



City of  
**Kelowna**

Z22-0032  
555 to 659 Coronation Ave  
Early Consideration

# Proposal

- ▶ To consider a Staff recommendation to **NOT** rezone the subject properties that would facilitate a mixed-use development.

# Development Process

May 4, 2022

Development Application Accepted

Staff Review & Circulation

July 25, 2022

Early Consideration

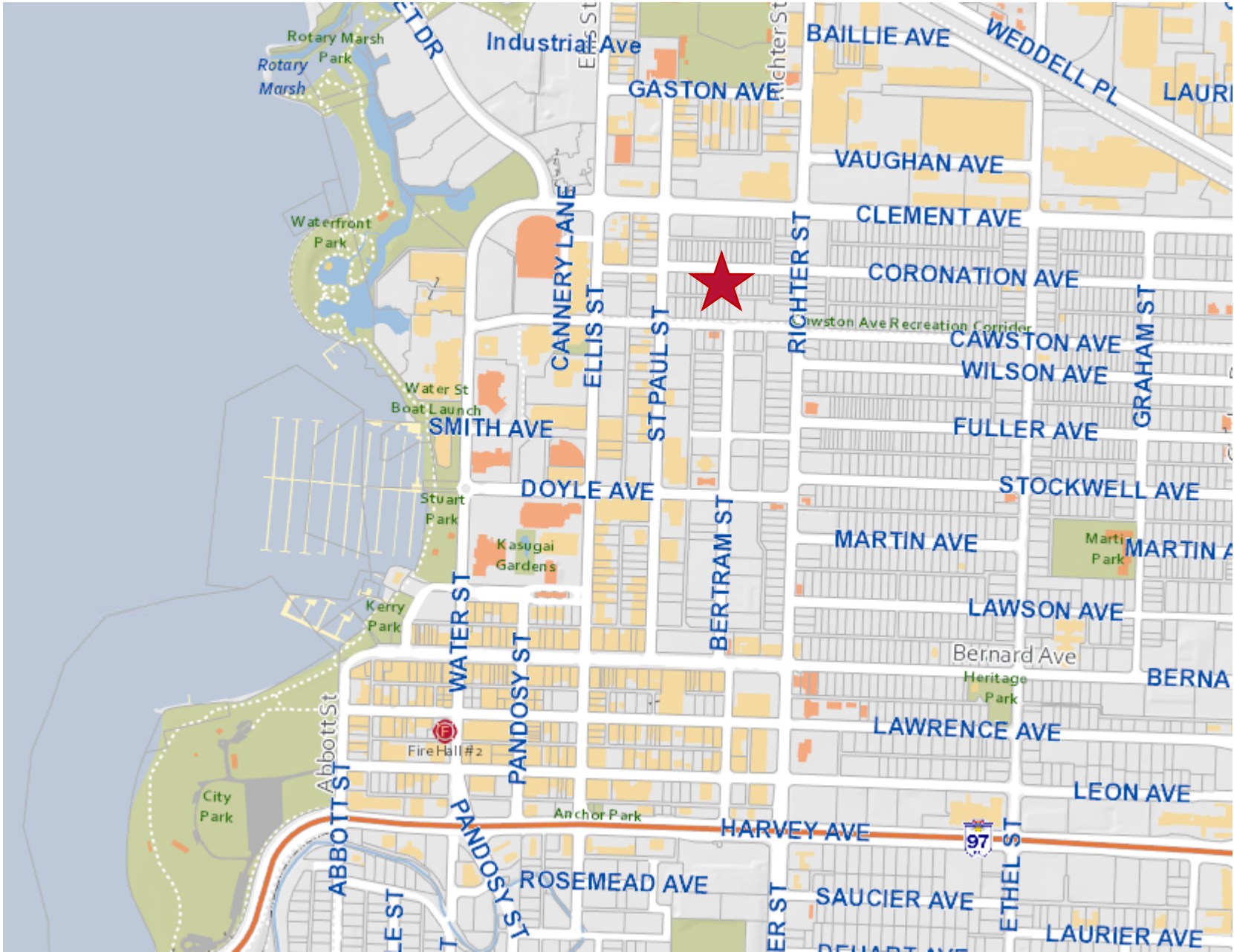
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OR

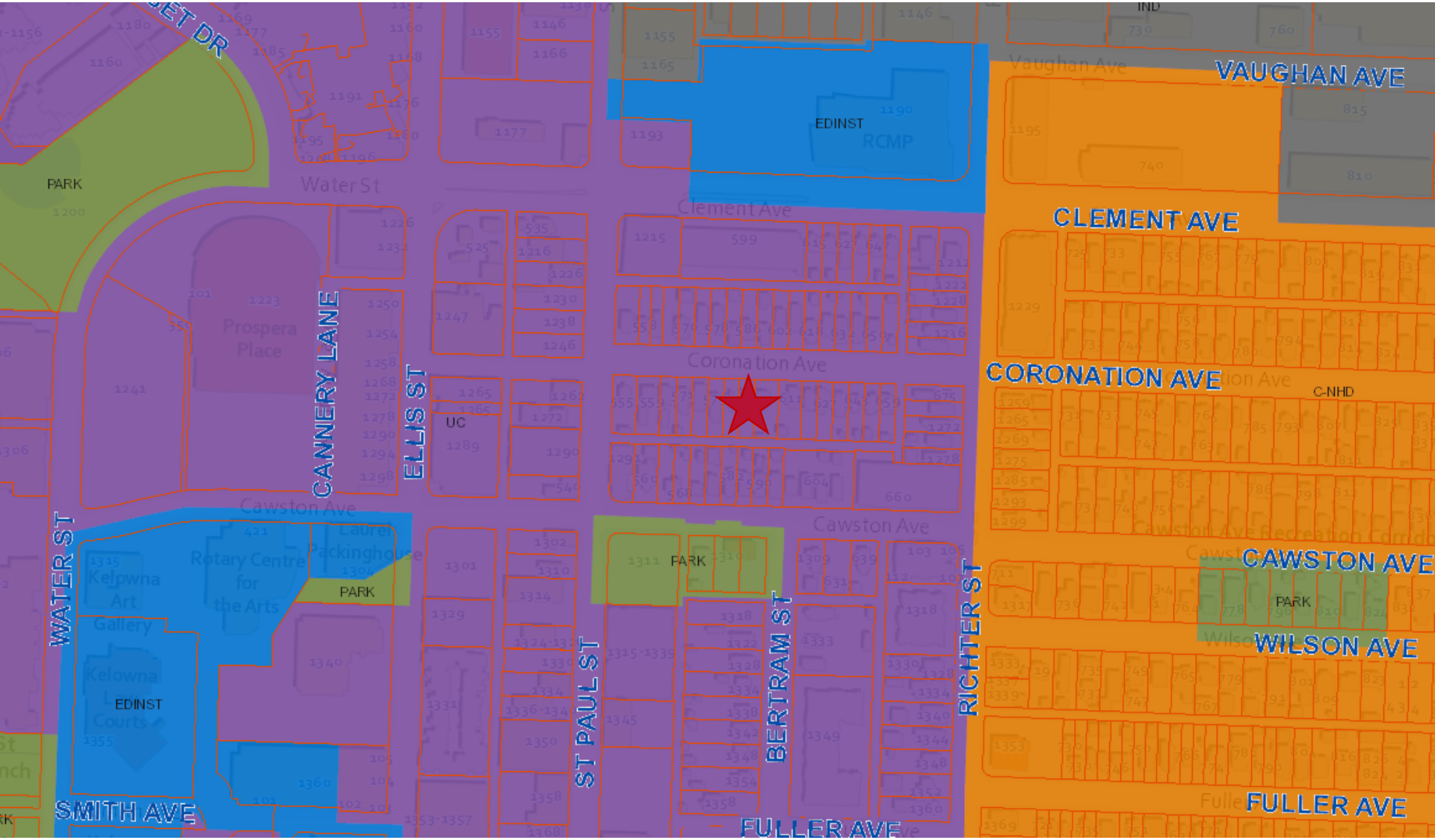
Application processed in accordance  
the Development Application and  
Heritage Procedures Bylaw No.12310.



# Context Map



# Future Land Use Map

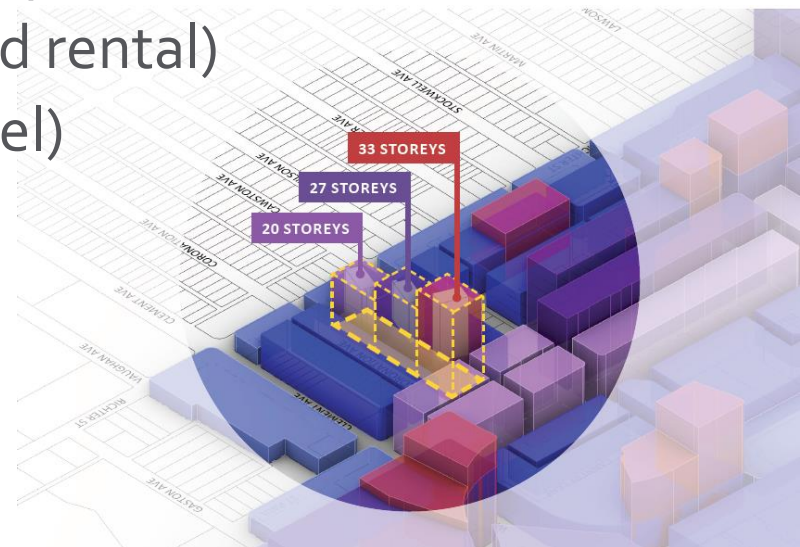


# Subject Properties Map



# Technical Details

- ▶ Development Permit drawings not yet finalized
- ▶ Preliminary proposal:
  - ▶ Mixed-Use development
  - ▶ Three high-rise towers
    - ▶ 33 storeys, 27 storeys, 20 storeys
  - ▶ Approx. 708 units (both condo and rental)
  - ▶ Commercial uses (including a hotel)
  - ▶ Proposed FAR of 6.0



# Site Plan



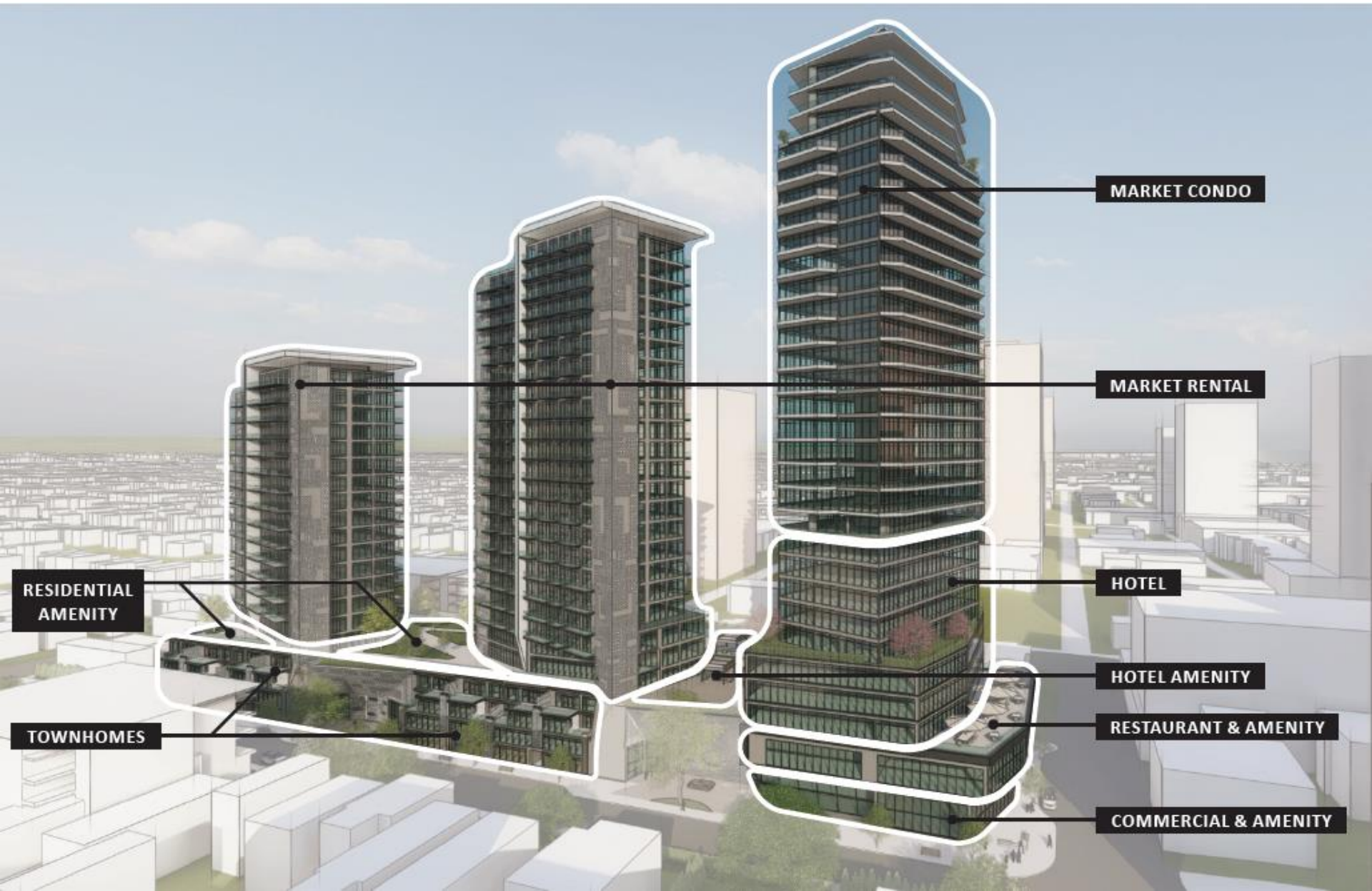


# Renderings (Looking South)



City of Kelowna

# Renderings (Looking South)



**RESIDENTIAL AMENITY**

**TOWNHOMES**

**MARKET CONDO**

**MARKET RENTAL**

**HOTEL**

**HOTEL AMENITY**

**RESTAURANT & AMENITY**

**COMMERCIAL & AMENITY**

# Draft Zoning Bylaw No. 12375

- ▶ Properties will be rezoned to UC<sub>1</sub> – Downtown Urban Centre zone upon adoption of Bylaw No. 12375
- ▶ Should Council support the alternate recommendation, options for processing this application could include:
  - ▶ Creation of a unique Comprehensive Development zone
  - ▶ A site-specific text amendment to permit additional height and density on the properties

# Draft Zoning Bylaw No. 12375

## ▶ Height

### ▶ Permitted:

- ▶ 12 storeys permitted
- ▶ 15 storeys could be granted through height bonusing provisions

### ▶ Proposed

- ▶ 33 storeys, 27 storeys, 20 storeys

## ▶ Density

### ▶ Permitted

- ▶ 3.3 FAR permitted
- ▶ Additional 0.5 FAR could be permitted through density bonusing provisions (maximum 3.8 FAR total)

### ▶ Proposed

- ▶ 6.0 FAR

26 storeys

20 storeys

12 storeys

6 storeys

3 storeys

Park

Transit Supportive Corridor

This map illustrates policy guidance outlined in Chapter 4: Urban Centres. More detailed guidance for building heights can be found under Objective 4.4.

This map is for general information only. The City of Kelowna does not guarantee its accuracy. All information should be verified.



# Application Considerations

- ▶ Massing and Visual Impact
  - ▶ Building Heights
    - ▶ Shadow Study
- ▶ Development Engineering Requirements
  - ▶ Traffic Impact Assessment
  - ▶ Road dedication and improvements
- ▶ Utilities
- ▶ Council Policy No. 367

# Development Policy

- ▶ Official Community Plan
  - ▶ Map 4.1 Downtown Building Heights
    - ▶ Policy 4.4.3 Taller Downtown Buildings
  - ▶ Objective 4.9 – Transition sensitively to adjacent neighbourhoods and public spaces
    - ▶ Adjacent to properties a maximum of 6 storeys in height
  - ▶ Policy 4.17.2 High Streets
    - ▶ Above grade commercial and hotel uses are intensive and bleed into residential areas.

# Staff Recommendation

- ▶ Staff recommend **non-support** for the application
  - ▶ Concerns regarding height and density





*Conclusion of Staff Remarks*