
CITY OF KELOWNA

MEMORANDUM

Date: November 6, 2023
File No.: Z23-0070
To: Urban Planning (KB)
From: Development Engineering Manager (NC)
Subject: 627-659 Coronation Ave UC1 to UC1r

The Development Engineering Department has the following comments associated with this application to rezone the subject properties rezone the subject property from UC1 – Downtown Urban Centre to UC1r – Downtown Urban Centre (Rental Only) to facilitate a rental apartment housing development with a childcare centre, major.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP23-0184.

The Development Engineering Technologist for this file is Sarah Kelly (skelly@kelowna.ca).

1. **GENERAL**

- a. The following comments and requirements are valid for a period of one (1) year from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.

2. **PROPERTY-RELATED REQUIREMENTS**

- a. A Transportation Assessment is required of this development to assess connectivity with and impacts to the surrounding transportation network. The results of this assessment may inform additional requirements. Please contact the development technician for this file to obtain terms of reference for completing the analysis.
- b. Approximately 0.8 m road dedication along the entire frontage of North-South Lane is required to achieve a ROW width of 7.6 m in accordance with OCP Functional Road Classification objectives.
- c. Approximately 0.8 m road dedication along the entire frontage of East-West Lane is required to achieve a ROW width of 7.6 m in accordance with OCP Functional Road Classification objectives.
- d. Road dedication at the corner of Coronation Ave and North-South Lane is required as necessary to provide 3m x 3m corner cut.
- e. Road dedication at the corner of North-South Lane and East-West Lane is required as necessary to provide 5m x 5m corner cut.



Nelson Chapman, P.Eng.
Development Engineering Manager

SK



Planner Initials **KB**

THIS DRAWING MUST NOT BE SCALED. THE GENERAL CONTRACTOR SHALL VERIFY ALL DIMENSIONS, DATUMS AND LEVELS PRIOR TO COMMENCEMENT OF WORK. ALL ERRORS AND OMISSIONS MUST BE REPORTED IMMEDIATELY TO THE CONSULTANT. THIS DRAWING IS TO BE USED IN CONJUNCTION WITH ALL OTHER DRAWINGS AND SPECIFICATIONS. VARIATIONS AND MODIFICATIONS TO WORK SHOWN SHALL NOT BE CARRIED OUT WITHOUT WRITTEN PERMISSION FROM THE CONSULTANT. THIS DRAWING IS THE EXCLUSIVE PROPERTY OF THE CONSULTANT AND CANNOT BE REPRODUCED, COPIED, OR LOANED WITHOUT PERMISSION OF THE CONSULTANT.

CLIENT: Coronation Holding Ltd.
235-117 156 Street E.
North Vancouver, BC V7L 2P7
Contact: Ali Mammadov
6045624252

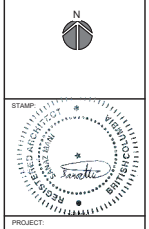
CONSULTANT: Architectural Consultant
MANU ARCHITECT INC.

Architect: Sameer Khan
E-mail: man@maninc.com
Address: 1000 West Pender Street, West Vancouver
Tel: 778-622-7853

NORTH POINT:

ISSUED FOR DEVELOPMENT PERMIT

Issued for DP Revision	May 20th, 2024
Issued for DP	See 15th, 2023
Drawing Issue	Date



PROJECT:
Coronation Ave. Rental
659-651-643-635-627
Coronation Ave., Kelowna

DRAWING:
SITE PLAN

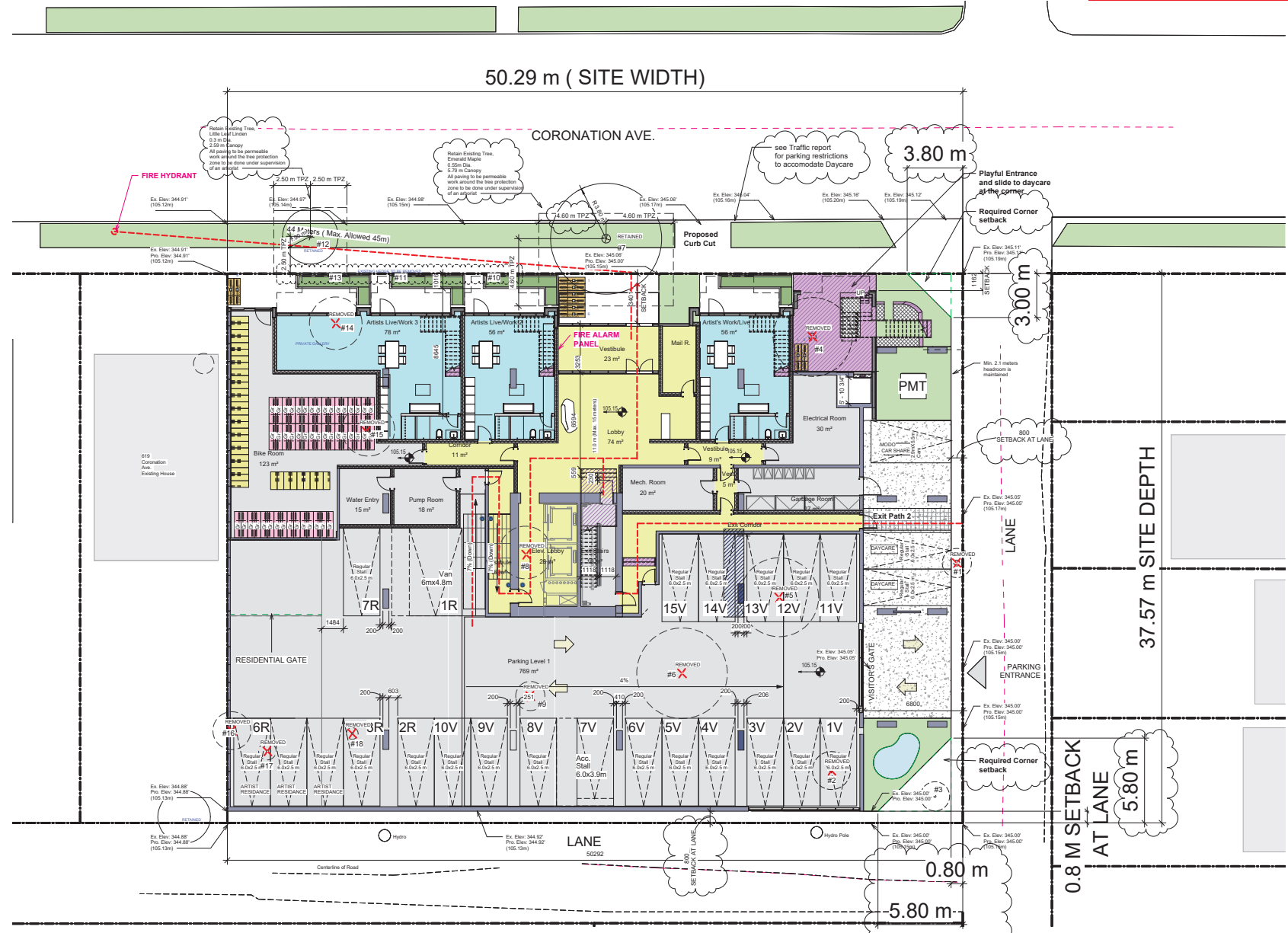
START DATE:

DRAWN BY:

SHEET NUMBER:

A01

50.29 m (SITE WIDTH)



Site plan- Coronation
1: 120

NEIGHBOUR NOTIFICATION SUMMARY REPORT:

DATE: Aug. 12th, 2024

PROJECT: Rental Towers, Kelowna

ADDRESS: 627-659 Coronation Ave., Kelowna, BC

DATE OF THE MAIL OUT: All mail was sent out to the addresses within the 50 meter radius of the site on July 1st of 2024. A copy of the notification report is at the end of this summary report.

FEEDBACK OR KEY ISSUES: We received one feedback from a neighbor that was asking if the enclosure of the parking is a blank concrete wall in front of his apartment. We explained that it is not a concrete wall. It's a perforated metal mesh with planters that have evergreen hanging plants above it to cover the enclosure with greenery. The same neighbor was concerned about the number of parking stalls being too low. We explained that there will be a MODO car available to the residents plus bonus number of bicycle storage that are designed to be easily accessible.


ADDRESSES: We have attached the addresses that were used for mail out at the end of this summary report.

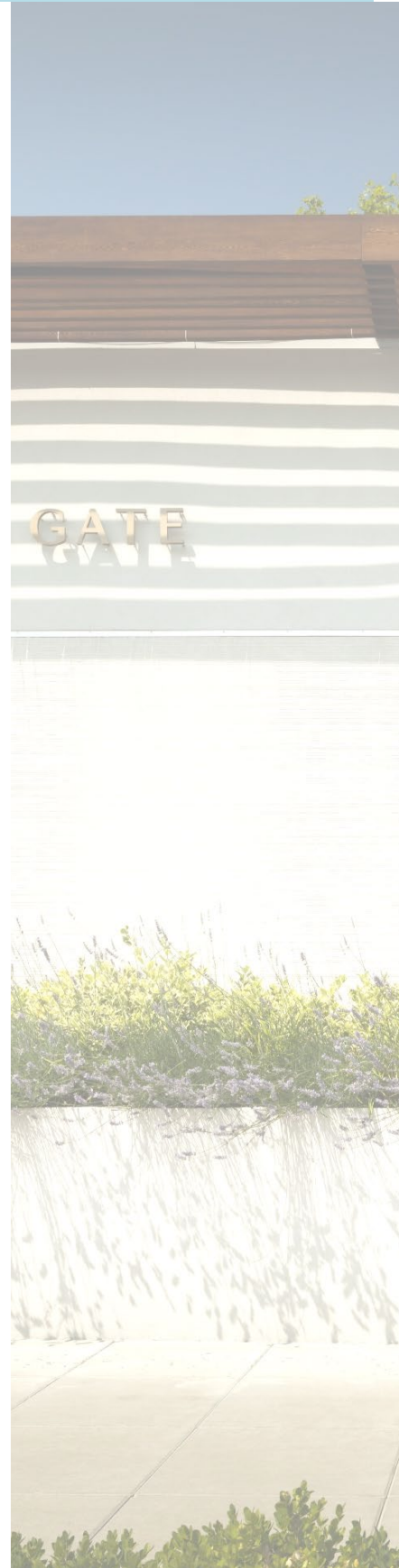
CHANGES FOLLOWING THE FEEDBACK: We have not made changes as the result of the feedback period.

Architect's Signature:

Sanaz Mani

DATE:Aug. 12th, 2024

ATTACHMENT	C
This forms part of application	
# Z23-0070	
Planner Initials	KB
	
City of Kelowna COMMUNITY PLANNING	



NEIGHBOUR NOTIFICATION:

DESCRIPTION: Dear neighbours we are notifying you regarding a new Rental Only Housing Development near your property that will be presented to council.

REZONING APPLICATION: UC1 – Downtown Urban Centre to UC1r – Downtown Urban Centre Rental Only.

STOREYS: Requesting the variance to increase the height from 15 storeys to 19 storeys. **UNITS:** 138

FSR: 4.75 (Meets max. allowed FSR of 4.75) **HEIGHT:** 55.7m (Meets Max. allowed height of 56 m)

LOCATION: 659-651-643-635-627 Coronation Ave., Kelowna BC

PARKING: 92 residential, 2 Daycare stalls, 1 Car share

This project consists of 138 purpose-built rental apartment homes, plus a child care center. The development aims to create a community within a tower that celebrates and fosters Kelowna’s art community, children, and the environment. This project proposes the minimum number of parking stalls by taking advantage of all the parking reduction bylaws, providing bonus number of bicycle stalls and one carshare.

The proposed childcare center will supply the neighbourhood with much needed child care services with its own separate access and elevator at the corner of Coronation Ave and the lane. The child care center connects to the neighbourhood by a small playground at its entrance. Three unique artist residences at grade will integrate art into the fabric of the city. Bird friendly design for the windows is one of the sustainable measures utilized in this project that protects Kelowna’s wildlife and biodiversity.



The development commits to contributing to the public amenity and street scape funding.

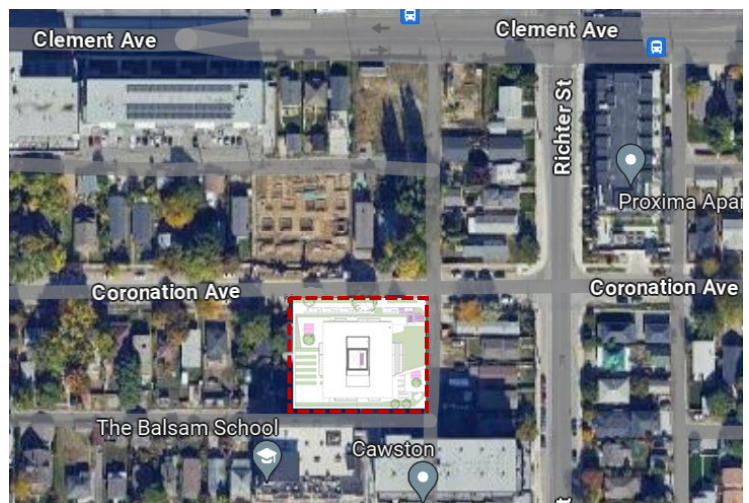
FILE NUMBERS: Z23-0070, DP23-0184 and DVP23-0185

APPLICANT’S CONTACT INFORMATION:

Mani Architect Inc.
 Architect: Sanaz Mani
 Email: Sanaz.bouhouse@gmail.com
 Telephone: 7788627093

STAFF’S CONTACT INFORMATION:

Kimberly Brunet RPP, MCIP
 Planner Specialist | City of Kelowna
 250-469-8637 | kbrunet@kelowna.ca



Addresses used for mail out – 50 m radius to 627-659 Coronation Ave.

Address
586 Cawston Ave V1Y6Z4
590 Cawston Ave V1Y6Z4
594 Cawston Ave V1Y6Z4
101 604 Cawston Ave
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104 604 Cawston Ave
301 604 Cawston Ave
401 604 Cawston Ave
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ATTACHMENT **C**

This forms part of application
Z23-0070



City of
Kelowna
COMMUNITY PLANNING

Planner
Initials

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593 Coronation Ave V1Y7A2
602 Coronation Ave V1Y7A1
611 Coronation Ave V1Y7A2
619 Coronation Ave V1Y7A2
620 Coronation Ave
627 Coronation Ave V1Y7A2
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658 Coronation Ave V1Y7A1
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678 Coronation Ave V1Y7A1
1234 Richter St V1Y2K9
1236 Richter St V1Y2K9
1266 Richter St V1Y2L2
1272 Richter St V1Y2L2
1276 Richter St V1Y2L2
1278 Richter St V1Y2L2

ATTACHMENT C

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