

# REPORT TO COUNCIL DEVELOPMENT PERMIT



**Date:** May 27, 2024  
**To:** Council  
**From:** City Manager  
**Address:** 578, 580, 586, 590 & 602 Coronation Ave  
**File No.:** DP24-0009  
**Zone:** UC1 – Downtown Urban Centre

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP24-0009 for:

- Lot 54 District Lot 139 ODYD Plan 1037, located at 578 Coronation Ave, Kelowna, BC;
- Lot 53 District Lot 139 ODYD Plan 1037, located at 580 Coronation Ave, Kelowna, BC;
- Lot 52 District Lot 139 ODYD Plan 1037, located at 586 Coronation Ave, Kelowna, BC;
- Lot 51 District Lot 139 ODYD Plan 1037, located at 590 Coronation Ave, Kelowna, BC; and
- Lot 50 District Lot 139 ODYD Plan 1037, located at 602 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 be in accordance with Schedule "C";
4. 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 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.

## 2.0 Purpose

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

## 3.0 Development Planning

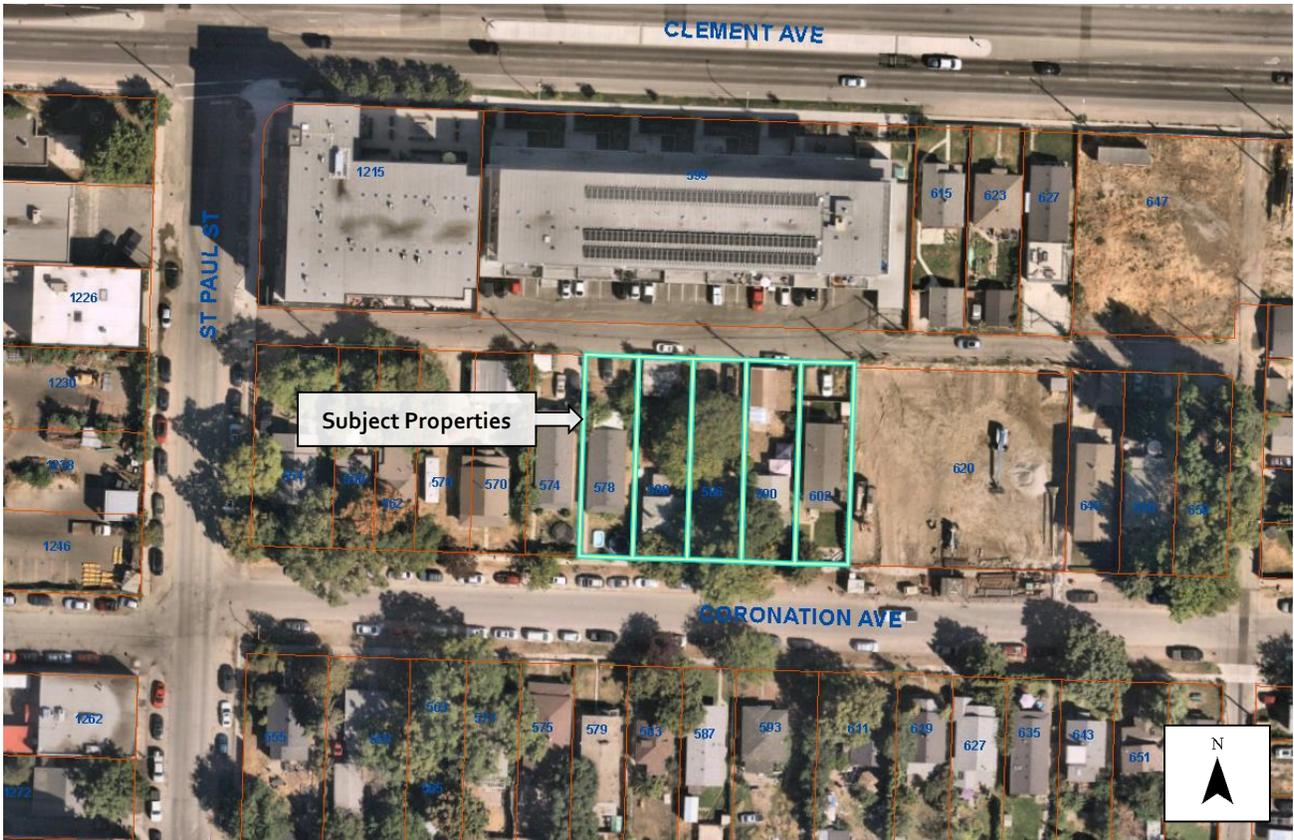
Staff support the proposed Development Permit for the form and character of apartment housing. The proposal generally conforms to the Official Community Plan (OCP) Form and Character Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Orienting primary building facades to the street and designing ground floor units with individual entrances and patios accessible from the sidewalk.
- Expressing a unified architectural concept that incorporates variation in façade treatments and a range of architectural features to provide visual interest.
- Accommodating 'back-of-house' uses away from public view by utilizing partially underground parking and vehicle access, garbage facilities, and the transformer along the lane.

Vehicle access is provided from the lane at the rear of the property. Structured parking is provided partially below grade and partially above grade, which is screened from view by townhouses. Common amenity space is provided on the second storey on the rooftop of the parkade and on the rooftop of the building. These areas include outdoor furniture, shade structures, a dog run, and planters.

#### 4.0 Subject Property & Background

##### 4.1 Subject Property Map



The subject properties are located on the north side of Coronation Ave between St Paul St and Richter St within the Downtown Urban Centre. Transit stops are located within 200 m on Richter St and Clement Ave. The surrounding neighbourhood is in the midst of transitioning, with a mix of newer apartment housing and single detached houses.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1870 m <sup>2</sup>
<b>Total Number of Units</b>	<b>85</b>
Bachelor	4
1-bed	63
2-bed	11

DEVELOPMENT REGULATIONS		
CRITERIA	UC <sub>1</sub> ZONE	PROPOSAL
<b>Total Maximum Floor Area Ratio</b>	<b>3:3</b>	<b>1.69</b>
Base FAR	3:3	1.69
Max. Site Coverage (buildings)	100%	88.2%
Max. Site Coverage (buildings, parking, driveways)	100%	92.2%
<b>Max. Height</b>	<b>44.0 m &amp; 12 storeys</b>	<b>19.64 m &amp; 6 storeys</b>
Base Height	44.0 m & 12 storeys	19.64 m & 6 storeys
<b>Setbacks</b>		
Min. Front Yard (Coronation Ave)	0.0 m	2.9 m
Min. Side Yard (west)	0.0 m	0.0 m
Min. Side Yard (east)	0.0 m	0.0 m
Min. Rear Yard (north)	0.0 m	0.0 m
<b>Setbacks above 16.0 m</b>		
Min. Front Yard (Coronation Ave)	3.0 m	4.4 m
Min. Side Yard (west)	4.0 m	4.2 m
Min. Side Yard (east)	4.0 m	4.7 m
Min. Rear Yard (north)	0.0 m	3.1 m
<b>Step backs</b>		
Min. Fronting Street	3.0 m	3.0 m
<b>Amenity Space</b>		
<b>Total Required Amenity Space</b>	<b>862.5 m<sup>2</sup></b>	<b>1475 m<sup>2</sup></b>
Common	340 m <sup>2</sup>	434 m <sup>2</sup>
Private		1041 m <sup>2</sup>
<b>Landscaping</b>		
Min. Number of Trees	0 trees	0 trees
Min. Large Trees	0 trees	0 trees

PARKING REGULATIONS		
CRITERIA	UC <sub>1</sub> ZONE REQUIREMENTS	PROPOSAL
<b>Total Required Vehicle Parking</b>	<b>89 stalls</b>	<b>84 stalls</b>
Residential	77	
Visitor	12	
Other Reduction	-5 Bonus Bike Parking	
Ratio of Regular to Small Stalls	Min. 50% Regular Max. 50% Small	67% Regular 33% Small
Bicycle Stalls Short-Term	6 stalls	6 stalls
Bicycle Stalls Long-Term	98 stalls	111 stalls
Bonus Stalls Provided for Parking Reduction		y
Bike Wash & Repair		y

## 6.0 Application Chronology

Application Accepted: January 12, 2024  
Adoption of Zone Amending Bylaw: N/A

**Report prepared by:** Mark Tanner, Planner II  
**Reviewed by:** Jocelyn Black, Urban Planning Manager  
**Reviewed by:** Nola Kilmartin, Development Planning Department Manager  
**Approved for Inclusion:** Ryan Smith, Divisional Director, Planning & Development Services

### Attachments:

Attachment A: Draft Development Permit DP24-0009

Schedule A: Site Plan & Floor Plans

Schedule B: Elevations & Sections

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Renderings

For additional information, please visit our Current Developments online at [www.kelowna.ca/currentdevelopments](http://www.kelowna.ca/currentdevelopments).