
CITY OF KELOWNA

MEMORANDUM

Date: July 8, 2021
File No.: Z21-0069
To: Planning and Development Officer (AT)
From: Development Engineering Manager (RO)
Subject: 604, 608, 612, 626 Cawston Ave

SCHEDULE		A
This forms part of application		
# OCP21-0020 Z21-0069		
Planner Initials	AC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

RU2 to C7

The Development Engineering Branch has the following comments and requirements associated with this application to rezone the properties from the RU2 Medium Lot Housing zone to the C7 Central Business Commercial zone.

1. GENERAL

- a. The following requirements are valid for two (2) years 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 update/change some or all items in this memo once these time limits have been reached.
- b. This proposed development may require the installation of centralized mail delivery equipment. Please contact Arif Bhatia, Delivery Planning Officer, Canada Post Corporation, 530 Gaston Avenue, Kelowna, BC, V1Y 2K0, (250) 859-0198, arif.bhatia@canadapost.ca to obtain further information and to determine suitable location(s) within the development.
- c. All City Trees must be protected as per Bylaw 8042 Schedule C – Tree Barrier and Installation Policy requirements.
- d. Removal of City Trees will require approval by the City's Urban Forestry Supervisor. Trees require replacement, at a minimum two for one ratio, or payment of the City of Kelowna Equitable Compensation as defined in Section 8.2 of Bylaw 8042.
- e. There is a possibility of a high water table or surcharging of storm drains during major storm events. This should be considered in the design of the onsite system.

2. DOMESTIC WATER AND FIRE PROTECTION

- a. The subject lots are located within the City of Kelowna water supply area. The existing lots are each serviced with a 19-mm diameter water service. Only one service will be permitted per legal lot. The Applicant, at their cost, will arrange for the removal of the existing services and the installation of one new larger metered water service.


- b. The Developer's Consulting Engineer will determine the domestic and fire protection requirements of this proposed development and establish hydrant requirements and service needs. The bylaw requirement for this development is 150 L/s. If it is determined that upgrades to any existing water distribution system must be made to achieve the required fire flows, additional bonding will be required.
- c. An approved backflow protection device must also be installed on site as required by the City Plumbing Regulation and Water Regulation bylaws.
- d. All fire flow calculations are to be shared with the Development Engineering Branch upon submittal of off-site civil engineering drawings.
- e. A Water meter is mandatory for this development and must be installed inside a building on the water service inlet as required by the City Plumbing Regulation and Water Regulation bylaws. The Developer or Building Contractor must purchase the meter from the City at the time of application for a building permit from the Inspection Services Department and prepare the meter setter at their cost.

3. **SANITARY SEWER SYSTEM**

- a. Our records indicate that the subject lots are currently each serviced with a 100-mm diameter sanitary sewer service off Cawston Ave. The Applicant's Consulting Mechanical Engineer will determine the requirements of the proposed development and establish the service needs.
- b. Only one service will be permitted, the applicant will arrange for the removal and disconnection of the existing services and the installation of one new larger service at the applicants cost. If one of the existing service connections are to be utilized it must be completed with an inspection chamber (c/w Brooks Box) as per SS-S7 & SS-S9.
- c. New service connection to AC sanitary sewer main must adhere to WorkSafe BC approved procedures. Overbuild manhole will not be permitted.

4. **STORM DRAINAGE**

- a. The property is located within the City of Kelowna drainage service area. For on-site disposal of drainage water, a hydrogeotechnical report will be required complete with a design for the disposal method (i.e. trench drain / rock pit). The Lot Grading Plan must show the design and location of these systems.
- b. Provide the following drawings:
 - i. A detailed Lot Grading Plan (indicate on the Lot Grading Plan any slopes that are steeper than 30% and areas that have greater than 1.0 m of fill);
 - ii. A detailed Stormwater Management Plan for this subdivision; and,
 - iii. An Erosion and Sediment Control Plan is to be prepared by a Professional Engineer proficient in the field of erosion and sediment control. The plan is to be prepared as per section 3.14 of Schedule 4 of Bylaw 7900. If a line item for ESC is not included in the Engineer's cost estimate for off-site work, then an additional 3% will be added to the performance security based on the total off-site construction estimate.
- c. On-site detention systems are to be compliant with Bylaw 7900, Schedule 4, Section 3.11.1 *Detention Storage*.

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- d. As per Bylaw 7900, Schedule 4, Section 3.1.3 *Climate Change*, the capacity of storm works will include an additional 15 percent (15%) upward adjustment, and applied to the rainfall intensity curve stage (IDF) in Section 3.7.2.
- e. Show details of dedications, rights-of-way, setbacks and non-disturbance areas on the lot Grading Plan.
- f. Register right of ways on private properties for all the storm water infrastructure carrying, conveying, detaining and/or retaining storm water that is generated from the public properties, public road right of ways, and golf course lands.
- g. Where structures are designed or constructed below the proven high groundwater table, permanent groundwater pumping will not be permitted to discharge to the storm system. The City will approve designs that include provisions for eliminating groundwater penetration into the structure, while addressing buoyancy concerns. These design aspects must be reviewed and approved by the City Engineer.

5. **ROAD IMPROVEMENTS**


- a. Cawston Ave has been upgraded to urban standard, no further frontage upgrades required.
- b. East west lane fronting this development to the north must be upgraded to SS-R2 commercial lane standard; including road fillet paving, storm drainage c/w catch basin(s) and drywell(s), burial of overhead wires and removal of poles, and relocation or adjustment of existing utility appurtenances if required to accommodate the upgrading construction.

6. **POWER AND TELECOMMUNICATION SERVICES**

- a. All proposed distribution and service connections are to be installed underground. It is the developer's responsibility to make a servicing application with the respective electric power, telephone and cable transmission companies to arrange for these services, which would be at the applicant's cost.
- b. If any road dedication or closure affects lands encumbered by a Utility right-of-way (such as Hydro, Telus, Gas, etc.) please obtain the approval of the utility. Any works required by the utility as a consequence of the road dedication or closure must be incorporated in the construction drawings submitted to the City's Development Manager.
- c. Re-locate existing poles and utilities, where necessary including within lanes. Remove aerial trespass(es).

7. **GEOTECHNICAL STUDY**

- a. Provide a comprehensive geotechnical report (3 copies), prepared by a Professional Engineer competent in the field of hydro-geotechnical engineering to address the items below: **NOTE: The City is relying on the Geotechnical Engineer's report to prevent any damage to property and/or injury to persons from occurring as a result of problems with soil slippage or soil instability related to this proposed subdivision.**
- b. The Geotechnical reports must be submitted to the Planning and Development Services Department (Planning & Development Officer) for distribution to the Works & Utilities Department and Inspection Services Division prior to submission of Engineering drawings or application for subdivision approval.


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- i. Area ground water characteristics, including any springs and overland surface drainage courses traversing the property. Identify any monitoring required.
 - ii. Site suitability for development.
 - iii. Site soil characteristics (i.e. fill areas, sulphate content, unsuitable soils such as organic material, etc.).
 - iv. Any special requirements for construction of roads, utilities, and building structures.
 - v. Recommendations for items that should be included in a Restrictive Covenant.
 - vi. Recommendations for roof drains and perimeter drains.
 - vii. Recommendations for erosion and sedimentation controls for water and wind.
 - viii. Any items required in other sections of this document.
- c. Should any on-site retaining walls surpass the following limits, an Over Height Retaining Wall Permit will be required:

“Retaining walls on all lots, except those required as a condition of subdivision approval, must not exceed a height of 1.2 m measured from natural grade on the lower side, and must be constructed so that any retaining walls are spaced to provide a 1.2 m horizontal separation between tiers. The maximum number of tiers is two with a maximum total height of 2.4 m. Any multi-tier structure more than 2 tiers must be designed and constructed under the direction of a qualified professional engineer.”

The design of all retaining walls is to conform with Engineer & Geoscientists British Columbia's Professional Practice Guidelines for Retaining Wall Design. Submission requirements for the Over Height Retaining Wall Permit include Engineer of Record documents (Appendix A of Retaining Wall Design Guideline) and any necessary independent reviews (as per EGBC's Documented Independent Review of Structural Designs).

- d. Any modified slopes having a finished slope greater than 2H:V1 (50%) and an elevation change greater than 1.2 m must be installed under the direction of a qualified professional engineer.
- e. Any exposed natural rock surface on a lot that has the potential for materials to displace causing a hazardous condition, must be reviewed by a qualified professional engineer with the appropriate and measures undertaken as prescribed by the engineer. For adequate Rockfall Protection adjacent to walls and rock cuts, please consider BC MoTI Supplement to TAC Geometric Design Guide 440, page 440-8, which outlines a ditch bottom width depending on wall height. Sidewalks and utilities should be kept out of this protection area. Additional ROW may be required.

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Where walls are on the high side, the City's preference is that the walls remain setback and on private property. Where the walls hold up a public road, the City's preference is that additional dedication be provided, and the walls be owned by the City. Please design any geogrids or tie-backs so that they do not encroach into the required road ROW.

8. ROAD DEDICATION/SUBDIVISION REQUIREMENTS


- a. A dedication of approximately 0.8 m along the full frontage of the lane is required to achieve a 7.6 m commercial lane.
- b. No driveway access will be permitted to Cawston Ave. The vehicular access to the development site is to be provided from the lane.
- c. Perimeter access must comply with the BC Building Code. Fire Truck access designs and proposed hydrant locations will be reviewed by the Fire Protection Officer.

9. DESIGN AND CONSTRUCTION

- a. Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b. Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c. Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d. A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e. Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Development Engineering Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.


10. SERVICING AGREEMENT FOR WORKS AND SERVICES

- a. A Servicing Agreement is required for all offsite works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b. Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.

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11. CHARGES AND FEES

- a. Development Cost Charges (DCC's) are payable.
- b. Fees per the "Development Application Fees Bylaw" include:
 - i. Street Marking/Traffic Sign Fees: at cost (to be determined after detailed design completed).
 - ii. Survey Monument Fee: \$50.00 per newly created lot (GST exempt).
 - iii. Survey Monument, Replacement Fee: \$1,200.00 (GST exempt) – only if disturbed.
 - iv. Hydrant Levy Fee: \$250 per newly created lot (GST exempt).
 - v. Engineering and Inspection Fee: 3.5% of construction value (plus GST).

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Ryan O'Sullivan
Development Engineering Manager

SK



LIME
ARCHITECTURE INC.

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Transmittal Page 1 of 3

To: Planning Department
CC: Kevin Edgecombe

City of Kelowna
kevin@edgecombebuilders.com

April 29, 2021

**Re: Design Rationale for the Proposed Development of
604-626 Cawston Avenue, Kelowna, BC (The Site)**

Dear City of Kelowna Planning Department,

Further to submitted information as it pertains to the Re-zoning and OCP Amendment associated with the proposed Development of 604-626 Cawston Avenue in Kelowna, we offer the following Design Rationale for the project:

Located slightly west of the corner of Cawston Avenue and Richter Street, 604-626 Cawston Avenue is in the heart of Kelowna's "City Centre" urban centre. The project location is in close proximity to shopping and restaurants allowing most errands from the location to be accomplished by foot as is emphasized with a 70+ walk score and by bicycle as the proposed location has a bike score of 97 with the Cawston Avenue Recreation Corridor being uniquely located directly in front of the proposed development. Kelowna's City Centre is ideally located for residential use and because of its associated high walk and bike score, reduces the reliance on automobile use allowing the residents to have a lower carbon footprint. The proposed C7 zone allows for mixed use (residential/commercial/ school) which is well suited to the property's location between existing residential and commercial zones.

The building design includes four ground floor accessible, two storey live/ work townhome units along Cawston Avenue. Also included in the Cawston Avenue frontage is the main entrance lobby for the building with access to the remaining 45 units (49 residential units in total) and the proposed school facility located on the third level. We feel including a school facility within the development offers a uniquely urban educational experience for building residents and locals alike. The proposed development's proximity to the downtown Kelowna core influenced an overall design that provides enough parking for all residents, full visitor parking requirements, and enough parking for the school facility on the third floor even though it can be anticipated that many residents will utilize the buildings' convenient location, tallowing alternative means of transportation. The reduction in automobile reliance in conjunction with the higher density infill development of the property contribute to a more sustainable approach to the building design that aligns with the City of Kelowna's Healthy City Strategy and planning initiatives. The concept for the building includes providing a mix of private outdoor spaces and a community roof-top amenity space that allows a variety of outdoor options for the occupants of the building. Additionally, a community-oriented herb garden will be included on the rooftop amenity space.

One of the challenges in developing the property is its location between a previously approved multi-family development and an adjacent single-family residential home. In response to the location

Matt Johnston, Architect AIBC, LEED AP

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t: 250-448-7801 #205-1626 Richter Street, Kelowna BC, V1Y 2M3



of the property and to ensure that the development was conscious of its surroundings, the building design includes a tiered building façade that emphasizes the pedestrian scale relationship at street level to better engage expected pedestrian and bike traffic. This approach helps ground the project as well as provide a variety of pedestrian and human scale relationships to compliment the neighbouring buildings and provide visual interest along a multi-modal transport corridor. To compliment the ground-oriented townhome or live/ work units, the remaining street-front façade and lobby entrance create a sense of layering by setting them further back from the property line in order to soften the impact of the building mass. Once past the third level, the building steps back even further from the street to ensure that the building face is being sensitive to the human interaction that will be common along the transportation corridor while also being sensitive to the neighbouring multi-family project.

The final building form takes inspiration from the trend to design and build with a modern building style combined with energy efficiency in mind. The modern form includes the use of punch windows and utilizes the private outdoor amenity space to ensure the any larger glazed opening is provided with shade during summer months while offering transparent connection between indoor and exterior spaces. The use of this type of window system helps establish a regular rhythm on the building exterior while enhancing energy performance by reducing reliance on mechanical systems. The building scale at all levels is inviting while still maintaining a sense of privacy between neighbouring buildings and for the building's residents.

The priority to densify precious, developable land within an existing urban centre while ensuring the building stepped away from the street-front and neighbouring properties resulted in the building height being well below the height restriction of 37m or 12 storeys. Achieving 49 residences on the property while being sensitive to the neighbourhood was felt to be important from a location and sustainability perspectives. To further reduce the impact on the transportation corridor, the 4th storey was stepped back even further than the 3 storeys below. Further to this, the rooftop amenity spaces are set back further to provide privacy for the residents and reduce the scale of the building from the street. The result is an attractive infill multi-family residential project that combines a school component and addresses the human scale while sensitively designed to reduce impact on neighbours. Additionally, bicycle storage was regarded as an important aspect and is provided on the entry level with easy access to the exterior of the building. We believe that the unique combination of project location, amenities provided, and unique addition of the school facility aligns with the City's vision and our own when it comes to healthy, interactive urban living.

The proposed infill development requires no variances which is a testament to the effectiveness of the overall design to meet the zoning requirements for the C7 zone.

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In summary, the rationale for this project is as follows:

- i. Provide a thoughtful, sustainable infill housing solution to a property located in the heart of an existing urban centre of Kelowna.
- ii. Propose a unique and diverse building composition that combines townhome or live/work units, condo units, rooftop amenity space, and a school facility to centralize residents needs bringing urban living to Cawston Avenue.
- iii. Provide a development that provides enough parking for all residents, visitors, and staff of the proposed school while utilizing the unique location on a multi-modal transportation corridor to encourage alternative means of transport.
- iv. The proposed development results in a building design that is attractive in its modern design, is inviting and addresses the human scale at ground level and is sensitive to the neighbourhood at large by the way it has been designed and massed on the site.

This proposed development recognizes the City of Kelowna's strategic approach to overall residential growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy and planning initiatives.


We look forward to your supportive comments in response to this Rezoning and OCP Amendment application.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:



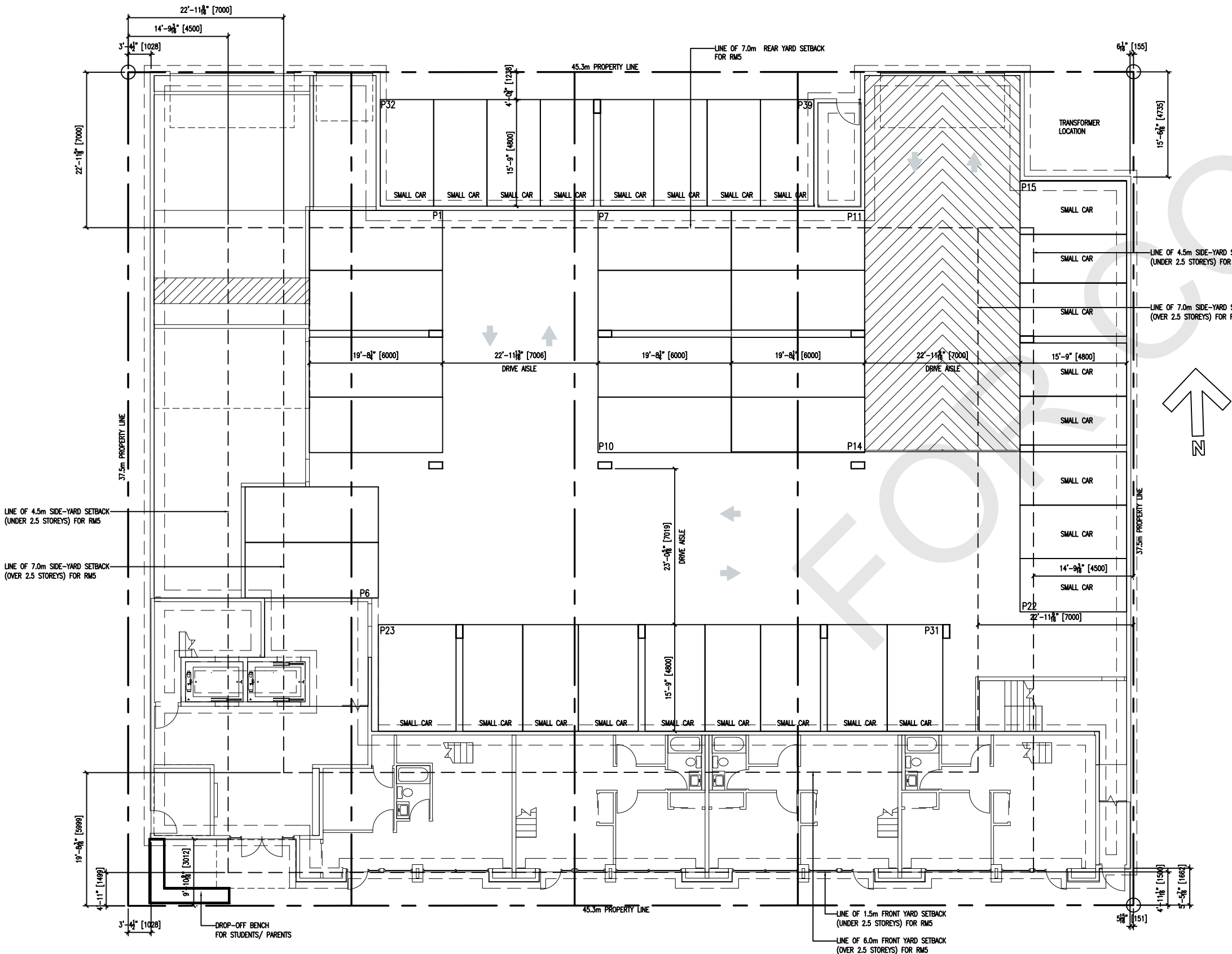
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LIME Architecture Inc.

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c/o

The Development Team including, but not limited to:
Edgecombe Builders Group and SOLE Squared Developments.

604-626 Cawston Ave., Kelowna, BC



CAWSTON AVE.

PROPERTY DESCRIPTION

CMC: 604-626 Cawston Ave, Kelowna, BC
LEGAL: Plan 1037; Lot 23; Lot 22; Lot 21; EPP49686 Lot A

ZONING CALCULATIONS:

Current Zoning : RU2

Proposed Re-zoning : C7

SITE INFORMATION:

Gross Site Area=	18,282 ft² (1,698 m²)	Allowed	Proposed
Allowable Site Coverage=		N/A	84.5% (15,451 ft²)
Building Floor Plate up to 16.0m Height		N/A	
Building Floor Plate above 16.0m Height		1,221 m² (13,142 ft²)	981 sm (10,564.4 ft²)
F.A.R. =		9.0 (164,538 ft²)	2.56 (46,802.9 ft²)

	GROSS FLOOR AREA	PRIVATE OPEN SPACE
LEVEL 1 - Entry Level to 4x Townhomes	15,450.9 ft² (1,435.4 m²)	Min 6.0m2 per Bachelor Suite
LEVEL 2 - Upper Level to 4x Townhomes	16,238.4 ft² (1,508.6 m²)	Min 10.0m2 per 1 Bedroom Suite
LEVEL 3 - Commercial School Level	12,750.8 ft² (1,184.6 m²)	Min 15.0m2 per 1 + Bedroom Suite
LEVEL 4 - 15 Residential Suites	11,344.9 ft² (1,054.0 m²)	
LEVEL 5 - 15 Residential Suites	11,344.9 ft² (1,054.0 m²)	
LEVEL 6 - 15 Residential Suites	11,344.9 ft² (1,054.0 m²)	
ROOFTOP -	849.8 ft² (78.9 m²)	
TOTAL	79,324.6 ft² (7,369.5 m²)	

Building Height:	Allowed:	Proposed:
Max. Height =	37m (121.4 ft) or 12 storeys	22.8 m (74.8 ft) - 6 storeys
Yard setbacks:	Allowed:	Proposed:
Front yard -	0.0 m / 3.0m above 16.0m height	1.5m / 3.0m above 16.0m height
Side yard -	0.0 m	1.0/ 0.0m
	4.0m above 16.0m height	4.0m above 16.0m height
Rear yard -	0.0 m	1.2m

Parking Calculations:	Required:	Proposed:
0.9/ 1 Bedroom (Floors 1 & 2) =	0.9 x 4 = 4	
1.0 per / 2 Bedroom (floors 4,5 & 6) =	1.0 x 45 = 45	
Visitor Parking (floors 1,2,4,5 & 6) =	0.14 per residence = 7	
School (floor 3) =	1.0 per 100m2 GFA = 11	
	67	69
Accessible Parking Requirements:	min. 2 spaces with 1 required to be Van-Accessible Parking.	
37-68 Parking Spaces=		

Loading Requirements (School):		
Car Loading	5 (Min.)	0
Bus Loading	3	0
		0 - VANAGE REQUIRED
Bicycle Storage:	Required:	Proposed:
Long Term (Residential)	0.75 X 45 = 34 (Townhomes not required)	34
Short Term (Residential)	6 per entrance	6
Long Term (School - 10 staff)	1 per 10 employees = 3 (min.)	3
Short Term (School - 65 students)	3 per 10 students = 20	0
		0 - VANAGE REQUIRED
Long Term Total		37
Short Term Total		6

Amenity Calculations:	Required:	Proposed:
1 Bed Units:	4 units x 107.6/ unit =	430.4
1+ Bed Units:	45 units x 161.5/ unit =	7,267.5
TOTAL:	7,697.9 SF	13,688 SF

ATTACHMENT A

This forms part of application
OCP21-0020 / Z21-0069

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

FOR COORDINATION

PHONE:250-448-7801

205-1626 Richter Street,
Kelowna, BC V1Y 2M3

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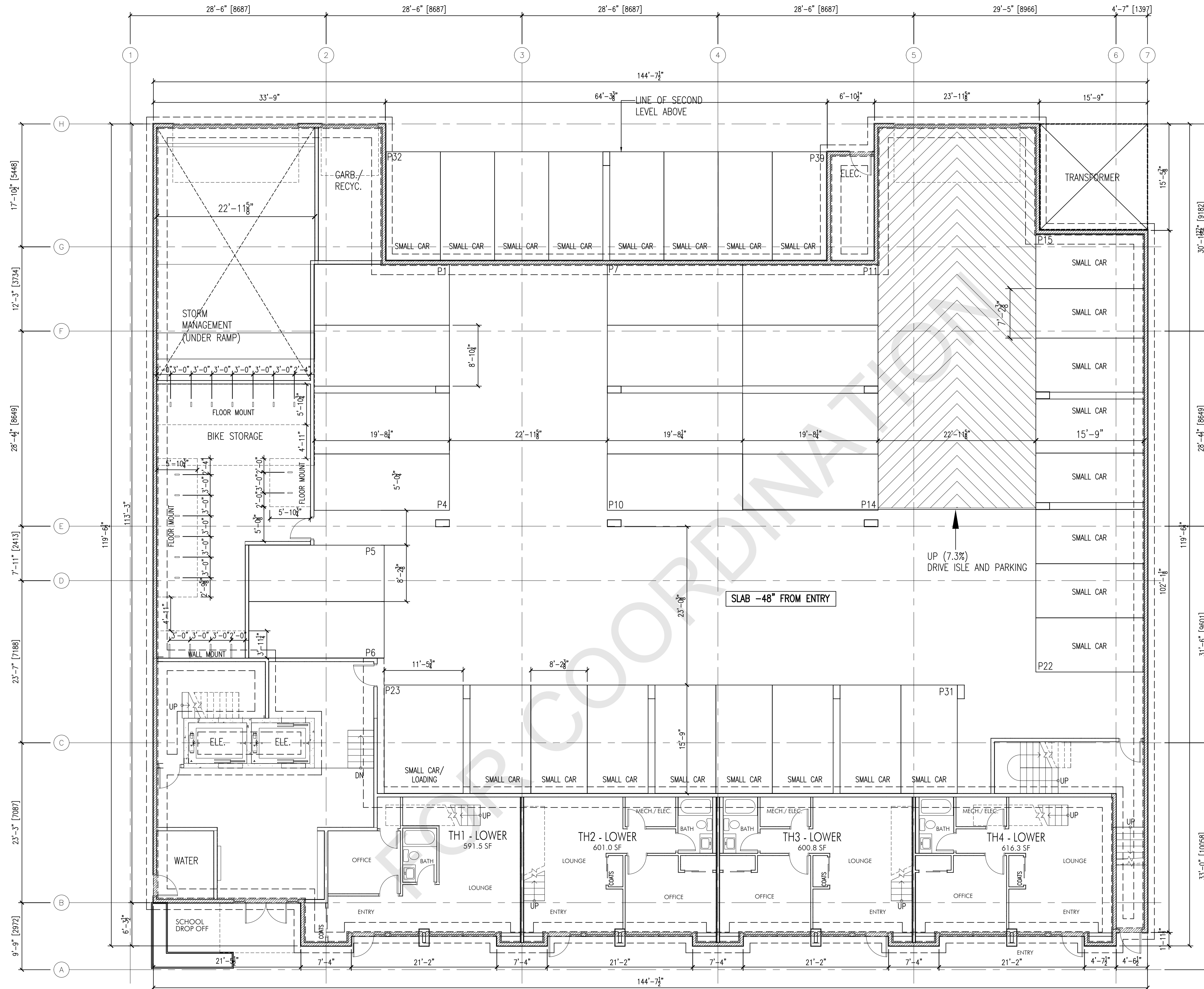
All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the british columbia building code - (most recent edition) including all published revisions and addendos. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

Revision No., Date and Description
02.19.21 - FOR REVIEW
03.05.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.24.21 - FOR DISCUSSION
04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-001

PROJECT 604-626 CAWSTON AVENUE - SOLE
DRAWING TITLE PROJECT INFORMATION





1 ENTRY LEVEL FLOOR PLAN
A-101 1/8"=1'-0"

ATTACHMENT A

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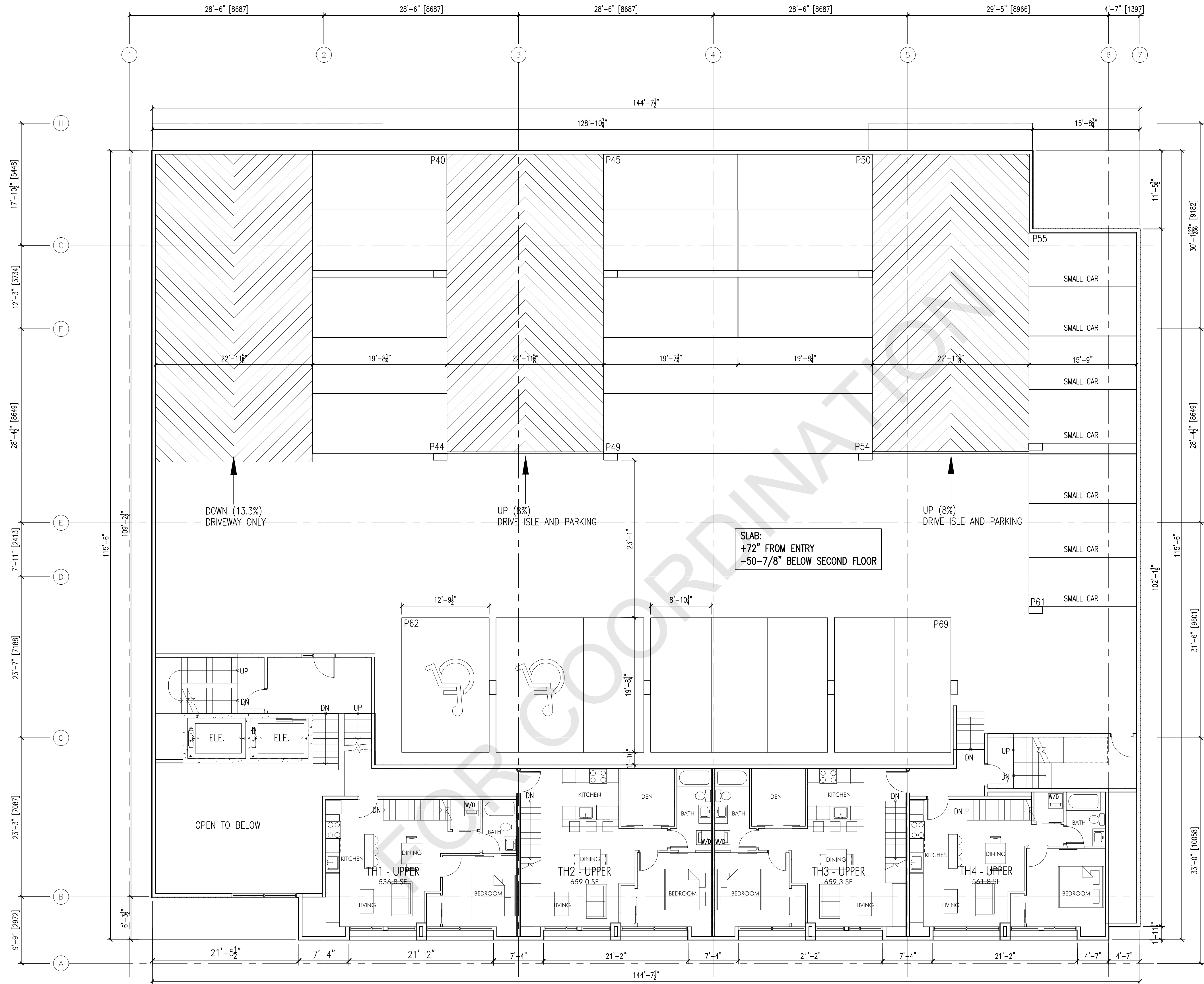
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03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
06.28.21 - ADDENDUM #2
07.13.21 - FOR COORDINATION

Plot Date 13-Jul-21	Drawing No. A-101
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PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
ENTRY FLOOR LEVEL

FOR COORDINATION



1 SECOND LEVEL FLOOR PLAN
A-102 1/8"=1'-0"

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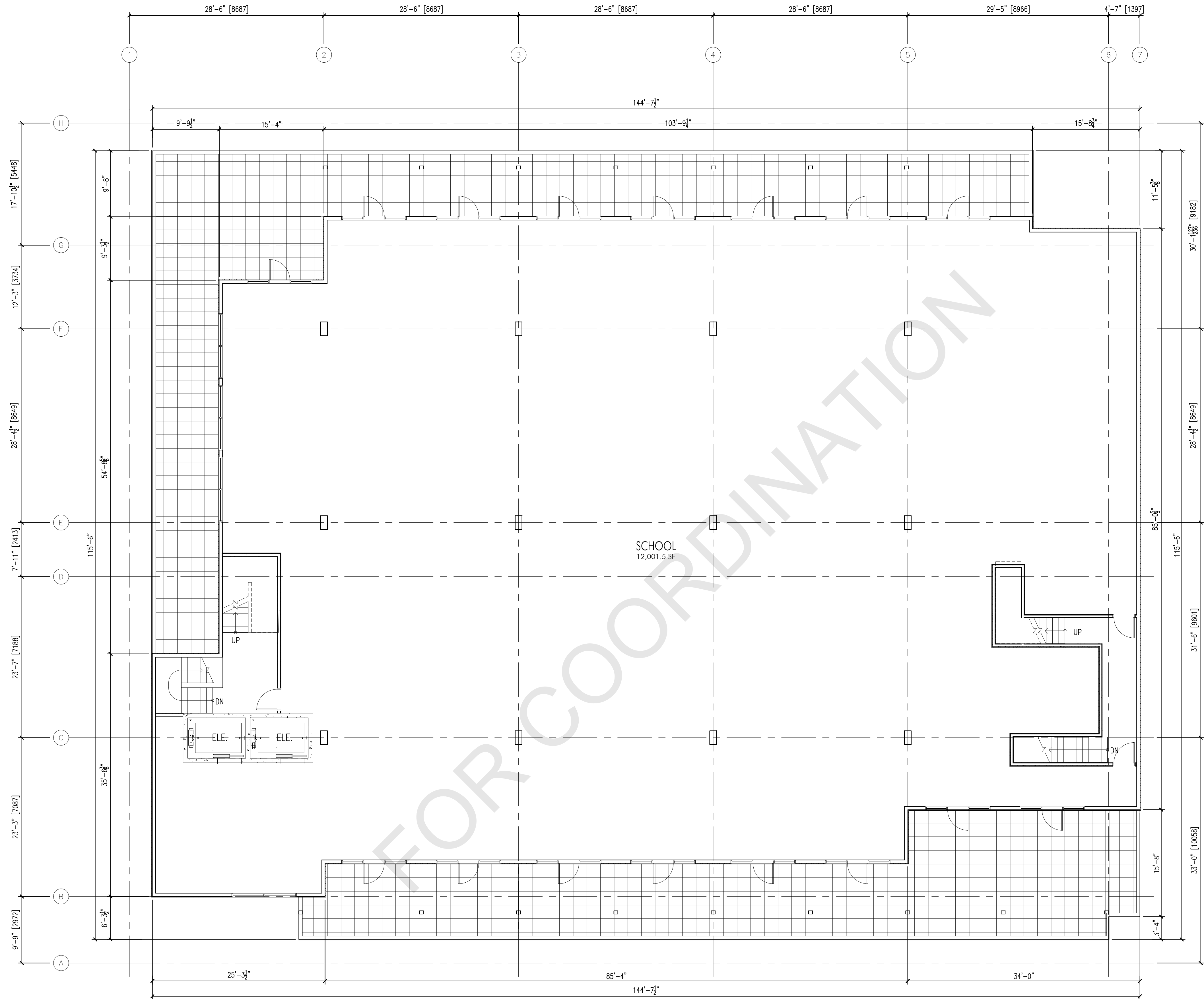
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03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.28.21 - ADDENDUM #2
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-102

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
SECOND FLOOR LEVEL



1 THIRD LEVEL FLOOR PLAN
A-103 1/8"=1'-0"

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City of Kelowna
DEVELOPMENT PLANNING

FOR COORDINATION



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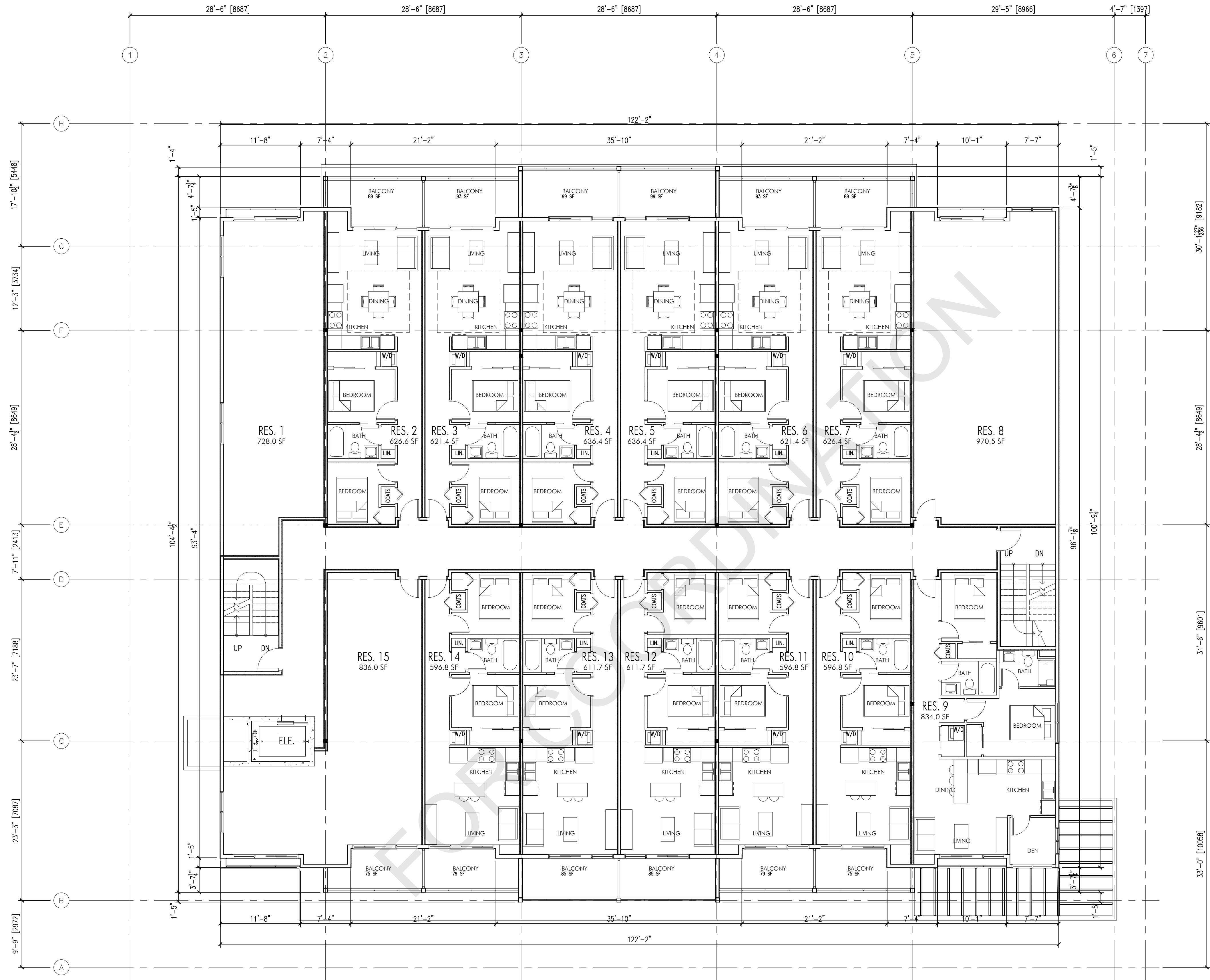
Revision No., Date and Description
02.19.21 - FOR REVIEW
03.05.21 - FOR REVIEW
03.22.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-103

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
THIRD FLOOR LEVEL





1 FOURTH LEVEL FLOOR PLAN
A-104 1/8"=1'-0"

ATTACHMENT A

This forms part of application
OCP21-0020 / Z21-0069

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

FOR COORDINATION

LIME
ARCHITECTURE INC.

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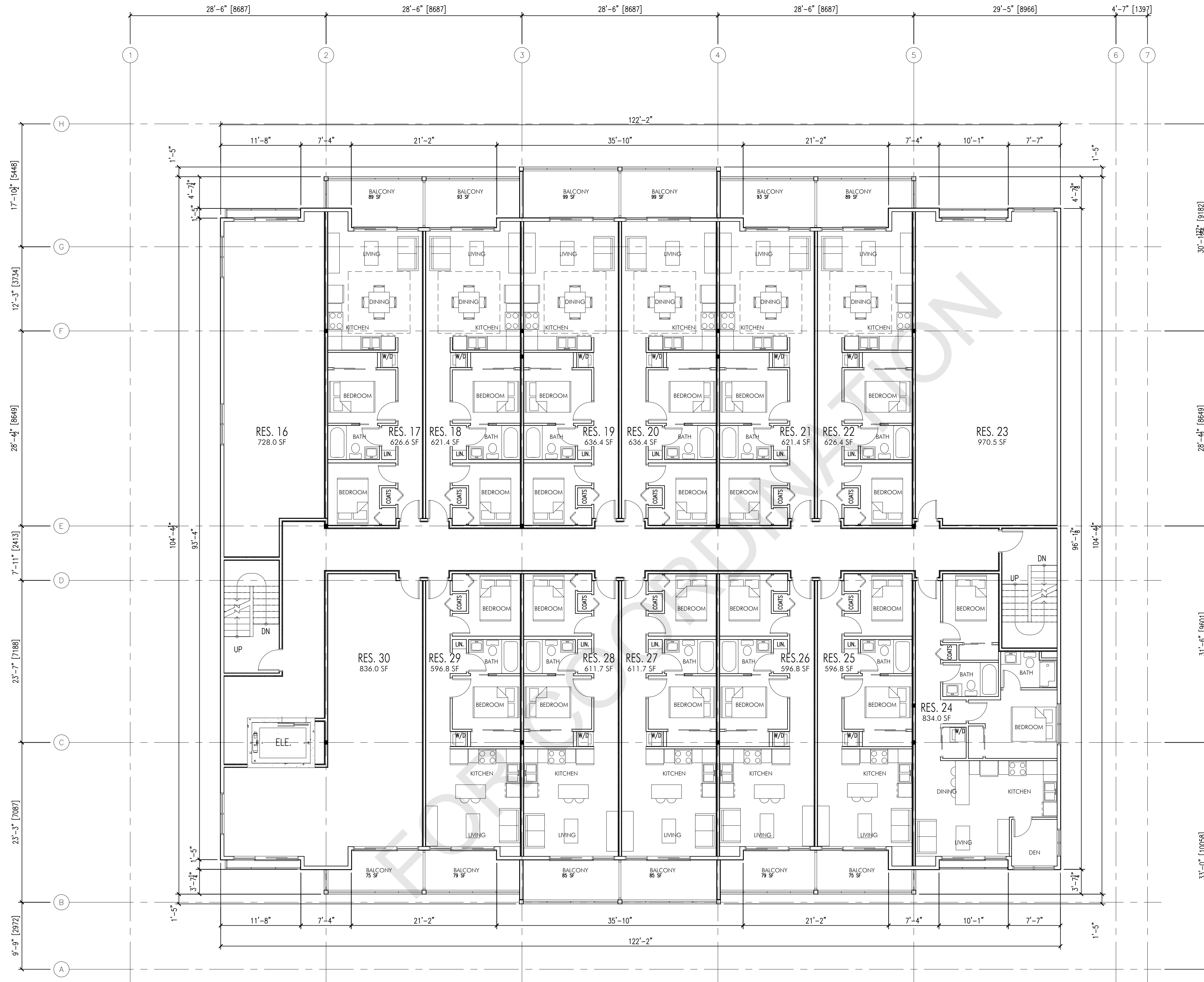
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03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-104

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
FOURTH FLOOR LEVEL



1 FIFTH LEVEL FLOOR PLAN
A-105 1/8"=1'-0"

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC

FOR COORDINATION

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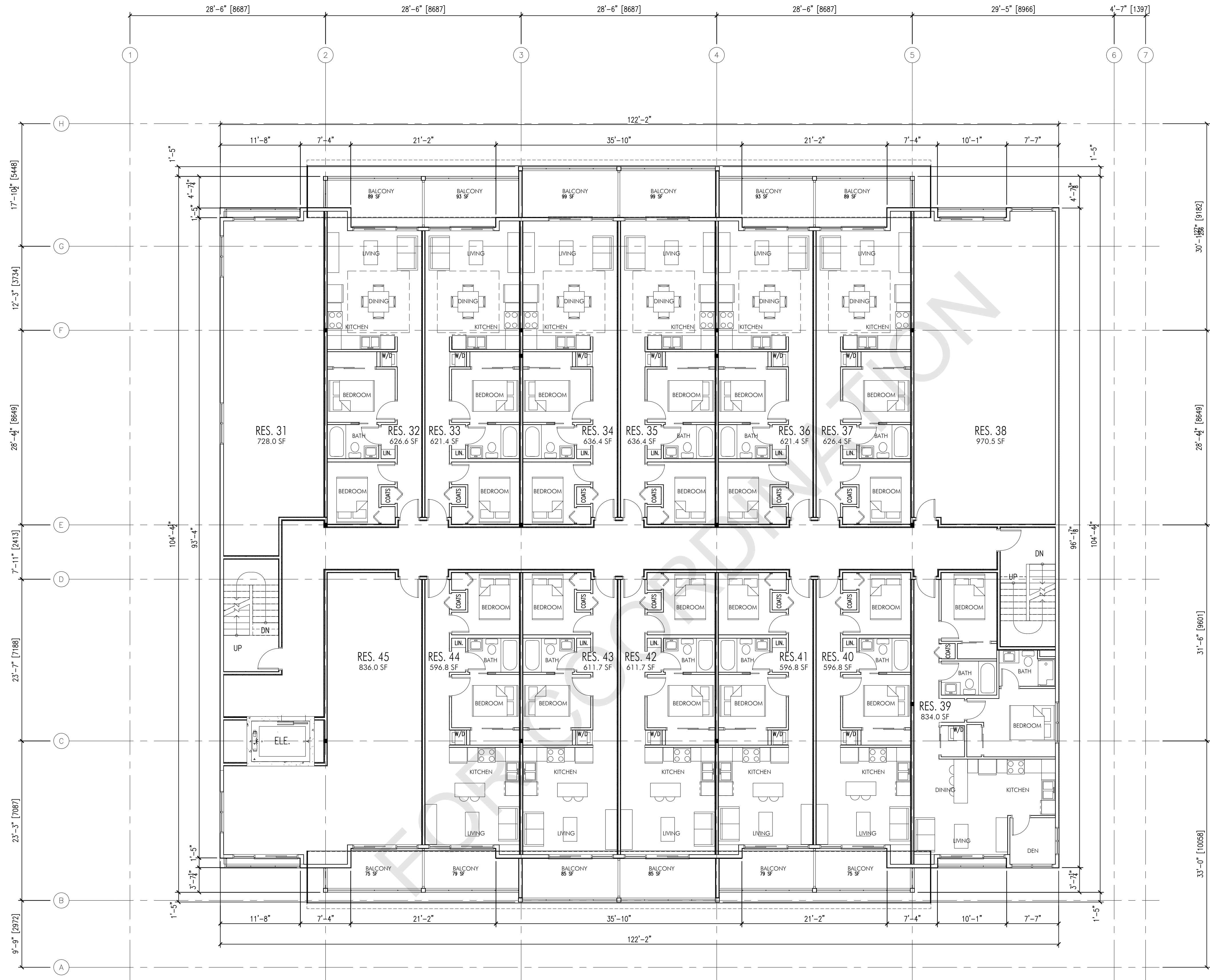
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03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-105

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
FIFTH FLOOR LEVEL



1 SIXTH LEVEL FLOOR PLAN
A-106 1/8"=1'-0"

ATTACHMENT A

This forms part of application
OCP21-0020 / Z21-0069

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

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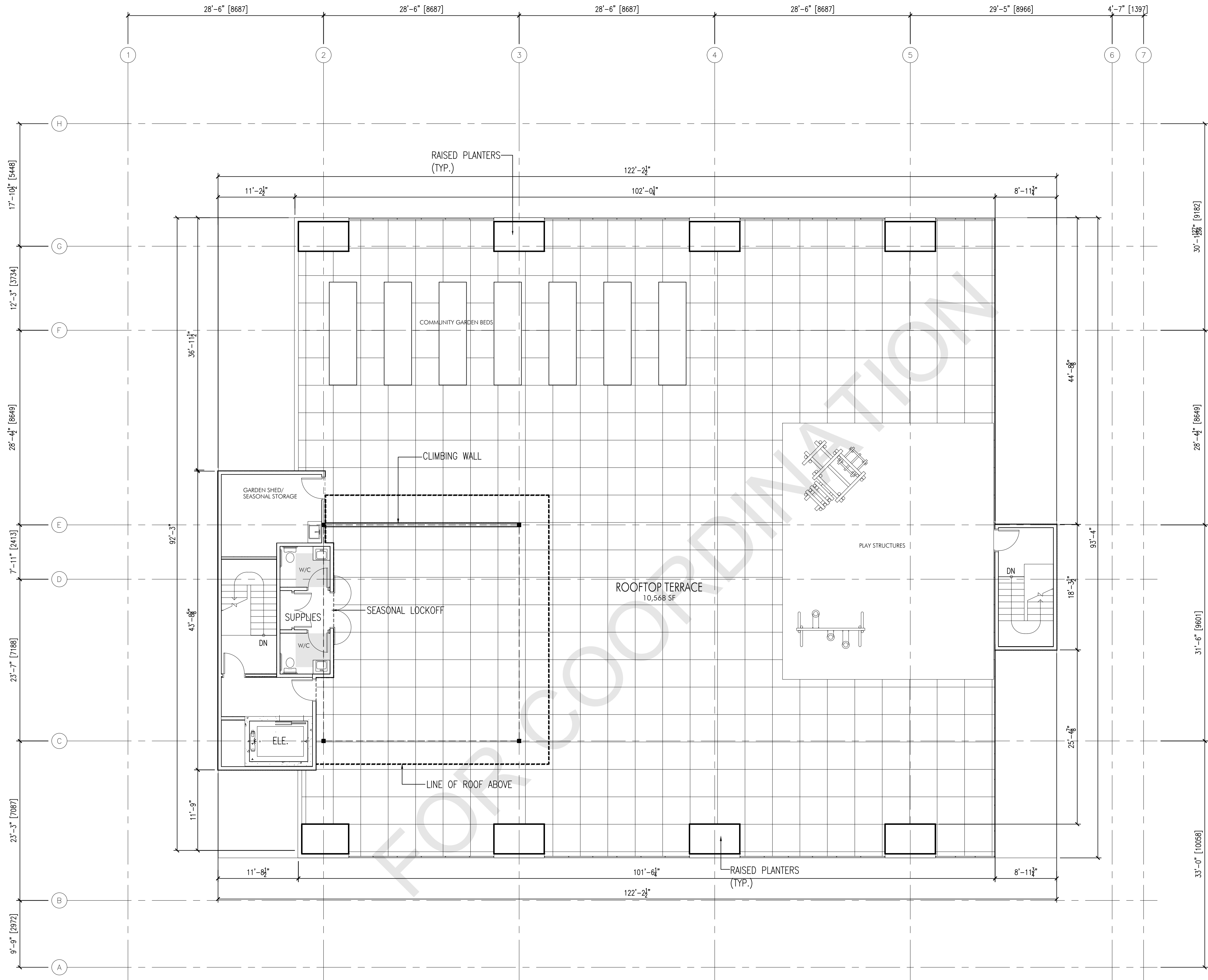
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03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date 13-Jul-21	Drawing No. A-106
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PROJECT 604-626 CAWSTON AVENUE - SOLE
DRAWING TITLE SIXTH FLOOR LEVEL



1 ROOF LEVEL FLOOR PLAN
A-107 1/8"=1'-0"

ATTACHMENT A

This forms part of application
OCP21-0020 / Z21-0069

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

FOR COORDINATION

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04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date 13-Jul-21	Drawing No. A-107
-------------------------------	-----------------------------

PROJECT 604-626 CAWSTON AVENUE - SOLE
DRAWING TITLE ROOF LEVEL



PROJECT MATERIALS:

- TORCH ON:**
- CHARCOAL GREY TORCHFLEX BY IKO
- STUCCO, BALCONY STRUCTURE:**
- WHITE DIAMOND OC-2161-60, BENJAMIN MOORE
- LIGHT GREY STUCCO**
- DIOR GREY 2133-40, BENJAMIN MOORE
- DARK GREY STUCCO:**
- FLINT, AF-560, BENJAMIN MOORE
- WINDOWS, DOORS, GUARDRAILS, DRIP FLASHING, LOBBY ROOF BLACK**
- PRIVACY SCREENS, FENCING, WOOD ACCENTS**
- KNOTTY EBONY, LUX PANEL

ATTACHMENT A

This forms part of application

OCP21-0020 / Z21-0069

Planner
Initials

AC



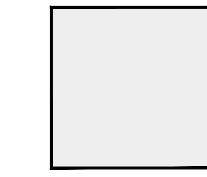
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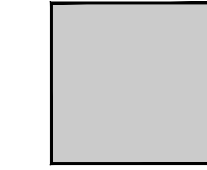
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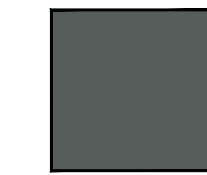
TORCH ON:
CHARCOAL GREY
TORCHFLEX BY IKO



STUCCO, BALCONY STRUCTURE:
WHITE DIAMOND OC-2161-60, BENJAMIN MOORE



LIGHT GREY STUCCO
DIOR GREY 2133-40, BENJAMIN MOORE



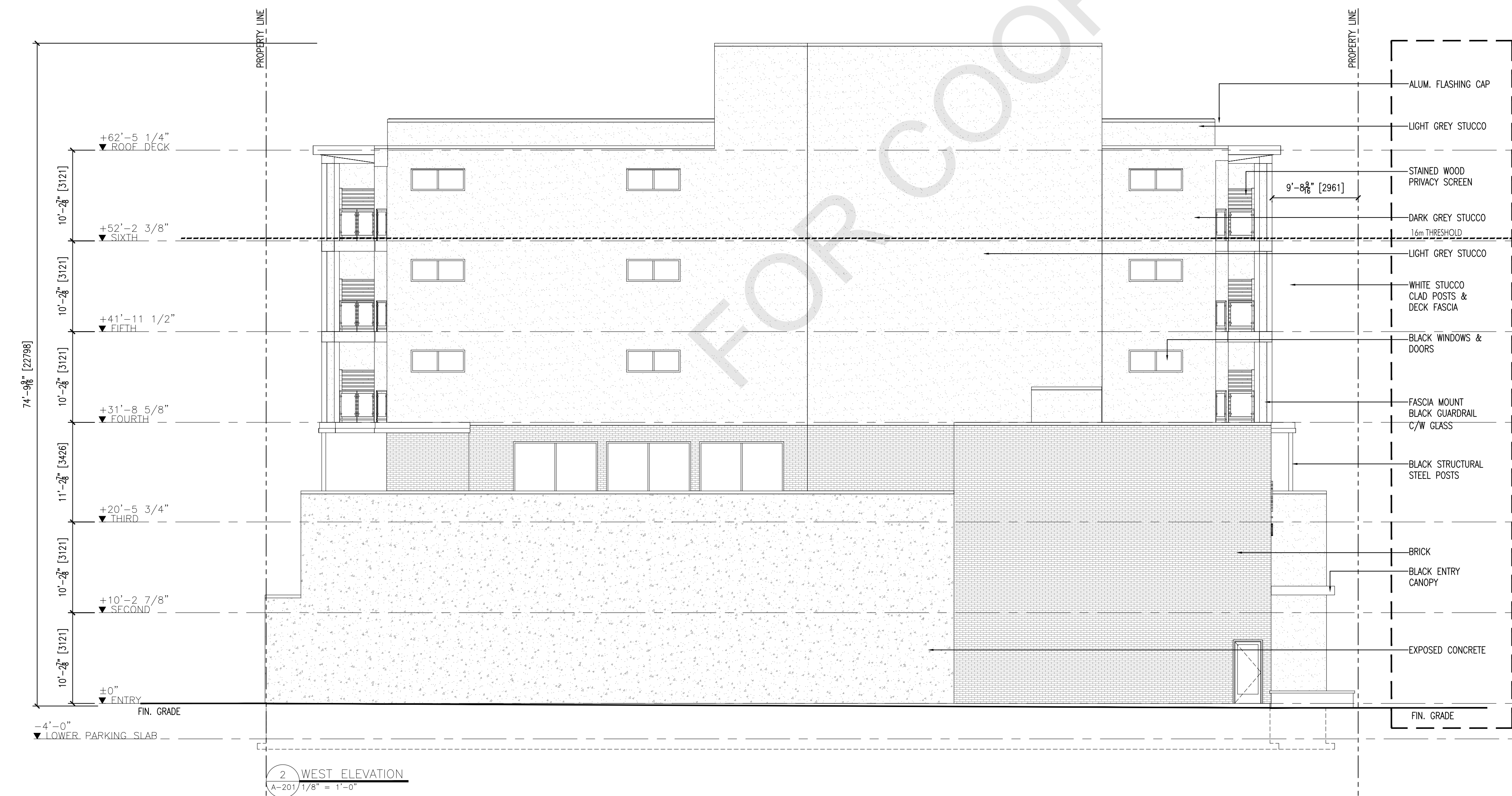
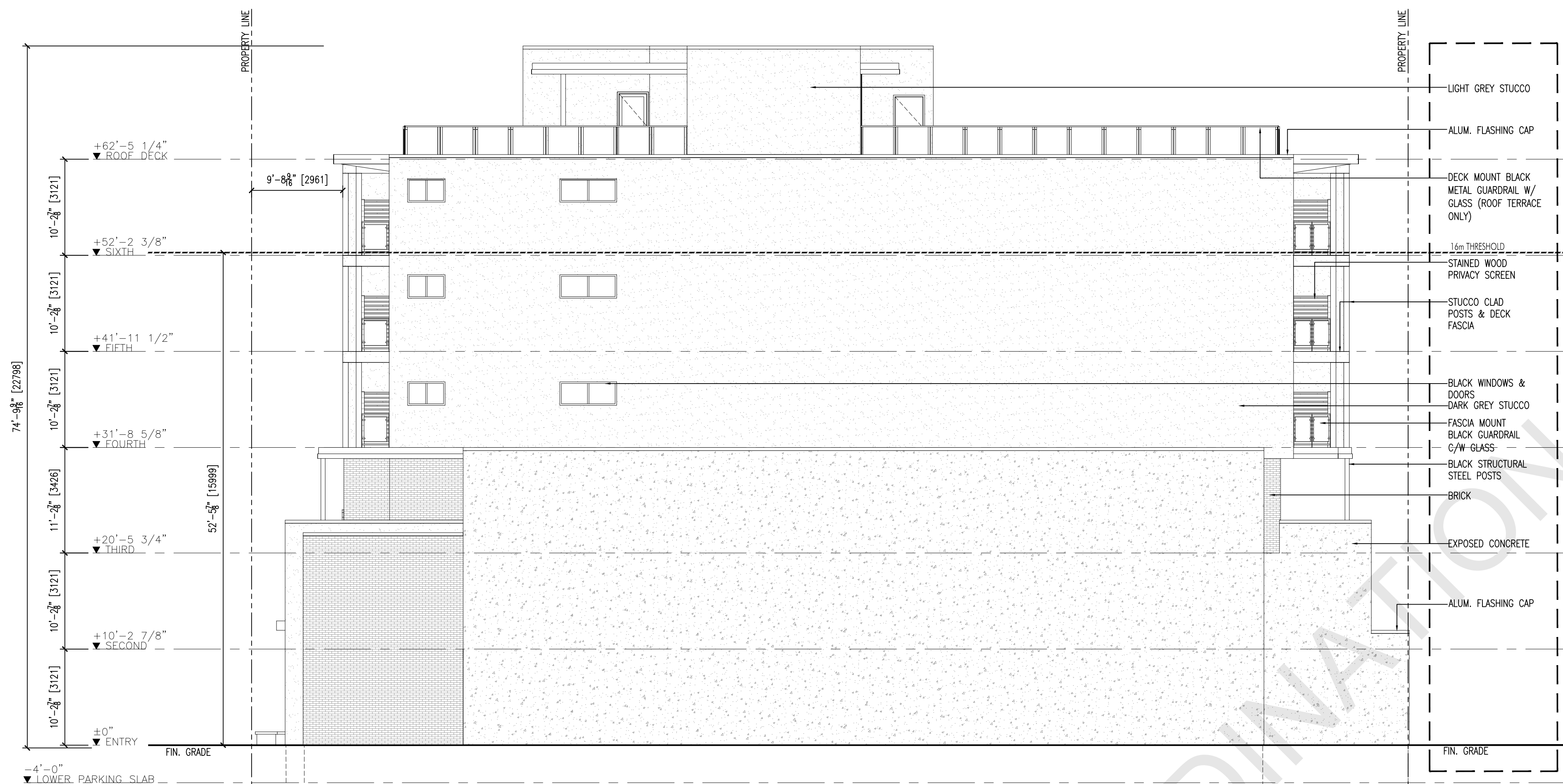
DARK GREY STUCCO:
FLINT, AF-560, BENJAMIN MOORE



WINDOWS, DOORS, GUARDRAILS, DRIP FLASHING, LOBBY ROOF
BLACK



PRIVACY SCREENS, FENCING, WOOD ACCENTS
KNOTTY EBONY, LUX PANEL



Revision No., Date and Description
02.19.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-201

PROJECT 604-626 CAWSTON AVENUE - SOLE
DRAWING TITLE ELEVATIONS

ATTACHMENT A

This forms part of application
OCP21-0020 / Z21-0069

Planner Initials **AC**

City of Kelowna
DEVELOPMENT PLANNING

FOR COORDINATION



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



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



3 SOUTH ELEVATION
A-202 N.T.S.

FOR COORDINATION





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

ATTACHMENT A

This forms part of application
OCP21-0020 / Z21-0069

Planner Initials AC


City of Kelowna
DEVELOPMENT PLANNING

 **LIME**
ARCHITECTURE INC.

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Revision No., Date and Description	
04.24.21	- FOR DISCUSSION
04.29.21	- FOR REVIEW
04.30.21	- REZONING/ DP/ OCP
07.13.21	- FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-203

PROJECT
604-626 CAWSTON AVENUE - SOLE

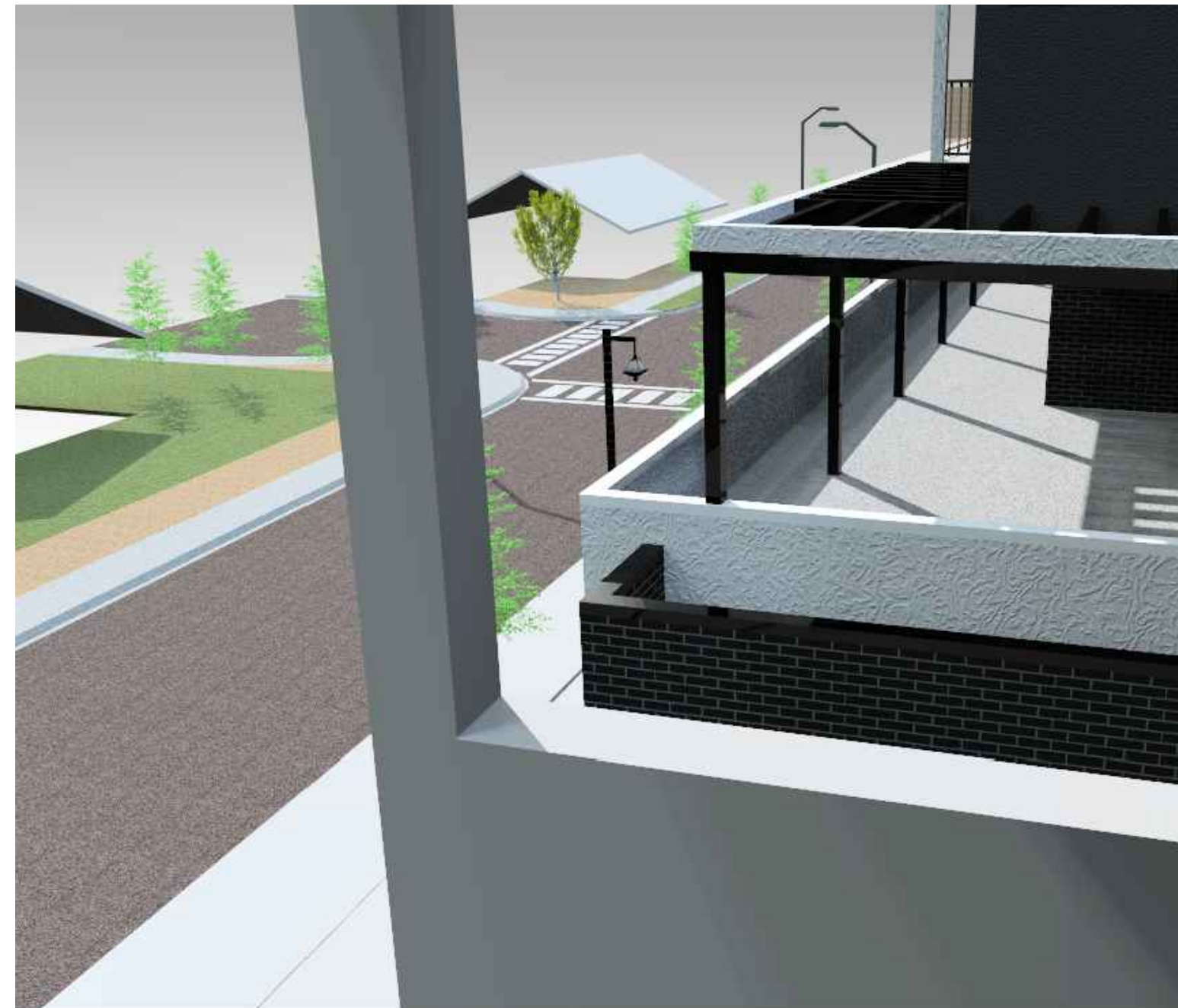
DRAWING TITLE
RENDER ELEVATIONS



FOR COORDINATION



1 SITE CONTEXT - FRONT VIEW OF BUILDINGS
A-204 N.T.S.



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



3 SITE CONTEXT - LOOKING EAST ALONG CAWSTON AVE.
A-204 N.T.S.



4 SITE CONTEXT - LOOKING WEST FROM RICHTER ST.
A-204 N.T.S.

ATTACHMENT A
This forms part of application
OCP21-0020 / Z21-0069
Planner Initials **AC**
City of Kelowna
DEVELOPMENT PLANNING

FOR COORDINATION

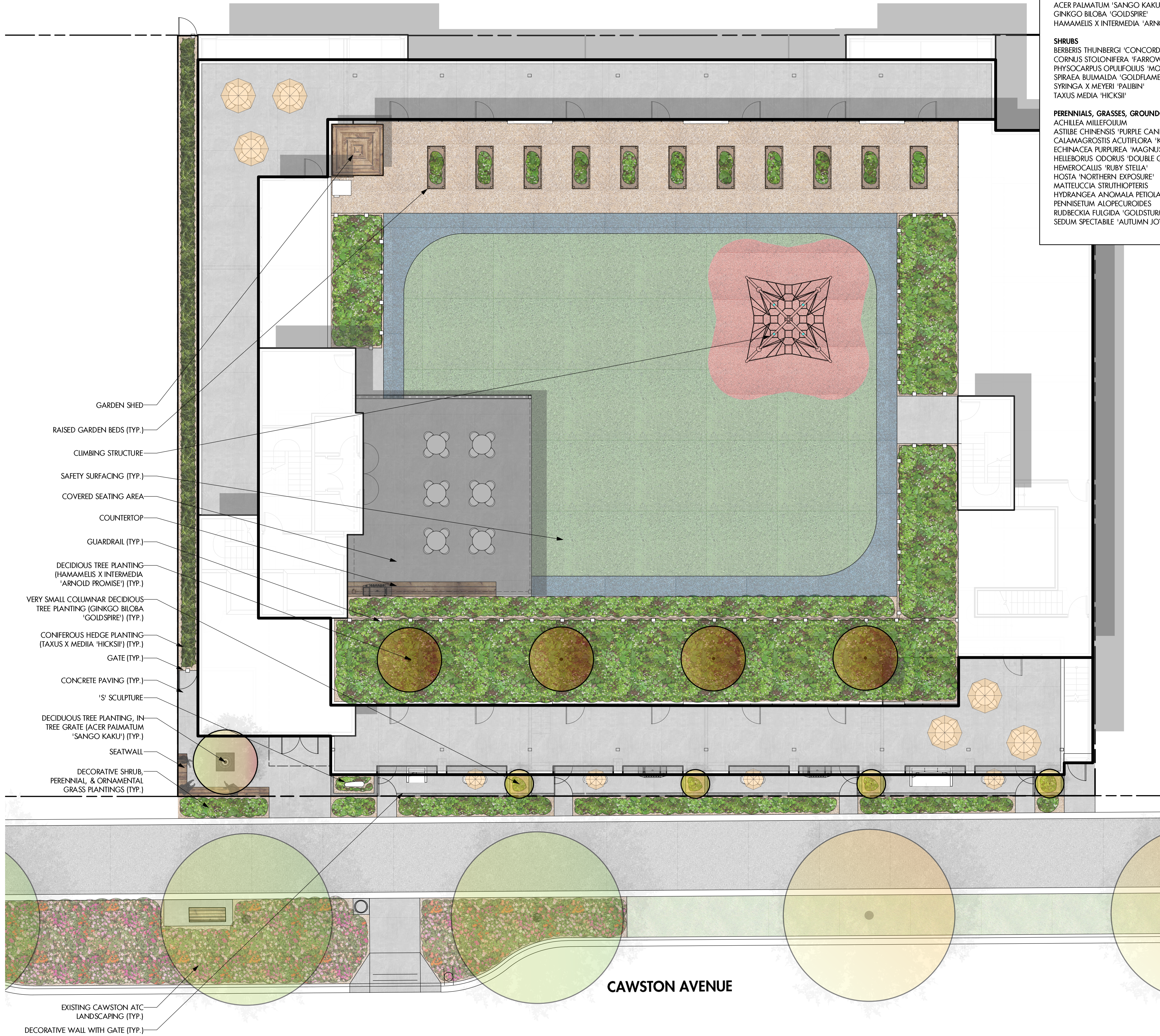
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04.24.21 - FOR DISCUSSION
04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
07.13.21 - FOR COORDINATION

Plot Date	Drawing No.
13-Jul-21	A-204

PROJECT
604-626 CAWSTON AVENUE - SOLE
DRAWING TITLE
SITE CONTEXT



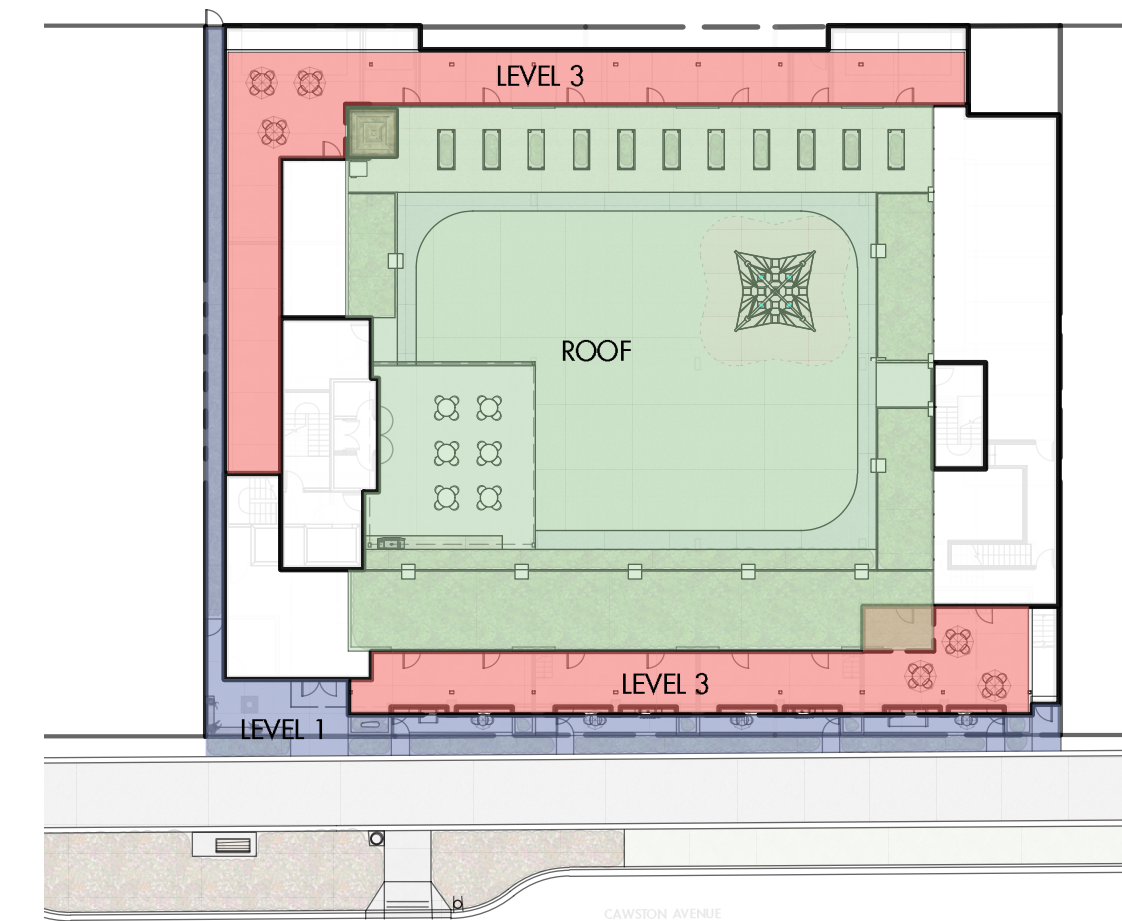


PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PALMATUM 'SANGO KAKU'	CORAL PARK JAPANESE MAPLE	1	6cm CAL
GINKGO BILOBA 'GOLDSPIRE'	GOLDSPIRE GINKGO	4	6cm CAL
HAMAMELIS X INTERMEDIA 'ARNOLD PROMISE'	ARLNLND PROMISE WITCH HAZEL	4	6cm CAL
SHRUBS			
BERBERIS THUNBERGI 'CONCORDE'	CONCORDE BARBERRY	23	#02 CONT. /1.0M O.C. SPACING
CORNUS STOLONIFERA 'FARROW'	ARCTIC FIRE DOGWOOD	23	#02 CONT. /1.0M O.C. SPACING
PHYSOCARPUS OPULIFOLIUS 'MONLO'	DIABOLO NINEBARK	16	#02 CONT. /1.2M O.C. SPACING
SPIRAEA BUJMALDA 'GOLDFLAME'	GOLDFLAME SPIREA	23	#02 CONT. /1.0M O.C. SPACING
SYRINGA X MEYER 'PALIBIN'	DWARF KOREAN LILAC	16	#02 CONT. /1.2M O.C. SPACING
TAXUS MEDIA 'HICKSII'	HICK'S YEW	32	#02 CONT. /1.0M O.C. SPACING
PERENNIALS, GRASSES, GROUNDCOVERS & VINES			
ACHILLEA MILLEFOLIUM	COMMON YARROW	11	#01 CONT. /0.75M O.C. SPACING
ASTILBE CHINENSIS 'PURPLE CANDLES'	PURPLE CANDLES ASTILBE	18	#01 CONT. /0.6M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER FEATHER REED GRASS	11	#01 CONT. /0.75M O.C. SPACING
ECHINACEA PURPUREA 'MAGNUS'	MAGNUS CONEFLOWER	18	#01 CONT. /0.6M O.C. SPACING
HELLEBORUS ODORUS 'DOUBLE QUEEN'	LENTEN ROSE	18	#01 CONT. /0.6M O.C. SPACING
HEMEROCALLIS 'RUBY STELLA'	RUBY STELLA DAYLILY	18	#01 CONT. /0.6M O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	18	#01 CONT. /0.6M O.C. SPACING
MATTEUCCIA STRUTHIOPTERIS	OSTRICH FERN	6	#01 CONT. /1.0M O.C. SPACING
HYDRANGEA ANOMALA PETIOLARIS	CLIMBING HYDRANGEA	6	#01 CONT. /1.0M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	6	#01 CONT. /1.0M O.C. SPACING
RUDBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	18	#01 CONT. /0.6M O.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY STONECROP	18	#01 CONT. /0.6M O.C. SPACING

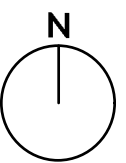
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARD.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A 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 IS 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 ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303-590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

SOLE CAWSTON
604-626 CAWSTON AVENUE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL
LANDSCAPE PLAN

ISSUED FOR / REVISION

1	21.04.30	Review
2		
3		
4		
5		

PROJECT NO. 21-090

DESIGN BY FB

DRAWN BY NG

CHECKED BY FB

DATE APR. 30, 2021

SCALE 1:100

PAGE SIZE 24x36

SEAL



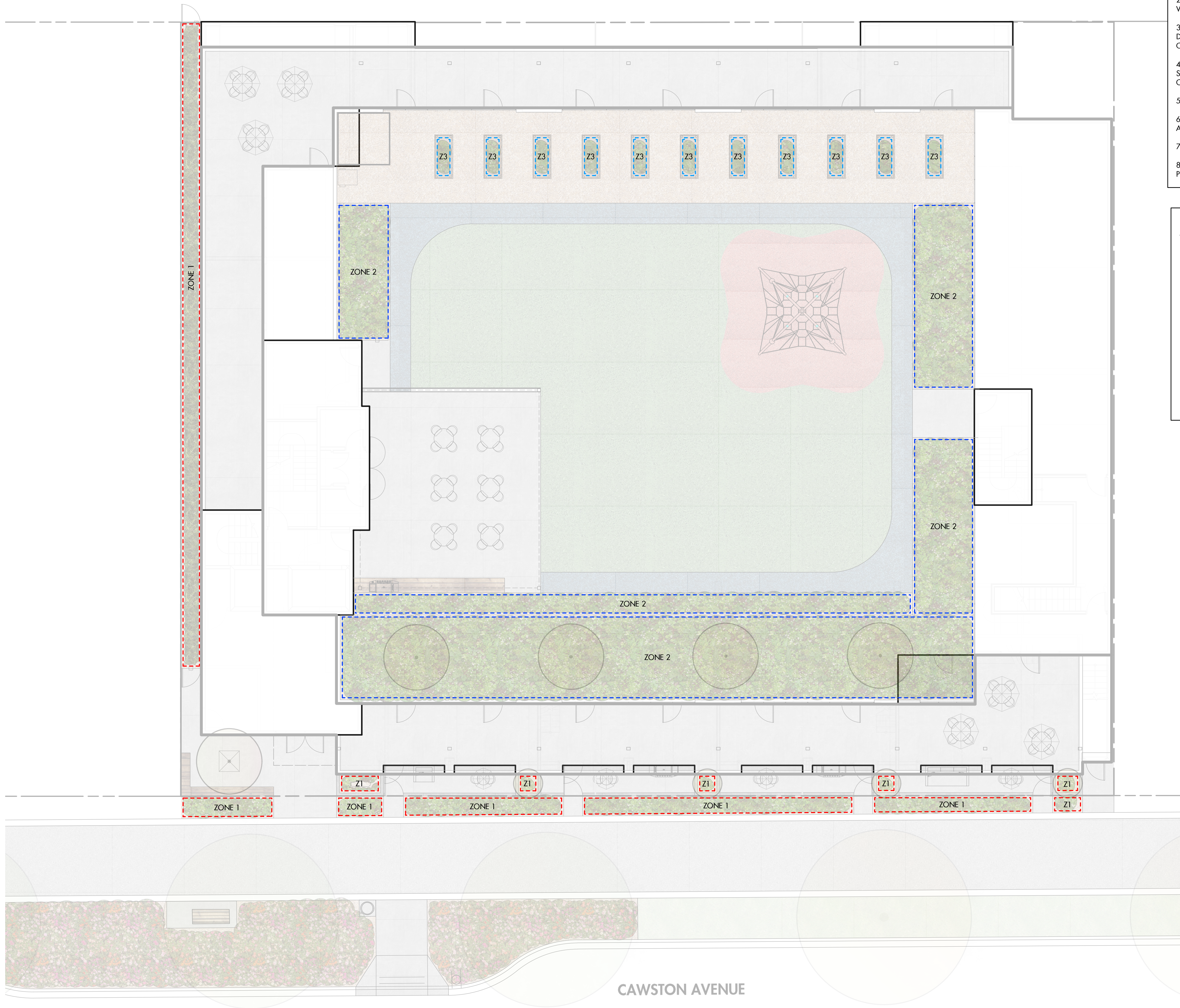
DRAWING NUMBER

L1/2

ISSUED FOR REVIEW ONLY

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IRRIGATION NOTES

1. IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 5).
2. THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
3. THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
4. AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
5. DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
6. IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
7. IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m /SEC.
8. A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

IRRIGATION LEGEND

- ZONE #1:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 72 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 24 cu.m.
- ZONE #2:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 226 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 75 cu.m.
- ZONE #3:** HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 18 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 6 cu.m.

WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 190 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 105 cu.m. / year
WATER BALANCE = 85 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS

ATTACHMENT A

This forms part of application
OCP21-0020 / Z21-0069
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

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Kelowna, BC V1Y 7S2
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PROJECT TITLE
SOLE CAWSTON
604-626 CAWSTON AVENUE
Kelowna, BC
DRAWING TITLE
**WATER CONSERVATION/
IRRIGATION PLAN**

ISSUED FOR / REVISION		
1	21.04.30	Review
2		
3		
4		
5		

PROJECT NO.	21-090
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	APR. 30, 2021
SCALE	1:100
PAGE SIZE	24x36

SEAL



DRAWING NUMBER
L2/2

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