



OCP21-0020

Z21-0069

604 – 626 Cawston Ave

Rezoning Application



Proposal

- ▶ To consider an OCP amendment application from MRM – Multiple Residential (Medium Density) to MXR – Mixed Use (Residential / Commercial) and to consider a rezoning application on the subject property from the RU2 – Medium Lot Housing zone to the C7 – Central Business Commercial zone to facilitate the development of a six storey building mixed use building

Development Process

May 1st 2021

Development Application Submitted

Staff Review & Circulation

July 27th 2021

Public Notification Received

Aug 23rd 2021

Initial Consideration

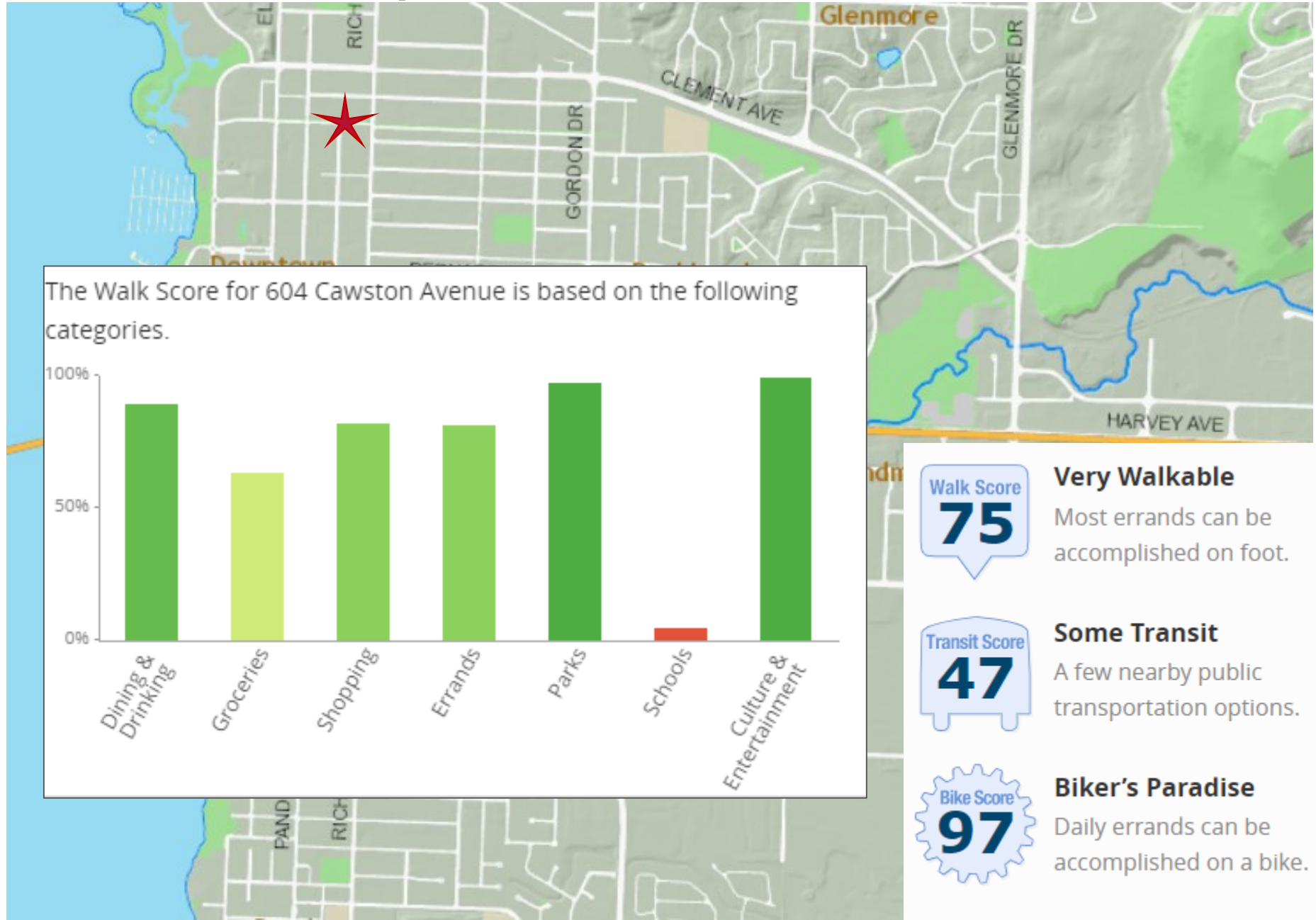
Public Hearing
Second & Third Readings

Final Reading & Development Permit

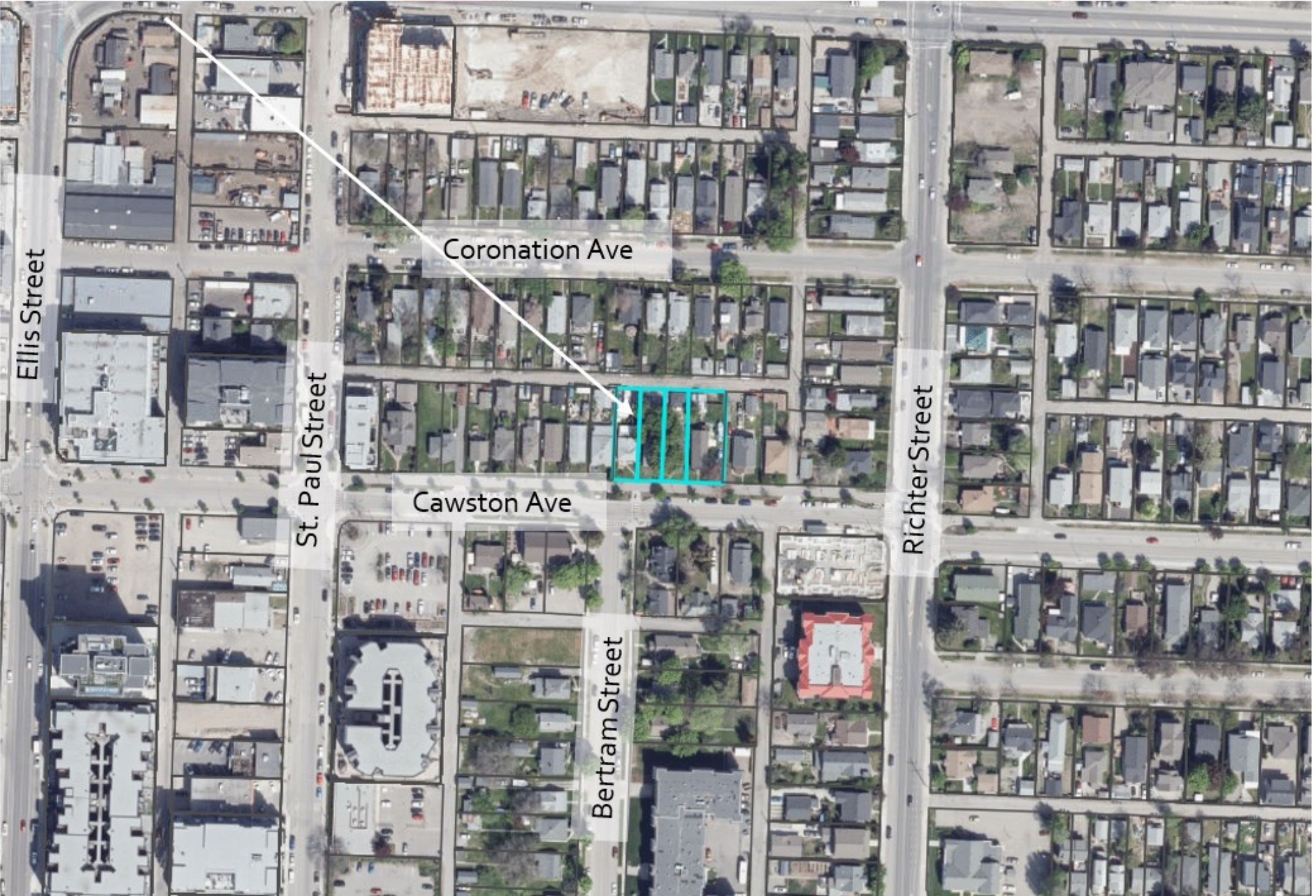
Building Permit

Council
Approvals

Context Map



Subject Property Map: 604-626 Cawston Ave



C7 Map A - Downtown Building Heights Plan

Subject Property

Building Heights up to:

-  76.5m (Approx. 26 Storeys)*
-  76.5m (Approx. 26 Storeys)
-  58m (Approx. 19 Storeys)
-  40m (Approx. 13 Storeys)
-  37m (Approx. 12 Storeys)
-  22m (Approx. 6 Storeys)
-  18.5m (Approx. 5 Storeys)
-  15m (Approx. 4 Storeys)
-  13m (Approx. 3 Storeys)
-  CD5 Comprehensive Development
-  Existing Park



Rendering

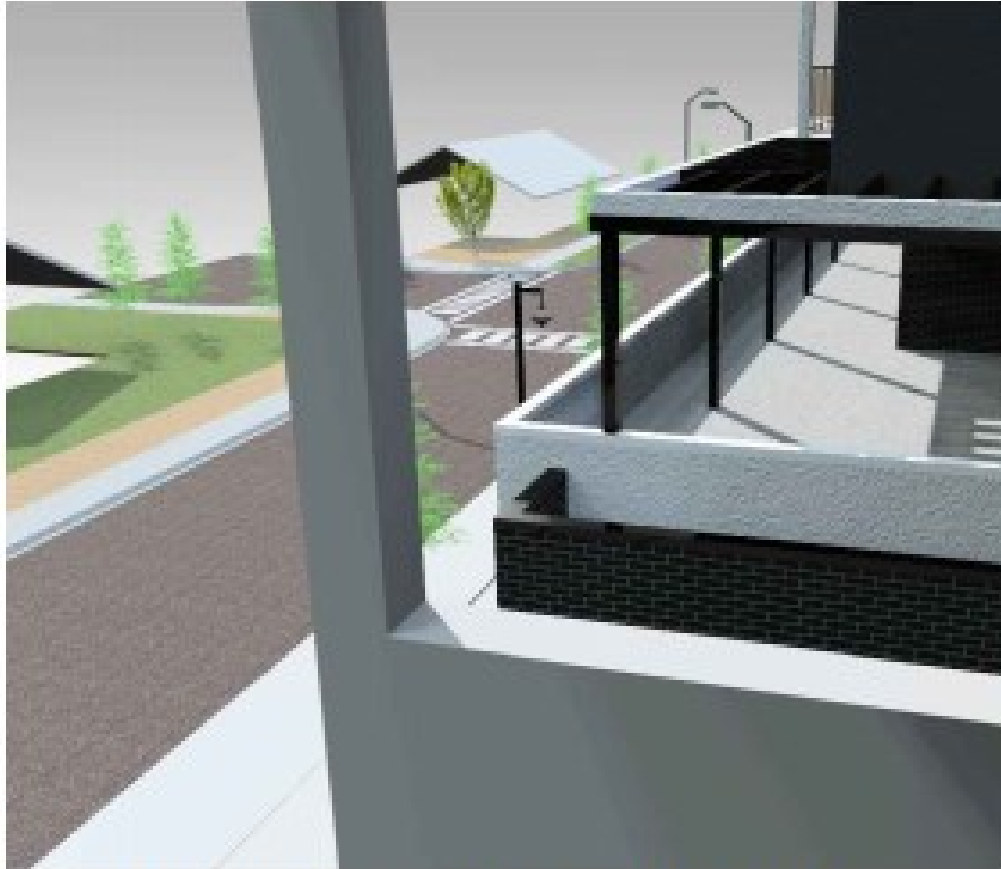


Images



1. SITE CONTEXT - FRONT VIEW OF BUILDINGS
A-000 0011

Images



2 SITE CONTEXT - LOOKING WEST FROM INNOCEPT 3RD FLOOR.
A.204 N.T.S.

Images



Images



FOR COORDINATION



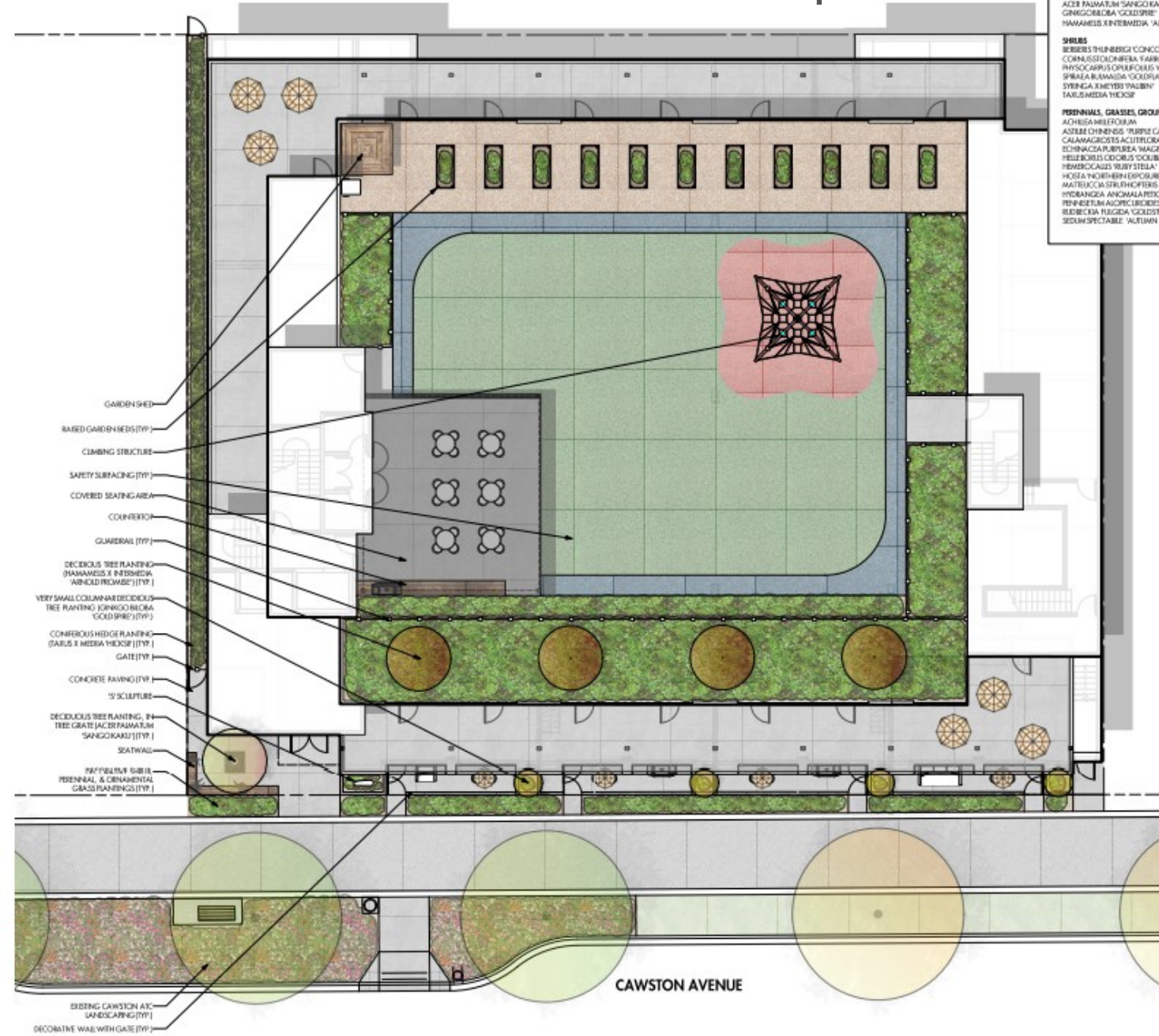
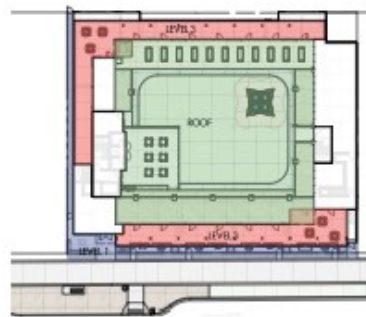
Landscape Plan

PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PAWATUM 'SANGO KAKU'	CORALPARK JAPANESE MAPLE	1	6m CAL
GRNGBOLDBA 'GOLDSPR'	GOLDSPIRE GRNGBOLDBA	4	6m CAL
HAMAMEIS X INTERMEDIA 'ARNOLD PROMISE'	ARNOLD PROMISE WITCH HAZEL	4	6m CAL
SHRUBS			
BERBERIS THUNBERGII 'CONCORDE'	CONCORDE BARBERY	23	#02 CONT. / 1.0M D.C. SPACING
CORNUS STOLONIFERA 'YARROW'	ARCTIC FIRE DOGWOOD	23	#02 CONT. / 1.0M D.C. SPACING
PHYSCARPUS OPALESCENS 'YACHOYO'	THAI GOLD NINEBARK	16	#02 CONT. / 1.2M D.C. SPACING
SPRAEA BURNINGA 'GOLDFLAME'	GOLDFLAME SPIREA	23	#02 CONT. / 1.0M D.C. SPACING
SYRINGA X MEYER 'PAUBIN'	DWARF KOREAN LILAC	16	#02 CONT. / 1.2M D.C. SPACING
TARUS MEDIA 'THICKST'	THICK'S YEW	32	#02 CONT. / 1.0M D.C. SPACING
PERENNIALS, GRASSES, GROUNDCOVERS & VINES			
ACHILLEA MIEDEORUM	COMMON YARROW	11	#01 CONT. / 0.75M D.C. SPACING
ASTRUM CHINENSIS 'PILSPE CANDLE'	PURPLE CANDLES ASTRUM	18	#01 CONT. / 0.6M D.C. SPACING
CALAMAGROSTIS ACUTIFLOA 'KARL FORSTER'	KARL FORSTER FEATHER REED GRASS	11	#01 CONT. / 0.75M D.C. SPACING
ECHEINAZA PURPUREA 'MAGNUS'	MAGNUS CONIFLOWER	18	#01 CONT. / 0.6M D.C. SPACING
HELIOPSIS SCORPUS 'DOUBLE QUEEN'	DOUBLE QUEEN	18	#01 CONT. / 0.6M D.C. SPACING
HEMIOCALLIS 'SILBY STELLA'	SILBY STELLA DAYLILY	18	#01 CONT. / 0.6M D.C. SPACING
HOSIA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSIA	18	#01 CONT. / 0.6M D.C. SPACING
MATERUCCA STRUTHPHOBUS	OSTRICH FEATHER	6	#01 CONT. / 1.0M D.C. SPACING
HYDRANGEA ANOMALA PATELII	CLIMBING HYDRANGEA	6	#01 CONT. / 1.0M D.C. SPACING
PERNISCULUM ACOPELLOIDES	FOUNTAIN GRASS	6	#01 CONT. / 1.0M D.C. SPACING
REDICEDIA RUGOSA 'GOLDSTURM'	GOLDSTURM CONIFLOWER	18	#01 CONT. / 0.6M D.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	18	#01 CONT. / 0.6M D.C. SPACING

NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A RATED AUTOMATIC TIED UNDERGROUND IRRIGATION SYSTEM.
3. TREES AND SHRUBS TO BE DRESSED IN MINIMUM 75mm WOOD MULCH AS SHOWN IN PLANS. DO NOT TRACE WEED MATTERS UNDER TREE AND SHRUB BEDS.
4. TREES AND SHRUBS TO RECEIVE MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 100mm DEPTH OF GROWING MEDIUM (REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH).
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT INTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



CAWSTON AVENUE

Variances

- ▶ Staff are tracking one variance to short term bicycling parking due to the minimum requirements from the school use
- ▶ However, the applicant is working on alternative solutions to eliminate this as a variance at the time of Development Permit consideration

Public Consultation



► Online Public Open House

City of Kelowna

It's your neighbourhood

Application No: Z21-0069 & OCP21-0020
Applicant: Kevin Edgecombe, (250) 212-1665

**Supply Image
for here**

604-626 Cawston Ave.

A proposal to rezone the property to the C7 - Central Business Commercial zone, with accompanying OCP Amendment to change the future land use designation to MXR - Mixed Use Residential / Commercial to facilitate the development of a 6 storey mixed-use building.

Get involved and have your say



Email
lkorolchuk@kelowna.ca



Phone
(250) 470-0631



Online
kelowna.ca/currentdevelopments



Applicant's Information Meeting
July 27, 2021 @ 5:30pm
Zoom Meeting: <https://us02web.zoom.us/j/830342205407>
pwd=MmdqbG5CaGhVjRjY1Z4Vno5

kelowna.ca

Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
 - ▶ Within Permanent Growth Boundary
 - ▶ Complete Communities
 - ▶ Sensitive Infill
 - ▶ Compact Urban Form

Staff Recommendation

- ▶ Staff recommend **support** of the proposed rezoning
 - ▶ Consistent with Official Community Plan land use policies
 - ▶ Increase access to education services needed downtown
 - ▶ Appropriate location for adding mixed residential and commercial land uses
 - ▶ Consistent with the City's framework for growth
- ▶ Recommend the Bylaw be forwarded to Public Hearing



Conclusion of Staff Remarks

Elevations



1 WEST ELEVATION
A-202 N.T.S.

Elevations



2 EAST ELEVATION
A-202 N.T.S.

Elevations



1 NORTH ELEVATION
A-203 N.T.S.

Elevations

