



City of
Kelowna

DP24-0009

578, 580, 586, 590, 602 Coronation Ave

Development Permit

Purpose

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

Development Process

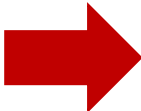


Jan 12, 2024

Development Application Submitted



Staff Review & Circulation



May 27, 2024

Development Permit



Council Approvals



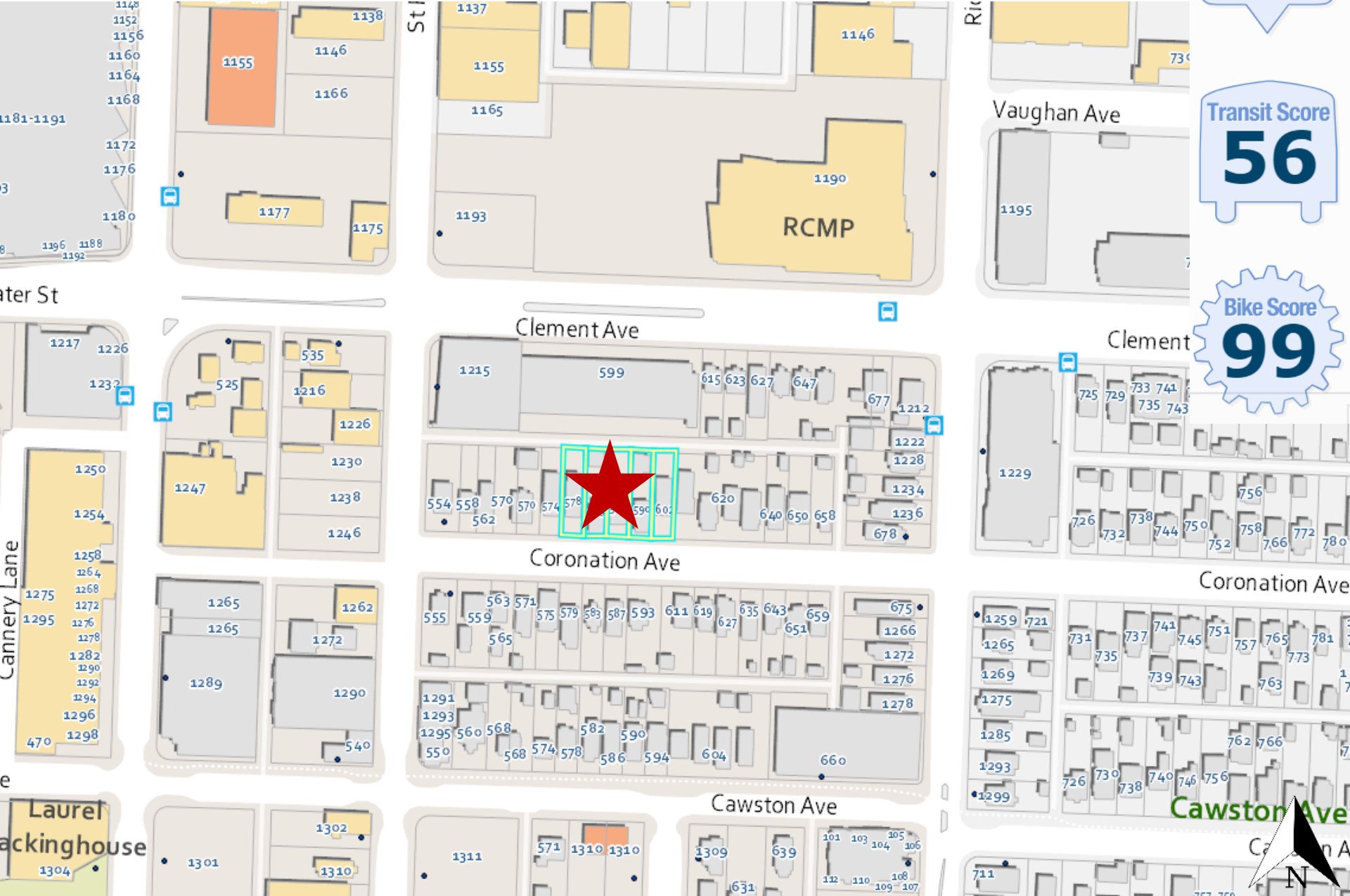
Building Permit

Context Map

Walk Score
92

Transit Score
56

Bike Score
99



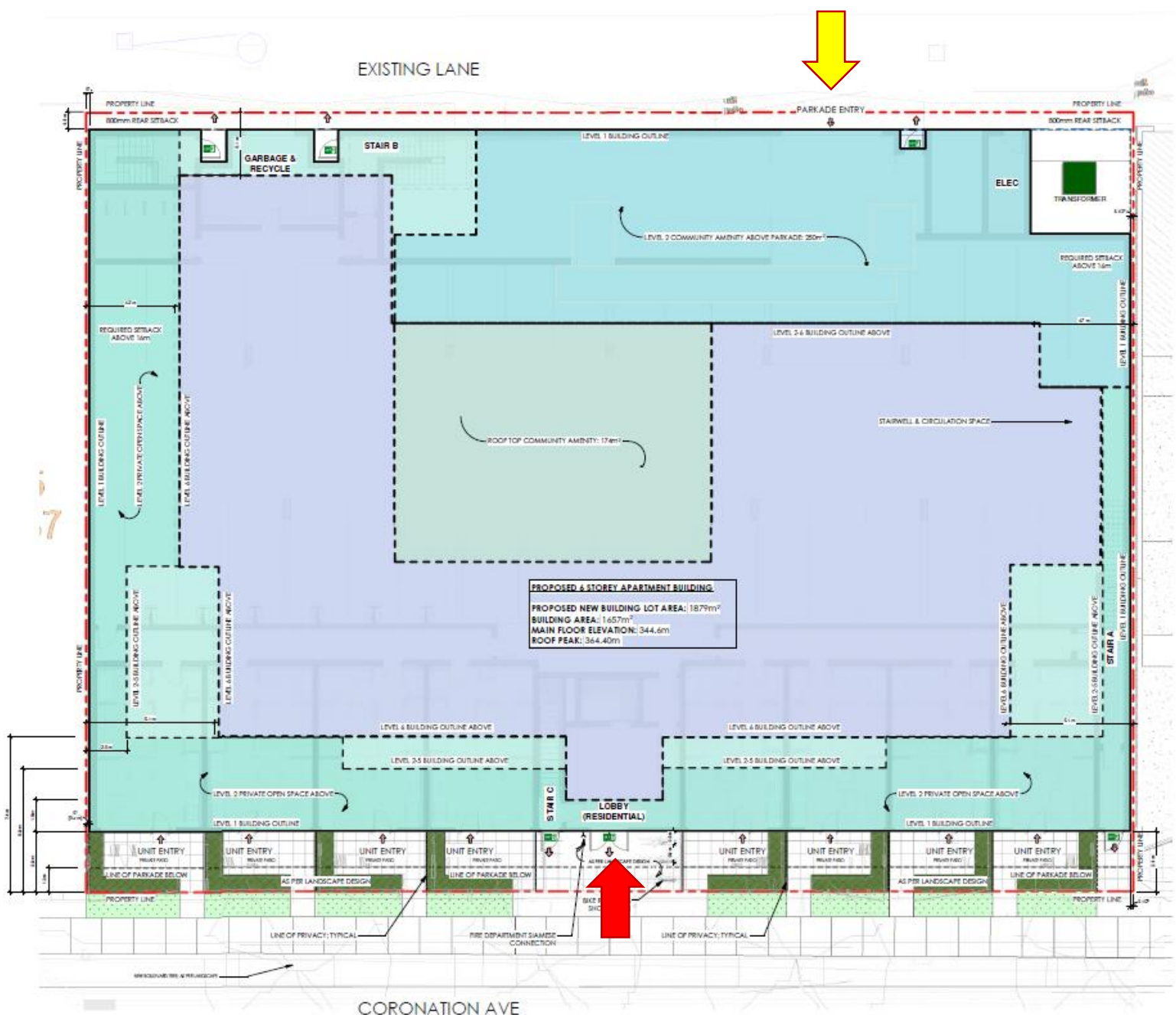
Subject Property Map



Technical Details

- ▶ 6-storey apartment building
 - ▶ 85 units
 - ▶ 4 bachelor units
 - ▶ 63 one-bedroom units
 - ▶ 11 two-bedroom units
 - ▶ 84 parking stalls in structured parkade
 - ▶ Vehicle access from lane
 - ▶ 111 long-term bicycle spaces
 - ▶ Amenity space
 - ▶ Two rooftop amenity areas

Site Plan



CORONATION AVE

PROPOSED 6 STOREY APARTMENT BUILDING
PROPOSED NEW BUILDING LOT AREA: 1879m²
BUILDING AREA: 14657m²
MAIN FLOOR ELEVATION: 344.6m
ROOF PEAK: 364.40m

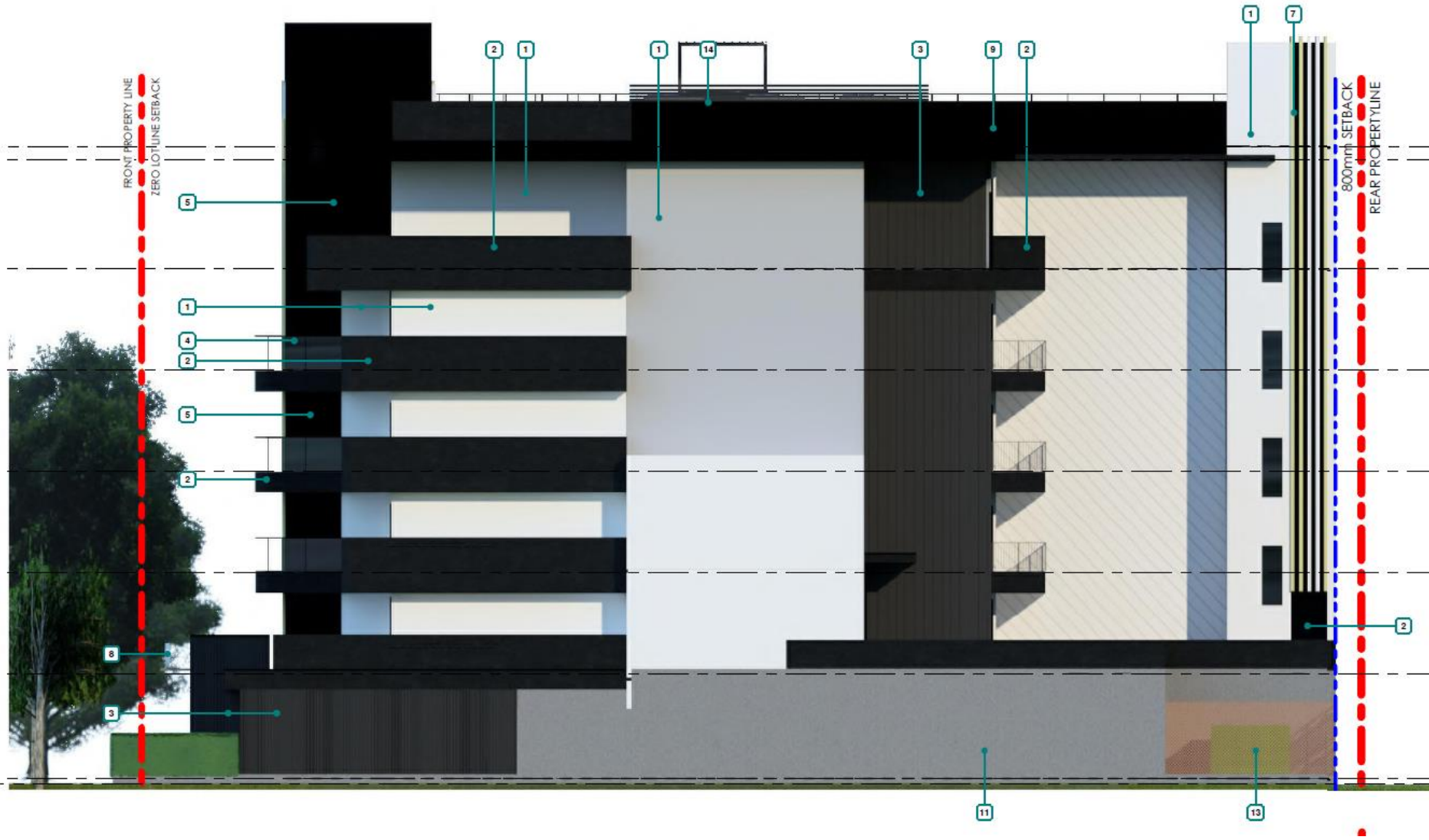
Elevation – South



Elevation – North



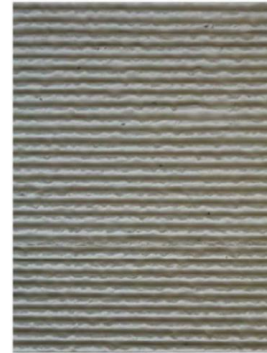
Elevation – East



Elevation – West



Materials Board

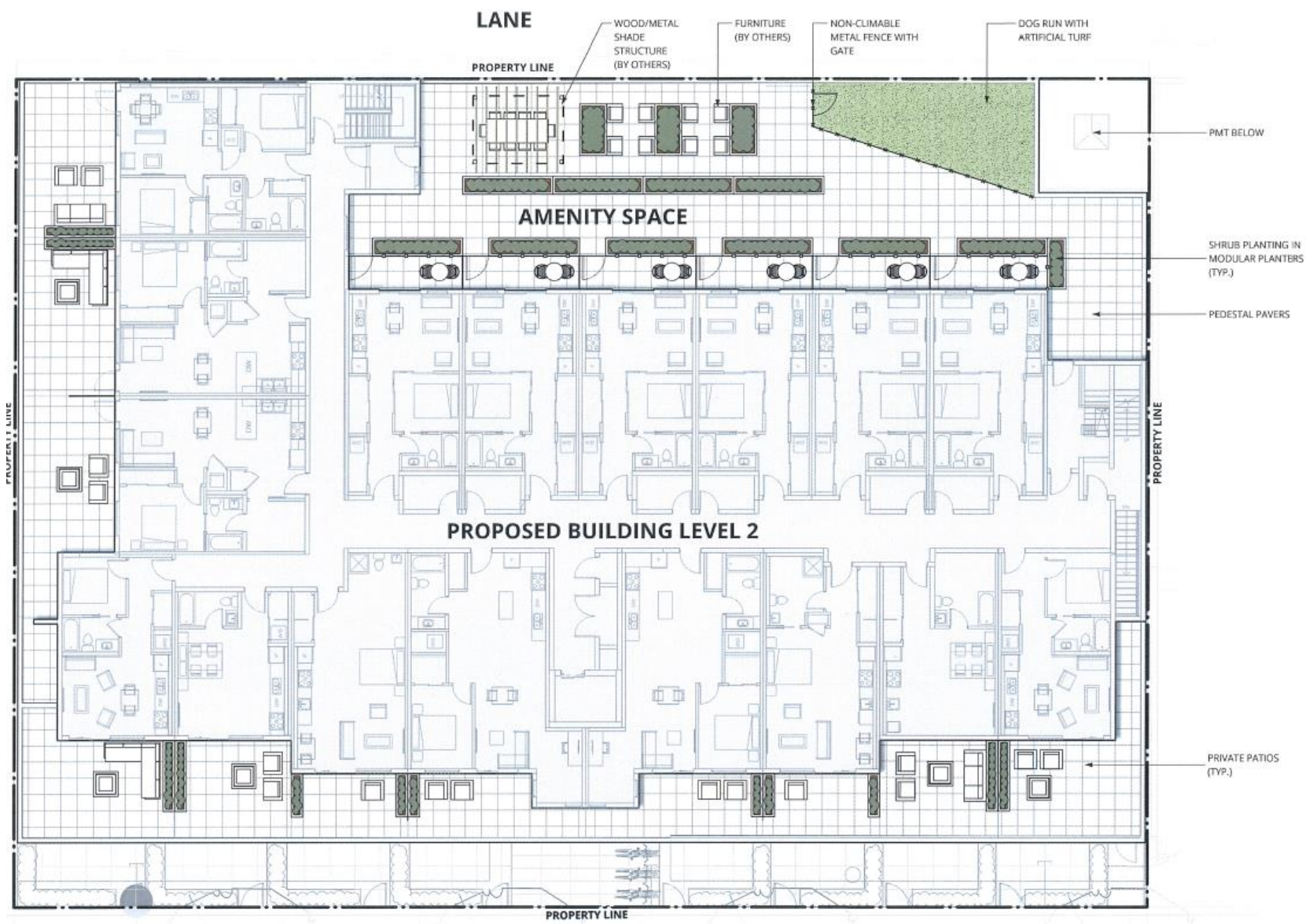


Landscape Plan

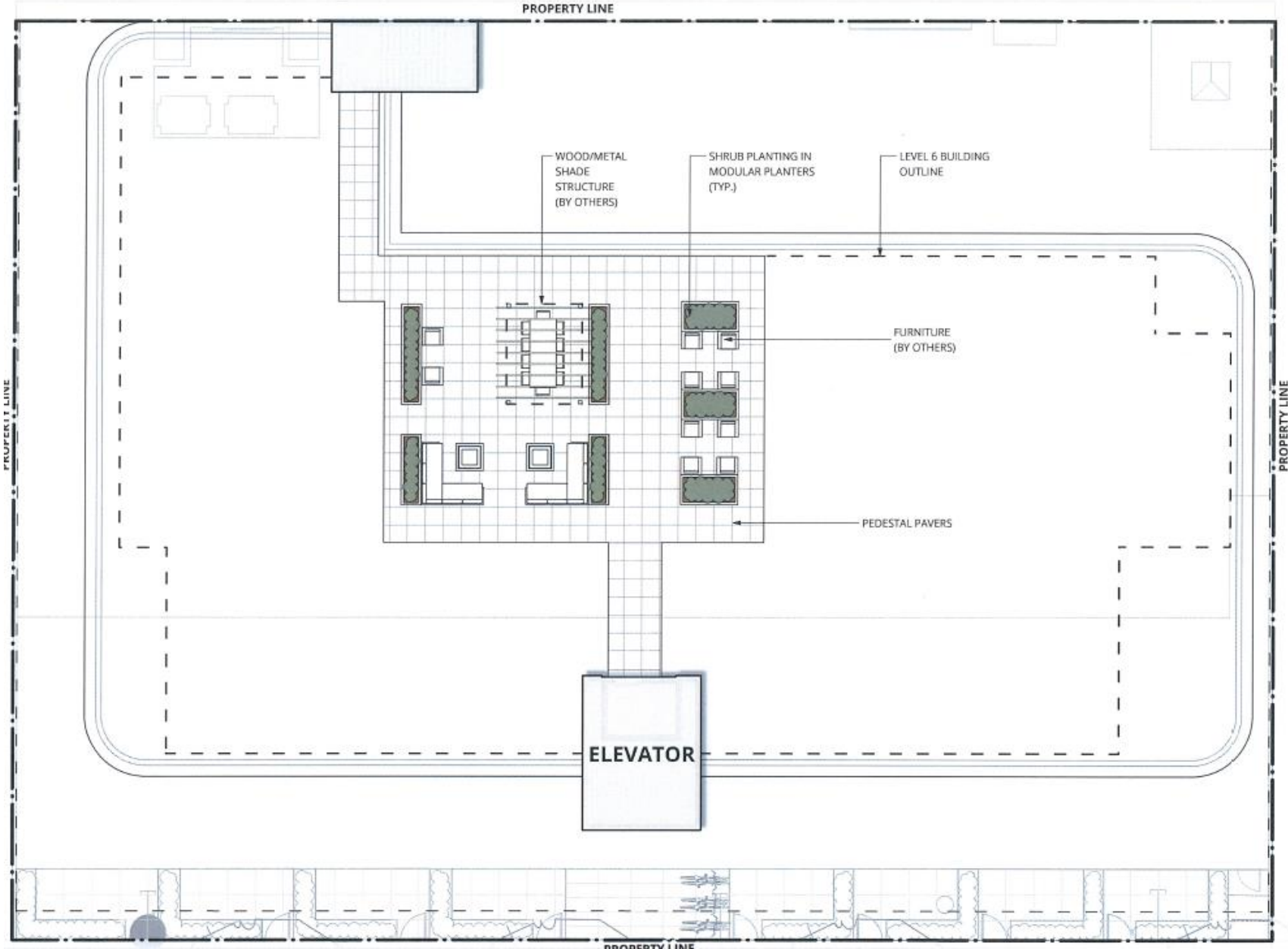


CORONATION AVE

Landscape Plan – 2nd Level



Landscape Plan - Rooftop



Rendering – South



Rendering – Context



OCP Design Guidelines

- ▶ Orienting primary building façades to the street and designing ground floor units with individual entrances and patios
- ▶ 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 transformer along the lane

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ No variances are required