
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 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.

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- 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*.



- 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).



Ryan O'Sullivan
Development Engineering Manager

SK

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DRAFT Development Permit & Development Variance Permit DP21-0163



This permit relates to land in the City of Kelowna municipally known as

604 Cawston Ave

and legally known as

Lot 1, District Lot 139, ODYD, Plan EPP114593

and permits the land to be used for a mixed use building as described in Schedule 'A', 'B', and 'C'.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Decision Oct 18th 2021

Decision By: COUNCIL

Development Permit Area: Comprehensive

Existing Zone: C7 – Central Business Commercial

Future Land Use Designation: MXR – Mixed Use (Residential / Commercial)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Sole on Cawston Developments Ltd, Inc. No. BC1270856

Applicant: Kevin Edgecombe

Planner: AC

Terry Barton
Community Planning Department Manager
Planning & Development Services

Date

ATTACHMENT		B
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1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect.

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$132,566.56 [125% x Cost Estimate (\$106,053.25)]**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

5. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

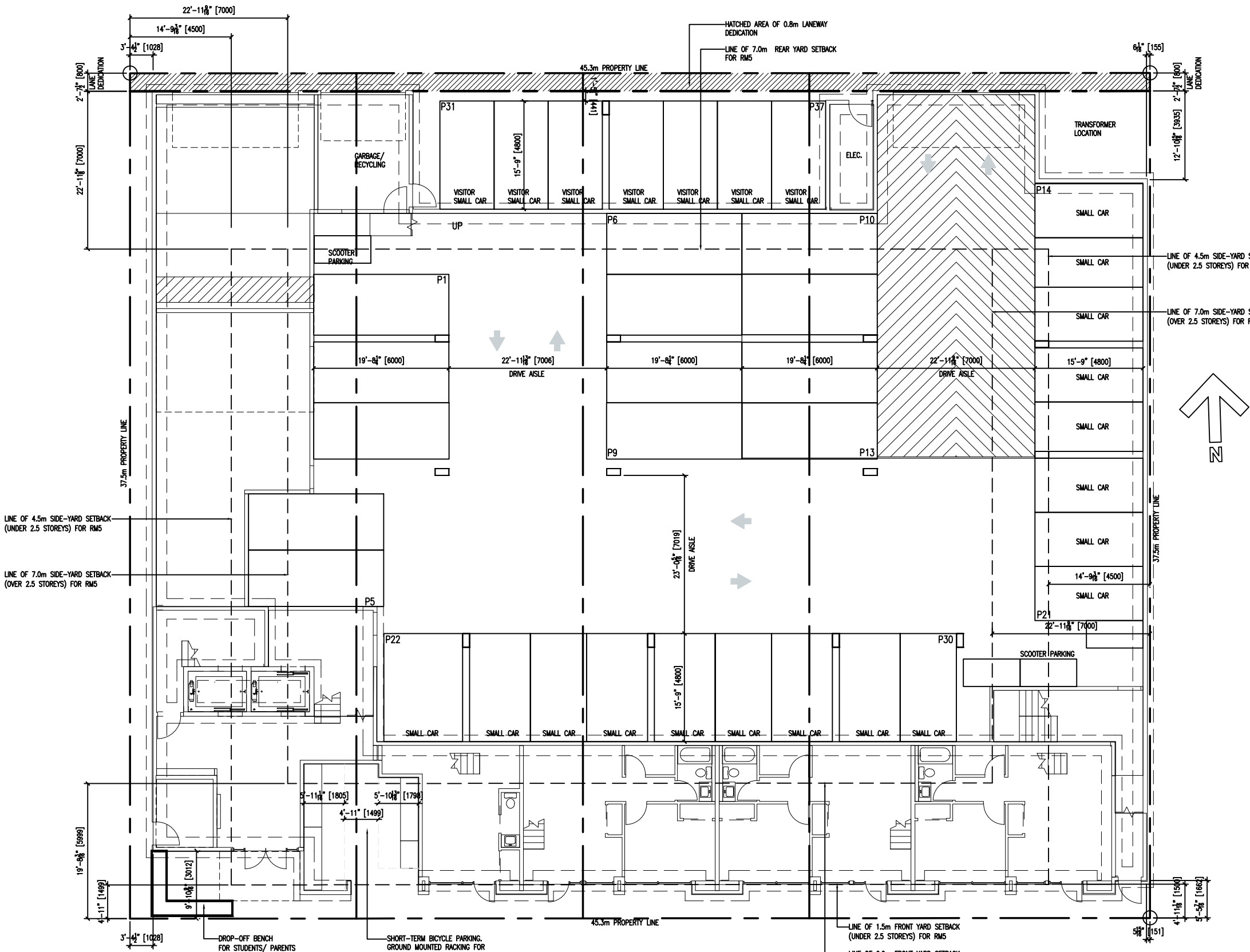
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

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Planner Initials		City of Kelowna DEVELOPMENT PLANNING
planninginfo@kelowna.ca 250.469.8821		

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)	2.54 (46,497.9 ft²)

	GROSS FLOOR AREA	PRIVATE OPEN SPACE
LEVEL 1 - Entry Level to 4x Townhomes	15,368.9 ft² (1,427.8 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	79,242.6 ft² (7,361.9 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
Rear yard -	4.0m above 16.0m height	4.0m above 16.0m height
	0.0 m	0.4m

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	
Commercial (floor 3) =	0.9 per 100m2 GFA = 10	
	66	67

Accessible Parking Requirements:	
37-68 Parking Spaces=	min. 2 spaces with 1 required to be Van-Accessible Parking.

Motorcycle/ Scooter Parking:	12
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Bicycle Storage:	Required:	Proposed:
Long Term (Residential)	0.75 X 49 = 37	54
Short Term (Residential)	6 per entrance	6
Long Term (School - 10 staff)	1 per 10 employees = 3 (min.)	4
Short Term (School - 75 students)	3 per 10 students = 23	25

Long Term Total	58
Short Term Total	31

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

SCHEDULE A & B

This forms part of application # DP21-0163

Planner Initials AC

City of Kelowna DEVELOPMENT PLANNING

UNIT AREA CALCULATIONS			
NAME	LENGTH	WIDTH	AREA
101	22'-2"	20'-9"	327.7 SF
101-UP	21'-0"	32'-2"	672.6 SF
102	22'-2"	28'-4"	601.0 SF
102-UP	25'-7"	28'-4"	659.0 SF
103	22'-2"	28'-4"	600.8 SF
103-UP	25'-7"	28'-4"	659.3 SF
104	22'-2"	29'-5"	616.3 SF
104-UP	21'-11"	29'-5"	561.8 SF
301	48'-3"	43'-10"	1971.1 SF
301B	48'-3"	28'-4"	1374.3 SF
301C	48'-3"	28'-4"	1374.3 SF
301D	48'-3"	34'-0"	1611.4 SF
301E	38'-7"	34'-0"	1001.3 SF
301F	46'-5"	28'-4"	1323.9 SF
301G	46'-5"	28'-4"	1323.9 SF
301H	51'-4"	53'-8"	2021.5 SF
401	46'-4"	15'-4"	690.3 SF
402	46'-4"	14'-3"	626.6 SF
403	44'-11"	14'-3"	621.4 SF
404	44'-11"	14'-3"	636.4 SF
405	44'-11"	14'-3"	636.4 SF
406	44'-11"	14'-3"	621.4 SF
407	46'-4"	14'-3"	626.6 SF
408	46'-4"	21'-4"	970.1 SF
409	43'-3"	21'-4"	805.6 SF
410	43'-4"	14'-3"	583.0 SF
411	41'-11"	14'-3"	577.8 SF
412	41'-10"	14'-3"	590.8 SF
413	41'-11"	14'-3"	592.8 SF
414	41'-11"	14'-3"	577.8 SF
415	43'-3"	29'-7"	793.0 SF
501	46'-4"	15'-4"	690.3 SF
502	46'-4"	14'-3"	626.6 SF
503	45'-0"	14'-3"	622.0 SF
504	45'-0"	14'-3"	637.0 SF
505	45'-0"	14'-3"	637.0 SF
506	45'-0"	14'-3"	622.0 SF
507	46'-5"	14'-3"	627.2 SF
508	46'-4"	21'-4"	970.1 SF
509	43'-3"	21'-4"	805.7 SF
510	43'-4"	14'-3"	583.0 SF
511	41'-11"	14'-3"	577.8 SF
512	41'-11"	14'-3"	592.8 SF
513	41'-11"	14'-3"	592.8 SF
514	41'-11"	14'-3"	577.8 SF
515	43'-3"	29'-7"	793.1 SF
601	46'-4"	15'-4"	690.3 SF
602	46'-4"	14'-3"	626.6 SF
603	45'-0"	14'-3"	622.0 SF
604	45'-0"	14'-3"	637.0 SF
605	45'-0"	14'-3"	637.0 SF
606	45'-0"	14'-3"	622.0 SF
607	46'-5"	14'-3"	627.2 SF
608	46'-4"	21'-4"	970.1 SF
609	43'-3"	21'-4"	805.6 SF
610	42'-4"	14'-3"	583.0 SF
611	41'-11"	14'-3"	577.8 SF
612	41'-11"	14'-3"	592.8 SF
613	41'-10"	14'-3"	590.8 SF
614	41'-11"	14'-3"	577.8 SF
615	43'-3"	29'-7"	793.1 SF
BUILDING TOTAL			46497.9 SF

PHONE: 250-448-7801

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

www.limearchitecture.com

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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
08.10.21 - ADDENDUM #3
08.16.21 - ADDENDUM #4
09.08.21 - ADDENDUM #5
09.13.21 - FOR COORDINATION
09.14.21 - ADDENDUM #6

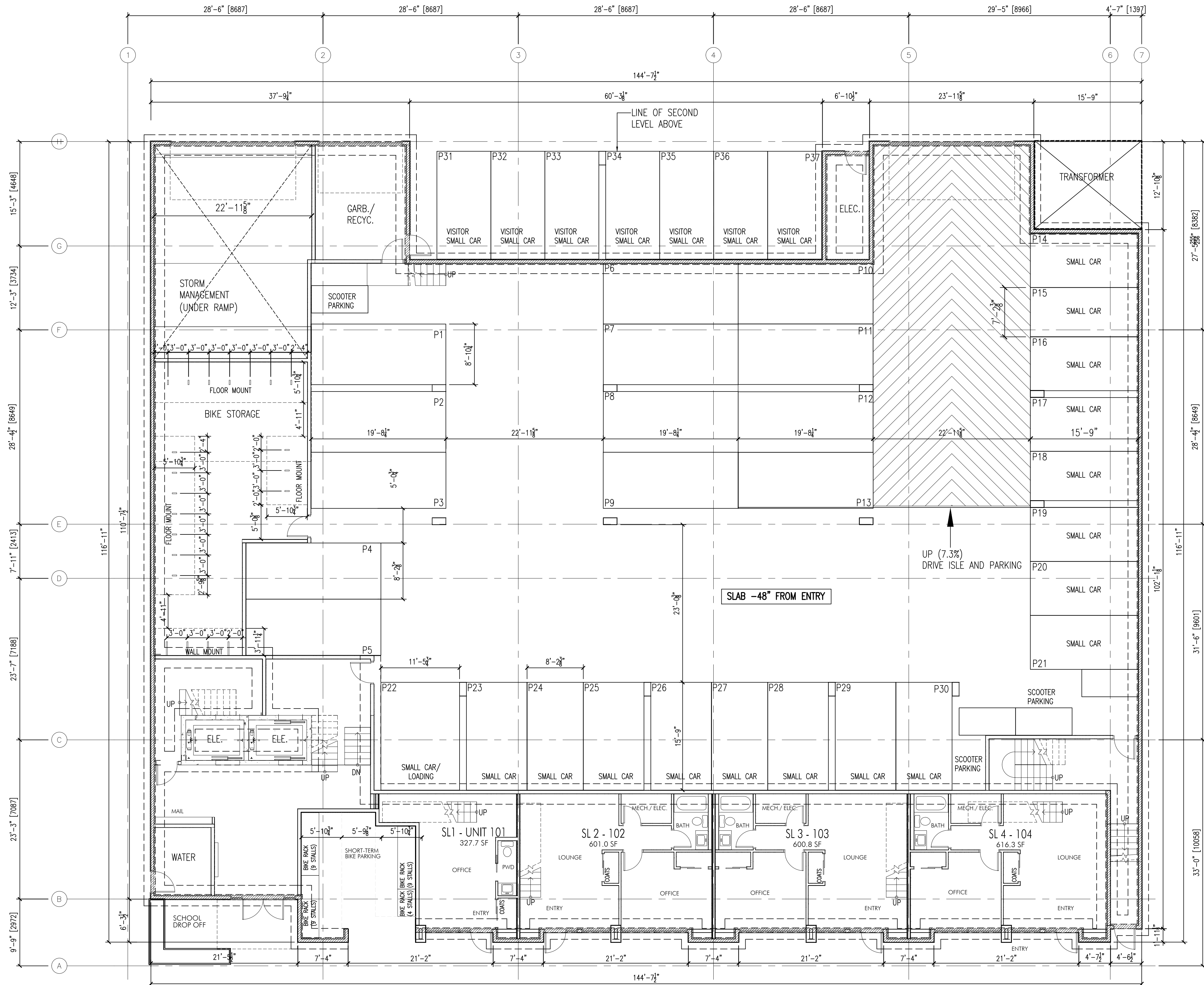
Plot Date 14-Sep-21	Drawing No. A-001
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PROJECT
604-626 CAWSTON AVENUE -
SOLE

DRAWING TITLE
PROJECT INFORMATION



FOR REZONING/ DP



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

SCHEDULE

A & B

This forms part of application
DP21-0163

Planner
Initials

AC

City of
Kelowna

DEVELOPMENT PLANNING

LIME
ARCHITECTURE INC.

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 addendums. 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.

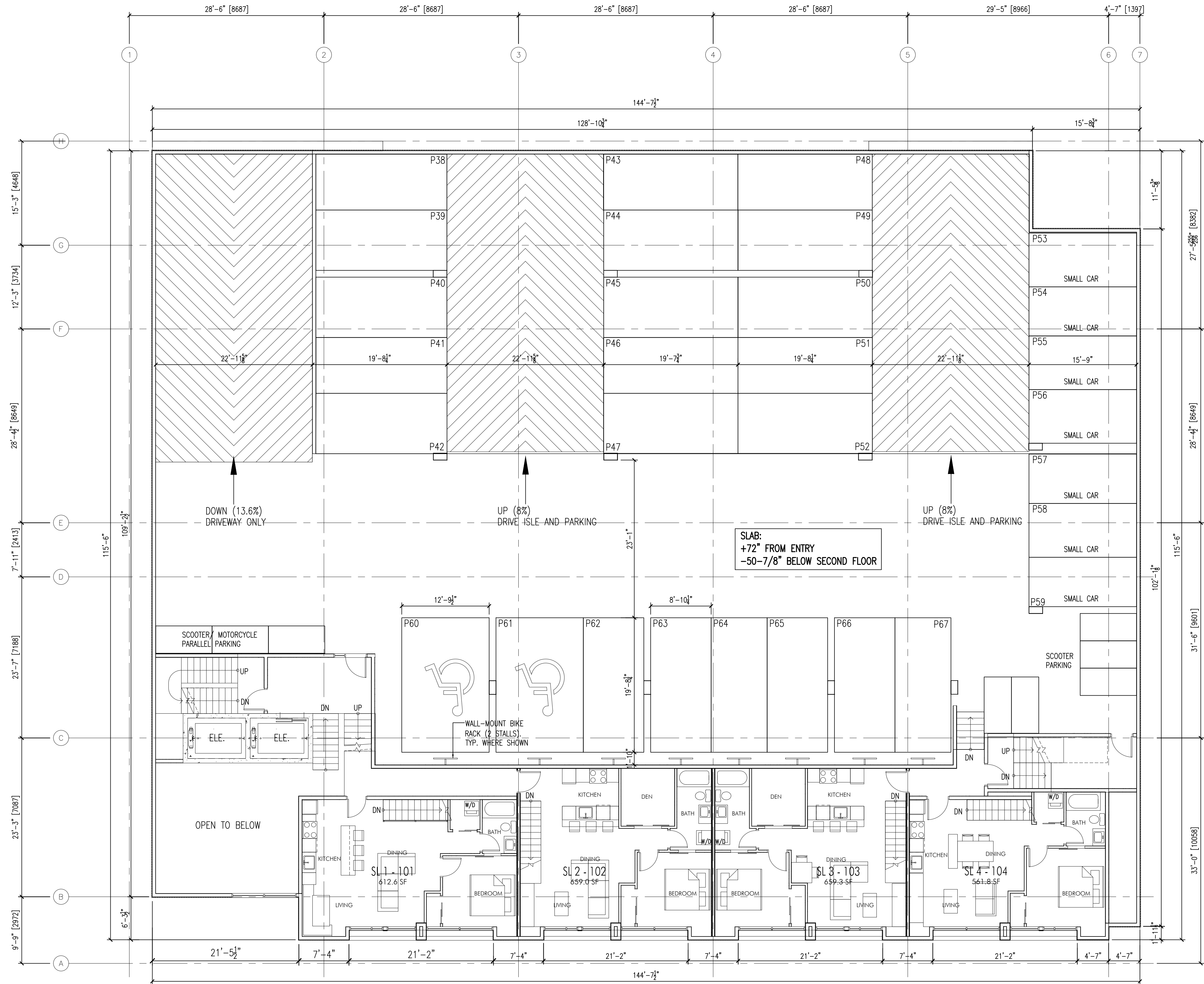
Revision No., Date and Description
02.19.21 - FOR REVIEW
03.05.21 - FOR REVIEW
03.22.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
06.28.21 - ADDENDUM #2
07.13.21 - FOR COORDINATION
08.10.21 - ADDENDUM #3
08.12.21 - FOR REVIEW
08.16.21 - ADDENDUM #4
09.13.21 - FOR COORDINATION
09.14.21 - ADDENDUM #6

Plot Date	Drawing No.
14-Sep-21	A-101

PROJECT
604-626 CAWSTON AVENUE -
SOLE

DRAWING TITLE
ENTRY FLOOR LEVEL

FOR REZONING/ DP



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

SCHEDULE

This forms part of application
DP21-0163

Planner
Initials AC

A & B

City of
Kelowna
DEVELOPMENT PLANNING

PHONE: 250-448-7801
205-1626 Richter Street,
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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
06.28.21 - ADDENDUM #2
07.13.21 - FOR COORDINATION
08.12.21 - FOR REVIEW
08.16.21 - ADDENDUM #4
09.13.21 - FOR COORDINATION
09.14.21 - ADDENDUM #6

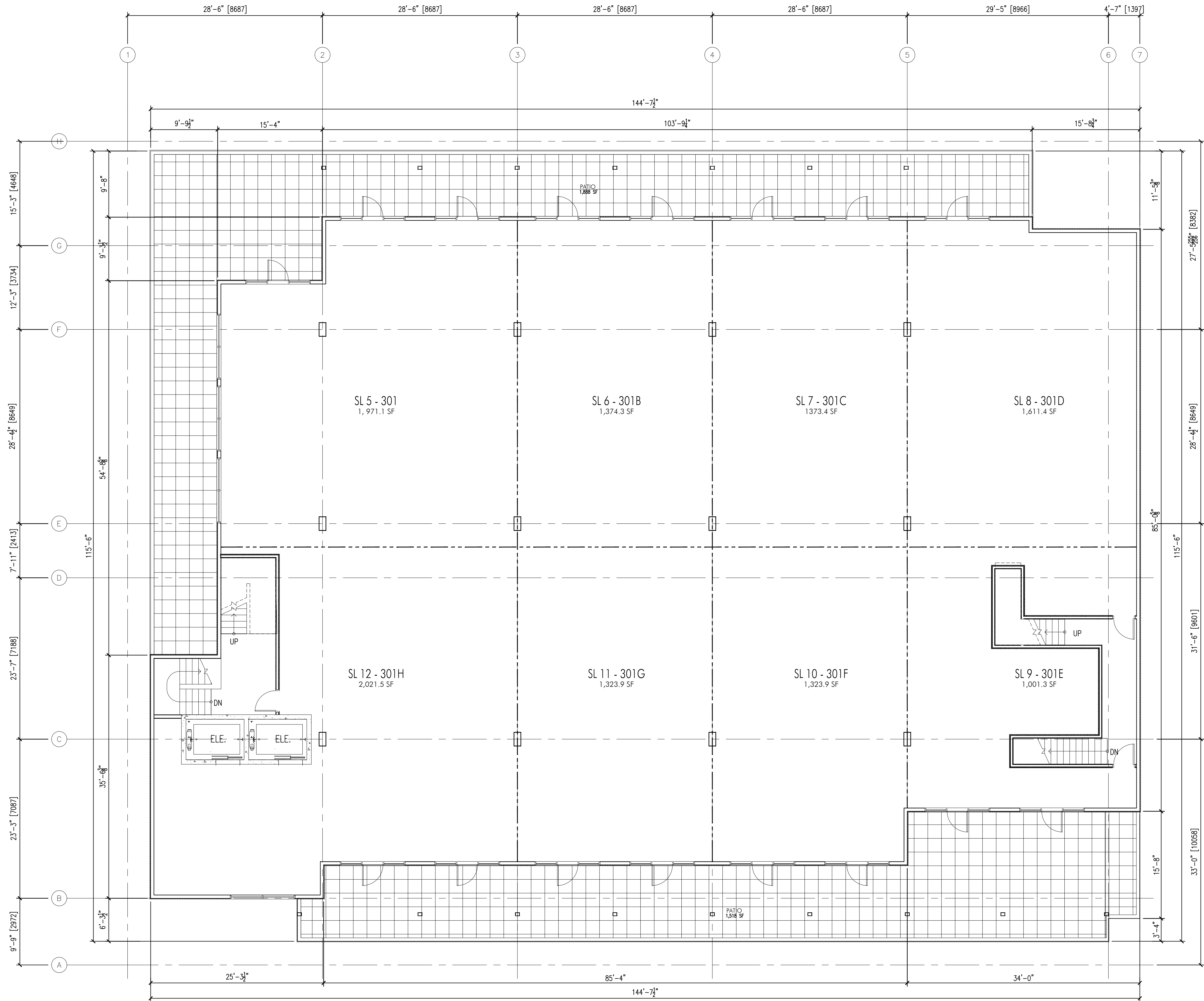
Plot Date
14-Sep-21

Drawing No.
A-102

PROJECT
604-626 CAWSTON AVENUE -
SOLE

DRAWING TITLE
SECOND FLOOR LEVEL

FOR REZONING/ DP



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

SCHEDULE A & B

This forms part of application # DP21-0163

Planner Initials AC

City of Kelowna DEVELOPMENT PLANNING

FOR REZONING/ DP

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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
08.16.21 - ADDENDUM #4
09.13.21 - FOR COORDINATION
09.14.21 - ADDENDUM #6

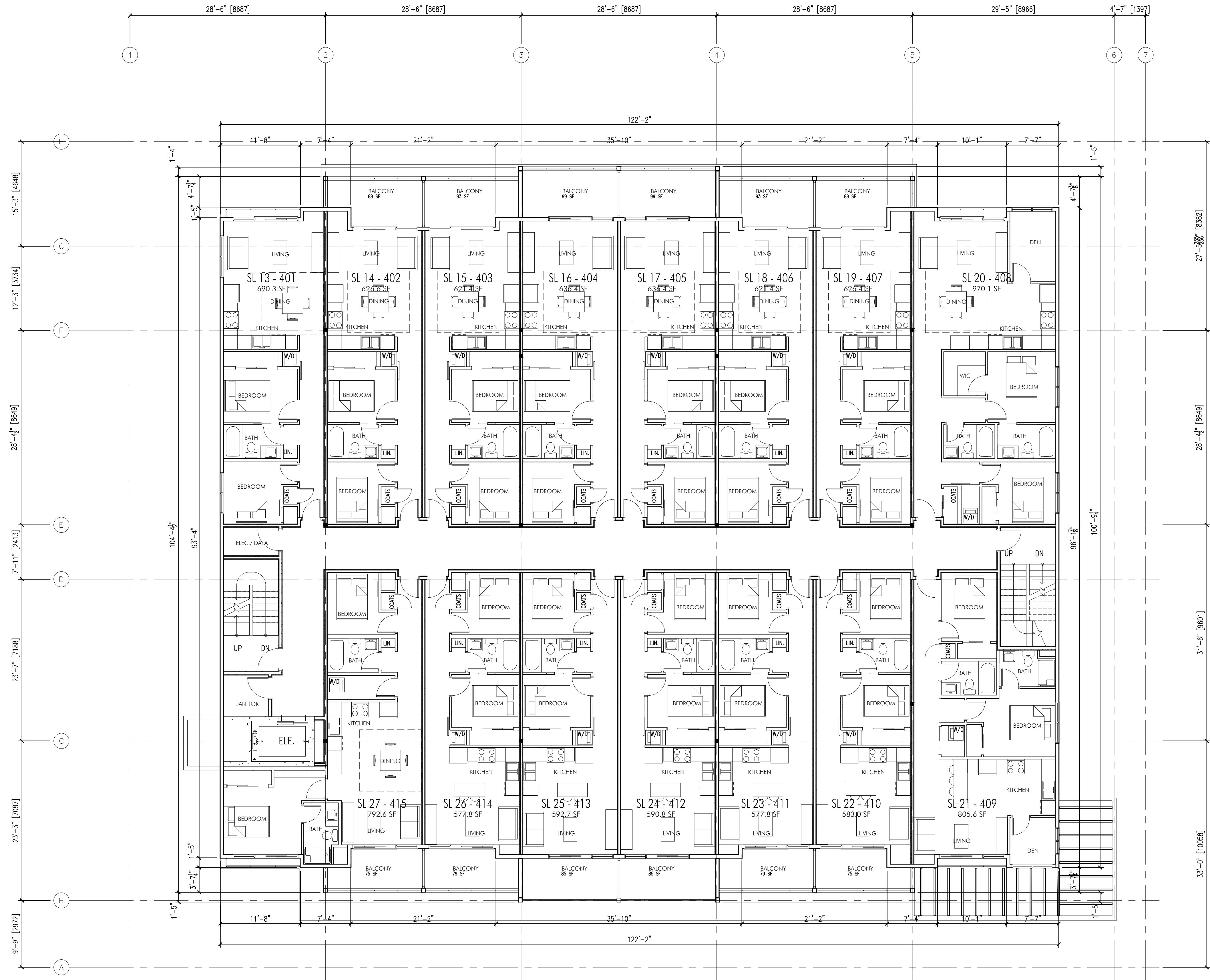
Plot Date	Drawing No.
14-Sep-21	A-103

PROJECT

604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE

THIRD FLOOR LEVEL



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

SCHEDULE A & B

This forms part of application
DP21-0163

Planner Initials AC

City of Kelowna
DEVELOPMENT PLANNING

FOR REZONING/ DP

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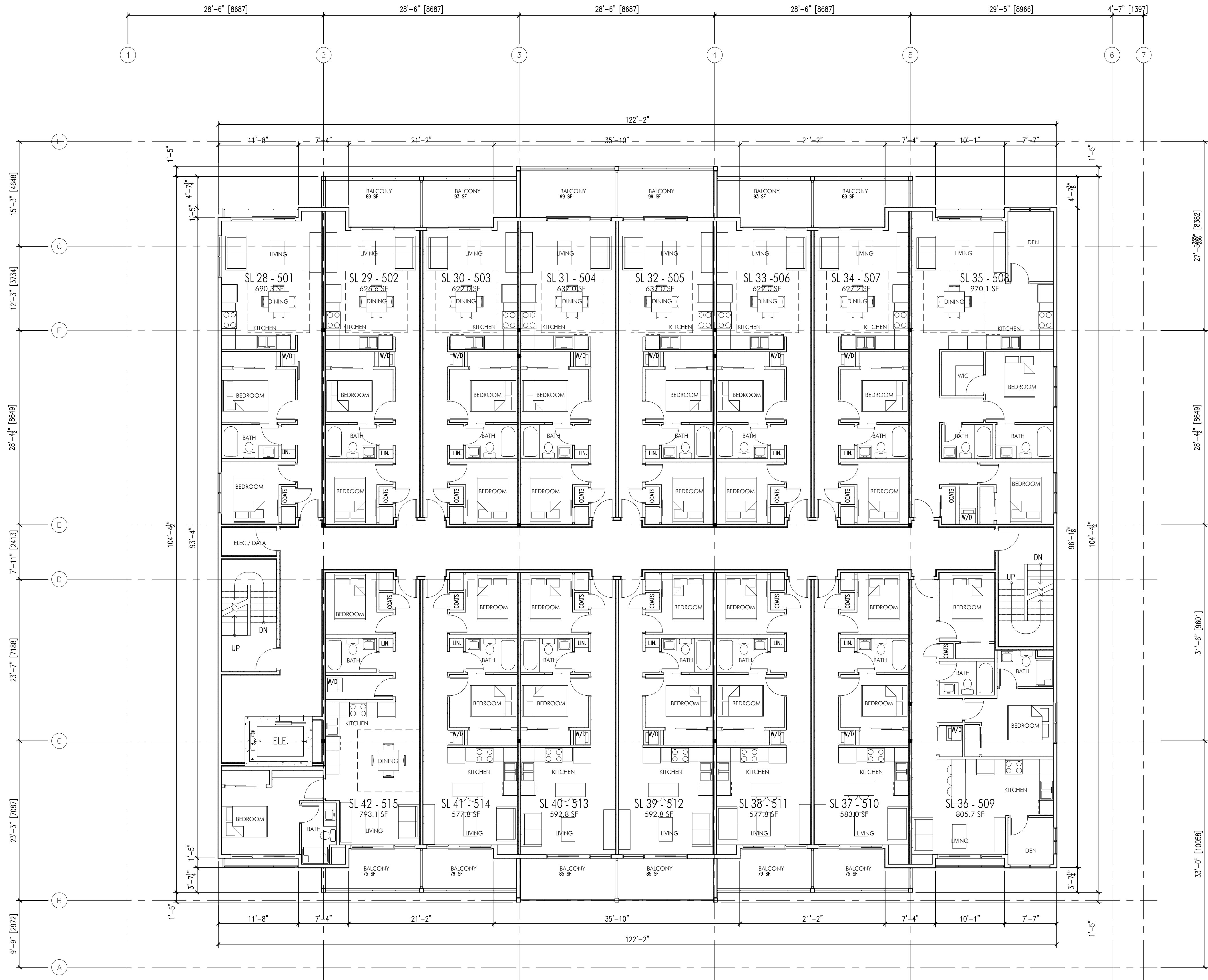
All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addendums. All trades shall assume 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
03.22.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION
08.16.21 - ADDENDUM #4
09.13.21 - FOR COORDINATION
09.14.21 - ADDENDUM #6

Plot Date	Drawing No.
14-Sep-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"

SCHEDULE A & B

This forms part of application
DP21-0163

Planner
Initials AC



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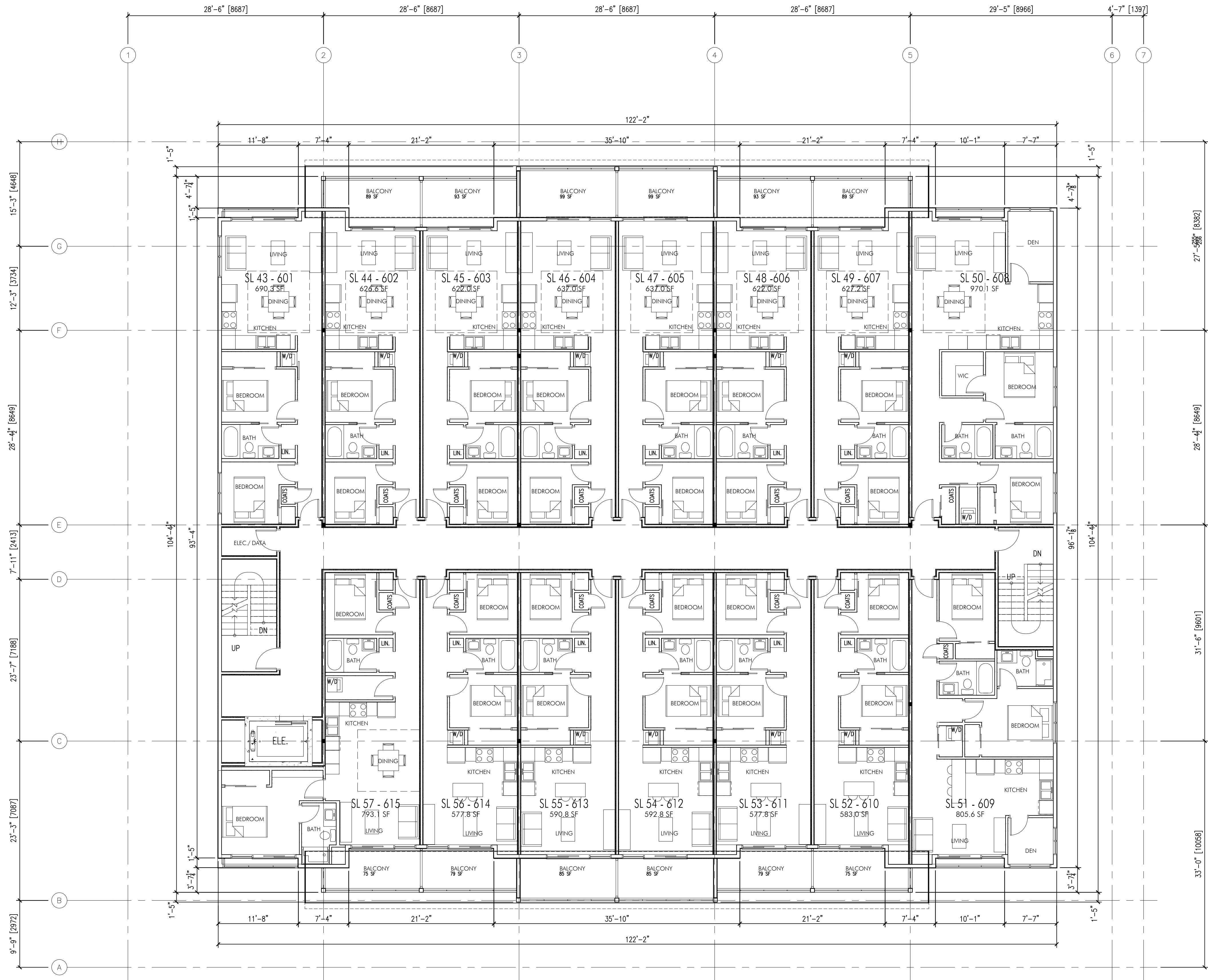
Revision No., Date and Description
02.19.21 - FOR REVIEW
03.05.21 - FOR REVIEW
03.22.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION
08.16.21 - ADDENDUM #4
09.13.21 - FOR COORDINATION
09.14.21 - ADDENDUM #6

Plot Date	Drawing No.
14-Sep-21	A-105

PROJECT
604-626 CAWSTON AVENUE -
SOLE
DRAWING TITLE
FIFTH FLOOR LEVEL



FOR REZONING/ DP



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

SCHEDULEA & B

This forms part of application

DP21-0163

Planner InitialsAC

City of Kelowna
DEVELOPMENT PLANNING

FOR REZONING/ DP



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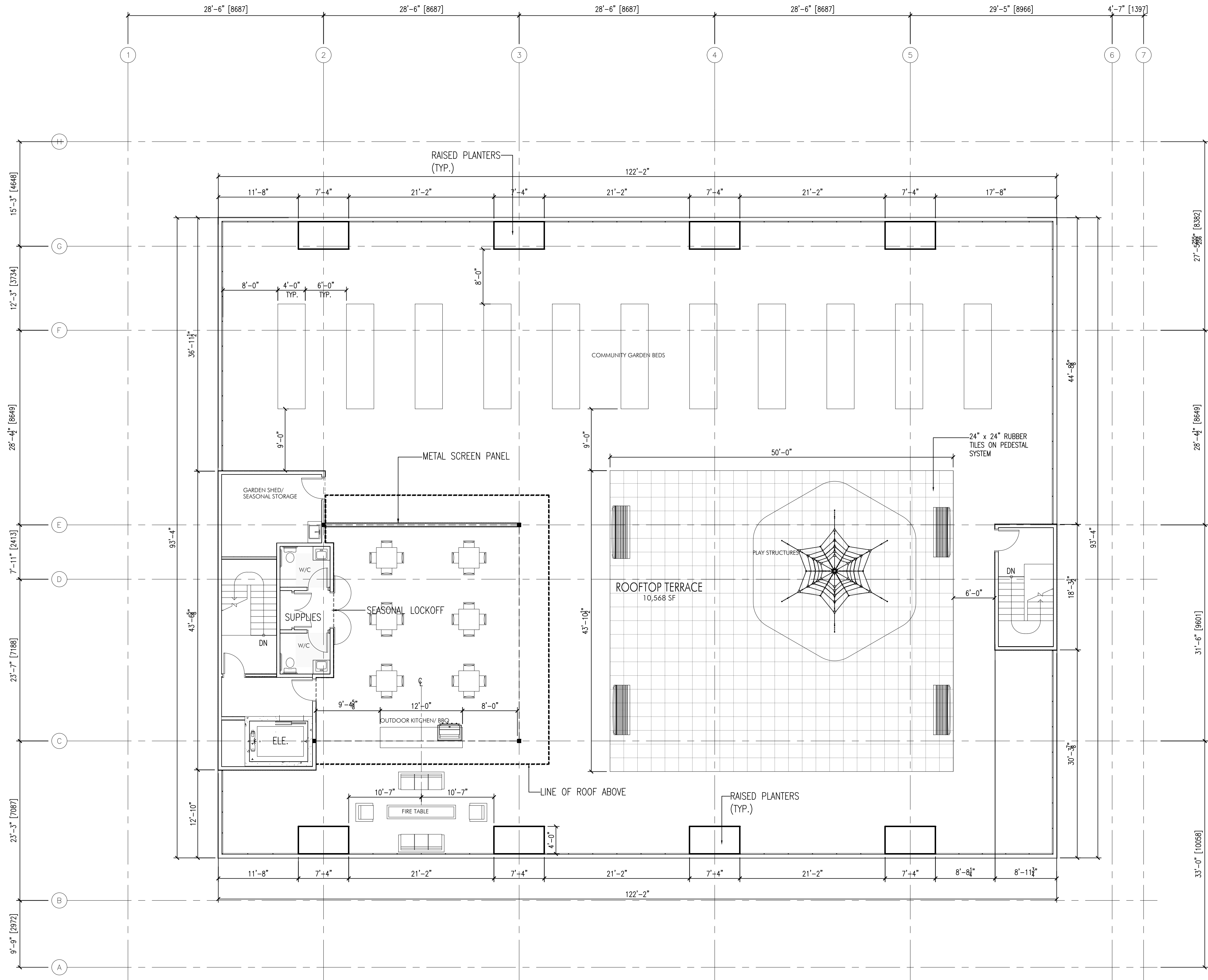
Revision No., Date and Description
02.19.21 - FOR REVIEW
03.05.21 - FOR REVIEW
03.22.21 - FOR REVIEW
03.25.21 - FOR REVIEW
03.26.21 - FOR DISCUSSION
04.26.21 - FOR COORDINATION
04.30.21 - REZONING/ DP/ OCP
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION
08.16.21 - ADDENDUM #4
09.13.21 - FOR COORDINATION
09.14.21 - ADDENDUM #6

Plot Date	Drawing No.
14-Sep-21	A-106

PROJECT
604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE
SIXTH FLOOR LEVEL





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

SCHEDULE

A & B

This forms part of application
DP21-0163

Planner
Initials

AC

City of
Kelowna

DEVELOPMENT PLANNING

FOR REZONING/ DP

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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

04.26.21 - FOR COORDINATION

04.30.21 - REZONING/ DP/ OCP

06.01.21 - ADDENDUM #1

07.13.21 - FOR COORDINATION

08.16.21 - ADDENDUM #4

08.30.21 - FOR REVIEW

09.08.21 - ADDENDUM #5

09.13.21 - FOR COORDINATION

09.14.21 - ADDENDUM #6

Plot Date

14-Sep-21

Drawing No.

A-107

PROJECT

604-626 CAWSTON AVENUE - SOLE

DRAWING TITLE

ROOF LEVEL

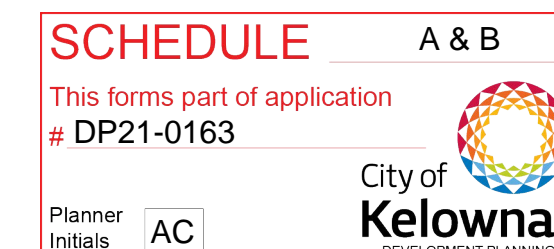
REGISTERED ARCHITECT

MAINTAINING GART JONKES

BRITISH COLUMBIA

PROJECT MATERIALS:

- TORCH ON:**
- CHARCOAL GREY TORCHFLEX BY IKO
- STUCCO, BALCONY STRUCTURE:**
- WHITE DIAMOND OC-2161-60, BENJAMIN MOORE
- LIGHT GREY STUCCO, PLANTERS**
- 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



FOR REZONING/ DP

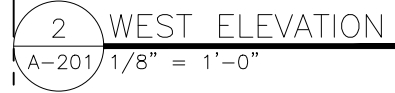
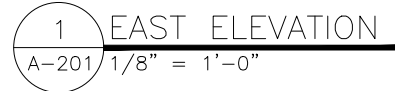




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PRIVACY SCREENS, FENCING, WOOD ACCENTS
KNOTTY EBONY, LUX PANEL

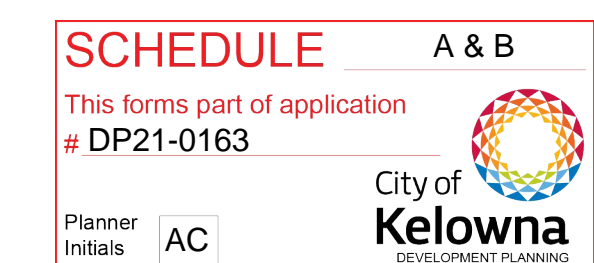
Division No., Date	and Description
19.21	- FOR REVIEW
25.21	- FOR REVIEW
26.21	- FOR DISCUSSION
26.21	- FOR COORDINATION
29.21	- FOR REVIEW
30.21	- REZONING/ DP/ OCP
01.21	- ADDENDUM #1
13.21	- FOR COORDINATION
10.21	- ADDENDUM #3
16.21	- ADDENDUM #4
08.21	- ADDENDUM #5
14.21	- ADDENDUM #6

Plot Date -Sep-21	Drawing No. A-201
-----------------------------	-----------------------------

PROJECT

DRAWING TITLE

CONCLUSIONS



FOR REZONING/ DP



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



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



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

SCHEDULE

A & B

This forms part of application
DP21-0163

Planner
Initials AC

City of Kelowna
DEVELOPMENT PLANNING

FOR REZONING/ DP



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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
06.01.21 - ADDENDUM #1
07.13.21 - FOR COORDINATION
08.10.21 - ADDENDUM #3
08.16.21 - ADDENDUM #4
09.08.21 - ADDENDUM #5
09.14.21 - ADDENDUM #6

Plot Date
14-Sep-21

Drawing No.
A-202

PROJECT
604-626 CAWSTON AVENUE -
SOLE

DRAWING TITLE
RENDER ELEVATIONS





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

SCHEDULE

A & B

This forms part of application
DP21-0163

Planner
Initials AC

City of
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FOR REZONING/ DP

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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
08.16.21 - ADDENDUM #4
09.08.21 - ADDENDUM #5
09.14.21 - ADDENDUM #6

Plot Date
14-Sep-21

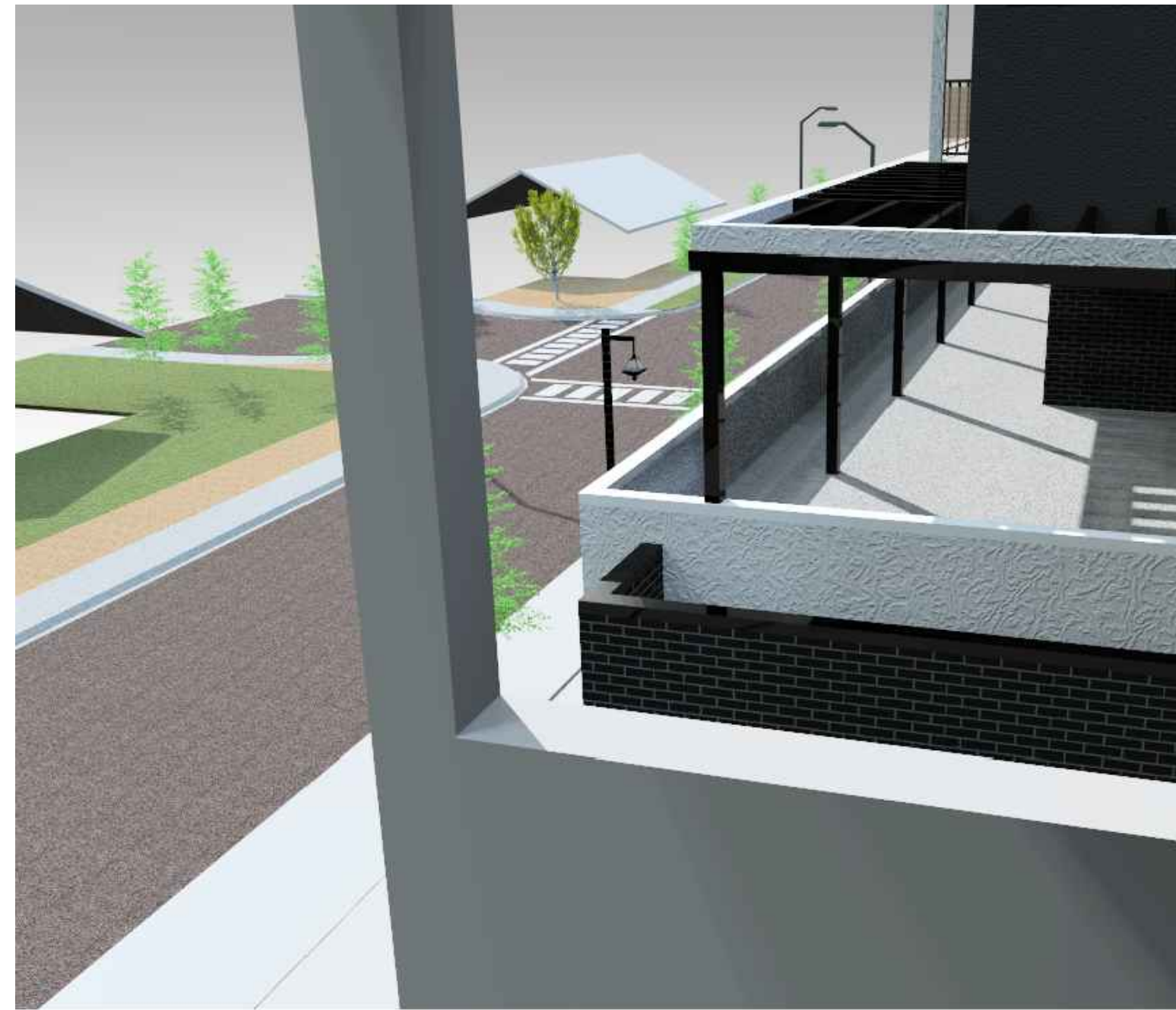
Drawing No.
A-203

PROJECT
604-626 CAWSTON AVENUE -
SOLE

DRAWING TITLE
RENDER ELEVATIONS



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.

SCHEDULE A & B
This forms part of application
DP21-0163
Planner Initials AC
City of Kelowna
DEVELOPMENT PLANNING

FOR REZONING/ DP

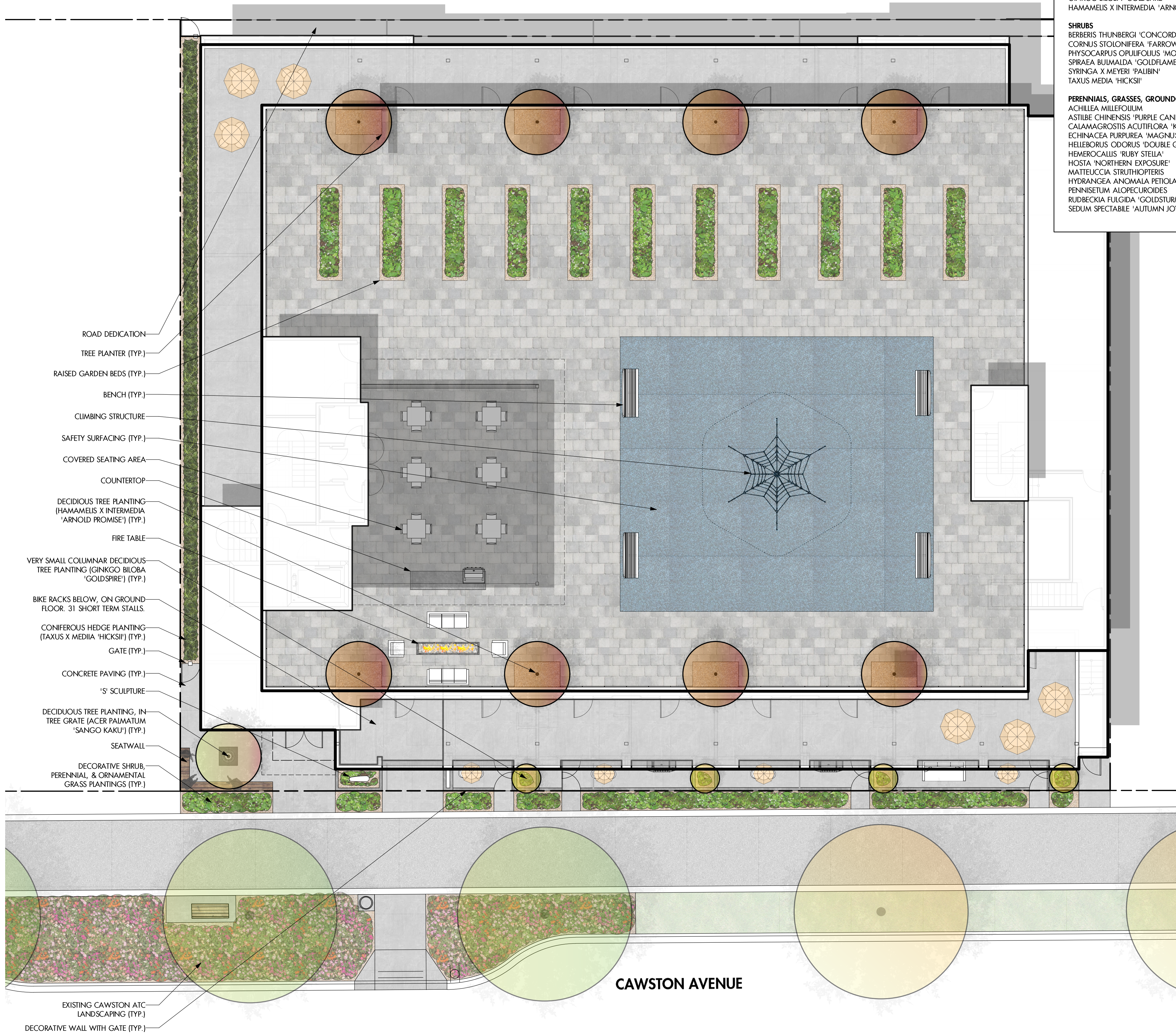
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Revision No., Date and Description
04.24.21 - FOR DISCUSSION
04.29.21 - FOR REVIEW
04.30.21 - REZONING/ DP/ OCP
07.13.21 - FOR COORDINATION
08.16.21 - ADDENDUM #4

Plot Date 14-Sep-21	Drawing No. A-204
PROJECT 604-626 CAWSTON AVENUE - SOLE	
DRAWING TITLE SITE CONTEXT	

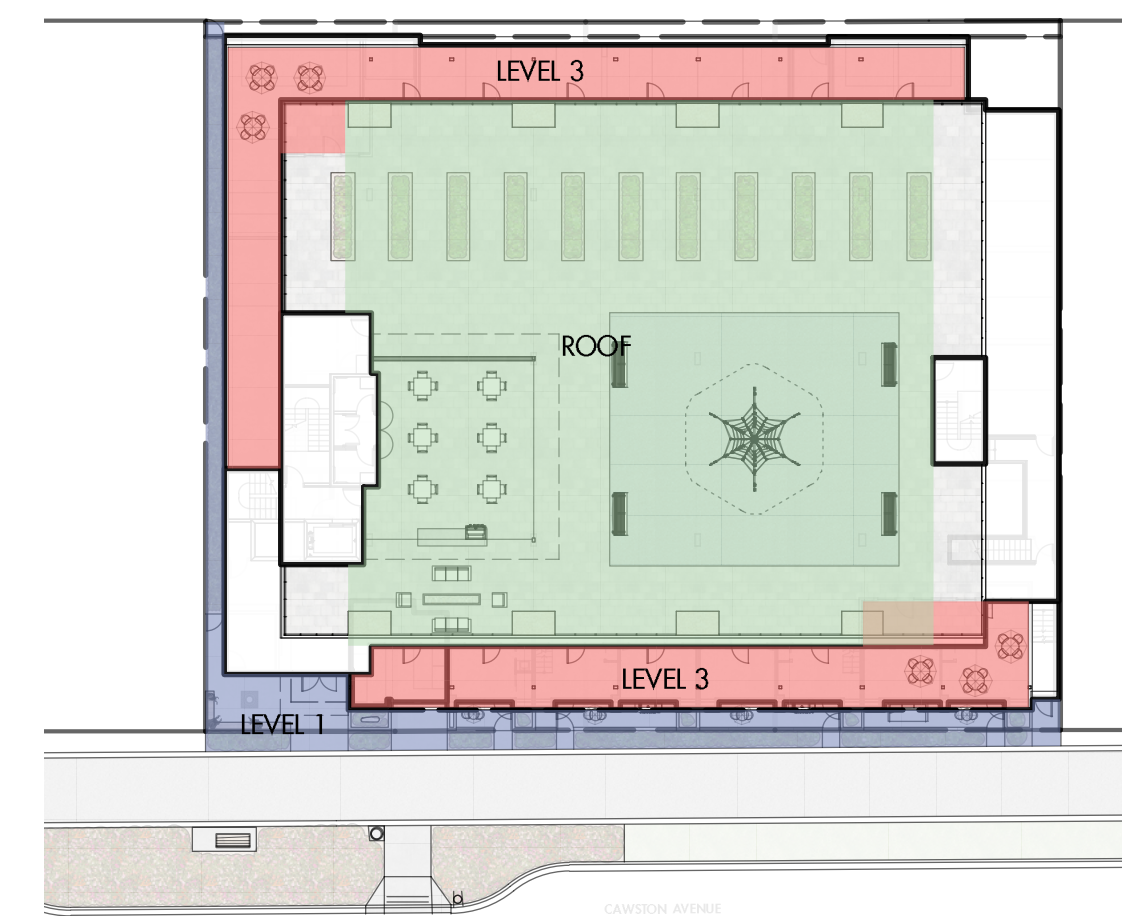


PLANT LIST

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
HAMAMELUS X INTERMEDIA 'ARNOLD PROMISE'	ARLNUD PROMISE WITCH HAZEL	8	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
PHYSCARPUS OPULIFOLIUS 'MONLO'	DIABOLO NINEBARK	16	#02 CONT. /1.2M O.C. SPACING
SPRAEA BUIMALDA '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 STRUTHOPTERIS	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.



SCHEDULE

This forms part of application

DP21-0163

Planner Initials

AC

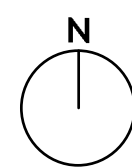
City of Kelowna

DEVELOPMENT PLANNING



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	21.08.17	Review
3	21.09.07	Review
4		
5		

PROJECT NO. 21-090
DESIGN BY FB
DRAWN BY NG
CHECKED BY FB
DATE SEP. 7, 2021
SCALE 1:100
PAGE SIZE 24x36

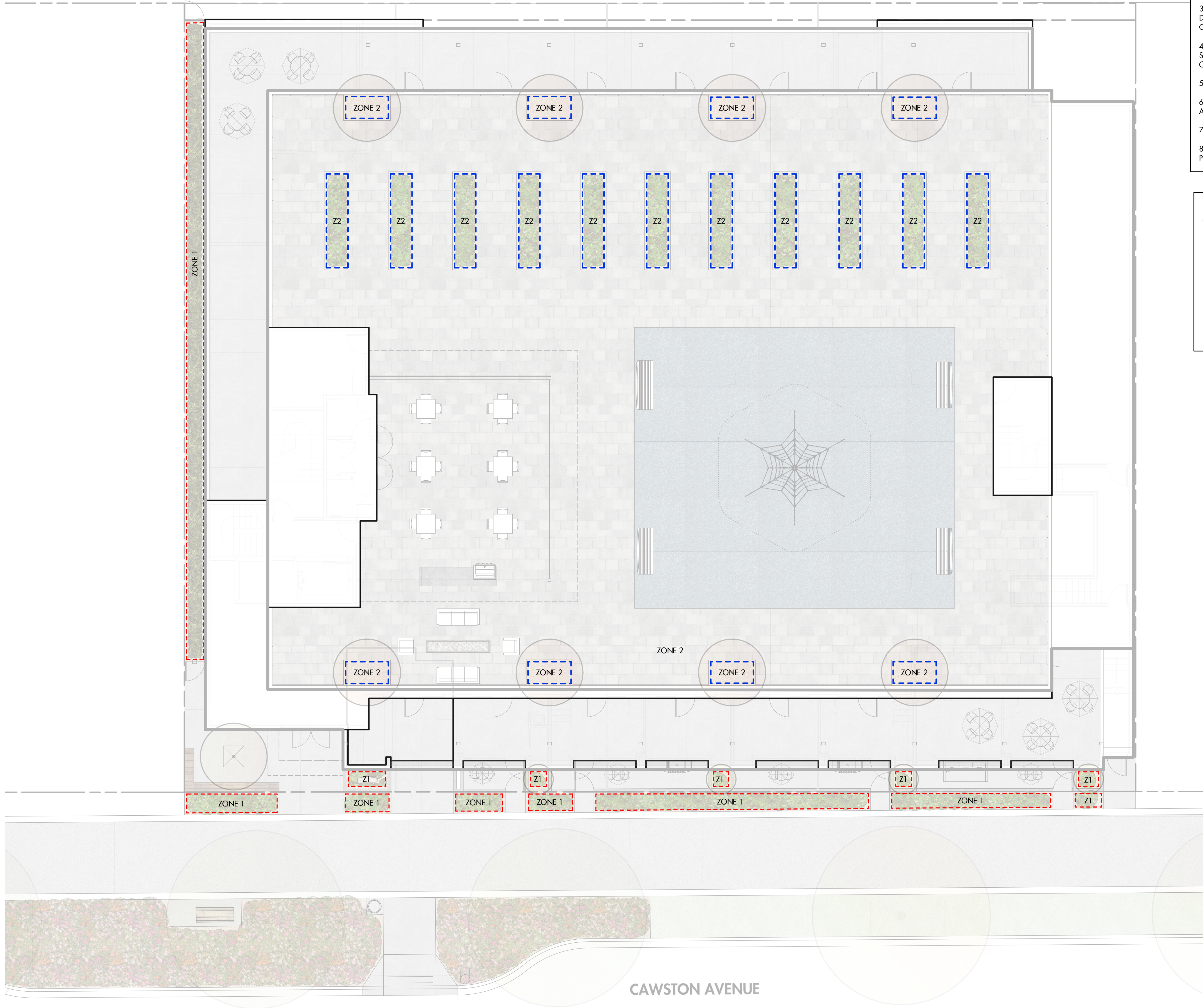
SEAL



DRAWING NUMBER

L1/2

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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: 68 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 23 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 85 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 28 cu.m.

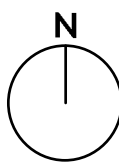
WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 92 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 51 cu.m. / year
WATER BALANCE = 41 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



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

WATER CONSERVATION/
IRRIGATION PLAN

ISSUED FOR / REVISION		
1	21.04.30	Review
2	21.08.17	Review
3	21.09.07	Review
4		
5		

PROJECT NO.	21-090
DESIGN BY	FB
DRAWN BY	NG
CHECKED BY	FB
DATE	SEP. 7, 2021
SCALE	1:100
PAGE SIZE	24x36

SEAL



DRAWING NUMBER

L2/2

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Landscape Water Conservation Report

LANDSCAPE WATER USE AREA

Applicant: **Edgecomb Builders**

Address: **604-626 Cawston Ave**

Step 1: Measure Total Landscape Area (LA)

Area of site that will absorb water:

153

sq.m.

(over 100 square meters)

Note: Include boulevard, and proposed lawn, plants, mulch, pervious decks or paving stones. Do not include areas that are not pervious such as buildings, paved driveways, concrete patios etc.

Step 2: Divide Into Landscape Treatments*

Note: each of the areas below are a 'HYDROZONE'

Step 2: Divide Into Landscape Treatments*		Plant Factor	Irrig Efficiency	Hydrozone Area	% of Total LA	Estimated Water
Note: each of the areas below are a 'HYDROZONE'		(PF)	(IE)	(HA)		(WU)
Unwatered Pervious Areas (not impervious paving)						
Mulch (Stone, bark or sand)		N/A	N/A		0%	N/A
Pervious deck (Spaced wood deck)		N/A	N/A		0%	N/A
Pervious paving (ie: AquaPave, Rima Pave)		N/A	N/A		0%	N/A
Naturalized meadow (wildflowers)		N/A	N/A		0%	N/A
Naturalized area (Existing natural area)		N/A	N/A		0%	N/A
Other:		N/A	N/A		0%	N/A
Swimming or ornamental pool		1	1		0%	0
Watered Planting Beds (shrubs or groundcover)						
Planting Type	Irrig Efficiency					
Low water use plants	High (Drip or Bubbler)	0.3	0.9		0%	0
Low water use plants	Moderate (Spray orRotor)	0.3	0.7		0%	0
Moderate water use plants	High (Drip or Bubbler)	0.5	0.9	153	100%	51
Moderate water use plants	Moderate (Spray orRotor)	0.5	0.7		0%	0
High water use plants	High (Drip or Bubbler)	0.7	0.9		0%	0
High water use plants	Moderate (Spray orRotor)	0.7	0.7		0%	0
Watered Mown Lawn Areas	Moderate (Spray orRotor)	1	0.7		0%	0
Special Landscape Areas (SLA)						
Vegetable Garden	High (Drip or Bubbler)	1	0.9		0%	0
Vegetable Garden	Moderate (Spray orRotor)	1	0.7		0%	0
Commercial sportsfield turf	Moderate (Spray orRotor)	1	0.7		0%	0
Rainwater or Recycled Water Use		0.3	1		0%	0
Totals				153	100%	51
Special Landscape Area (SLA) Sub total				0		

*If proposed design conditions are not shown on the form please contact Water Smart 250-469-8502

SCHEDULE

C

This forms part of application

DP21-0163

Planner
Initials

AC

Applicant:

Edgecomb Builders

Address: 604-626 Cawston Ave

CALCULATE & COMPARE WATER BUDGET TO ESTIMATED WATER USE

Total Landscape Area	153	sq.m.
Landscape Water Budget (WB)	92	cu.m./yr.
Estimated Landscape Water Use (WU)	51	cu.m./yr.
Under (-OVER) Budget (Must be under Water Budget WB)	41	cu.m./yr.
	OK	

I confirm by completing the attached Landscape Water Conservation Report, that the project will conform to industry best practices for landscape and irrigation installation in Kelowna. I also acknowledge that the landscape treatments of the project will conform to the Hydrozone areas as identified in the Landscape Area Water Use Area table.

Name of Applicant (person submitting the form)


Date: _____

FOR CITY OF KELOWNA OFFICE USE ONLY

The calculations above satisfy the requirements of the Water Regulation Bylaw 10480 Section 4.4.2 and 4.4.3. and the application is hereby APPROVED with the signature of the Water Manager or designate.

Name of Kelowna Water Smart designate
For Water Manager

Date: _____

SCHEDULE		C
This forms part of application		
# DP21-0163		
Planner Initials	AC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

Tuesday, September 7, 2021

Sole Cawston

Edgecombe Builders
310-1350 St. Paul Street, Kelowna, BC, V1Y 2E1
Attn: Kevin Edgecombe
Via email to: kevin@liveedgeokanagan.ca

Re: Sole Cawston– Preliminary Cost Estimate for Bonding

Dear Kevin:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Sole Cawston conceptual landscape plan dated 21.09.07;


- Landscape Improvements: 1,032 square metres (11,107 square feet) = \$106,053.25

This preliminary cost estimate is inclusive of hardscape, trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture

SCHEDULE		C
This forms part of application # DP21-0163		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

303-590 KLO Road, Kelowna, BC, V1Y 7S2P 250.868.9270
outlanddesign.ca



LIME
ARCHITECTURE INC.

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

www.LIMEarchitecture.com

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

ATTACHMENT C

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DP21-0163

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Transmittal Page 2 of 3

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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ATTACHMENT C

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City of
Kelowna
DEVELOPMENT PLANNING



Transmittal Page 3 of 3

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:

Matt Johnston Architect AIBC, LEED AP
LIME Architecture Inc.

c/o

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

Matt Johnston, Architect AIBC, LEED AP

www.LIMEarchitecture.com

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

DEVELOPMENT PERMIT GUIDELINES

Comprehensive Development Permit Area

Consideration has been given to the following guidelines as identified in Section 14.A. of the City of Kelowna Official Community Plan relating to Comprehensive Development Permit Areas:

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Authenticity and Regional Expression			
Do landscaping and building form convey a character that is distinct to Kelowna and the Central Okanagan?	X		
Are materials in keeping with the character of the region?	X		
Are colours used common in the region's natural landscape?	X		
Does the design provide for a transition between the indoors and outdoors?	X		
Context			
Does the proposal maintain the established or envisioned architectural character of the neighbourhood?	X		
Does interim development consider neighbouring properties designated for more intensive development?			X
Are façade treatments facing residential areas attractive and context sensitive?	X		
Are architectural elements aligned from one building to the next?			X
For exterior changes, is the original character of the building respected and enhanced?			X
Is the design unique without visually dominating neighbouring buildings?	X		
For developments with multiple buildings, is there a sense of architectural unity and cohesiveness?			X
Relationship to the Street			
Do buildings create the desired streetscape rhythm?	X		
Are parkade entrances located at grade?	X		
For buildings with multiple street frontages, is equal emphasis given to each frontage?			X
Massing and Height			
Does the design mitigate the actual and perceived mass of buildings?	X		
Does the height consider shading and view impacts for neighbouring properties and transition to less intensive areas?	X		
Human Scale			
Are architectural elements scaled for pedestrians?	X		
Are façades articulated with indentations and projections?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Are top, middle and bottom building elements distinguished?	X		
Do proposed buildings have an identifiable base, middle and top?	X		
Are building facades designed with a balance of vertical and horizontal proportions?	X		
Are horizontal glazed areas divided into vertically proportioned windows separated by mullions or building structures?	X		
Does the design incorporate roof overhangs and the use of awnings, louvers, canopies and other window screening techniques?	X		
Is the visual impact of enclosed elevator shafts reduced through architectural treatments?			X
Exterior Elevations and Materials			
Are buildings finished with materials that are natural, local, durable and appropriate to the character of the development?	X		
Are entrances visually prominent, accessible and recognizable?	X		
Are higher quality materials continued around building corners or edges that are visible to the public?	X		
Are a variety of materials used to create contrast, enhance the pedestrian environment and reduce the apparent mass of a building?	X		
Are elements other than colour used as the dominant feature of a building?	X		
Public and Private Open Space			
Does public open space promote interaction and movement through the site?			X
Are public and private open spaces oriented to take advantage of and protect from the elements?	X		
Is there an appropriate transition between public and private open spaces?	X		
Are amenities such as benches, garbage receptacles, bicycle stands and community notice boards included on site?	X		
Site Access			
Is the safe and convenient movement of pedestrians prioritized?	X		
Are alternative and active modes of transportation supported through the site design?	X		
Are identifiable and well-lit pathways provided to front entrances?	X		
Do paved surfaces provide visual interest?	X		
Is parking located behind or inside buildings, or below grade?	X		
Are large expanses of parking separated by landscaping or buildings?			X
Are vehicle and service accesses from lower order roads or lanes?	X		
Do vehicle and service accesses have minimal impact on the streetscape and public views?	X		

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Is visible and secure bicycle parking provided in new parking structures and parking lots?	X		
Environmental Design and Green Building			
Does the proposal consider solar gain and exposure?	X		
Are green walls or shade trees incorporated in the design?		X	
Does the site layout minimize stormwater runoff?	X		
Are sustainable construction methods and materials used in the project?	unknown		
Are green building strategies incorporated into the design?	X		
Decks, Balconies, Rooftops and Common Outdoor Amenity Space			
Are decks, balconies or common outdoor amenity spaces provided?	X		
Does hard and soft landscaping enhance the usability of decks, balconies and outdoor amenity spaces?	X		
Are large flat expanses of roof enhanced with texture, colour or landscaping where they are visible from above or adjacent properties?	X		
Amenities, Ancillary Services and Utilities			
Are loading, garage, storage, utility and other ancillary services located away from public view?	X		
Are vents, mechanical rooms / equipment and elevator penthouses integrated with the roof or screened with finishes compatible with the building's design?	X		
Landscape Development and Irrigation Water Conservation			
Does landscaping:	-	-	-
• Compliment and soften the building's architectural features and mitigate undesirable elements?	X		
• Maintain the dominant pattern of landscaping along the street and surrounding properties?	X		
• Enhance the pedestrian environment and the sense of personal safety?	X		
• Screen parking areas, mechanical functions, and garbage and recycling areas?			X
• Respect required sightlines from roadways and enhance public views?	X		
• Retain existing healthy mature trees and vegetation?			X
• Use native plants that are drought tolerant?	X		
• Define distinct private outdoor space for all ground-level dwellings?	X		
Do any fences and retaining walls create visual interest and enhance the pedestrian environment?	X		
Do parking lots have one shade tree per four parking stalls?			X

COMPREHENSIVE DEVELOPMENT PERMIT AREA	YES	NO	N/A
Does the Landscape Architect's Landscape Water Conservation Report:	-	-	-
<ul style="list-style-type: none"> Meet the requirements for Landscape Water Budget calculations for the landscaped area? 	X		
<ul style="list-style-type: none"> Indicate how the development complies with or varies from the Landscape Water Conservation Guidelines? 	X		
Crime prevention			
Are CPTED practices as related to landscaping, siting, form and exterior design included in the design?	X		
Are building materials vandalism resistant?	unknown		
Universal Accessible Design			
Is access for persons with disabilities integrated into the overall site plan and clearly visible from the principal entrance?	X		
Are the site layout, services and amenities easy to understand and navigate?	X		
Signs			
Do signs contribute to the overall quality and character of the development?	X		
Is signage design consistent with the appearance and scale of the building?	X		
Are signs located and scaled to be easily read by pedestrians?	X		
For culturally significant buildings, is the signage inspired by historical influences?			X

