

CORONATION AVENUE REDEVELOPMENT

SAFARICAPITAL

Early Consideration Application for Rezoning and Development Variance Permit



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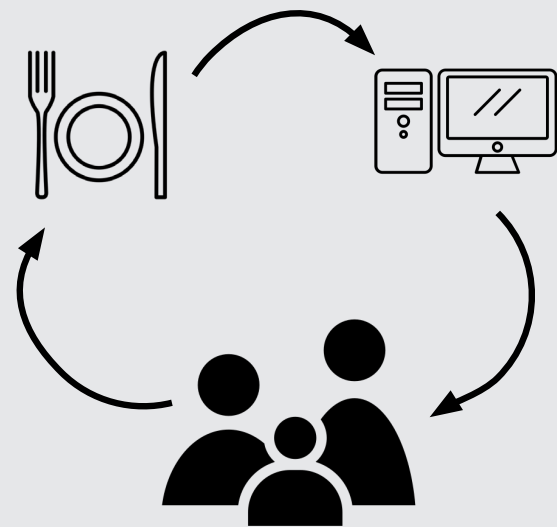
SECTION 01

INTRODUCTION

Coronation Avenue Redevelopment | Rezoning

1.1 BIG IDEAS

Coronation Avenue Redevelopment



Community

A mixed use development that seeks to enhance existing and future communities through an adaptable and productive building programme.



Placemaking

A large parcel site that will enhance the surrounding neighbourhoods and provide a destination home-base in Kelowna's downtown.



Scale

A significant introduction of secured market rental housing, ownership housing, hotel accommodations and commercial job-generating uses and amenities.

1.2 EXECUTIVE SUMMARY

We are in full support for the process that the City has undertaken to engage its citizens and invested stakeholders over the past number of years, to gather feedback on the very important job of drafting an Official Community Plan that will serve the City for the next two decades. The growth and change that Kelowna has undergone over the past while has been remarkable. No longer solely dependent on tourism and agriculture, Kelowna’s economy is diverse and robust, infrastructure investments are significant, and the City is proving to be a regional hub, supported by the airport, world class educational institutions, medical facilities and new and diverse housing.

Safari Capital has invested in the future of Kelowna, by securing ownership control of most of the 600 block of the south side of Coronation Avenue. Over the past 8 months they have pulled together an exceptional team with the local knowledge and professional expertise necessary to carry a proposed redevelopment of this nature.

This assembled site is well-positioned at the north end of the Downtown area to build on the mix of commercial, institutional, and residential uses planned for St. Paul Street. While the OCP designates this block for potential redevelopment, the associated contemplated height guidance poses a limitation on achieving the full potential of what could be a very significant contribution to the downtown core. A variance to this height guidance would make way for this project to address the many goals identified in the 2040 OCP document.

With 45,000 new residents projected to call Kelowna home by 2040, the Downtown area is expected to accommodate upwards of 18% of the resulting residential demand, or approximately 8,100 net units over the next 19 years. Breaking that down further, that is roughly 426 units per year, every year until 2040.

Very few large full-block sites remain available for redevelopment in the Downtown area. Tower sites are often constrained, and their ability to step and terrace the built form to transition heights into surrounding context is therefore limited. With this site, we envision a collection of buildings that transition density down from the gateway corner at St. Paul Street down to the east. The proposed program for the property includes retail, office, hotel, strata condominium, and a significant proportion of secured, purpose-built market rental designed to cater to singles and students through to couples, families and possibly down-sizing locals.

The following principles underpin all aspects of the design of the Coronation Avenue Redevelopment project;

1. Neighbourhood enhancement through a variety of housing types.
2. Skyline enhancement through varying building heights, orientation and architectural vocabulary
3. Public realm enhancement through materials and residential massing at a pedestrian scale
4. Contextual sensitivity and urban edge to blend into the future urban landscape of downtown Kelowna



Aerial visualization of Proposed Coronation Avenue Redevelopment



Aerial visualization of Proposed Coronation Avenue Redevelopment

1.2 EXECUTIVE SUMMARY

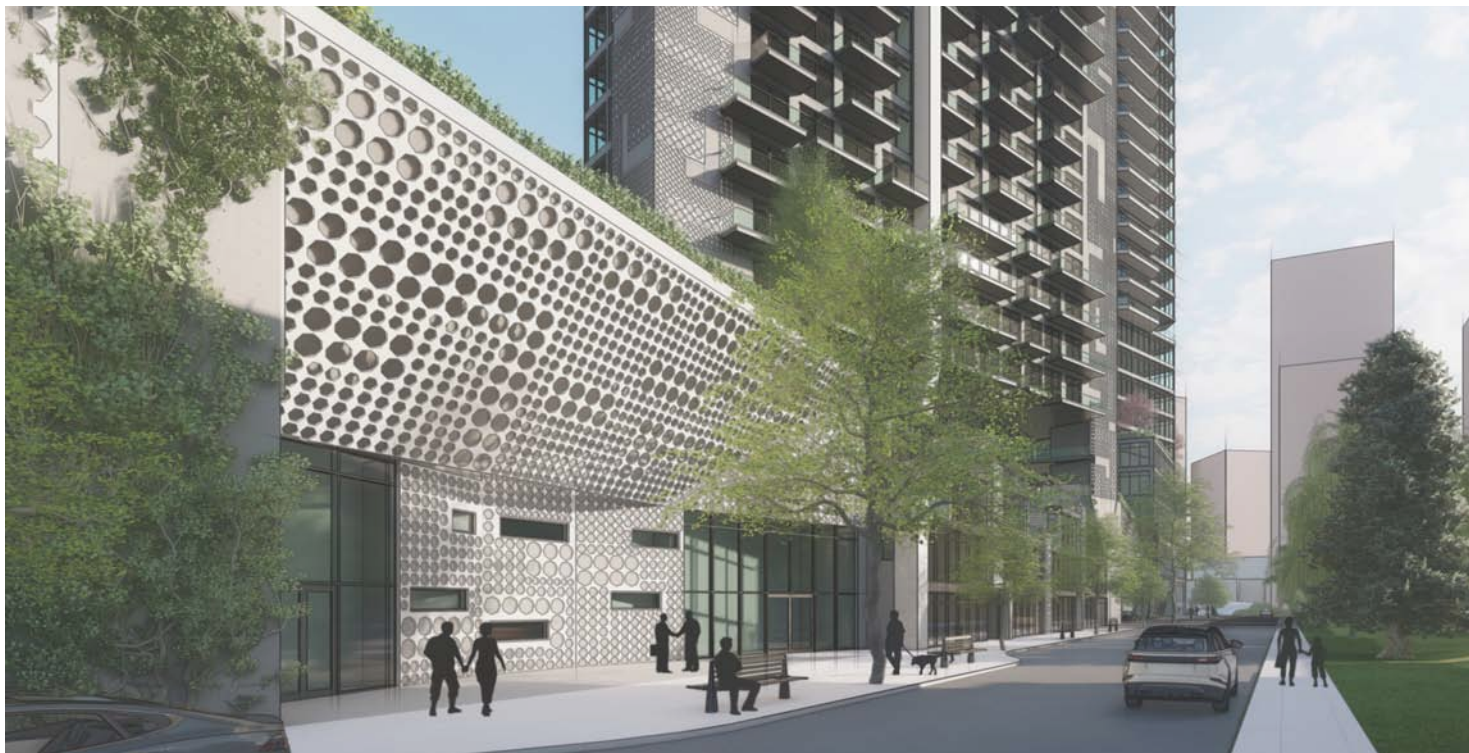
The OCP further identifies Coronation Avenue as a ‘Residential Street’ which suggests that the urban design of the base of the building and podium levels needs to be of a high quality and a sensitive scale to address future development plans for the north side of Coronation Avenue.

From a land use perspective, the site has a future land use designation of UC – Urban Centres, which is entirely appropriate given its location being firmly rooted in the highest density urban centre of the Downtown area.

“This future (Urban Centres) designation is characterized by the highest densities of mixed-use, commercial, institutional and residential uses in the city, as well as other uses that support a vibrant and growing urban neighbourhood. Commercial uses are located at grade with commercial and/or residential uses...” 2040 OCP, Pg. 30

Given the upcoming redevelopment of the 1300 block of St. Paul Street by UBC/Mission Group, of towers ranging in height from 18 storeys to 37 storeys in height, and the proposed heights and densities contemplated on the former Tolko Mills lands, the 600 block of Coronation Avenue will be a critical site to balance the scale and form at the north end of Downtown.

We therefore strongly recommend that a development variance permit be considered to increase the allowable building height and designate this block of Coronation Avenue between St. Paul Street and Richter Street as “13 Storeys or Higher”. With this designation we can begin a collaborative dialogue with the City about the potential of the site to deliver on the many priorities identified within the OCP.



Visualization of Proposed Coronation Avenue Redevelopment Along Coronation Avenue



Visualization of Proposed Coronation Avenue Redevelopment at the Intersection of St Paul Street

1.3 OCP POLICY

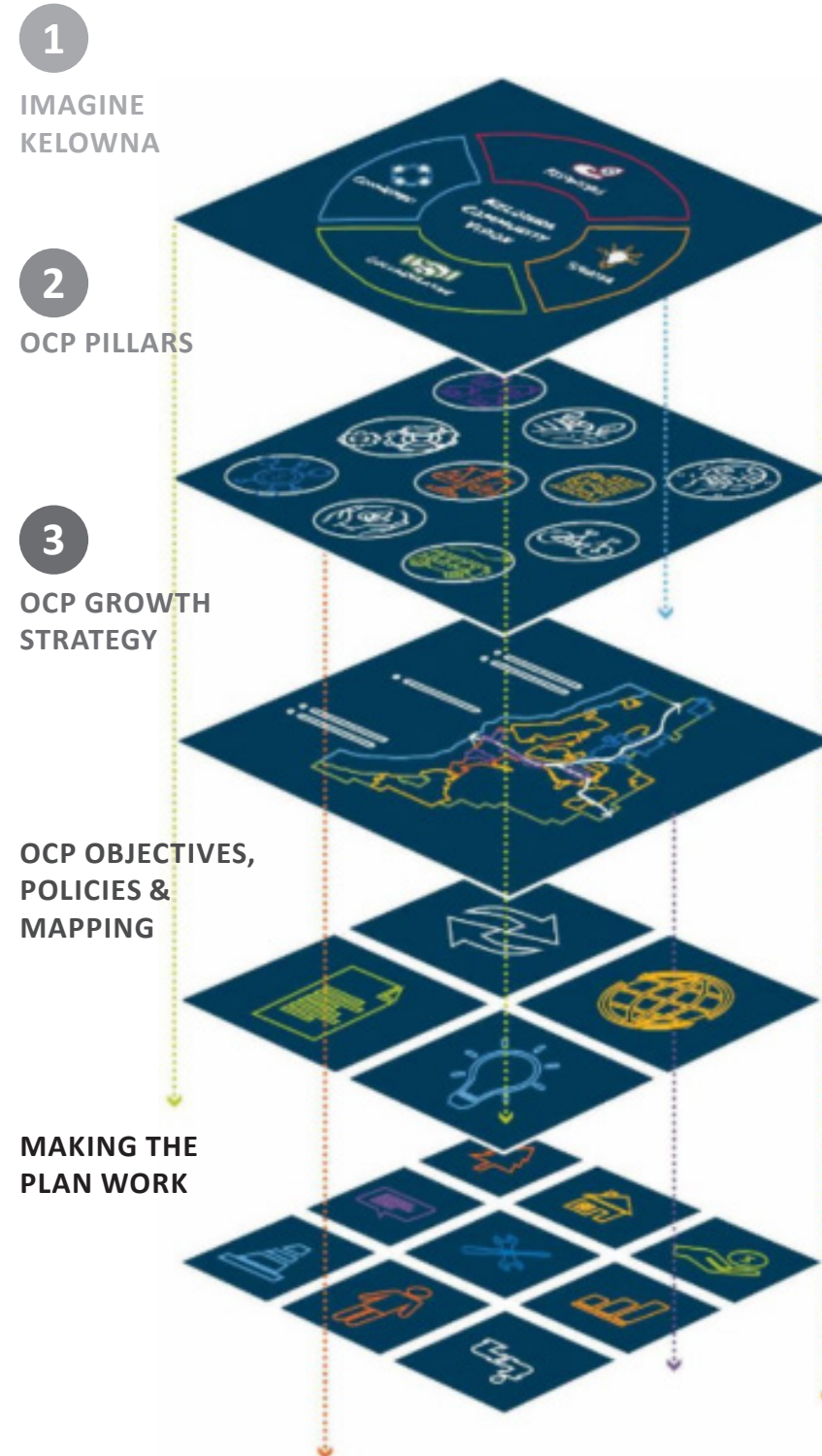
UC-1 Policies

OCP 2040 – Making the Plan Work

The proposed development along Coronation Avenue has the unique potential to transform a large parcel in the Downtown Urban Centre into a high density, mixed-use residential community. The 2040 OCP pillars inform every aspect of the design, and act as a framework to achieve Kelowna's vision for growth now and into the future.

"The Official Community Plan is a living document that provides direction on how Kelowna will evolve to 2040. While policies and decisions should be consistent with the Pillars, Growth Strategy, objectives, and the policies of the Plan, the Official Community Plan should be recognized as a flexible and adaptable document. Amendments to the plan from time to time are expected during its 20 year life to ensure that it adapts to a changing context."

Chapter 16 – p. 153



Official Community Plan Policy Framework
Source: City of Kelowna 2040 OCP



1.3 OCP POLICY

The future redevelopment of this significant city block may begin to address the OCP key “Pillars” in the following ways:

PILLAR	DESIGN RESPONSE
1 Focus Investment in Urban Centres	Site located in Downtown area, situated to capitalize on infrastructure investment and in turn will contribute to the area’s amenities and long-term viability.
2 Target Growth Along Transit Corridors	Coronation is considered a “Residential Street”, well connected with transit and in close proximity to the bus terminus, walkable and bikeable, ideally positioned to encourage mode-shift from vehicles as a primary mode of transport.
3 Promote More Housing Diversity	Development on this site would include market condo, market rental and student rental housing options. Lease-to-own models are also a very viable consideration.
4 Incorporate Equity Into City Building	Mixed-use site of this scope can contribute to the goal of equity and inclusivity, and restore and retain the historical fabric of the area through investment and sensitive engagement.
5 Protect Agriculture	Developing in the Urban Centre with range of housing and employment choices prevents impacts to natural areas, thereby protecting the agricultural assets surround the City Centre.

PILLAR	DESIGN RESPONSE
6 Stop Planning New Suburban Neighbourhoods	Developing in the Urban Centre intensifies use and amenity in walkable neighbourhoods, resulting in less sprawl.
7 Strengthen Kelowna as the Region’s Economic Hub	The provision of job space - including hotel, office and retail - as part of any future development for this site would be integral to the strength of the proposal. Educational institutions, emerging economy jobs, as well as industrial and agricultural jobs are all fundamentally underpinned by access to appropriate and affordable housing choices to ensure the economy stays strong, competitive and serves the local population.
8 Prioritize Sustainable Transportation and Shared Mobility	Walkability and renewed public realm will be key features to any future proposal including a heavy emphasis on bike and electrification infrastructure, and the promotion of one-way and two-way car share (and bike/scooter share).
9 Take Action on Climate	Ambitious targets modelling the BC Step Code and other regionally accepted building performance targets will be set for this project.
10 Protect and Restore Our Environment	A high-performance building, located in a walkable, transit connected area, with rich and diverse amenities, jobs and housing will have a direct positive impact on the existing natural environment.

1.4 DEVELOPMENT STATISTICS



↑ Parcel Assembly | 500-600 Block, Coronation Avenue

ASSEMBLED LOT AREA	73,416 sf	ADDRESS	500 Block Coronation Avenue, Kelowna
FLOOR AREA, NET (APPROX)	447,782 sf	PROPOSED ZONING	C7
PROPOSED FAR	6.0		High Density, Mixed Use
PROPOSED PARKING	667 Stalls		Short- and Long-Term Rental
			Accommodation, Residential,
			Commercial

PROJECT STATISTICS

TOWER 1	HOTEL & CONDO	UNITS / AREA
Levels 1 - 5	Commercial + Restaurant	21,475 sf (1,995 sm)
Levels 5 - 7	Commercial + Amenity	21,680 sf (2,015 sm)
Levels 8 - 13	Hotel Guestroom (16 units x 5 levels)	80
Levels 14 - 30	Market Condo (11 units x 16 levels)	176
Levels 31 - 33	Market Condo Penthouse (2 units x 3 levels)	6
		262 units
TOWER 2	MARKET RENTALS	UNITS / AREA
Levels 5 - 7	Podium, Amenity	26,000 sf (2415 sm)
Levels 8 - 25	Market Rental (12 units x 18 levels)	216
Level 26	Market Rental (6 units)	6
		222 units
TOWER 3	STUDENT RENTAL APARTMENTS	UNITS / AREA
Level 5	Podium Rooftop Amenity	6,545 sf (610 sm)
Levels 5 - 19	Market Rental (15 units x 14 levels)	210
Level 20	Market Rental (6 units)	6
		216 units
TOWNHOMES		
Townhomes		8
TOTAL		8 units

UNIT SUMMARY		AREA SUMMARY	
Hotel	80	Commercial	6,040 sf
Condo	182	Restaurant	7,705 sf
Rental	438	Hotel Amenity	29,410 sf
Townhomes	8	Tower 2 Amenity	26,000 sf
TOTAL	708 units	Tower 3 Amenity	6,545 sf
		TOTAL	75,700 SF

SECTION 02

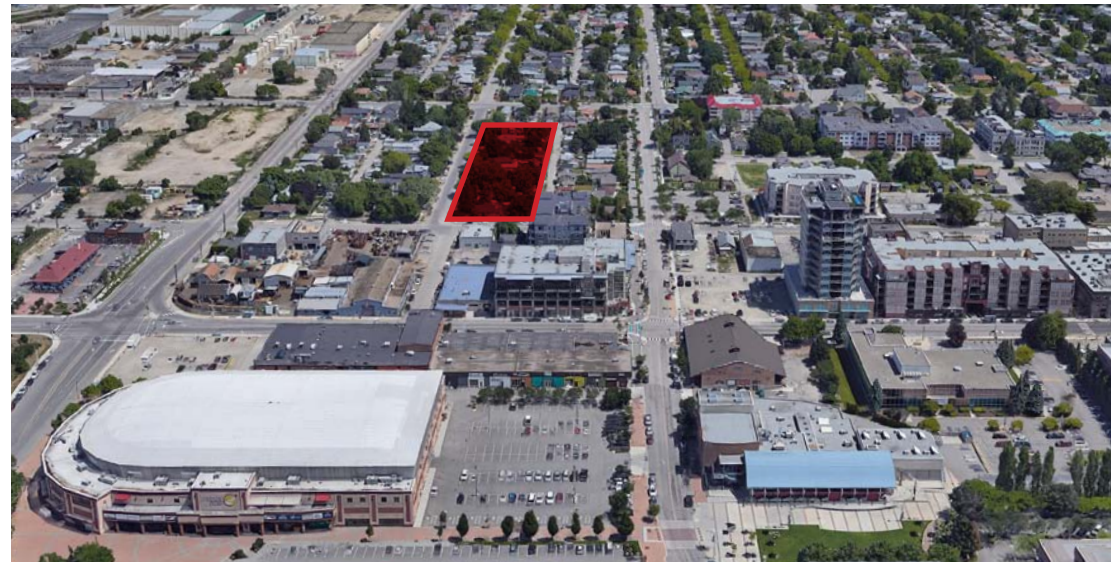
SITE CONTEXT

Coronation Avenue Redevelopment | Rezoning

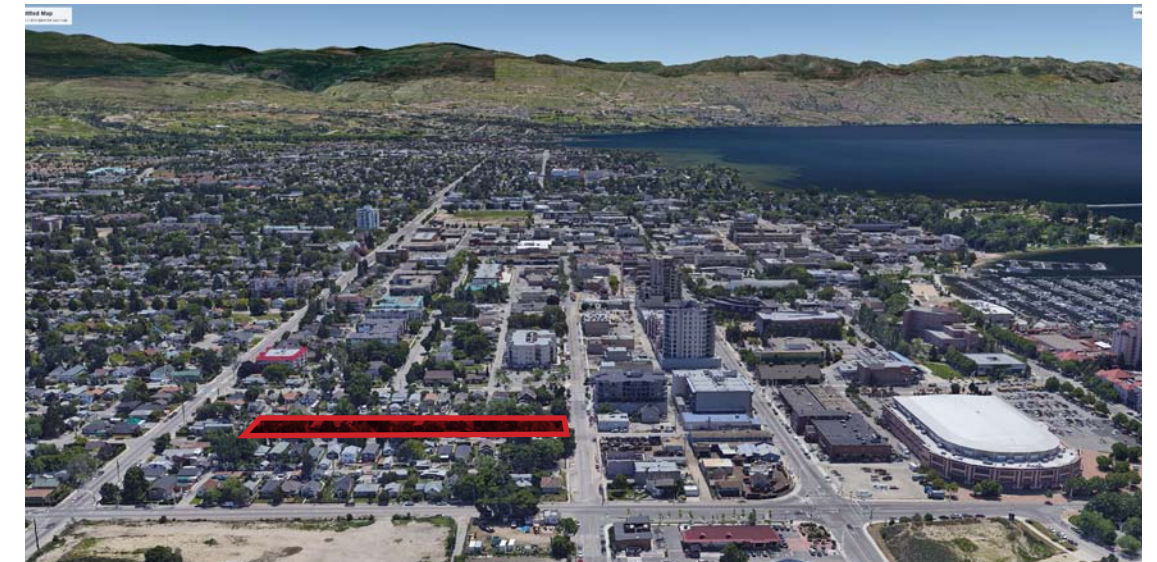
2.1 SITE DESCRIPTION

Regional Context

The Coronation Avenue redevelopment site is a 16 parcel land assembly, surrounded to the south and east by lane access. The site predominantly fronts Coronation Avenue, and is anchored at the corner of St Paul Street, on the edge of Kelowna's downtown Cultural District.



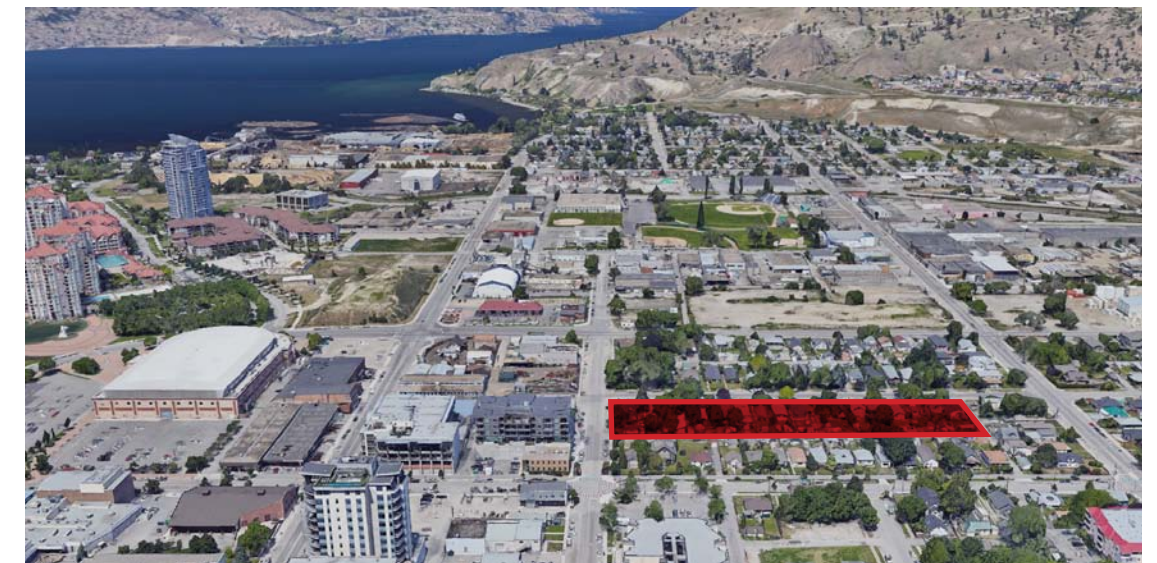
A. View of Coronation Ave site from the west



B. View of Coronation Ave site from the north



C. View of Coronation Ave site from the east



D. View of Coronation Ave site from the south



2.2 STREETSCAPES

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Site Context



A. Streetscape along St Paul Street

ST PAUL STREET



B. Streetscape along Coronation Avenue

CORONATION AVE



2.3 SITE CONNECTIVITY

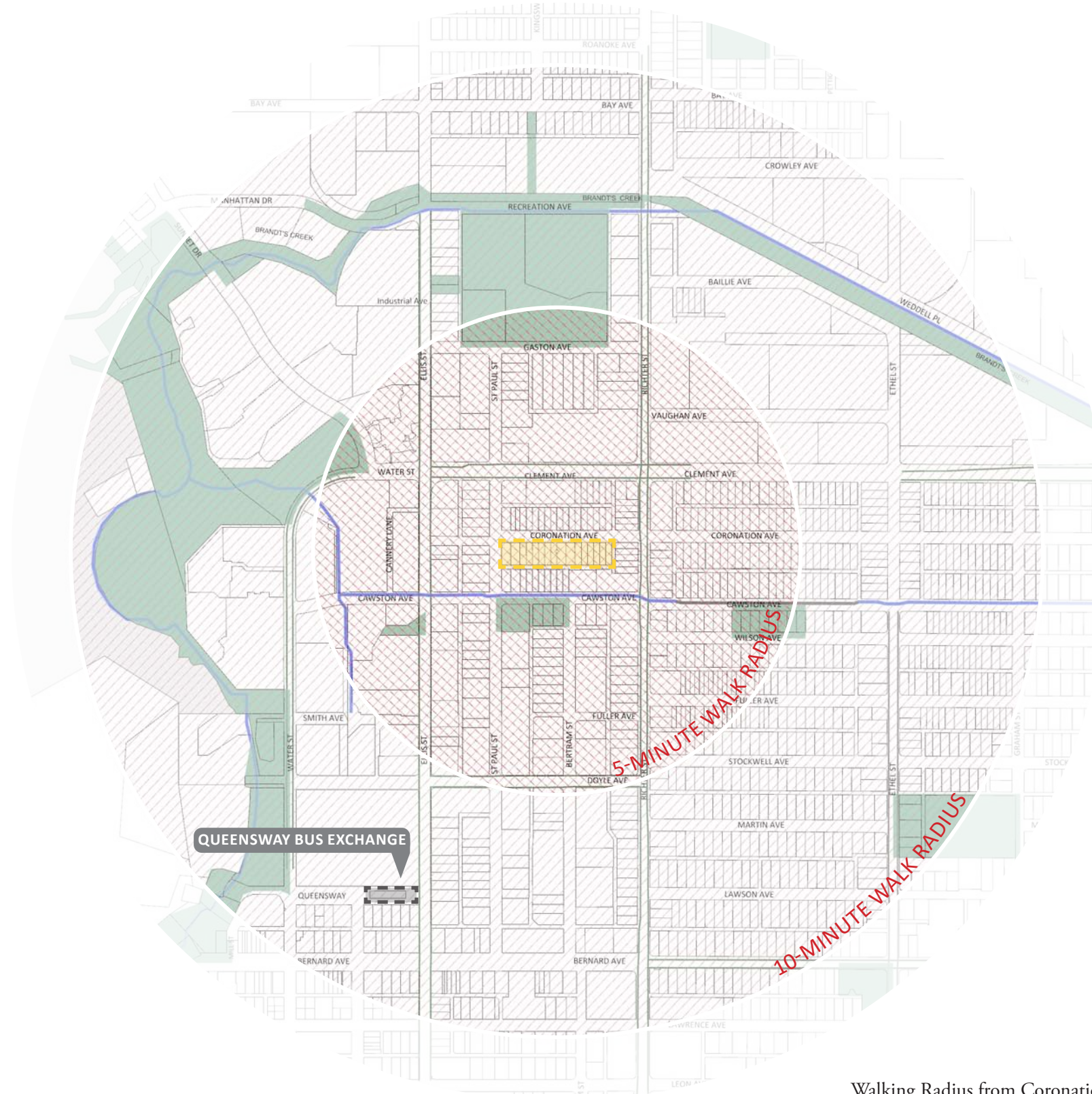
Downtown Context

The Coronation Avenue redevelopment site is in a prime location to encourage modal shifts in transportation. Given its classification as a residential street, the site is highly walkable and bikeable, and well connected through transit as it is less than a 10 minute walk to the central bus terminus at Queensway Bus Exchange.

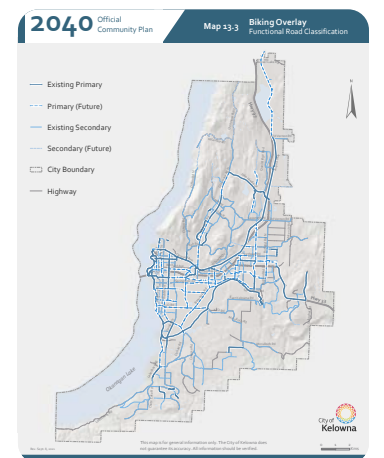
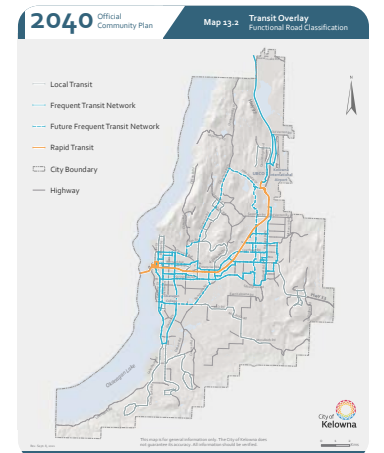
Walkability and a renewed public realm are key features of the Coronation Avenue Redevelopment proposal. We aim to provide supportive infrastructure to encourage a shift from vehicles as a primary mode of transport. This will be achieved in part through an emphasis on bike and electrification infrastructure, the promotion of one-way and two-way car share (including bike/scooter share), and an activation of the frontage and public realm along Coronation Avenue and St Paul Street.



View from Coronation Ave Redevelopment Looking Towards Downtown Kelowna



Walking Radius from Coronation Site (5- and 10-minutes).



Reference Map 13.2
Transit Overlay

Reference Map 13.3
Biking Overlay

LEGEND

- Coronation Site
- Bike Lane
- Shared Use Pathway, Paved
- Park & Open Space

2.4 DOWNTOWN HEIGHT MAP 2040

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Neighbourhood Context

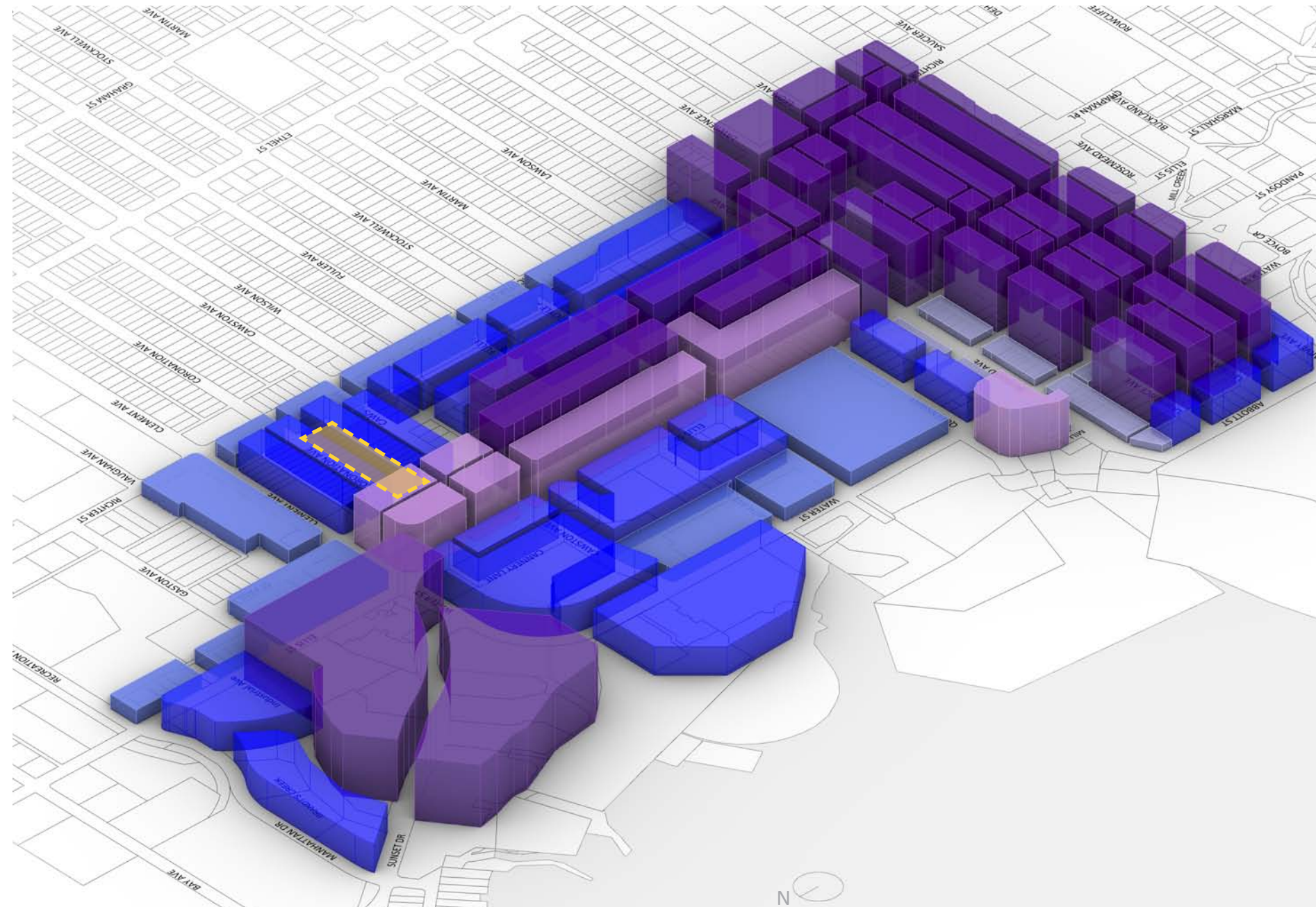
The site is located in a transitional zone of planned building heights. The current height for the Coronation site parcel is planned for 12 storeys, however directly adjacent to, there is a variety of parcels planned for 20 and 26+ storeys. The neighbourhood will see a landscape of rich and diverse development emerge based on the intense variety of proposed heights around the intersection of Coronation Avenue and St Paul Street.

“The purpose of this zone is to designate and preserve land for the orderly development of the financial, retail and entertainment, governmental, cultural and civic core of the downtown while also encouraging high density mixed-use buildings.”

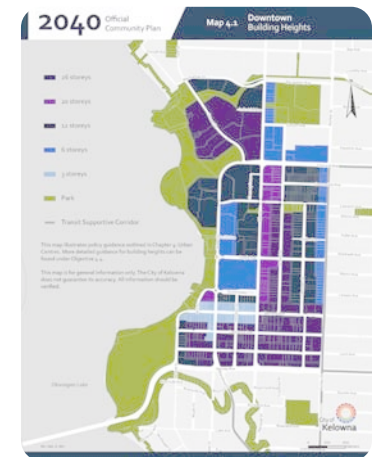
OCP Chapter Reference



Visualization of Coronation Avenue Redevelopment
Looking to the South



Kelowna OCP Height Map 3D Visualization | Future Land Use UC-1 Downtown Urban Centre



Reference Map 4.1
Downtown Building Heights

LEGEND

- Coronation Site
- 3 Storeys
- 6 Storeys
- 12 Storeys
- 20 Storeys
- 26+ Storeys

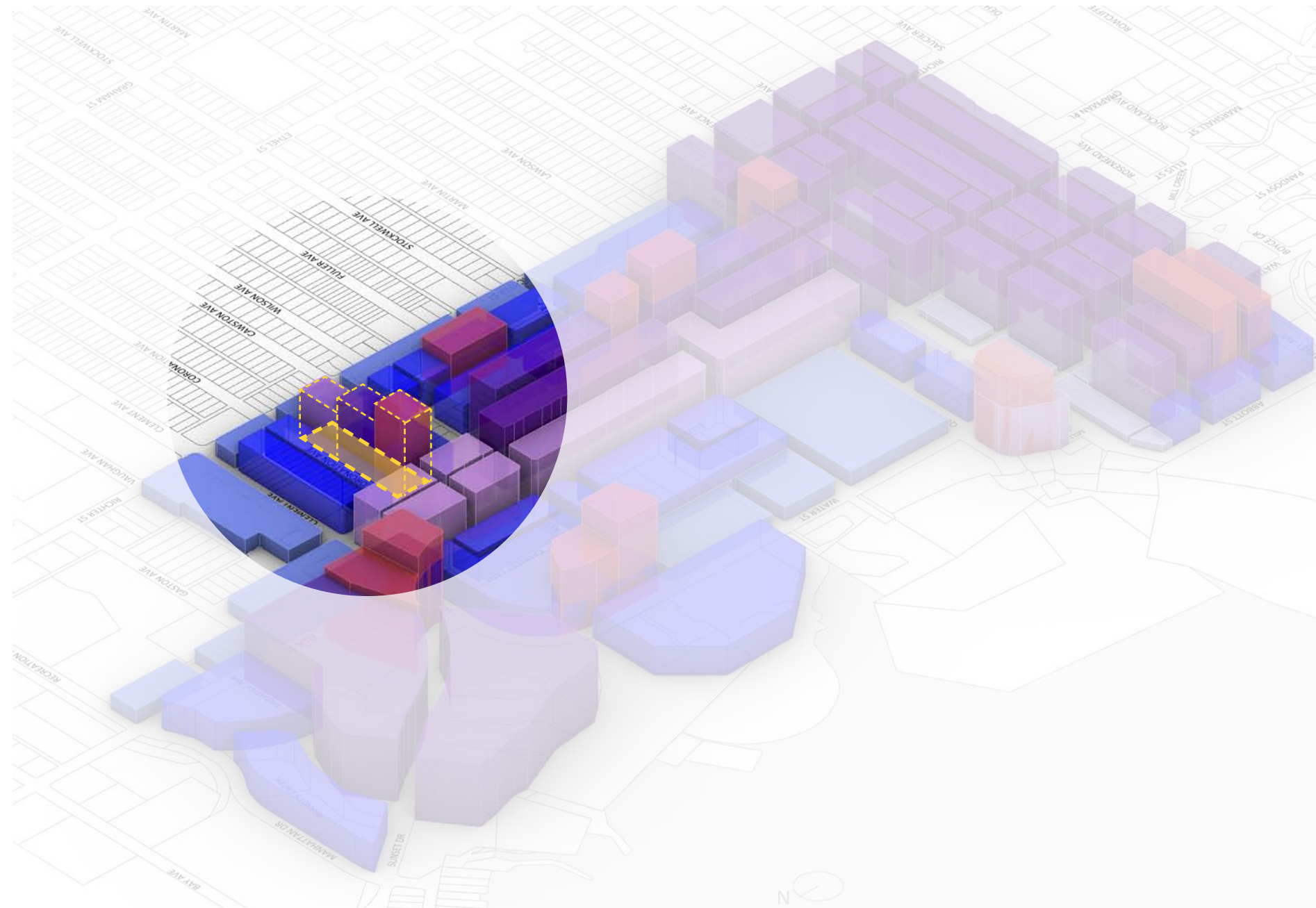
2.5 PROPOSED INTEGRATION TO HEIGHT MAP

Neighbourhood Context

The Coronation Site Redevelopment plugs into the existing fabric of the downtown core by further emphasizing the transitional height zone existing at the intersection of Coronation Ave and St Paul Street. At the corner, a 33-storey tower is proposed to align with other tall buildings along St Paul Street to anchor the north end of the retail promenade. Along Coronation Avenue, the cascading towers are designed to knit together the low density residential neighbourhood to the west, with the high density neighbourhood of downtown to the east and south.



Visualization of Coronation Avenue Redevelopment
Looking Towards Okanagan Lake

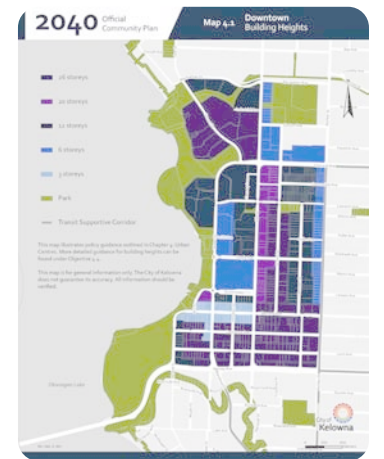


Kelowna OCP Height Map 3D Visualization | Tall Buildings in Future Land Use Zone UC-1 Downtown Urban Centre

RELEVANT POLICIES

4.4.2. DOWNTOWN SKYLINE

4.4.3. TALLER DOWNTOWN BUILDINGS



Reference Map 4.1
Downtown Building Heights

LEGEND

- Coronation Site
- Existing or Proposed Developments Exceeding OCP 2040 Height Map
- 3 Storeys
- 6 Storeys
- 12 Storeys
- 20 Storeys
- 26+ Storeys










2.6 2040 NEIGHBOURHOOD CHARACTER

Street Classifications

The site is located along neighbourhood streets that are both residential and mixed in character. The Coronation Avenue Redevelopment project proposes a mixed use approach, which includes a range of housing and employment choices. This not only promotes densification in the urban areas, and in turn, promotes the protection of natural habitats and agricultural land resources surrounding the City Centre.

The proposed redevelopment site intends to offer a variety of residential units, including market condo, market rental and student rental housing options. This is with the intention to enhance the existing mixed neighbourhood character and improve housing accessibility and affordability in the downtown core.

LEGEND

-  Coronation Site
-  Existing or Proposed Developments Exceeding OCP 2040 Height Map
-  High Street
-  Retail Street
-  Mixed Street
-  Civic Street
-  Residential Street
-  Mixed Residential
-  Transit Supportive



Proposed 2040 OCP Street Character for Downtown Kelowna

2.7 FUTURE NEIGHBOURHOOD CHARACTER

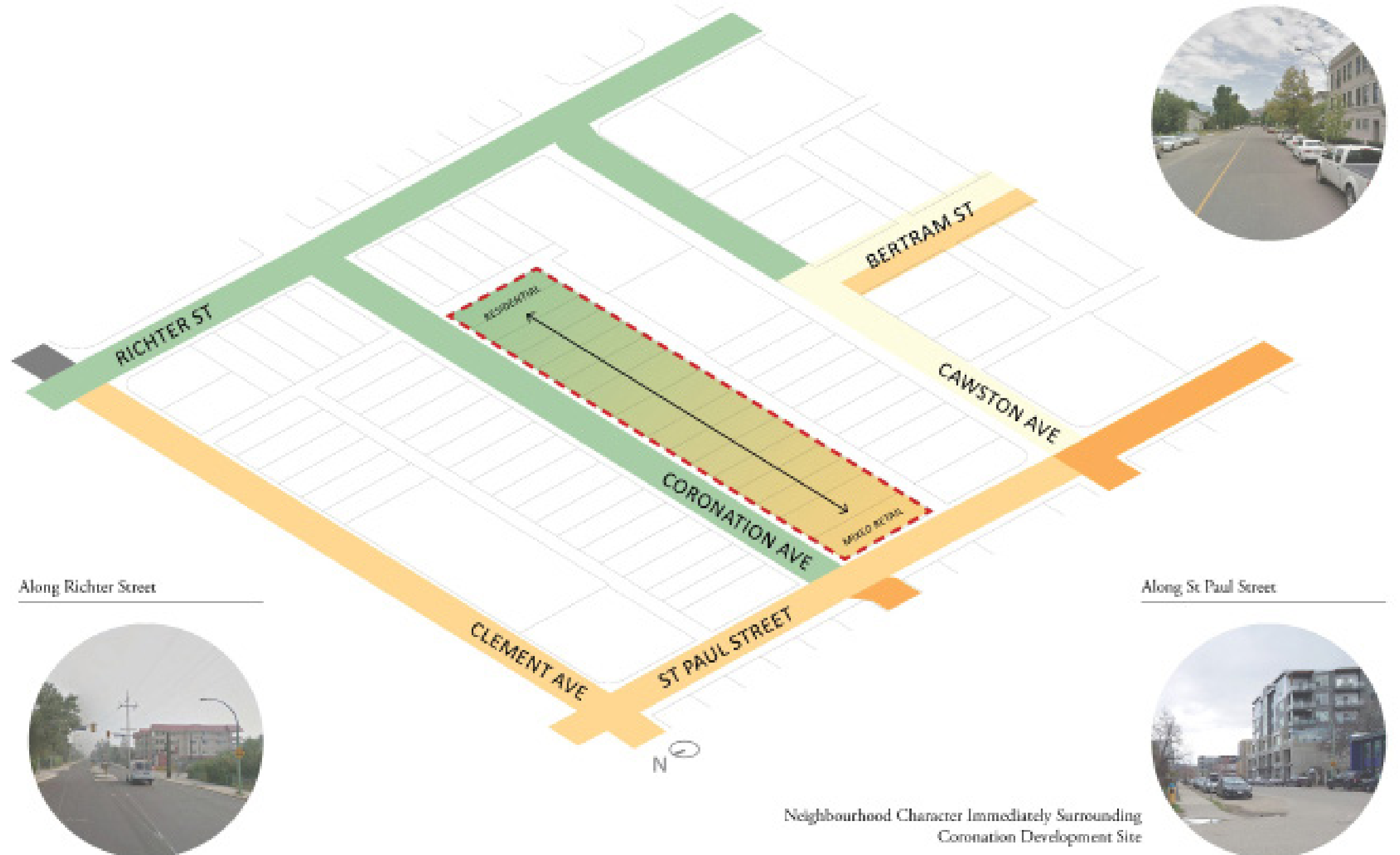
Street Classifications

This mixed-use site is situated to perfectly key together a number of neighbourhood street characters as they converge at the intersection of Coronation Avenue and St. Paul Street. Coronation Avenue transitions from a residential to a retail street at the corner of St Paul Street, which itself is proposed as a mixed-use street. This location presents a wonderful opportunity to be recharacterized as a mixed street and further enhance the diversity of the downtown.

Our intention is to unify these characteristics through a proposed gradient of use across the site. Proposed neighbourhood characters will be reflected in the unique and exciting mixed-use development in a way that is respectful of established properties and future development potential in the surrounding area.

LEGEND

- Coronation Site
- Mixed Street
- Residential Street
- Mixed Residential
- Retail Street
- Transit Supportive



Neighbourhood Character Immediately Surrounding
Coronation Development Site

2.8 FUTURE LAND USE








UC - Urban Centre

The future neighbourhood of the Coronation Avenue Redevelopment site will be characterized as an urban centre. In order to ensure the longterm success of both the project and the broader neighbourhood, the large site has been collaboratively planned to offer a wide variety of potential jobs. Educational institutions, emerging economy jobs, and industrial and agricultural jobs are all underpinned by access to appropriate and affordable housing choices.

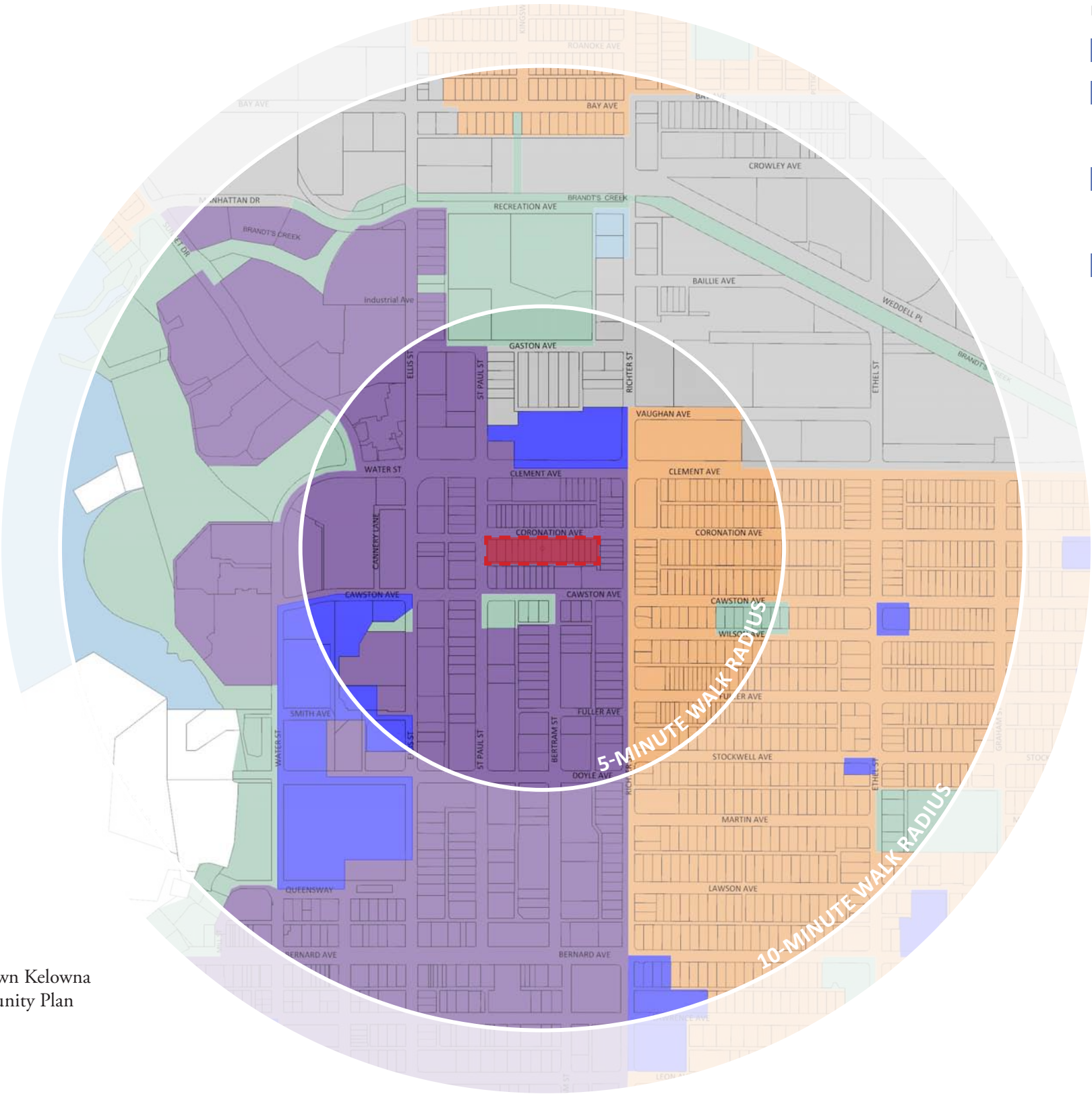
Fundamental to the Coronation Ave Redevelopment proposal is the promotion of a strong and competitive economy to benefit communities near and far.

- RELEVANT POLICIES
- 4.1.4. OFFICE DEVELOPMENT
 - 4.1.5. PARTNERSHIPS WITH POST-SECONDARY INSTITUTIONS
 - 4.1.6. HIGH DENSITY RESIDENTIAL DEVELOPMENT
 - 4.2.6. CHILD CARE SPACES

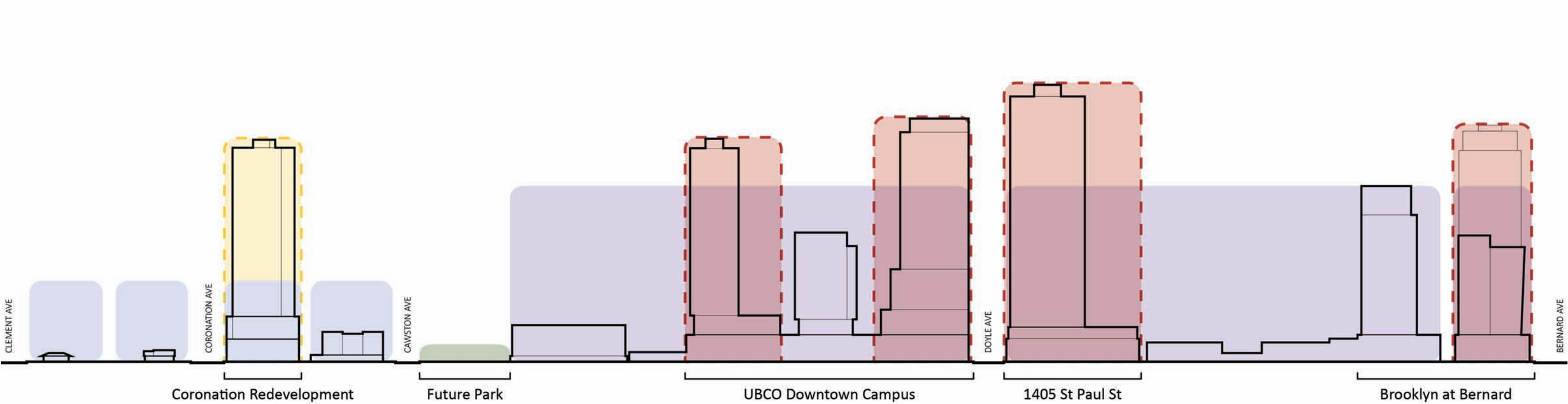
LEGEND

-  Coronation Site
-  UC - Urban Centre
-  EDINST - Education/Institutional
-  C-NHD - Core Area - Neighbourhood
-  PARK - Park and Open Space
-  IND - Industrial
-  PSU - Public Service Utilities

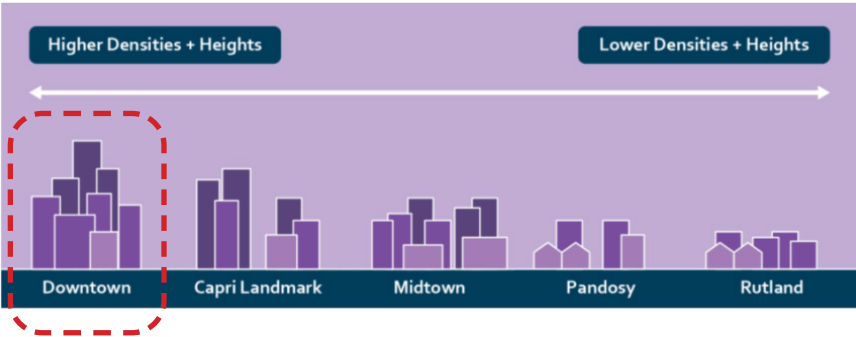
Future Land Use for Downtown Kelowna
Source: 2040 Official Community Plan



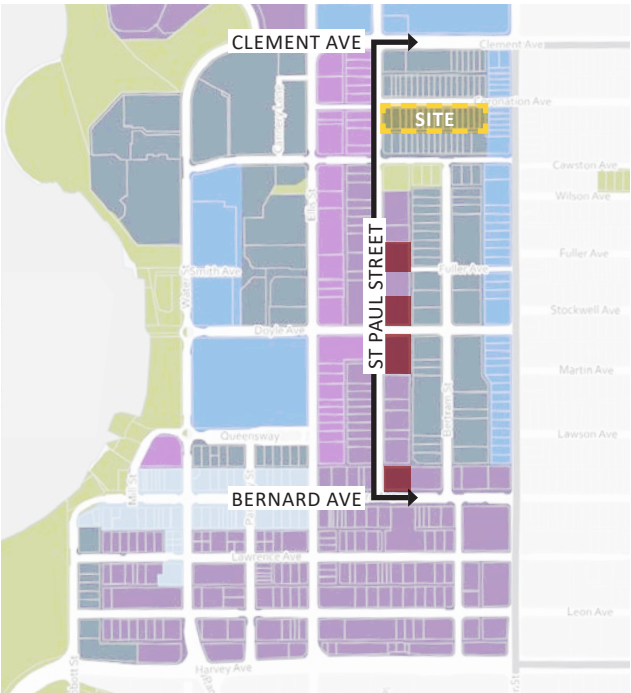
2.9 STREET SECTION - ST PAUL STREET



The downtown skyline would be enhanced with a distinct architectural tower that showcases the Okanagan’s potential for outstanding and extraordinary architectural design. The tallest of three proposed structures aligns with some of the tallest building heights proposed within the downtown Urban Centre and along St Paul Street.



Kelowna Urban Centre Hierarchy

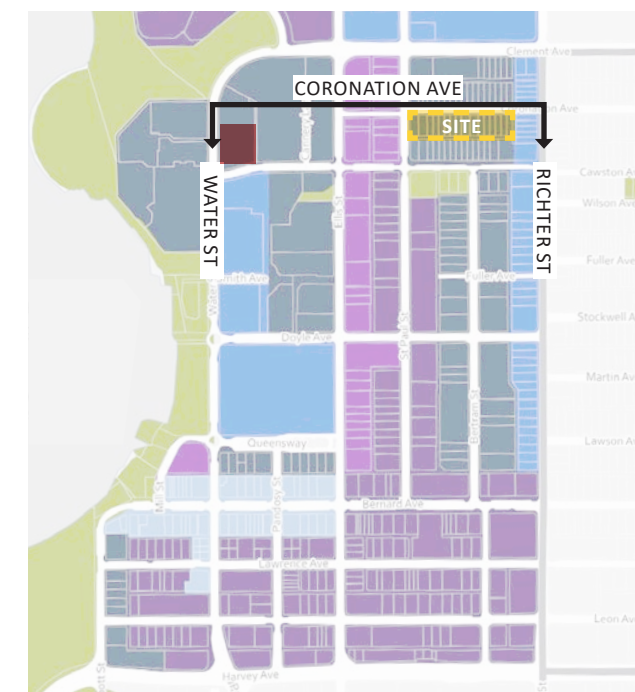
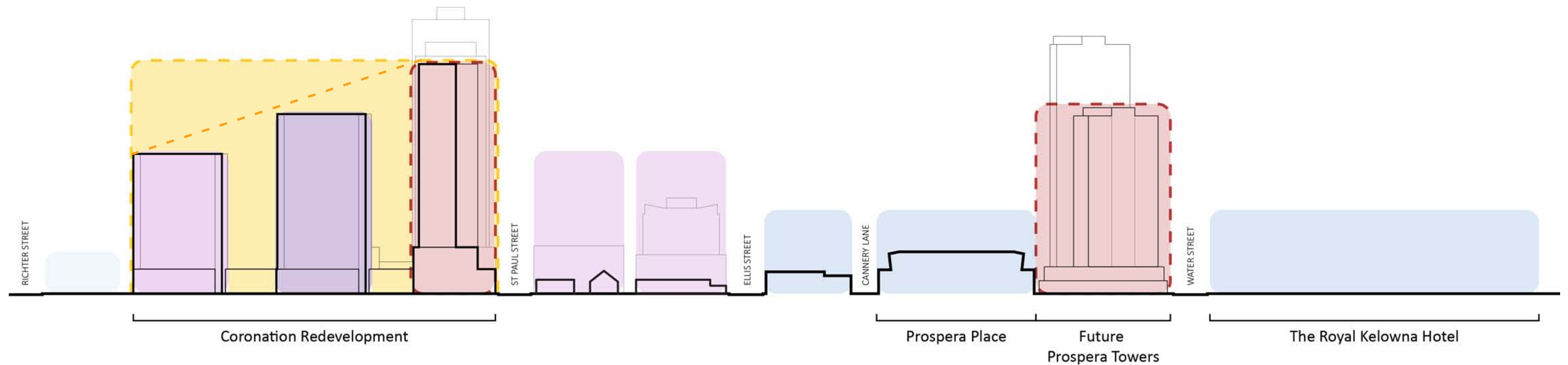


LEGEND

- Coronation Site
- Existing or Proposed Developments Exceeding OCP 2040 Height Map
- 12 Storeys (2040 OCP)
- 26 Storeys (2040 OCP)
- Park (2040 OCP)

2.10 STREET SECTION - CORONATION AVE

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LEGEND

- Coronation Site
- Existing or Proposed Developments Exceeding OCP 2040 Height Map
- 12 Storeys (2040 OCP)
- 26 Storeys (2040 OCP)
- Park (2040 OCP)

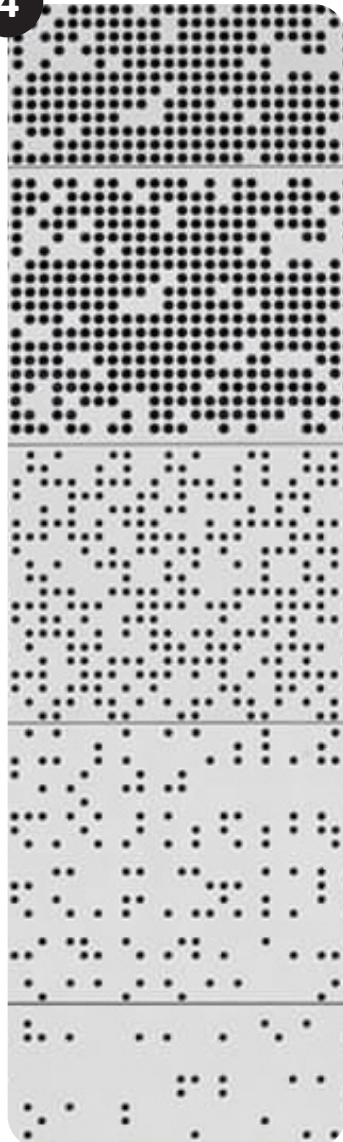
2.11 INSPIRATIONAL IMAGERY

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1 shared rooftop amenity



4



2 active public realm

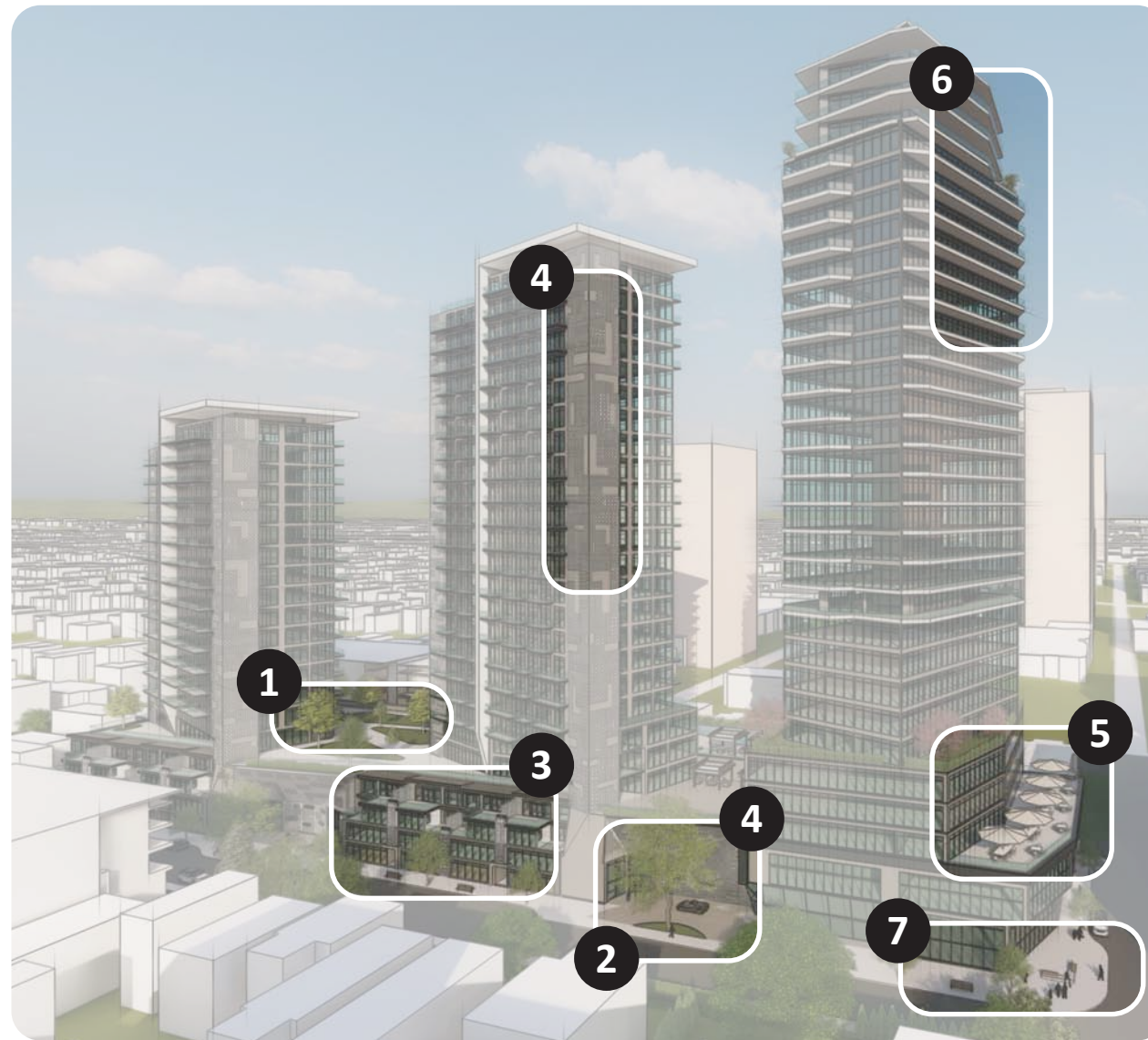


3



residential townhouses

artful screening



5 rooftop terrace



6 balcony expression



7



naturalized landscape

SECTION 03

FORM AND MASSING

Coronation Avenue Redevelopment | Rezoning

3.1 PROPOSED DEVELOPMENT VARIANCE

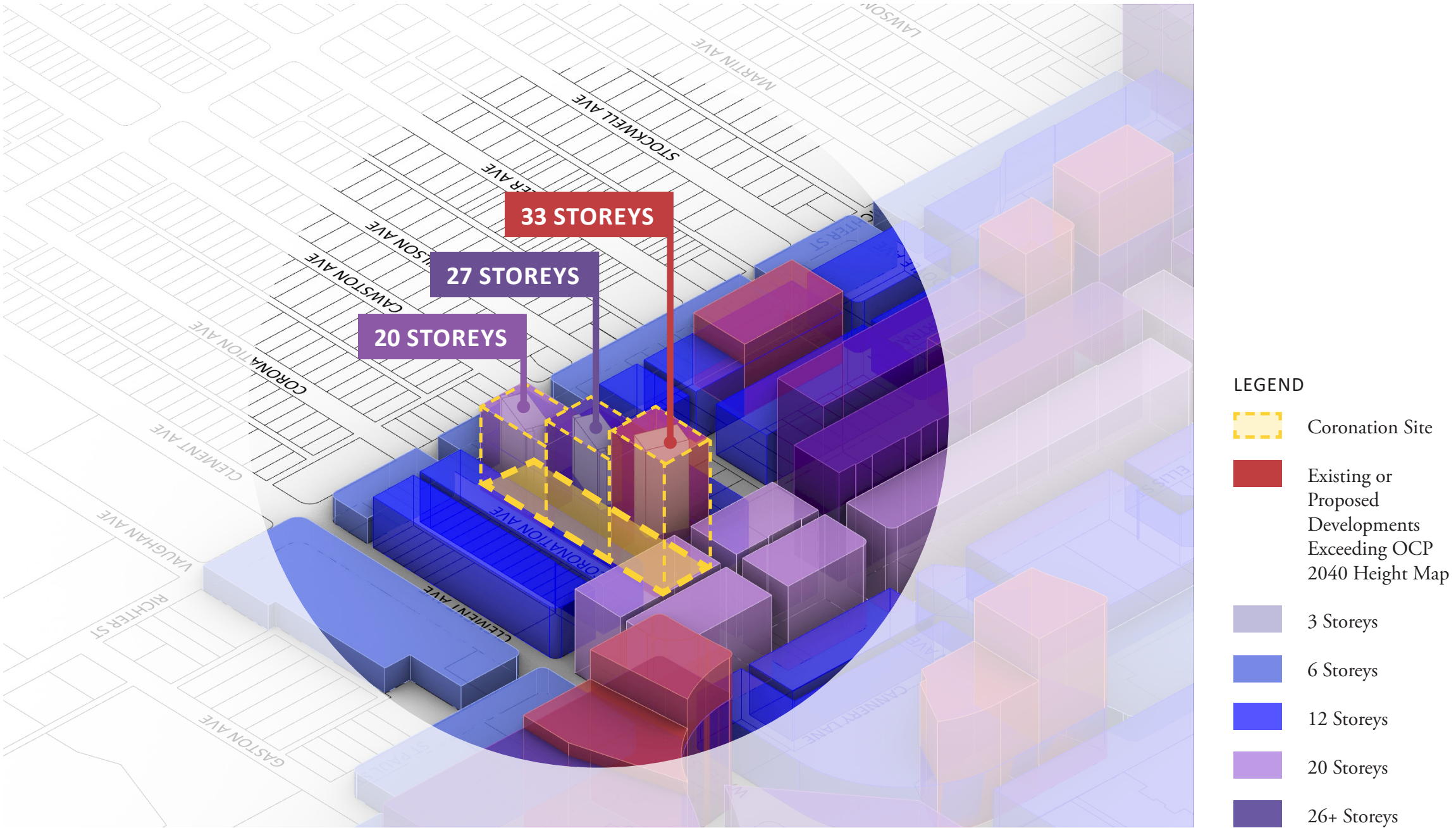
Future Downtown Kelowna

The Coronation Avenue Redevelopment site proposes three towers along Coronation Ave. The first, at 33 storeys located at the corner of Coronation Ave and St Paul Street, aligns with many of the tallest buildings in the downtown Urban Centre and along St Paul St.

As the development transitions into the multifamily neighborhood along Coronation Ave, the following two towers incrementally step down and tie into the existing urban fabric, blending together some of the tallest and lowest structures in the downtown. The result is a diverse architectural expression and dynamic community development (Policy 4.4.2).



Visualization of Coronation Avenue Redevelopment Among Other Tall Buildings in the Downtown



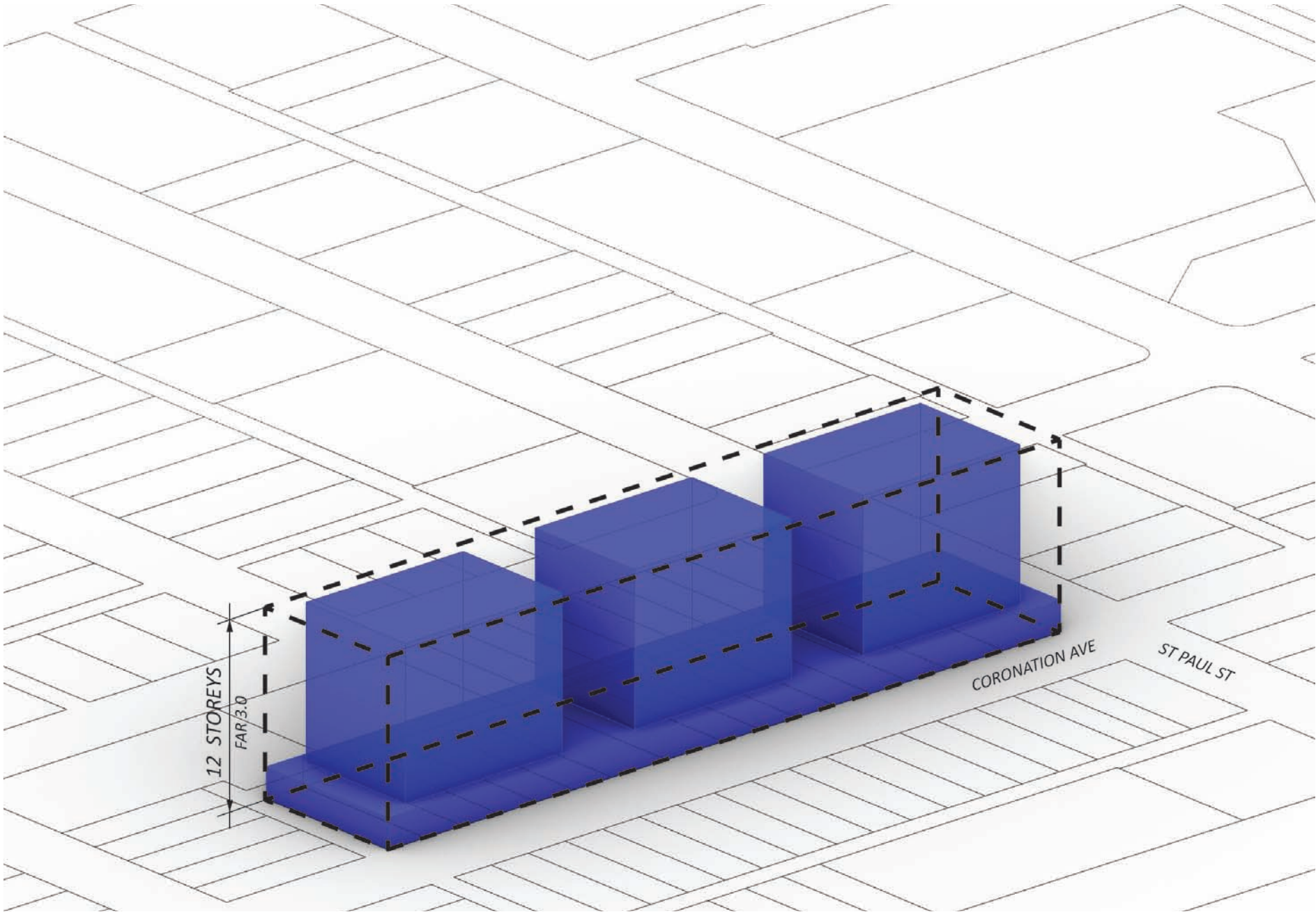
Kelowna OCP Height Map 3D Visualization | Coronation Development Variance To Building Height Zones

3.2 SITE CONSTRAINTS

Development Variance

The site is currently zoned RU7. This proposal seeks to rezone this parcel to a C7 zone. The C7 zone has a maximum height of 12 stories and a maximum allowable FAR of 9.0. The design investigated numerous options and determined that the maximum achievable FAR is closer to 3.0. In order to marry the surrounding neighbourhood densities (FAR) with the high rise design guidelines set out by the City of Kelowna, the maximum allowable height should increase in order to best serve the site and surrounding community.

Increasing the allowable height, and thereby achieving higher density, will fully capitalize on the unique opportunity that this city block assembly presents, having a meaningful impact on the community for the long term.



Allowable Massing Based on C7 Zone Height and Achievable Density

3.3 PROPOSED SITE CONSTRAINTS

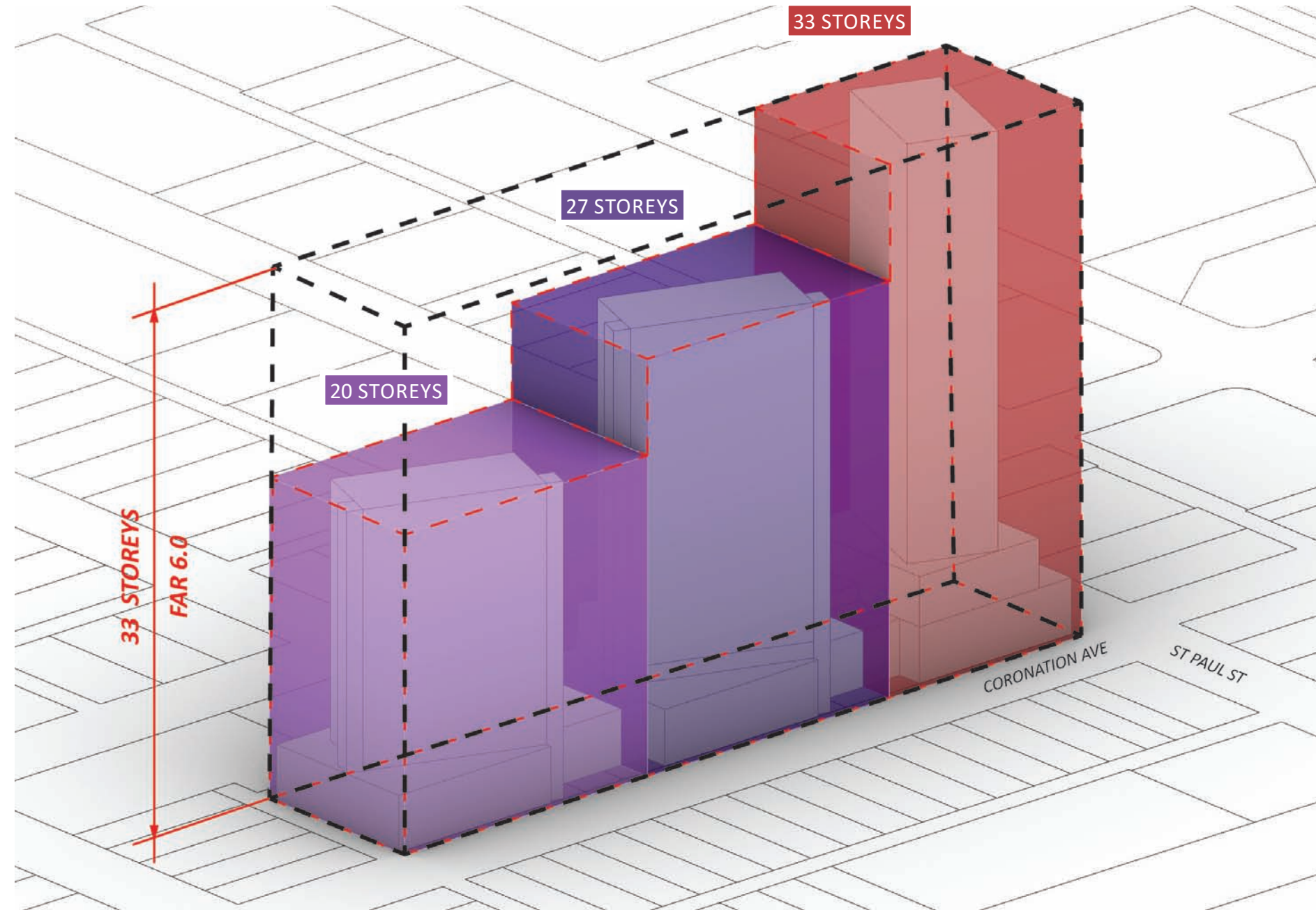
Proposed Massing

The proposed massing was designed with the following goals in mind;

- Knit together the mosaic of zoning heights at the edge of the downtown through a stepped approach in the tower design
- Activate the residential street through defined building entries, podium articulation and building orientation
- Deliberately site and mass towers to minimize bulk, shading, and maintain view cones from surrounding properties



Development Elevation Along Coronation Avenue



Proposed Building Heights of Coronation Avenue Redevelopment

LEGEND

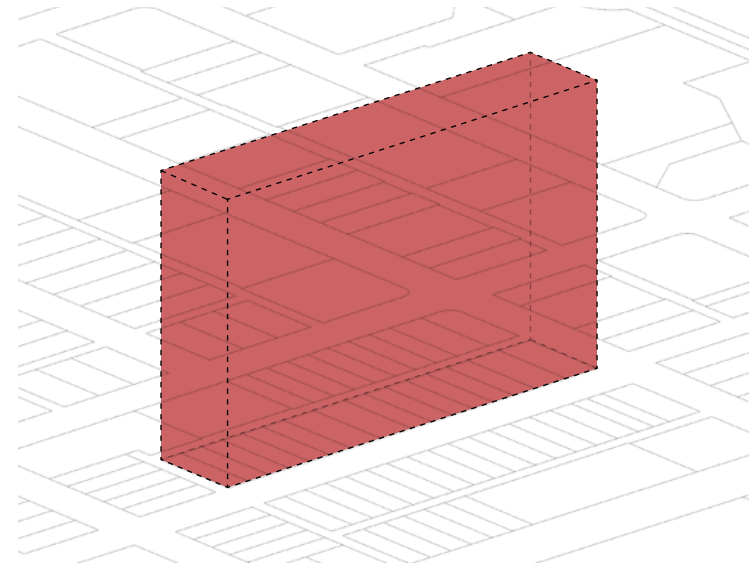
■	Proposed Height Exceeding OCP 2040 Height Map
■	26 Storeys
■	20 Storeys
■	12 Storeys
■	6 Storeys
■	3 Storeys

3.4 DEVELOPMENT MASSING

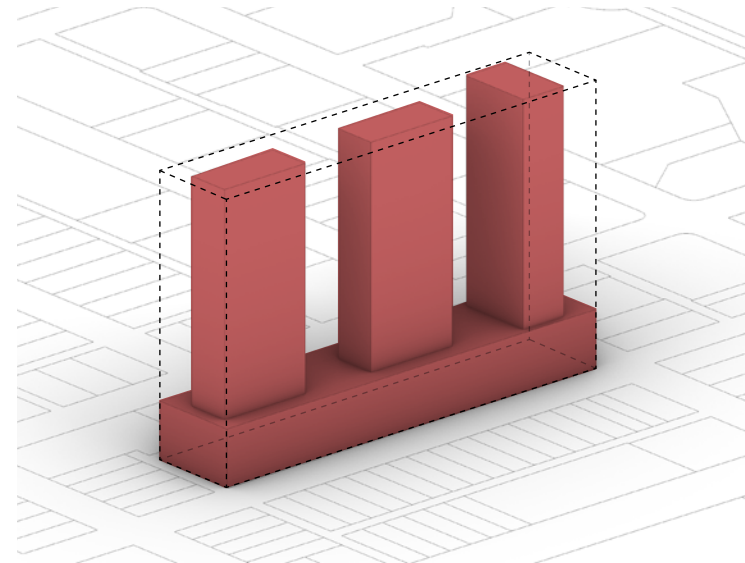
Building Articulation

The Coronation Avenue Redevelopment site adheres to the following guiding principles to ensure that the development achieves design success;

- Neighbourhood enhancement through a variety of housing types
- Skyline enhancement through a variety of building heights, orientation and architectural vocabulary
- Public realm enhancement through materials, residential massing at pedestrian scale, and a sensitive urban edge to the downtown
- Contextual sensitivity to the proposed urban landscape, both present and future



01 Building Envelope



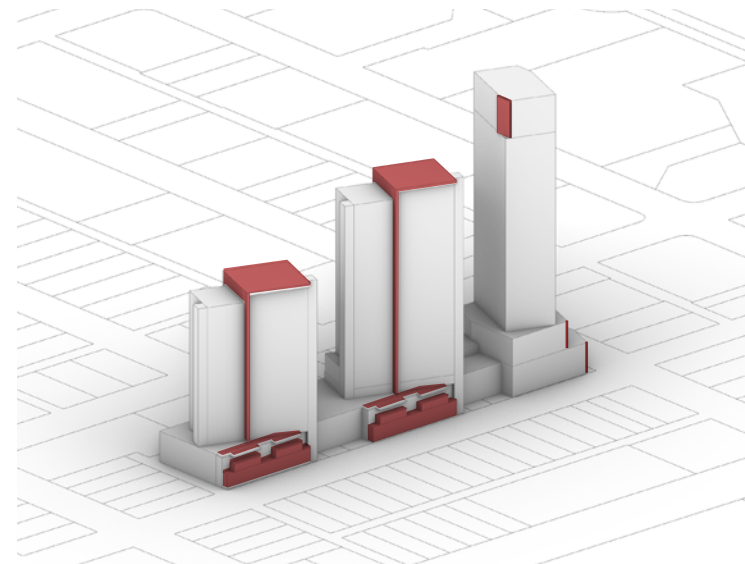
02 Podium and Towers



03 Shape and Orient Towers



04 Podium Shaping



05 Development Articulation



Visualization of Coronation Avenue Development

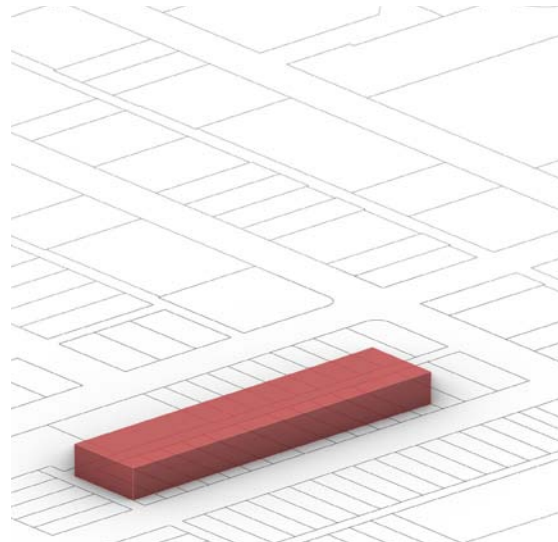
3.5 FUNCTIONAL PROGRAMME

Synergistic Uses

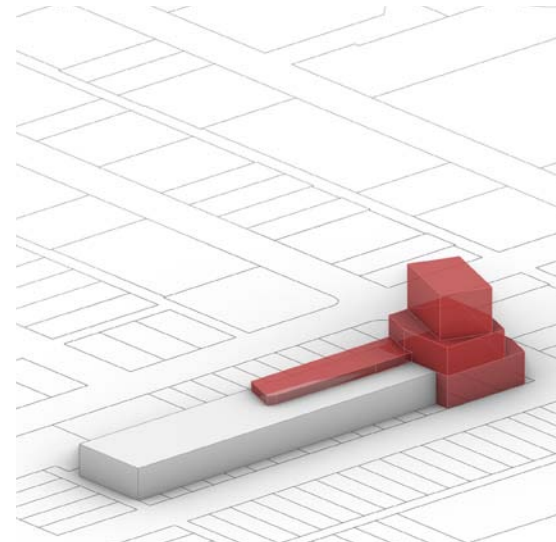
The site is proposed with a mixed use development that provides significant benefit to Kelowna and its citizens;

- A substantial number of market rental units to advance Urban Centre housing objectives
- Full block redevelopment with streetscape amenities, raised greenspace park, and potential for commercial space that can facilitate community and public benefit through post secondary cooperative training spaces, childcare, and education.
- Active transportation corridor along Coronation Ave and St Paul St. Proposed with a heavy emphasis on bike and electrification infrastructure, and the promotion of one-way and two-way car share (and bike/scooter share).

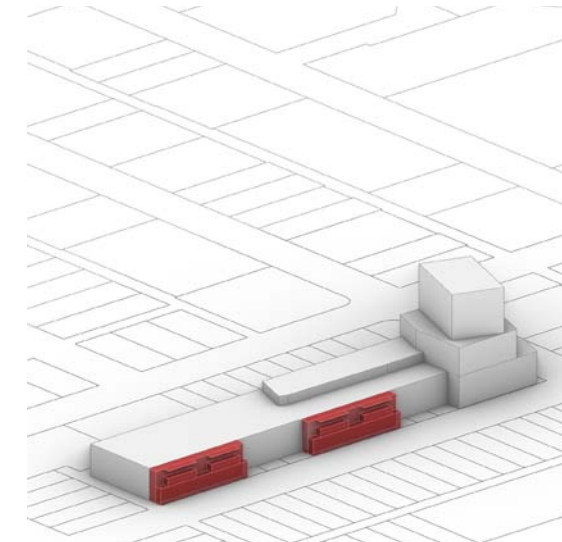
This site also has the unique ability to adapt its program and convert current parking areas into future commercial or residential supply as the city grows and needs evolve into the future.



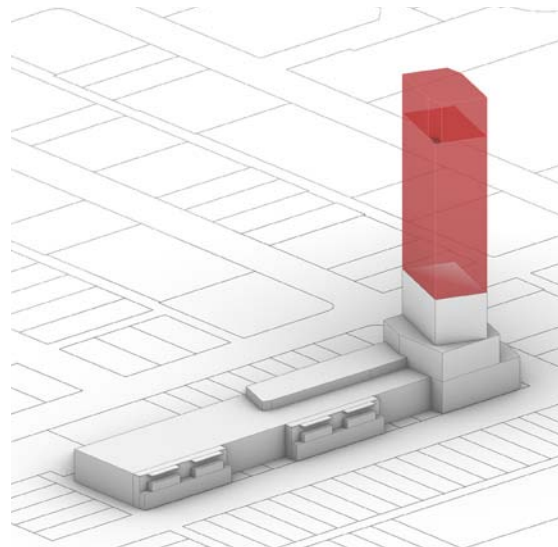
01 Parking Structure



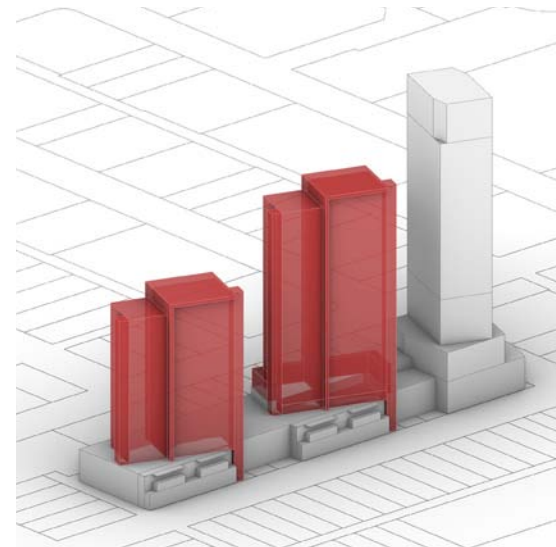
02 Hotel



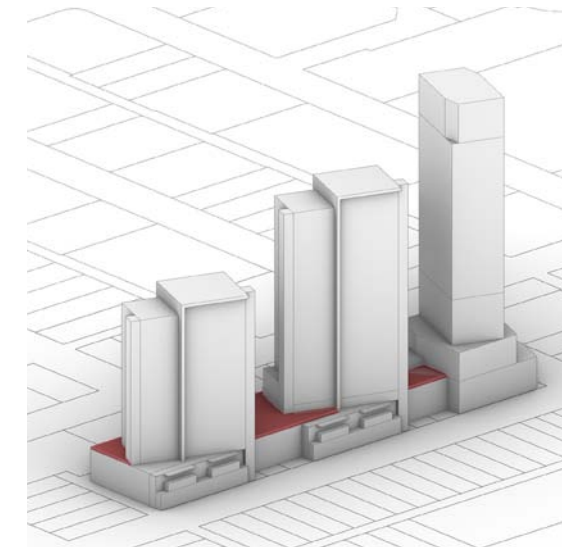
03 Townhomes



04 Market Condo



05 Market Rental



06 Amenity Deck

RELEVANT POLICIES

- 4.1.1. LIVE/WORK BALANCE
- 4.12.1. DIVERSE HOUSING FORMS
- 4.12.2. FAMILY-FRIENDLY HOUSING
- 4.12.3. DIVERSE HOUSING TENURES
- 4.12.4. CITY LAND ACQUISITION
- 4.12.5. SOCIAL CONNECTIONS THROUGH DESIGN
- 4.12.6. ACCESSIBLE DESIGN

3.6 DESIGN POLICIES

OCP High Rise Design Guidelines

The Coronation Avenue Redevelopment project follows closely the *DP Guidelines of High Rise Residential and Mixed Use Developments* set out by the City of Kelowna. The design aims to activate the street in a number of ways like programming and architectural scale and design language.

A

5.1.0 A –

B

5.1.0 B –

C

5.1.0 C –

D

5.1.0 D –

Provide a minimum first floor height of 4-5m, and limit podium height to 4 storeys (5.1.2)

Design buildings to activate the street with transparent frontages and commercial, retail and residential units accessible from the street (5.1.1)

Provide access to parking and loading areas via laneways or secondary streets. Locate structured parking away from street frontages and use store fronts or screening to mitigate visual impacts of upper-storey parking (5.1.4)

Site podiums to frame and activate the street. Site and design towers with appropriate separation (25m) and with slender and simple forms to limit privacy impacts and maximize sunlight access to streets and open spaces (5.1.3)

E

5.1.0 E –

F

5.1.0 F –

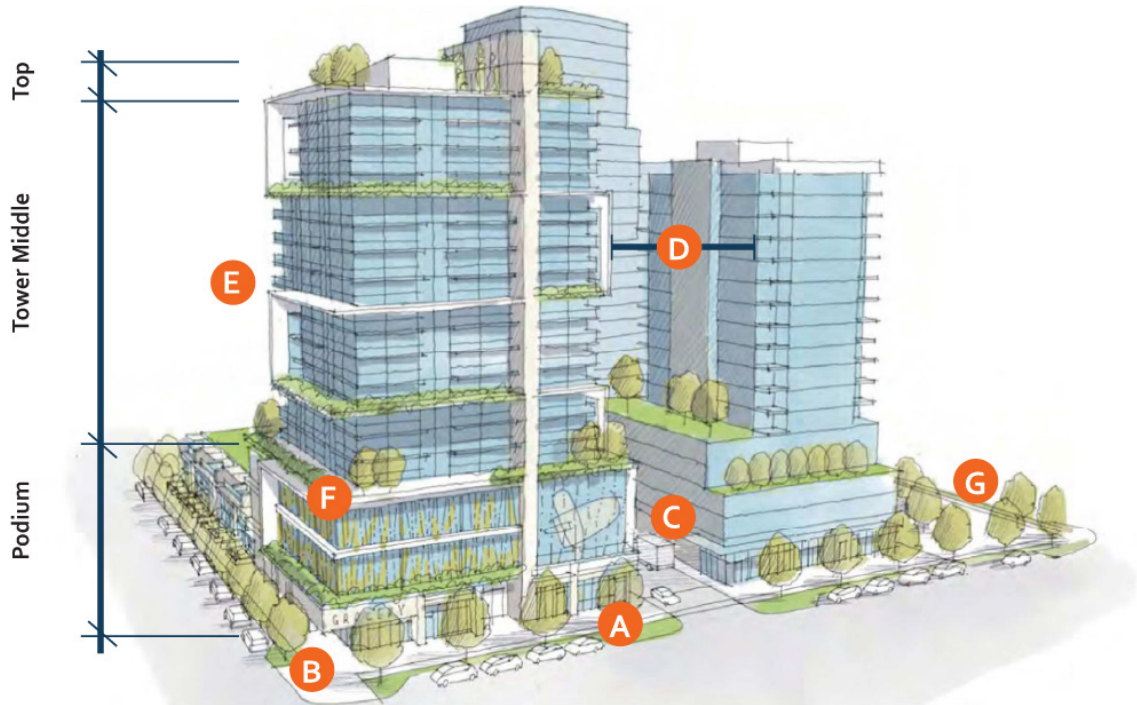
G

5.1.0 G –

Design buildings to balance a cohesive architectural look with a distinctly articulated podium, tower, and top (5.1.6)

Break up podium mass by providing simple vertical and horizontal articulation of facades; eg. stepping back or projecting forward a portion of the facade, using color and texture (5.1.6)

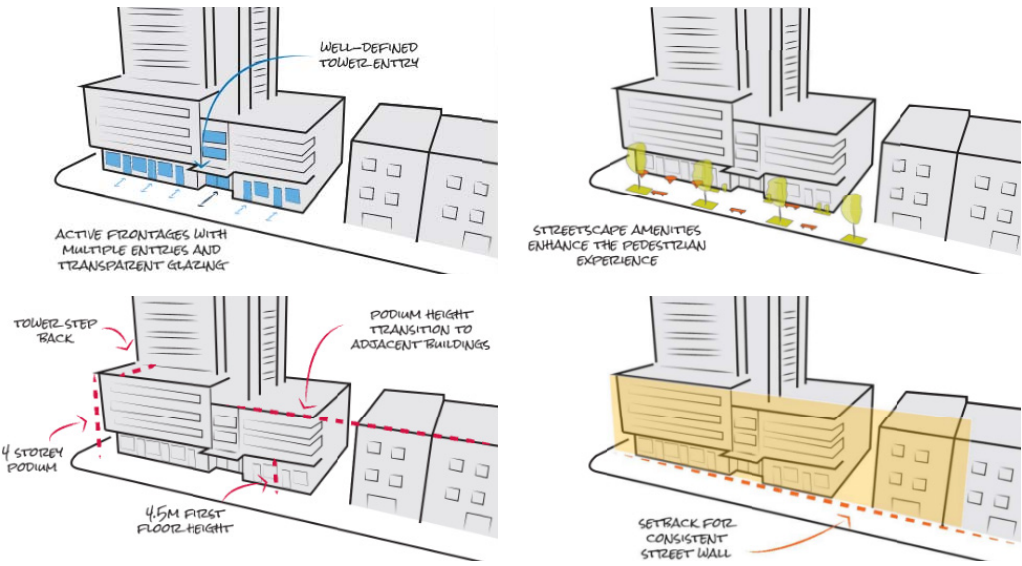
Provide opportunities for mid-block connections, corner plazas, and other open spaces to increase pedestrian connectivity throughout the city (5.1.5)



Kelowna DP Guidelines of High Rise Residential and Mixed Use Developments



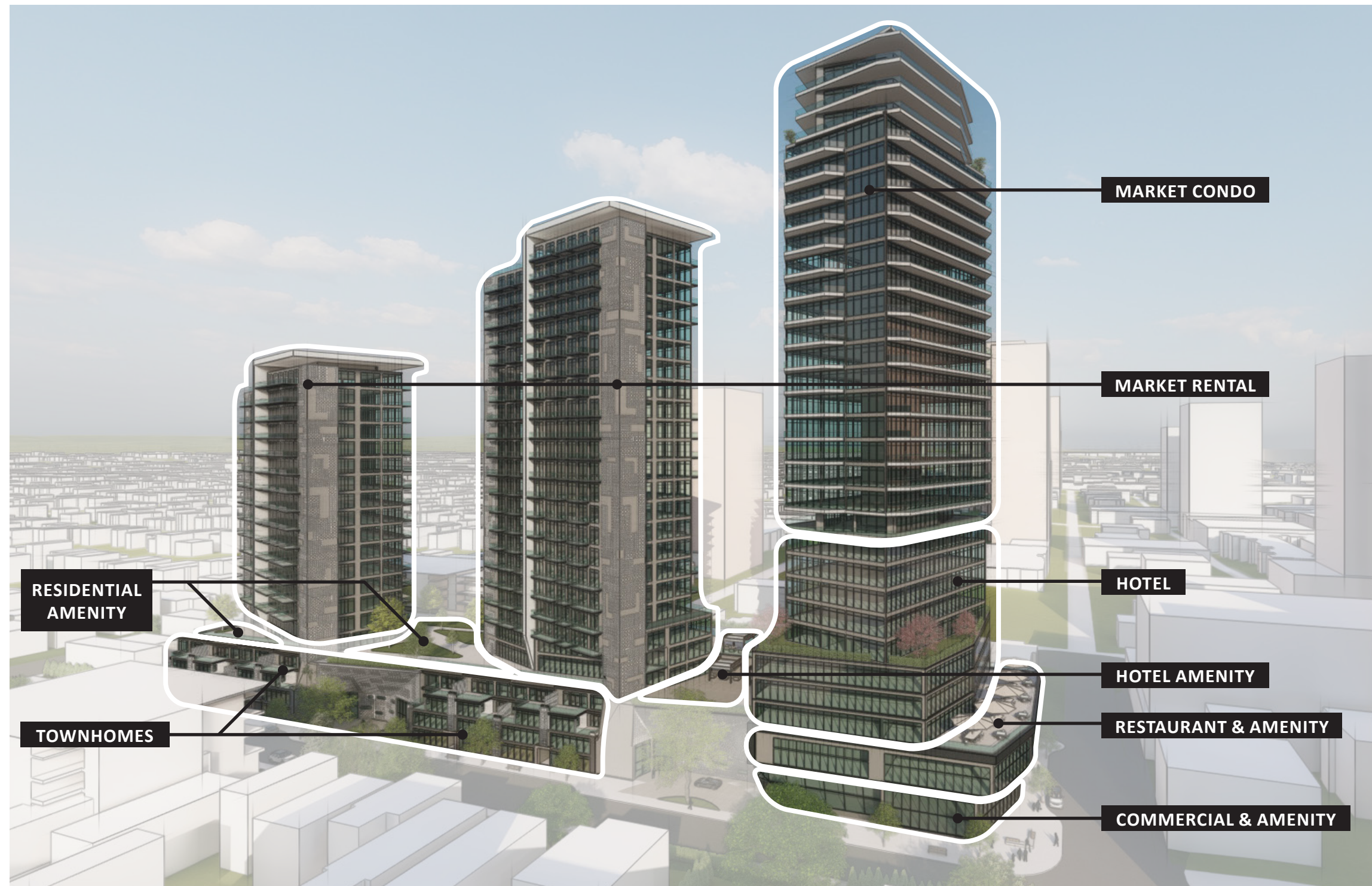
Visualization of Coronation Avenue Redevelopment



Strategies for Achieving an Active Streetscape and Strong Relationship to the Street

3.7 FUNCTIONAL PROGRAMME

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3.8 DEVELOPMENT RENDERS

Aerial View



Birds eye view of three proposed towers for Coronation Avenue Redevelopment.

3.8 DEVELOPMENT RENDERS

SAFARICAPITAL

Aerial View of Downtown



View of Coronation Avenue Redevelopment looking south east towards downtown Kelowna.

3.8 DEVELOPMENT RENDERS

SAFARICAPITAL

Aerial View of Downtown



Western view of Coronation Avenue Redevelopment looking towards Okanagan Lake.

3.8 DEVELOPMENT RENDERS

SAFARICAPITAL

Aerial View of Downtown



View of Coronation Avenue Redevelopment looking north towards Knox Mountain.

3.8 DEVELOPMENT RENDERS

SAFARICAPITAL

Aerial View of Downtown



Southern view of Coronation Avenue Redevelopment.

3.8 DEVELOPMENT RENDERS

Podium Roof Deck



Hotel amenity at podium roof deck.



Highly vegetated shared residential amenity deck.

3.9 PUBLIC REALM RENDERS

Street Views



View of proposed restaurant, commercial, hotel and market condos from the intersection of St Paul Street and Cawston Avenue.



Retail and corner plaza at the intersection of Coronation Avenue and St Paul Street.

3.9 PUBLIC REALM RENDERS

Street Views



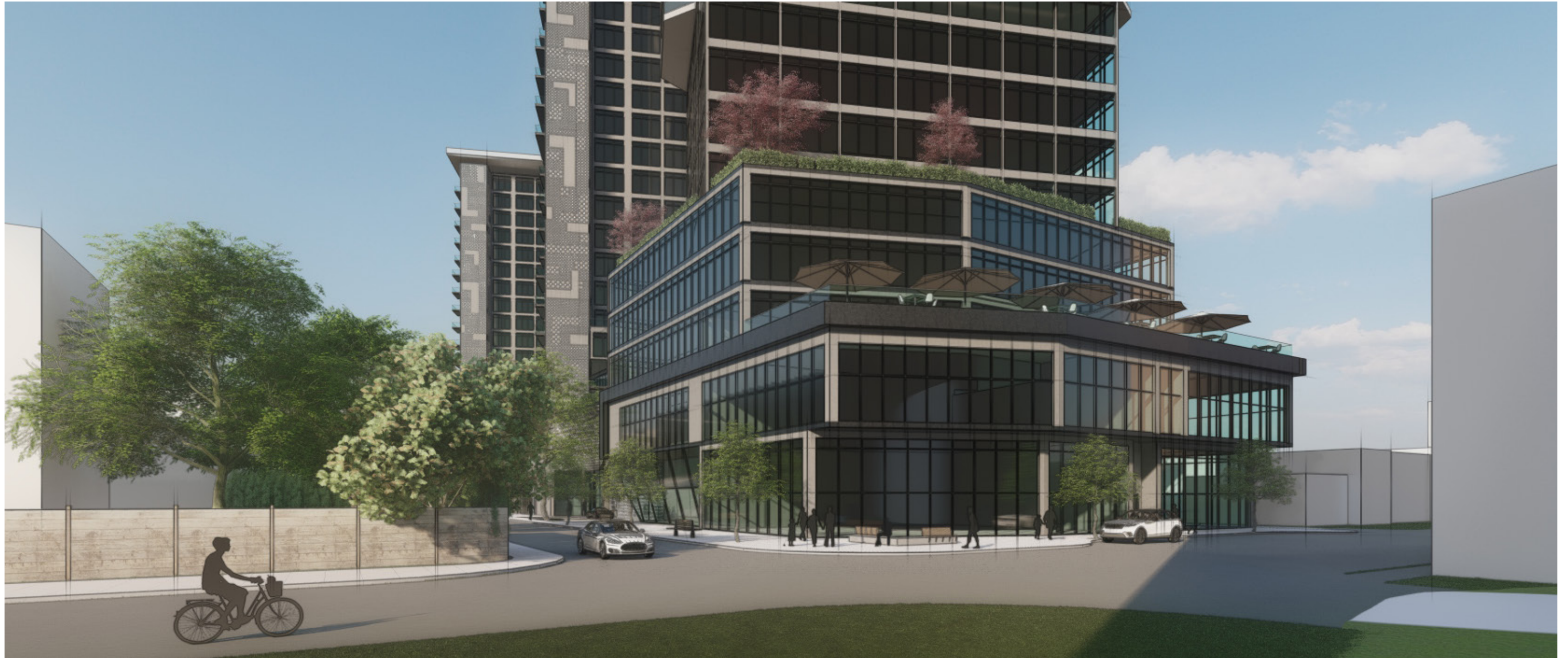
Proposed look and feel along Coronation Avenue.



View of proposed rental tower and market townhouses from the intersection of Coronation Avenue and Richter Street.

3.9 PUBLIC REALM RENDERS

Vibrant Commercial and Restaurant Space



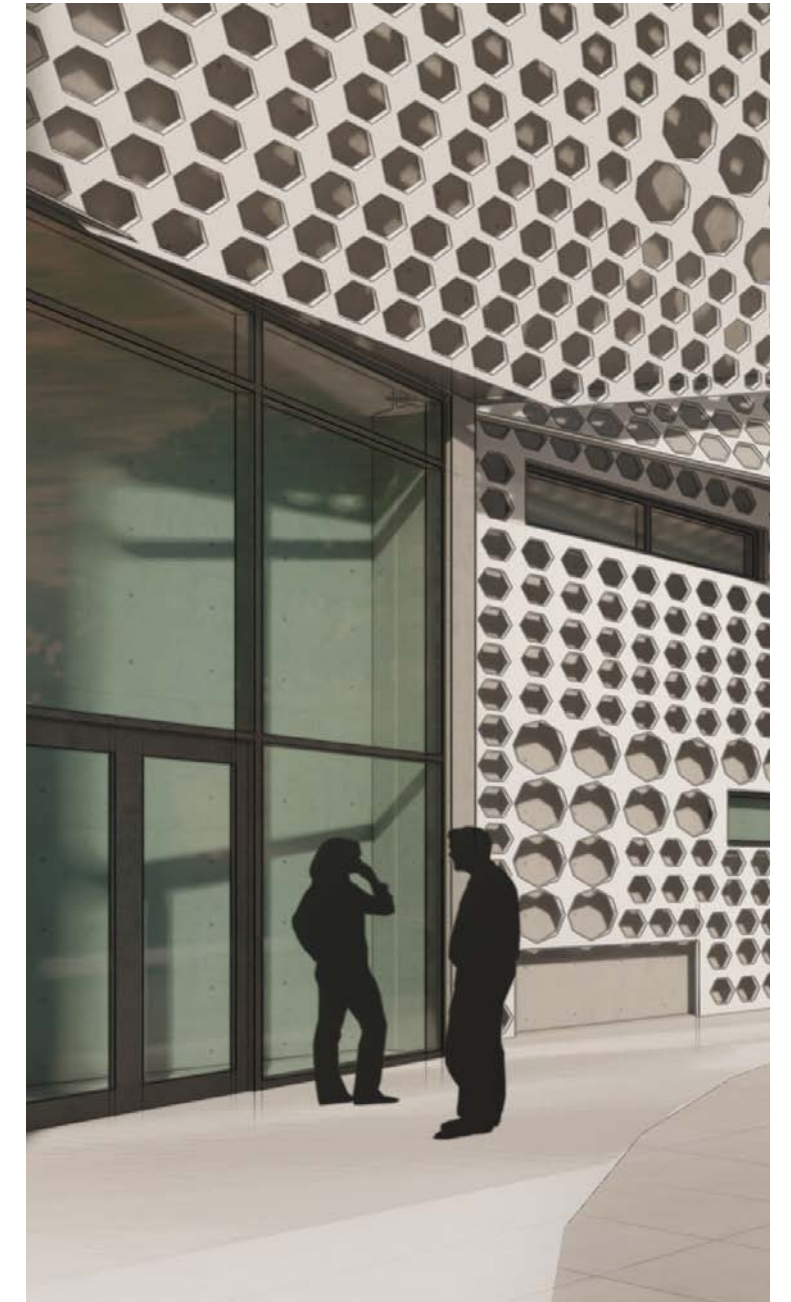
Commercial retail space and restaurant patio at the corner of St Paul Street and Coronation Avenue.

3.9 PUBLIC REALM RENDERS

Artful Screening along Coronation Avenue



Perforated architectural screen concealing above-grade parking structure.



Artful screening highlights tower entrances.

3.9 PUBLIC REALM RENDERS

SAFARICAPITAL

Hero Image



View of Coronation Avenue Redevelopment from the south.

APPENDIX I

SUPPLEMENTARY DRAWINGS

Coronation Avenue Redevelopment | Rezoning

SUPPLEMENTARY DRAWINGS

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Concept Stats & Zoning

21607 CORONATION DEVELOPMENT PROPOSAL

ADDRESS
500 BLOCK CORONATION AVENUE, KELOWNA

ZONING
PROPOSED - C7
HIGH DENSITY MIXED USE
SHORT & LONG TERM RENTAL ACCOMMODATION, RESIDENTIAL, COMMERCIAL

DEVELOPMENT STATS AS PROPOSED

ASSEMBLED LOT AREA = 73,416 SF
FLOOR AREA, NET (APPROX) ~ 447,782 SF
FAR = 6.0
APPROX PARKING = 667 STALLS

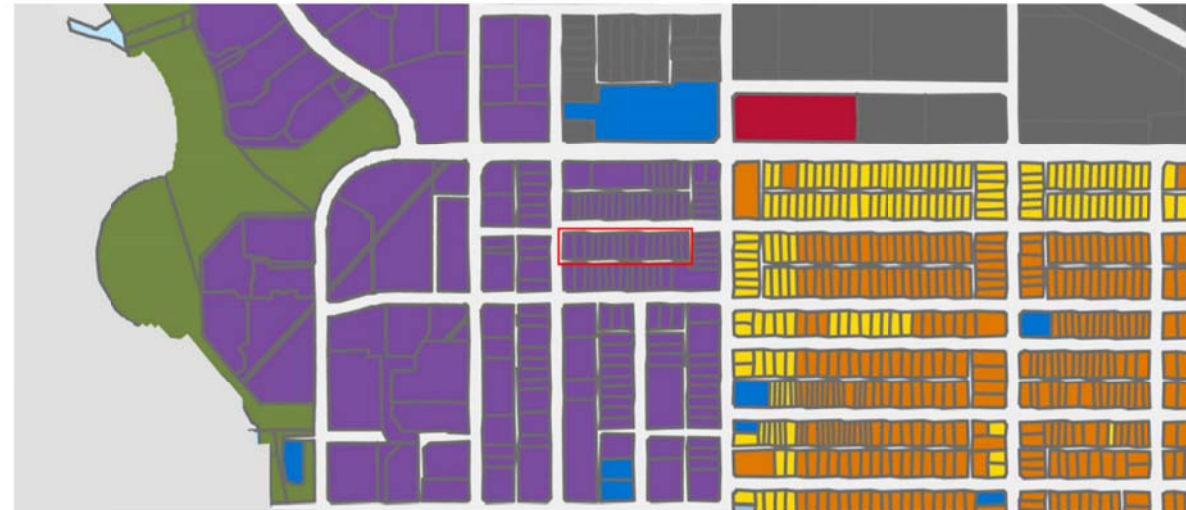
TOWER 1: HOTEL & CONDO
LEVELS 1-5: COMMERCIAL, AMENITY
LEVELS 5-7: RESTAURANT, AMENITY
HOTEL LEVELS: 8-13 = 16 ROOMS/5 LEVELS = 80
CONDO LEVELS: 14-30 = 11 CONDOS/16 LEVELS
+ CONDO PH LEVELS 31-33 = 20 CONDOS = 262

TOWER 2: MARKET RENTALS
LEVELS 5-7 PODIUM: AMENITY
LEVELS: 8-25 = 12 UNITS/18 LEVELS = 216
LEVEL 26 + 6 UNITS = 222

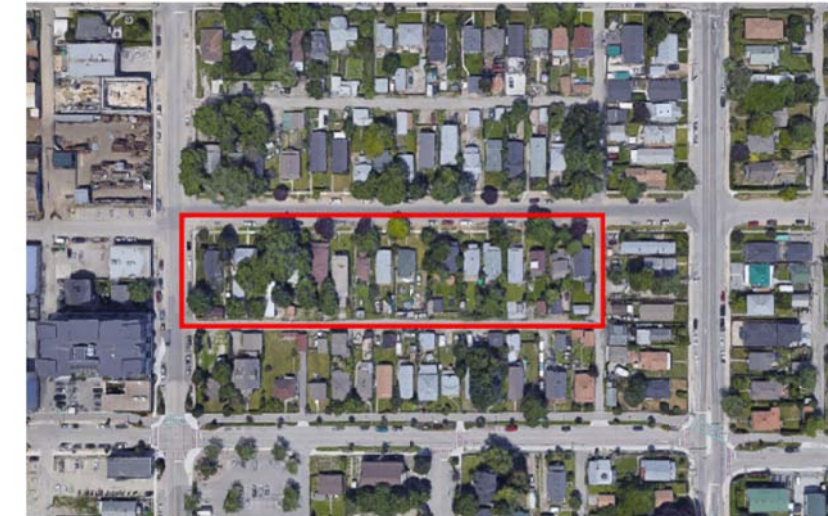
TOWER 3: STUDENT RENTALS
LEVEL 5 @ PARKADE ROOF TOP: AMENITY
LEVELS 6-19 = 15 UNITS/14 LEVELS = 210
+ 6 UNITS @ LEVEL 20 = 216

TOWNHOMES: 3 LEVEL WALKUP
FRONTING CORONATION AVE = 8

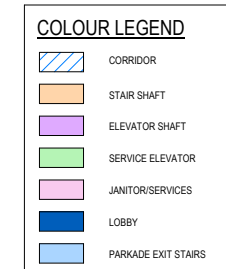
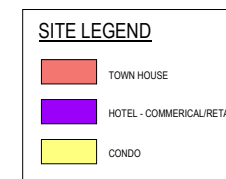
438 RENTALS | 182 CONDOS | 8 TOWNHOMES | 80 HOTEL ROOMS
TOTAL = 708 UNITS



FUTURE LANE USE ZONING MAP
UC1 - DOWNTOWN URBAN CENTRE



PARCEL ASSEMBLY - 500-600 BLOCK CORONATION AVE.



CITY OF KELOWNA DRAFT ZONE DEFINITION

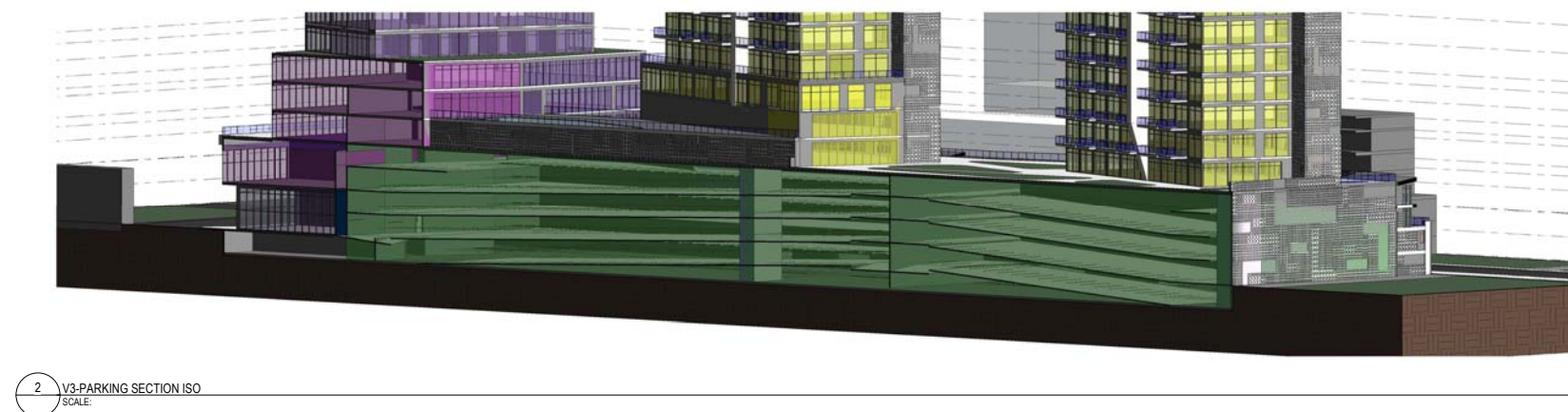
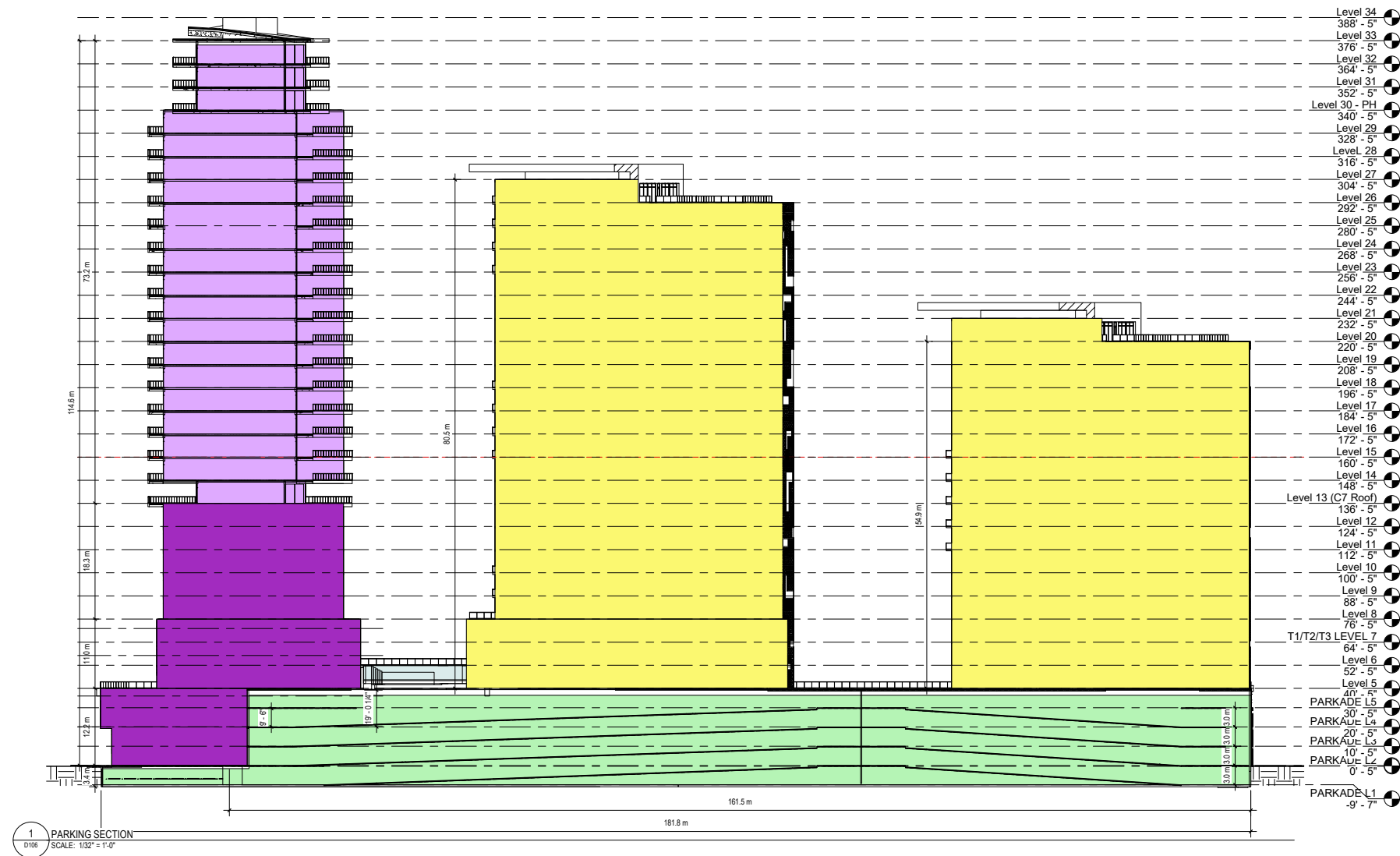
FLOOR AREA, NET means the sum of the horizontal areas of each storey of the building measured from the exterior faces of the exterior walls providing that in the case of a wall containing windows, the glazing line of the windows may be used. The net floor area measurement is exclusive of areas used exclusively for storage (storage area must be a common facility accessible by more than one owner), service to the building, attics, attached garages, carports, breezeways, porches, balconies, exit stairways, common/public corridors, parkades, terraces, common amenity spaces, and building mechanical systems are also excluded. In the case of *congregate housing*, communal dining and kitchen facilities are excluded.

FLOOR AREA RATIO means the numerical value of the net floor area on all levels of all buildings and structures on a lot, divided by the area of the lot.

ARCHITECTURAL DRAWINGS

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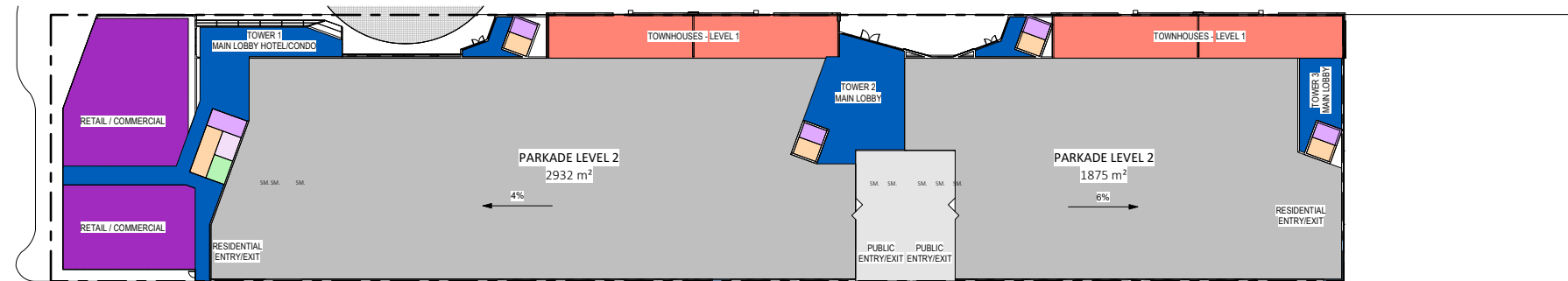
Section Elevation



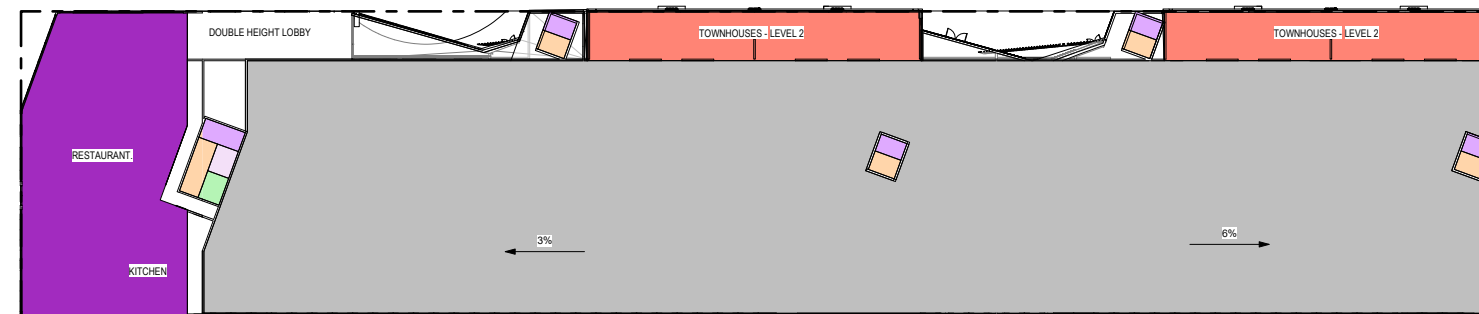
ARCHITECTURAL DRAWINGS

SAFARICAPITAL

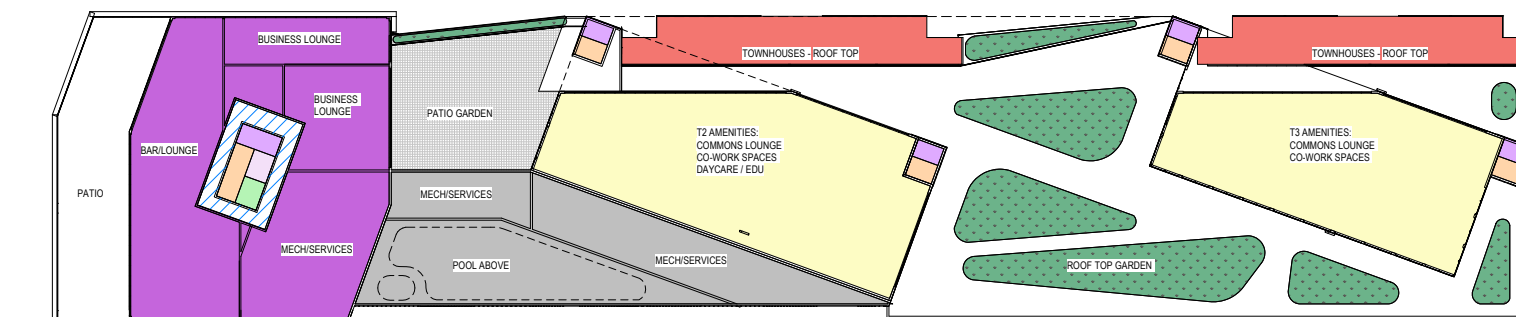
Tower 1 Commercial 1-2



2
0201 T1/COMM. 1
SCALE: 1/32" = 1'-0"



3
0201 T1/COMM. 2
SCALE: 1/32" = 1'-0"

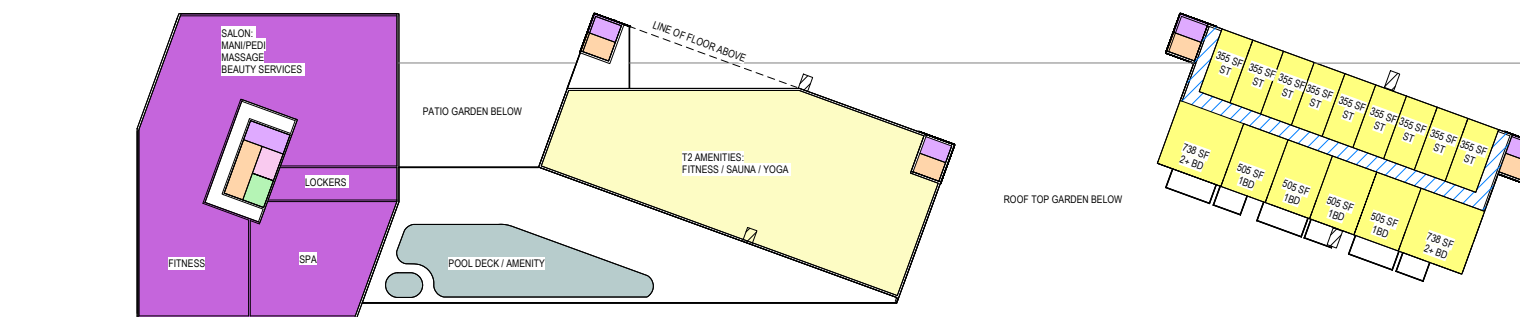


1
0201 T1/COMM. 3 - T2/T3 LEVEL 5
SCALE: 1/32" = 1'-0"

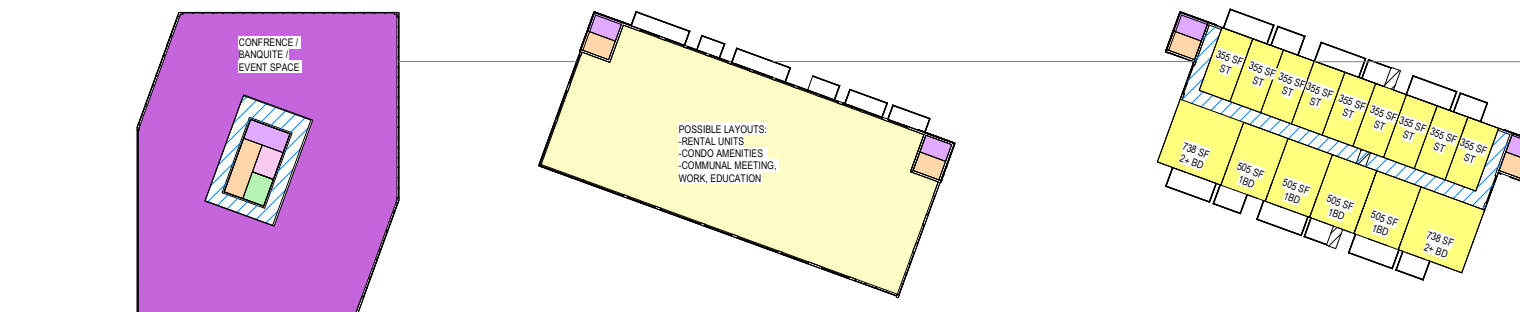
ARCHITECTURAL DRAWINGS

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Podium - T1 / T2 / T3



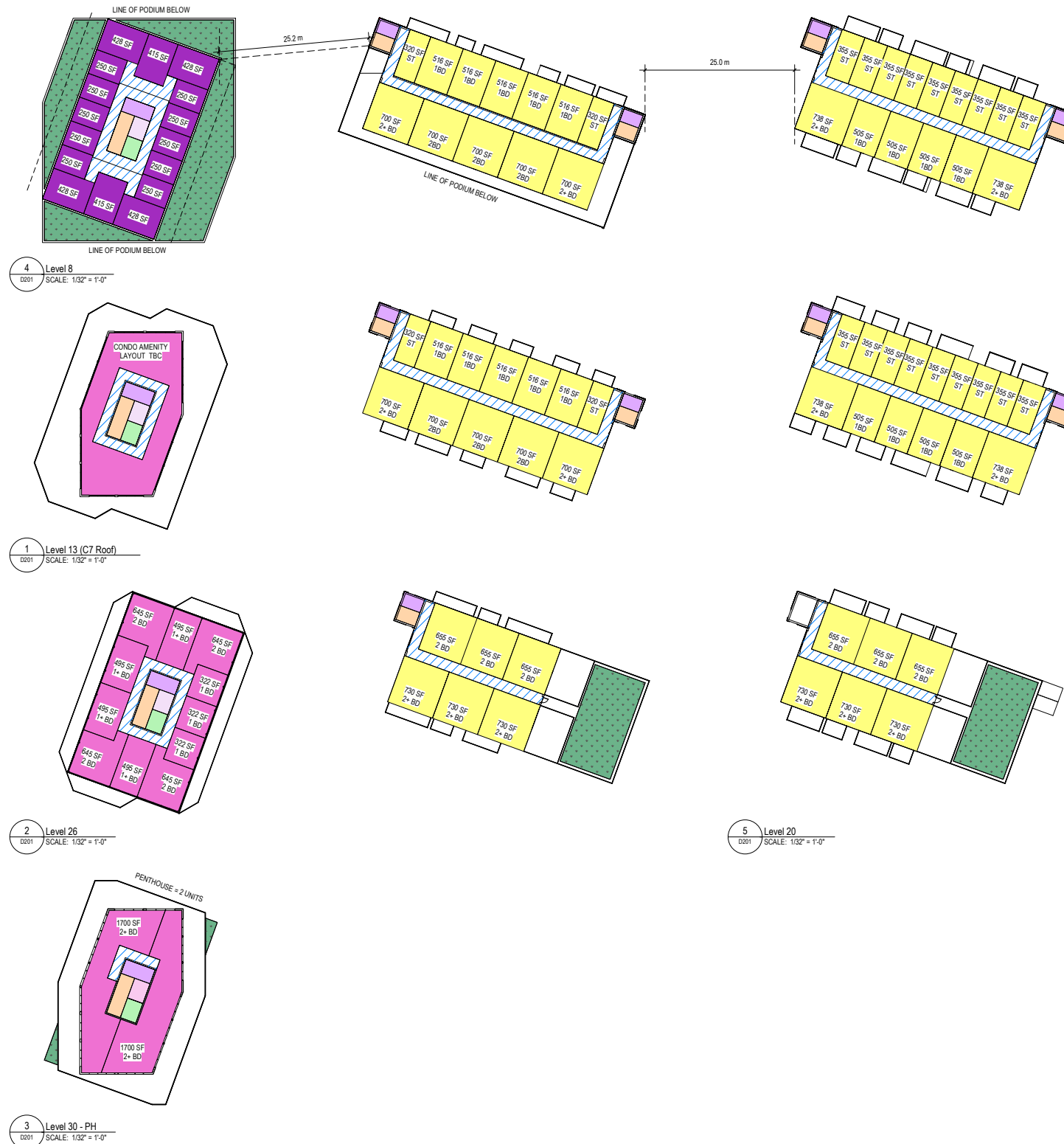
3 T1/T2 AMENITY POOL DECK / T3 LEVEL 6
D201 SCALE: 1/32" = 1'-0"



4 T1/T2/T3 LEVEL 7
D201 SCALE: 1/32" = 1'-0"

ARCHITECTURAL DRAWINGS

Levels 8-33 Penthouse



TOWER 1
HOTEL RMS LEVELS 8-12
= 6845.8 SF / 636 SM
CORRIDOR/ELE./STAIR
= 1775 SF / 165 SM
= 74% EFFICIENCY

= 16 HOTEL ROOMS
= 80 TOTAL

TOWER 1
CONDOS LEVELS 13
= 4445.5 SF / 413 SM
CORRIDOR/ELE./STAIR
= 1248 SF / 116 SM
= 72% EFFICIENCY

= CONDO AMENITIES

TOWER 1
CONDOS LEVELS 14-30
= 6845.8 SF / 636 SM
CORRIDOR/ELE./STAIR
= 1248 SF / 116 SM
= 81% EFFICIENCY

4 - 1+ DEN
3 - 1 BEDROOM
4 - 2 BEDROOM
= 11 CONDO UNITS
= 176 TOTAL

TOWER 1
PENTHOUSE LEVELS 31-33
= 4220 SF / 392 SM
CORRIDOR/ELE./STAIR
= 796 SF / 74 SM
= 81% EFFICIENCY

2 - 2+ DEN
= 2 PH UNITS
= 6 TOTAL

TOWER 2 | MARKET RENTAL
RENTAL UNITS LEVELS 8-25
= 8008 SF / 744 SM
CORRIDOR
= 1184 SF / 110 SM
= 85% EFFICIENCY

2 - 1 BEDROOM STUDIO
4 - 1 BEDROOM
5 - 2 BEDROOM
= 11 RENTAL UNITS
= 216 TOTAL

TOWER 2 | MARKET RENTAL
RENTAL UNITS LEVEL 26
= 4768 SF / 443 SM
CORRIDOR
= 635 SF / 59 SM
= 86.7% EFFICIENCY

3 - 2+ DEN
3 - 2 BEDROOM
= 6 RENTAL UNITS

TOWER 3 | STUDENT RENTAL
RENTAL UNITS LEVELS 5-19
= 8008 SF / 744 SM
CORRIDOR
= 1184 SF / 110 SM
= 85% EFFICIENCY

9 - STUDIO
4 - 1 BEDROOM
2 - 2+ BEDROOM
= 15 RENTAL UNITS
= 210 TOTAL

TOWER 3 | MARKET RENTAL
RENTAL UNITS LEVEL 20
= 4768 SF / 443 SM
CORRIDOR
= 635 SF / 59 SM
= 86.7% EFFICIENCY

3 - 2+ DEN
3 - 2 BEDROOM
= 6 RENTAL UNITS

ARCHITECTURAL DRAWINGS

SAFARICAPITAL

Townhouse Layouts

