



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

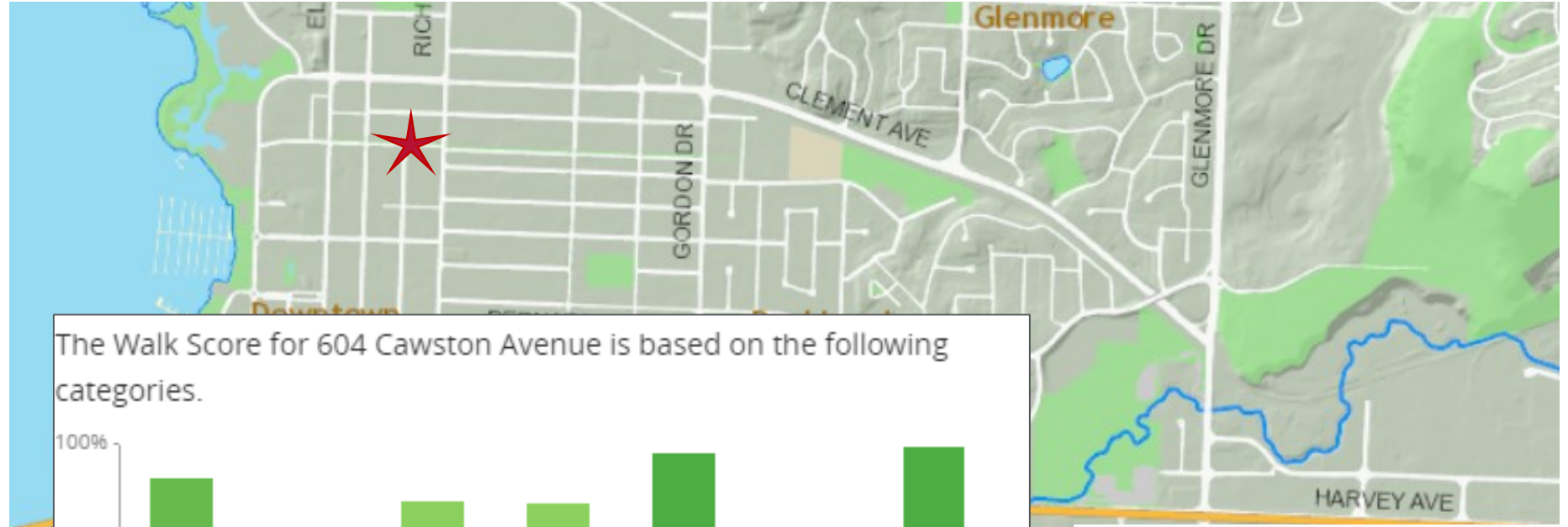
Public Hearing
Second & Third Readings

Final Reading & Development Permit

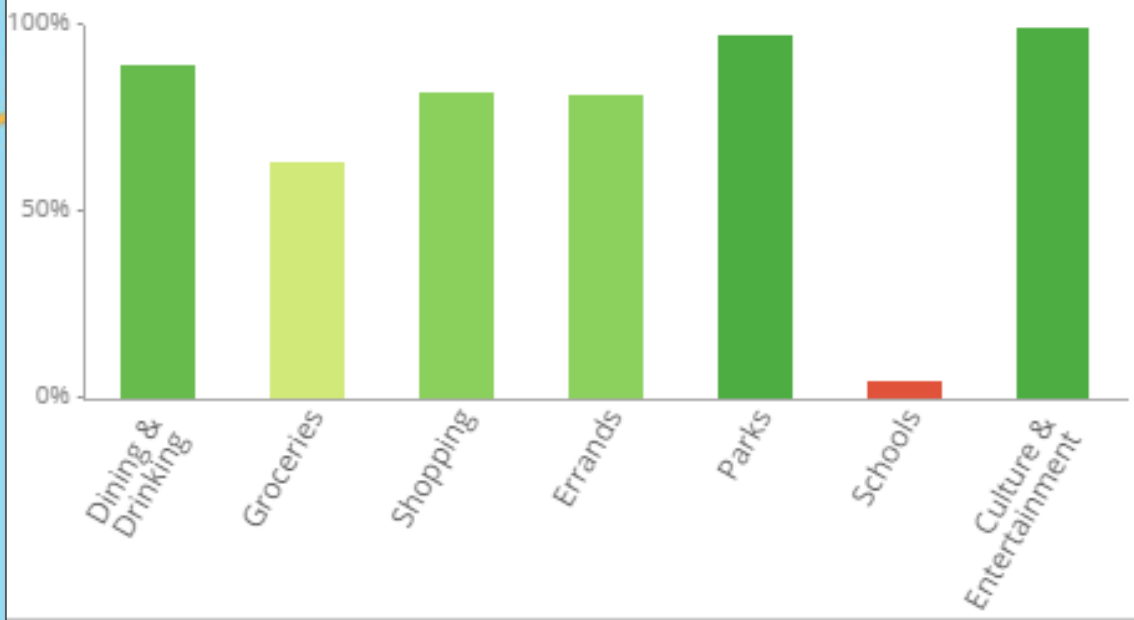
Building Permit

Council Approvals

Context Map



The Walk Score for 604 Cawston Avenue is based on the following categories.



Walk Score
75

Very Walkable
Most errands can be accomplished on foot.

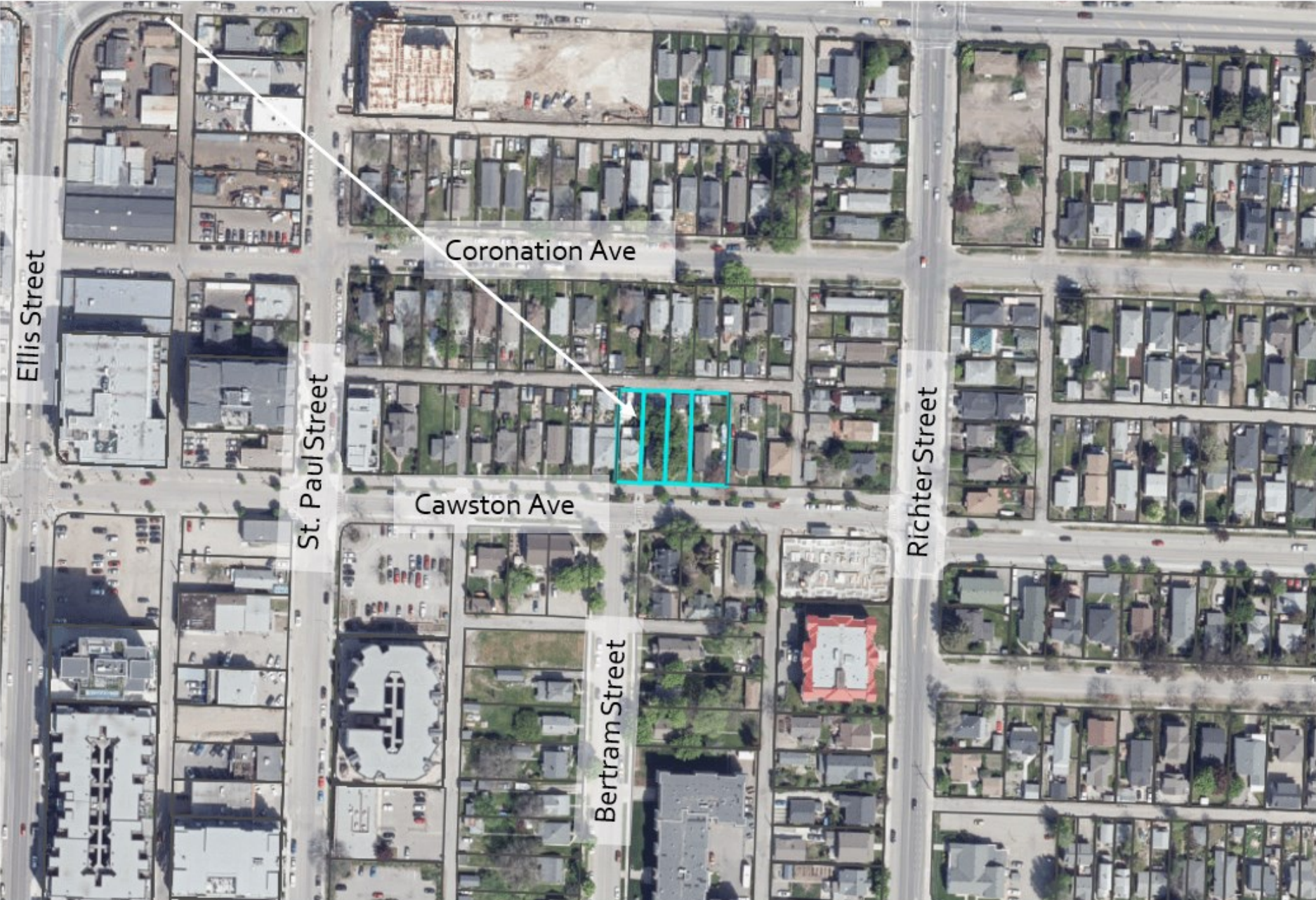
Transit Score
47

Some Transit
A few nearby public transportation options.

Bike Score
97

Biker's Paradise
Daily errands can be accomplished on a bike.

Subject Property Map: 604-626 Cawston Ave



Ellis Street

St. Paul Street

Coronation Ave

Cawston Ave

Bertram Street

Richter Street

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

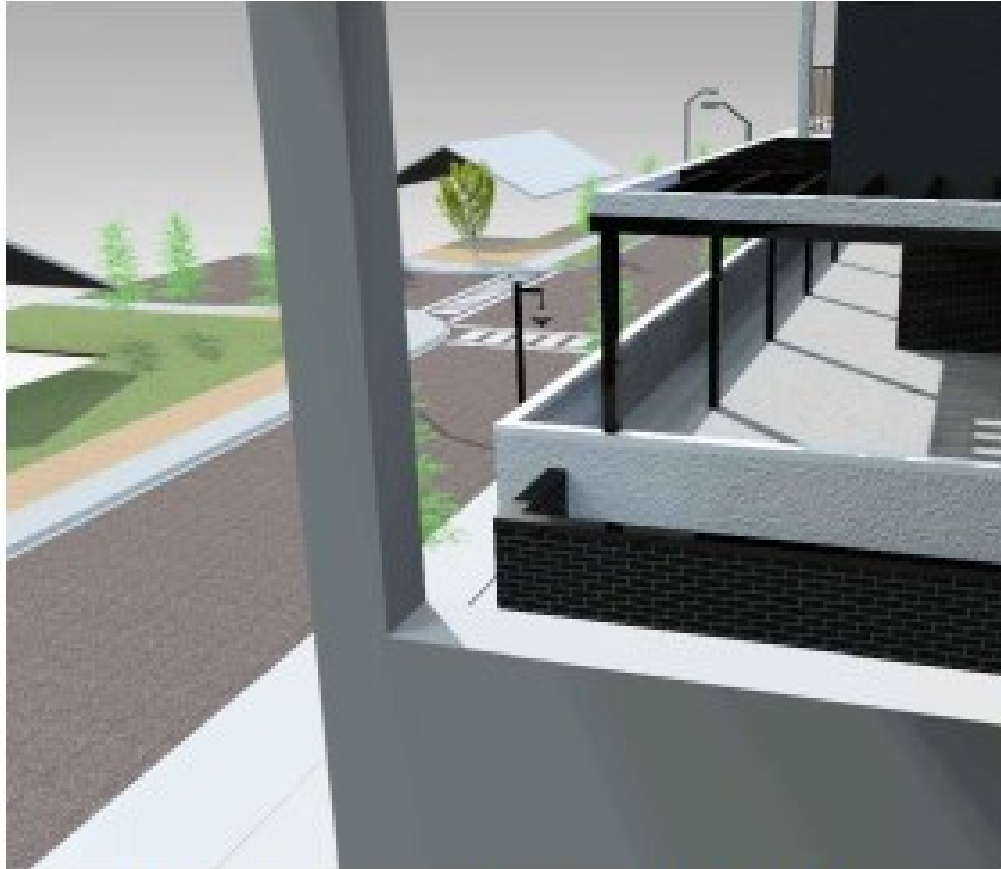


Images



1. SITE CONTEXT - FRONT VIEW OF BUILDINGS
A-200 2011

Images



2 SITE CONTEXT - LOOKING WEST FROM INNOCEPT 3RD FLOOR.
A.204 P.1.1

Images



Images



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: Inbal AC

City of Kelowna
DEVELOPMENT PLANNING

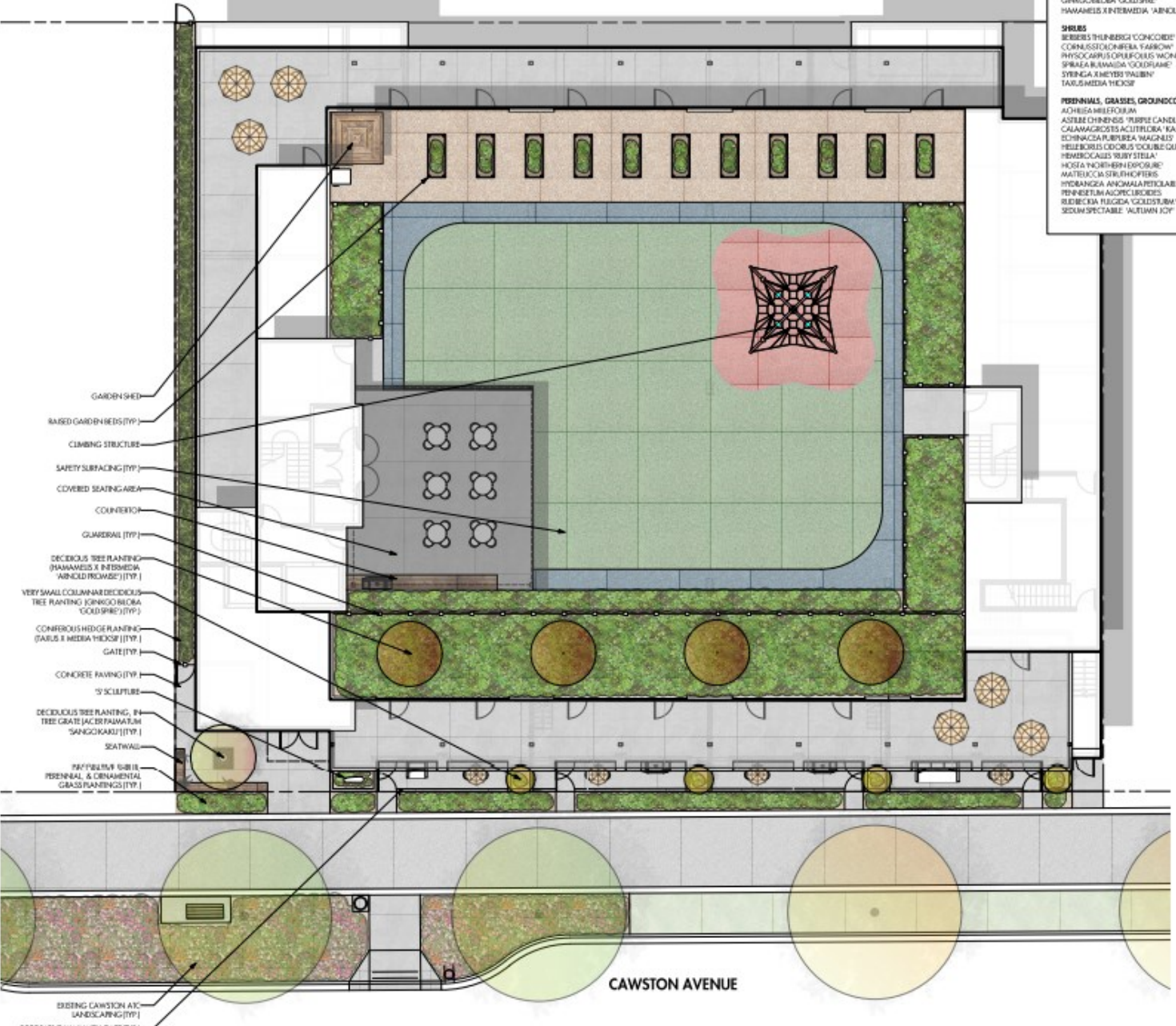
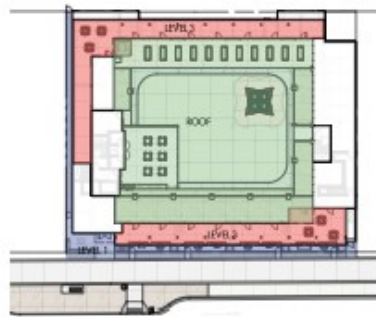
FOR COORDINATION



Landscape Plan

PLANT LIST			
BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
TREES			
ACER PADDONUM 'SANGO KARI'	COBAN/PINK JAPANESE MAPLE	1	6m CAL
GRINGOBOLBA 'GOLDSPIRE'	GOLDSPIRE GRINGO	4	6m CAL
HAMAMEIS X INTERMEDIA 'ARNOOLD PROMISE'	ARNOOLD PROMISE WITCH HAZEL	4	6m CAL
SHRUBS			
BEBBERIS THUNBERGII 'CONCORDE'	CONCORDE BARBERIS	23	#02 CONT / 1.0M D.C. SPACING
CORNUS STOLONIFERA 'FABRORY'	ARCTIC FIRE DOGWOOD	23	#02 CONT / 1.0M D.C. SPACING
PHYSCOCARPUS COPULIFOLIUS 'WOMALO'	TRAILGLO HIBERNUM	16	#02 CONT / 1.2M D.C. SPACING
SPRAEIA BULMANIDA 'GOLDFRAME'	GOLDFRAME SPIEA	23	#02 CONT / 1.0M D.C. SPACING
SYRINGA X MEYERS 'PAUBINY'	DWARF KOREAN LILAC	16	#02 CONT / 1.2M D.C. SPACING
TAXUS MEDIA 'HECKS'	HECKS YEW	32	#02 CONT / 1.0M D.C. SPACING
PERENNIALS, GRASSES, GROUNDCOVERS & VINES			
ACHILLEA MIEDEFOELUM	COMMON YARROW	11	#01 CONT / 0.75M D.C. SPACING
ASTRE CHYRINDIS 'PUSPE CANDLES'	PURPLE CANDLES ASTRE	18	#01 CONT / 0.6M D.C. SPACING
CALAMAGROSTIS ACUTICOLBA 'KARL FOSTER'	KARL FOSTER FEATHER REED GRASS	31	#01 CONT / 0.75M D.C. SPACING
CELANOLES PUBERULA 'MAGNUS'	MAGNUS CORNFLOWER	18	#01 CONT / 0.6M D.C. SPACING
HELIOPSIS SCORPUS 'GOLDEN QUEEN'	LENTEN ROSE	18	#01 CONT / 0.6M D.C. SPACING
HEMEROCALLIS 'SURY STELLA'	SURY STELLA DAYLIE	18	#01 CONT / 0.6M D.C. SPACING
HOSIA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	18	#01 CONT / 0.6M D.C. SPACING
MATEURICA STRUTHOPTERIS	OSTRICH FEEN	6	#01 CONT / 1.0M D.C. SPACING
HYDRANGEA ANOMALA 'PATELCLABS'	CLIMBING HYDRANGEA	6	#01 CONT / 1.0M D.C. SPACING
PERNETHUM ADOESCENS	FOUNTAIN GRASS	6	#01 CONT / 1.0M D.C. SPACING
RUBICRUA RUGIDA 'GOLDSURM'	GOLDSURM CORNFLOWER	18	#01 CONT / 0.6M D.C. SPACING
SEDUM SPECTABILE 'AUTUMN JOY'	AUTUMN JOY SEDUM	18	#01 CONT / 0.6M D.C. SPACING

- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED THE CANADIAN LANDSCAPE STANDARDS.
 2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TINED 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 SCD 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 GRACES AND HARD SURFACE FINISH.
 6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDMENTS WILL BE DISCHARGED FROM THE LOT INTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.



- GARDEN SHED
- RAISED GARDEN BEDS (TYP.)
- CLIMBING STRUCTURE
- SAFETY SURFACING (TYP.)
- COVERED SEATING AREA
- COUNTERTOP
- GUARDRAIL (TYP.)
- DECIDUOUS TREE PLANTING (HAMAMEIS X INTERMEDIA 'ARNOOLD PROMISE') (TYP.)
- VERY SMALL COLUMNAR DECIDUOUS TREE PLANTING (GRINGOBOLBA 'GOLDSPIRE') (TYP.)
- CONIFEROUS HEDGE PLANTING (TAXUS MEDIA 'HECKS') (TYP.)
- GATE (TYP.)
- CONCRETE RAVING (TYP.)
- 'S' SCULPTURE
- DECIDUOUS TREE PLANTING IN TREE GRATE (ACER PADDONUM 'SANGO KARI') (TYP.)
- SEATWALL
- PERENNIAL & ORNAMENTAL GRASS PLANTINGS (TYP.)

CAWSTON AVENUE

ATTACHMENT A

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

Planner: **AC**

City of Kelowna
 DELIVERING PROGRESS

Variations

- ▶ 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



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

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



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