



# SOLE CAWSTON

**PRESENTATION TO COUNCIL SEPTEMBER 21, 2021**

**CAWSTON AVE. 604-626 - BL12267 (OCP21-0020) AND BL12268 (Z21-0069)  
SOLE CAWSTON DEVELOPMENTS LTD. NO. BC1270856**

*Prepared by Kevin Edgecombe*



# SOLE CAWSTON

## OUTLINE OF TOPICS

- Background
- Why Sole Cawston?
- Project Statistics
- Parking Analysis
- Density in Urban Centers
- Floor plans and renderings
- Video
- Summary





# SOLE CAWSTON BACKGROUND

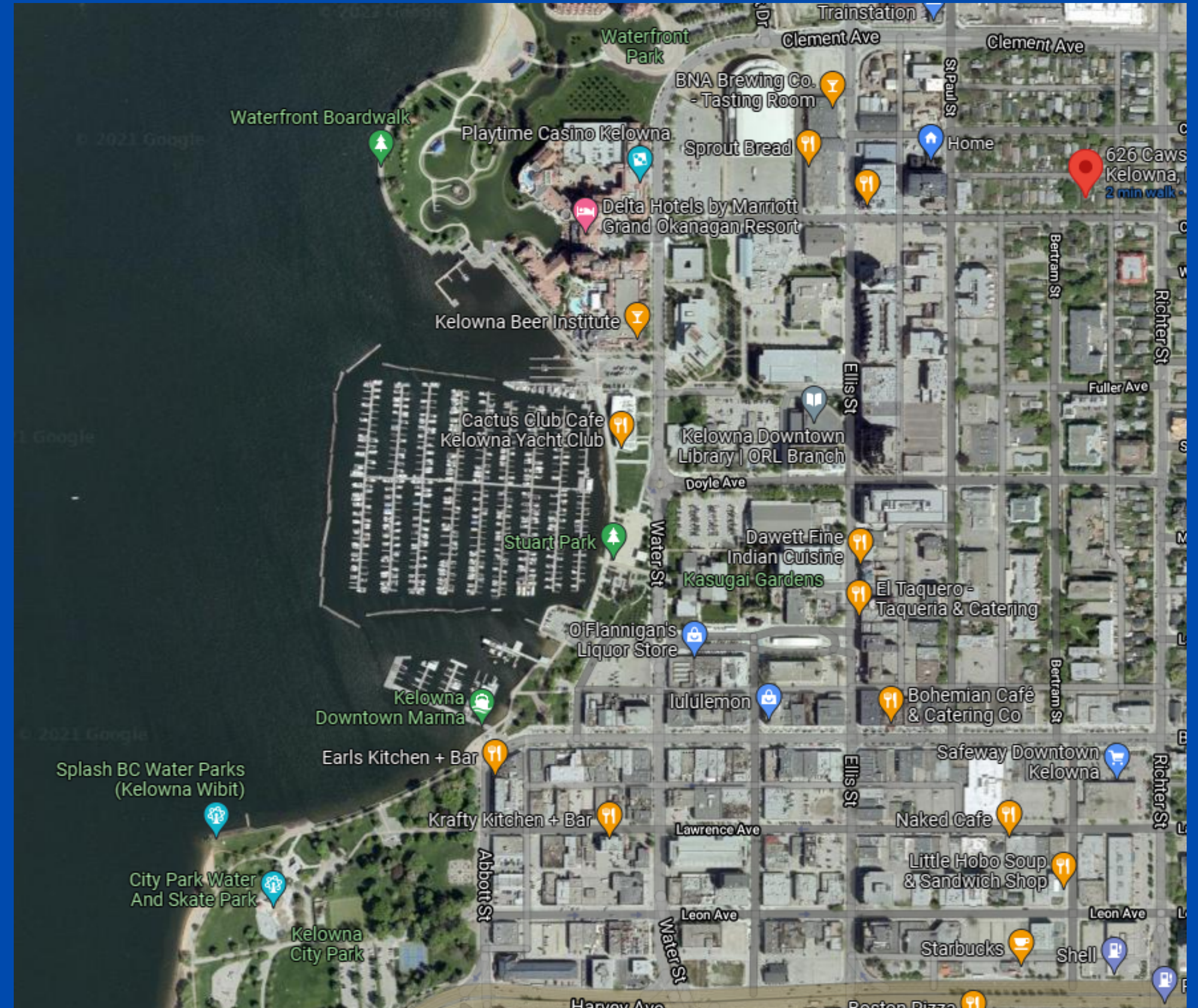
Live Edge Okanagan is seeking a Development Permit for 604-626 Cawston Ave, for Sole Squared Development's 5th Sole building, Sole Cawston, located on the north side of Cawston Avenue along the multi-modal corridor between St. Paul Street and Richter Street.

This building incorporates top-notch design, innovative commercial space and a roof-top that includes a playground and community garden.



# WHY SOLE CAWSTON?

- Walkability
- Bikeability
- Proximity to all things Downtown Kelowna
- A civic classroom, rooted in community, connected to nature





# PROJECT STATISTICS

ZERO VARIANCES REQUIRED

## PROPERTY INFO

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CIVIC: 604-626 CAWSTON AVE.

LEGAL: PLAN 1037, LOT 23, LOT, 22, LOT 21; EPP49686 LOT A

ZONING CALCULATIONS:  
CURRENT ZONING: RU2  
PROPOSED ZONING: C7

GROSS SITE AREA: 18,282 S.F.  
ALLOWABLE SITE COVERAGE: N/A  
PROPOSED SITE COVERAGE: 84.5%

## SITE INFO

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ALLOWED F.A.R: 164,538 S.F.  
PROPOSED F.A.R.: 46,802.9 S.F.

SETBACKS  
FRONT YARD ALLOWED: 0.0M  
FRONT YARD PROPOSED: 1.5M

SIDE YARD ALLOWED: 0.0M  
SIDE YARD PROPOSED: 1.0M

REAR YARD ALLOWED: 0.0M  
REAR YARD PROPOSED: 1.2M

## BUILDING HEIGHT

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ALLOWED: 37M OR 12 STOREYS

PROPOSED: 22.8M OR 6 STOREYS

## AMENITY CALCS

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REQUIRED: 7697.9 S.F.

PROPOSED: 13,688 S.F.

## PARKING

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REQUIRED: 66  
PROPOSED: 67 (includes 7 visitor spots)  
ACCESSIBLE PARKING: 2

## BICYCLE STORAGE

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REQUIRED LONG TERM: 37  
PROPOSED LONG TERM: 58

REQUIRED SHORT TERM: 6  
PROPOSED SHORT TERM: 31

SCOOTER/MOTORCYCLE STALLS: 12





## 4 LIVE/WORK OPPORTUNITIES

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4 Street level live/work suites with residential living above.

## 45 CONDOS

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- 36 Junior two bedroom suites (2 bed 1 bath)
- 3 Two bedroom corner suites (2 bed 2 bath)
- 6 Two bedroom plus den suites (2 bed 2 bath)





# DENSITY IN URBAN CENTERS

## THE BALSAM SCHOOL

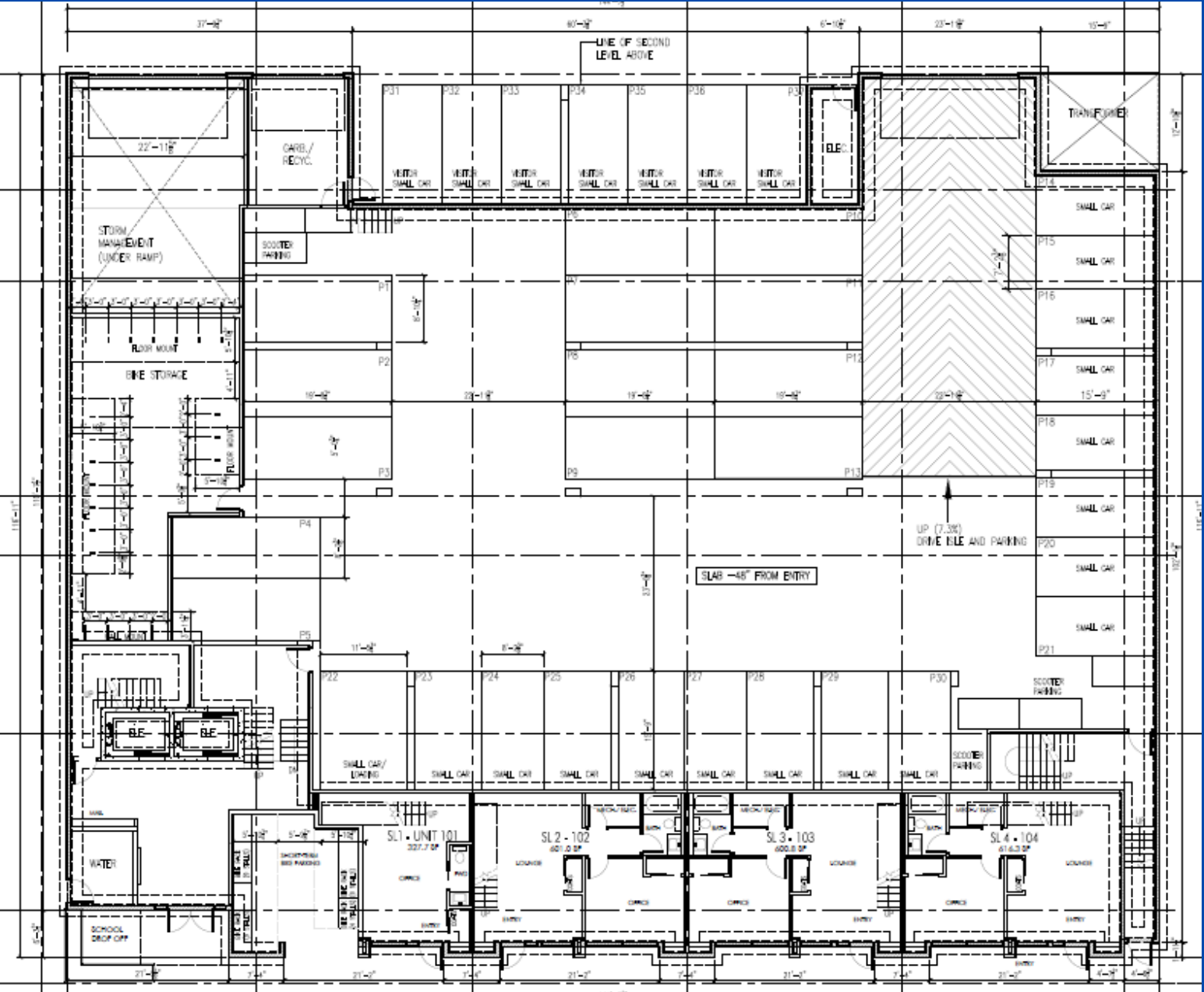
AMAZING  
EDUCATIONAL  
OPPORTUNITY IN OUR  
URBAN CENTER

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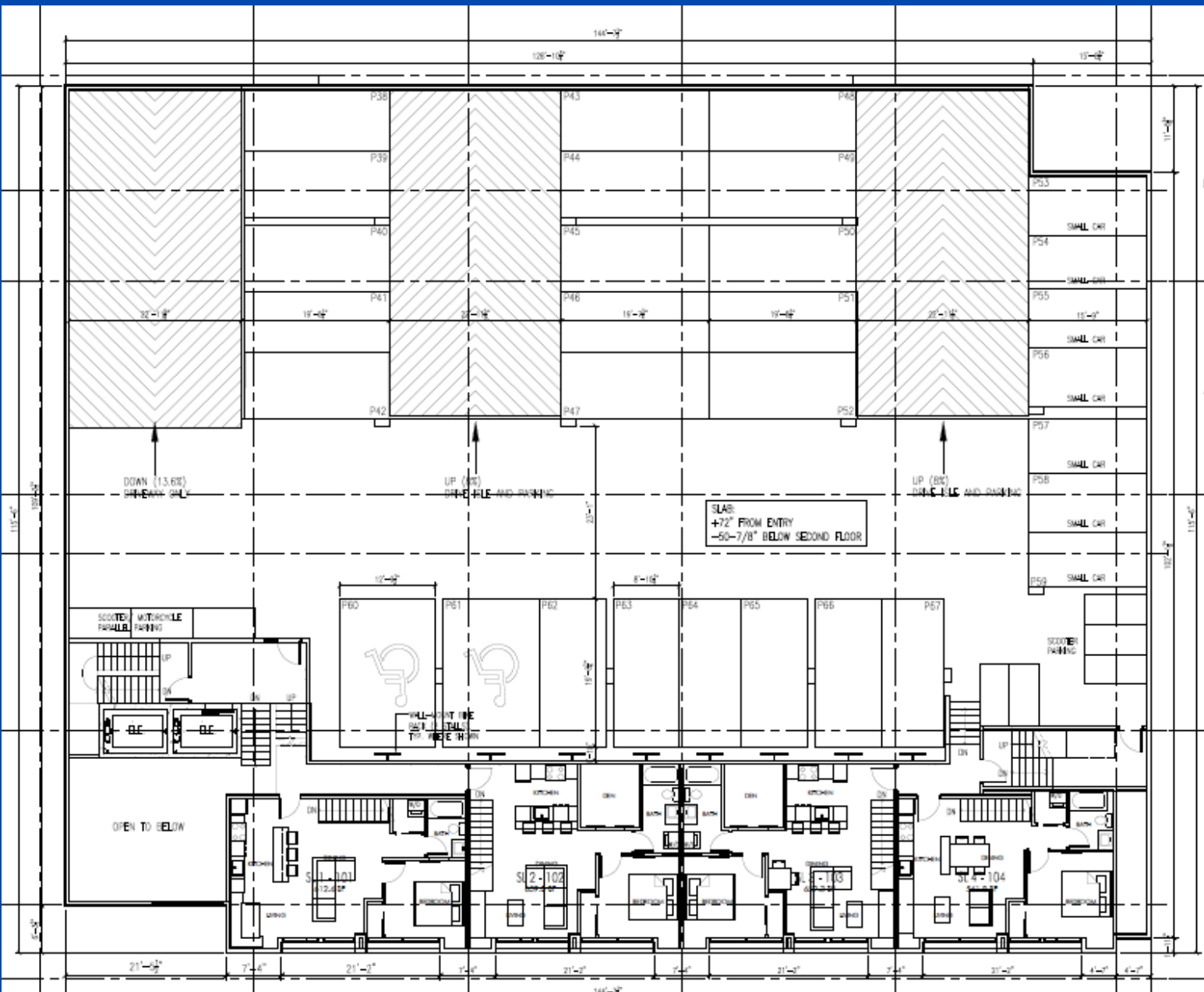
Why limit students to one building when we have a whole city to explore? The Balsam School believes our city and our environment are important classrooms. Their students are in our community spaces (both natural and civic) daily.



# FLOORPLANS AND RENDERINGS

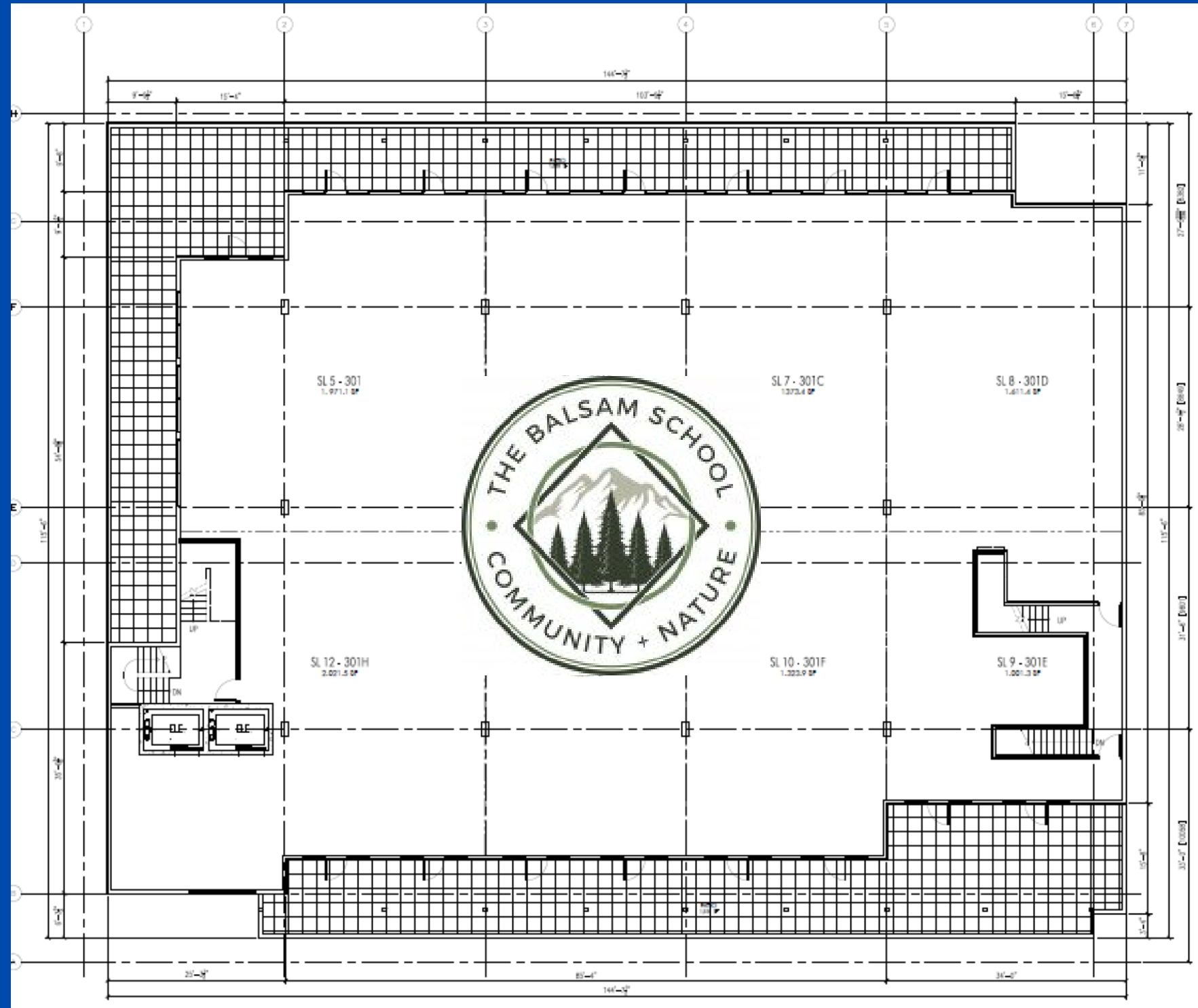


FIRST FLOOR

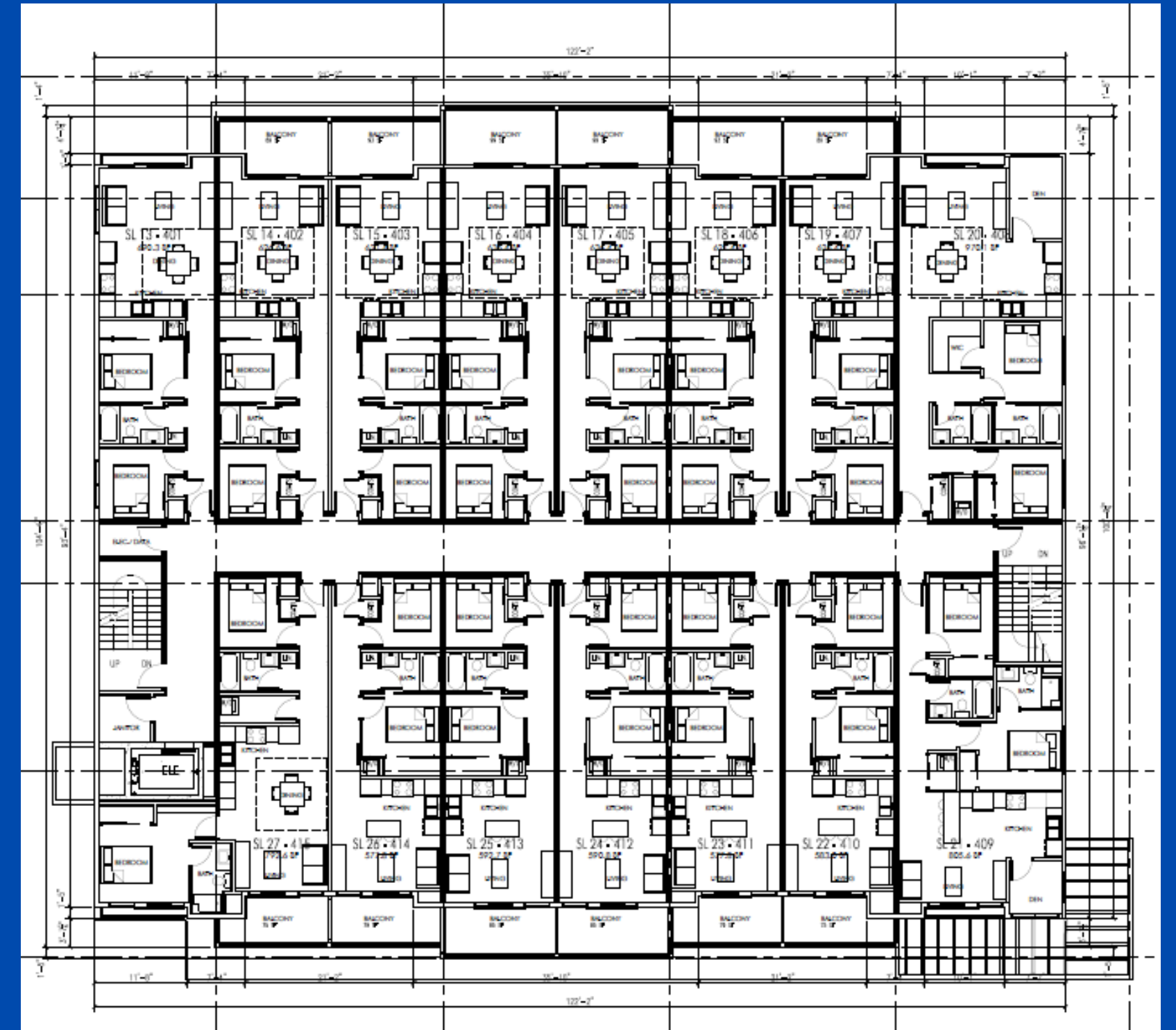


SECOND FLOOR



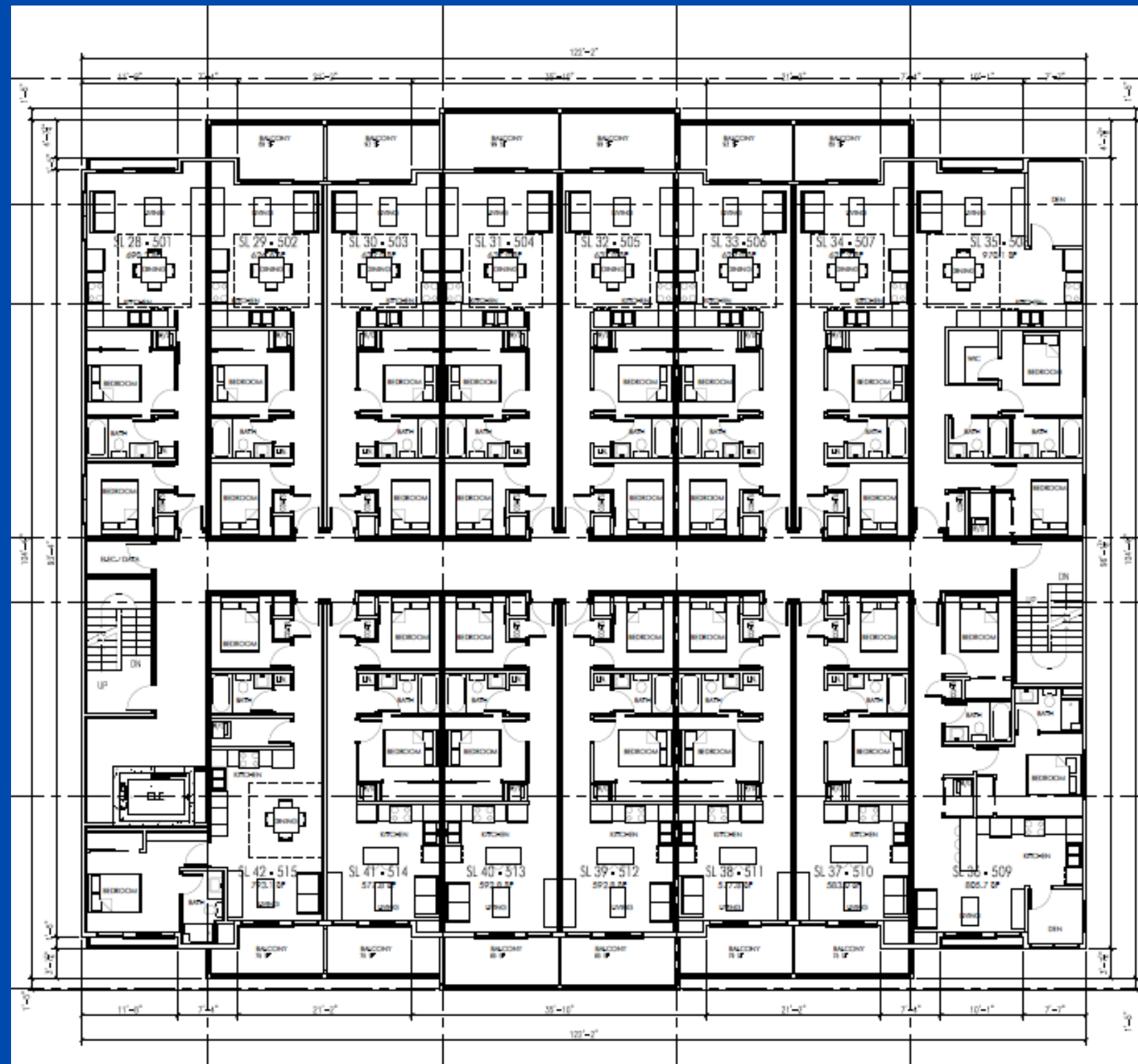


THIRD FLOOR - COMMERCIAL



FOURTH FLOOR





FIFTH FLOOR



SIXTH FLOOR





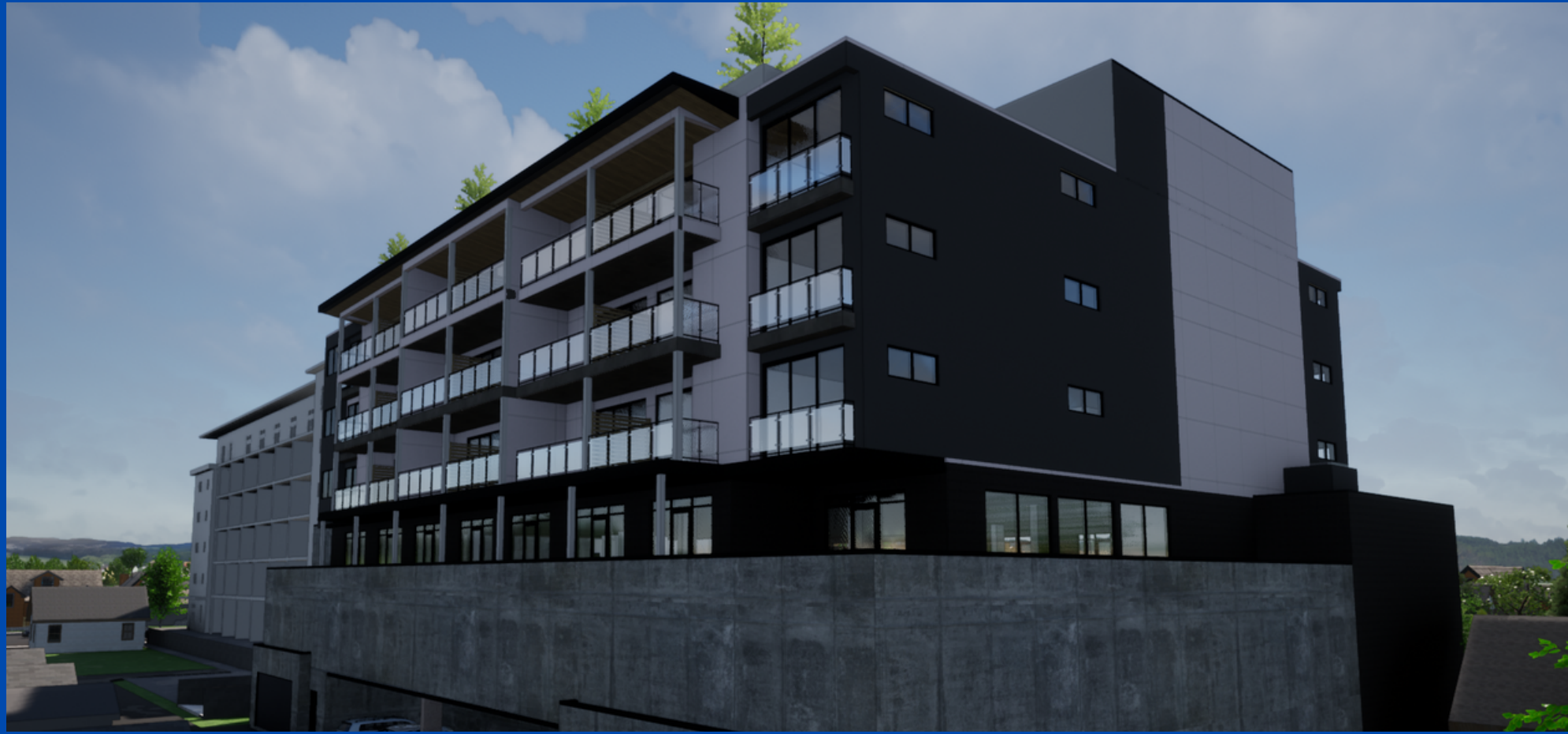


















# SUMMARY

Please consider this DP application which is a unique opportunity to provide a creative infill development with high quality design and unique attainable homes in the Downtown core.

*Thank you!*

