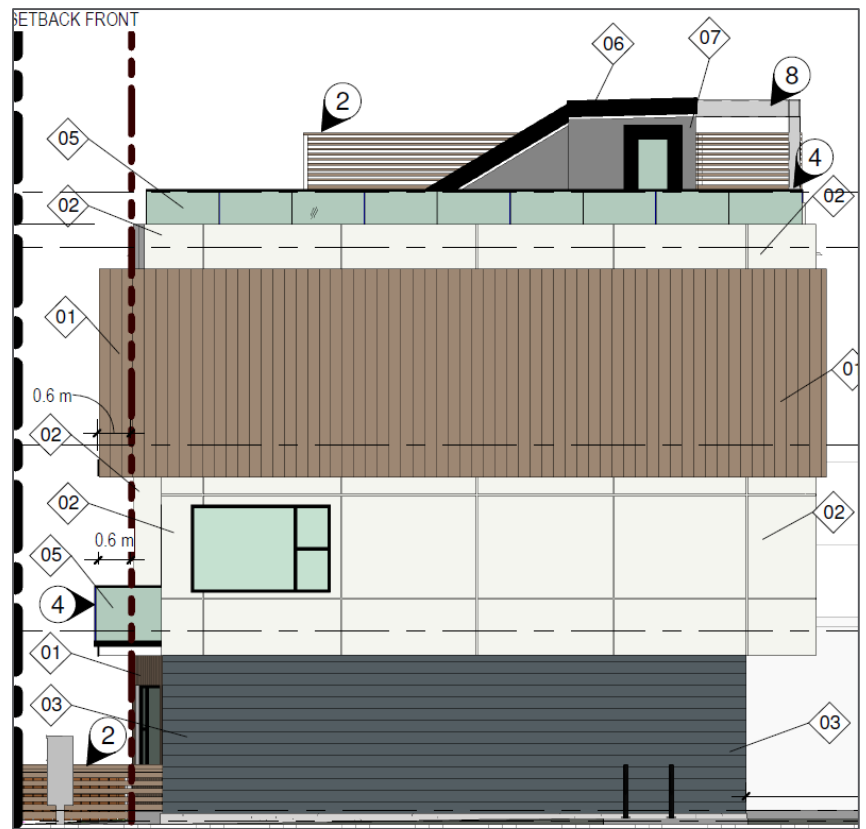
# Building 1 Elevation – South



# Building 1 Elevation – East/West

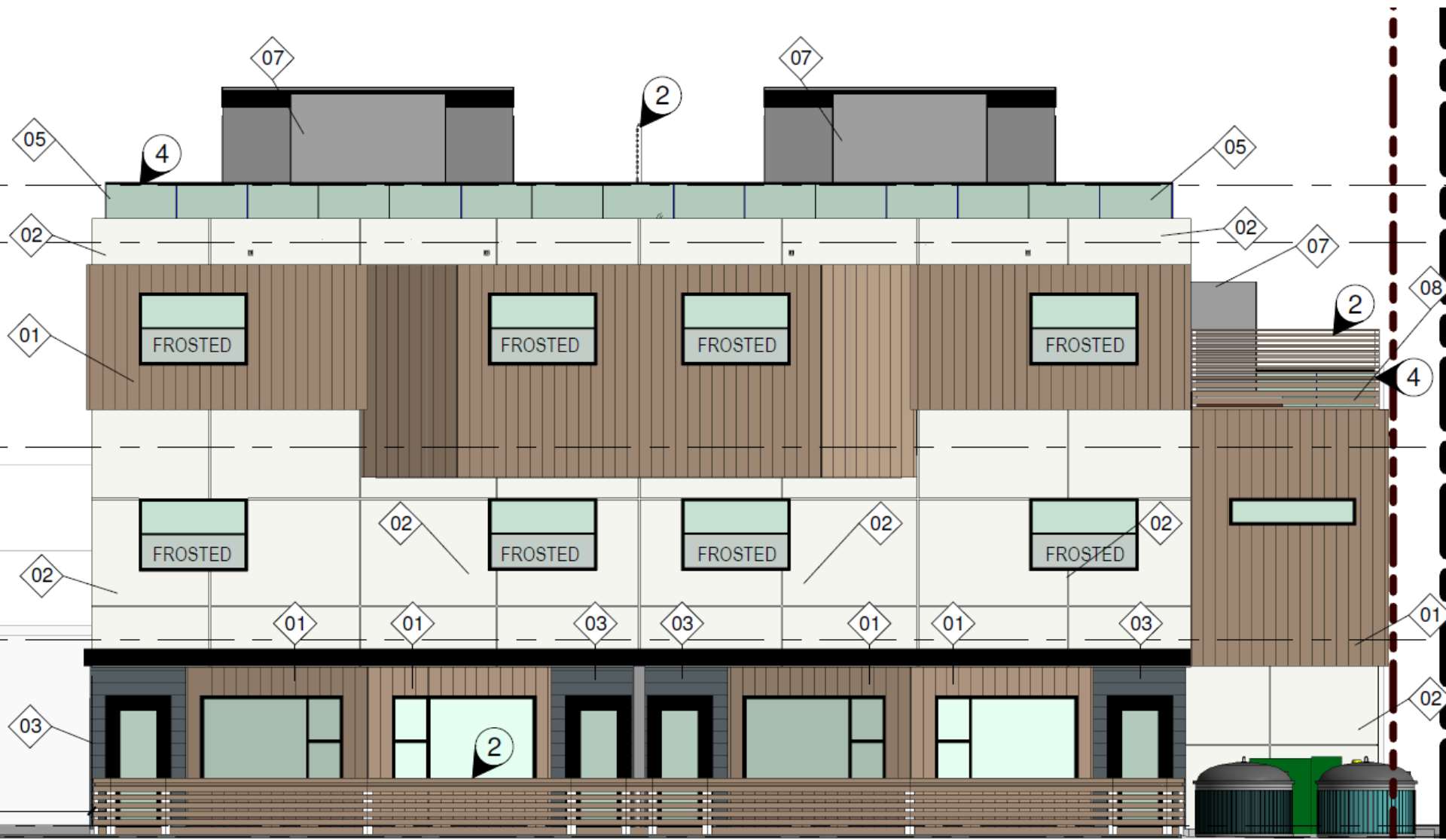


East Elevation



West Elevation

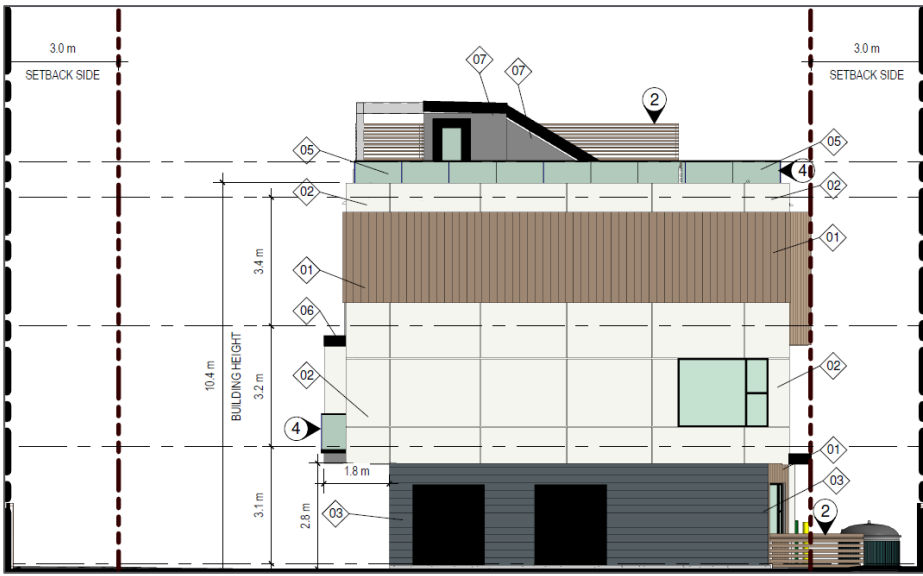
# Building 2 Elevation – West



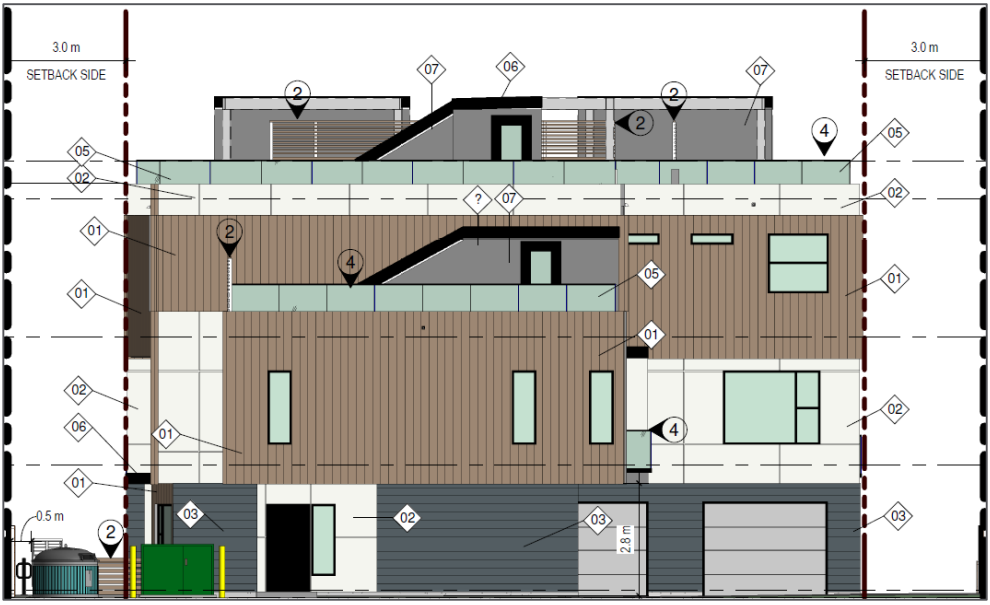
# Building 2 Elevation – East



# Building 2 Elevation – North/South



North Elevation



South Elevation

# Materials Board



01

VERTICAL WOOD CLADDING



02

CEMENTITIOUS PANELS (HARDIE ARTIC WHITE)



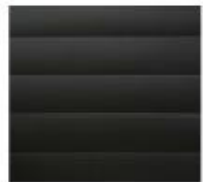
03

CEMENTITIOUS SIDING -  
HARDIE ARTISAN V-GROVE  
(IRON GREY)



07

STANDING SEAM - BLACK



04

BLACK METAL FLASHING / SOFFIT



05

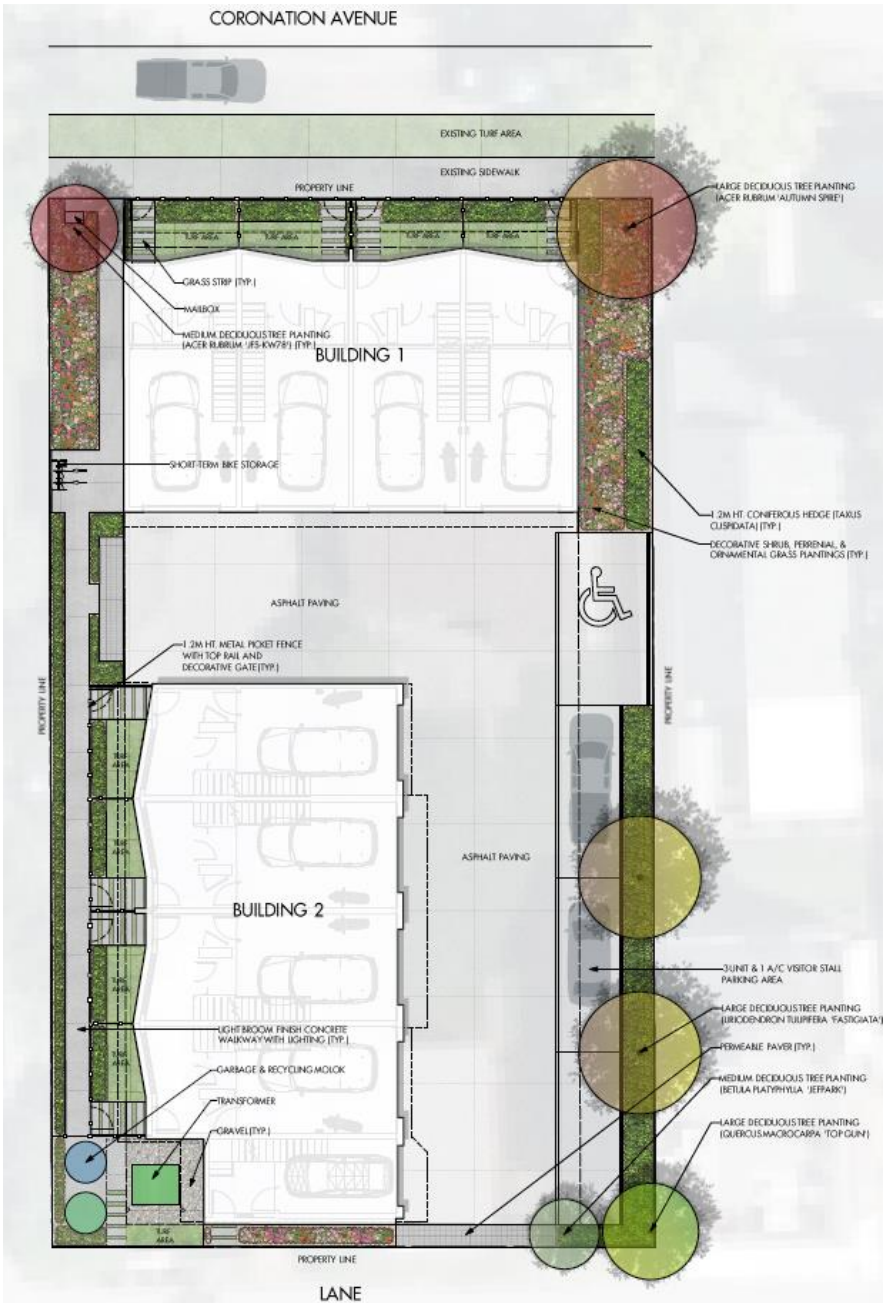
GLASS RAILING - BLACK



06

ROOFING - LIGHT GREY SBS

# Landscape Plan



LANE

# Landscape Plan





# Rendering



# OCP Design Guidelines

- ▶ Orienting primary building facades and entries to the street
- ▶ Incorporating a range of architectural features and details into building facades
- ▶ Varied materials to distinguish between floors
- ▶ Designing units to have easy access to useable private and semi-private outdoor amenity space

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
  - ▶ Conforms with the OCP Form and Character Design Guidelines for Townhouses
  - ▶ No variances proposed