



# DP21-0163

# 604 Cawston Ave

Development Permit Application



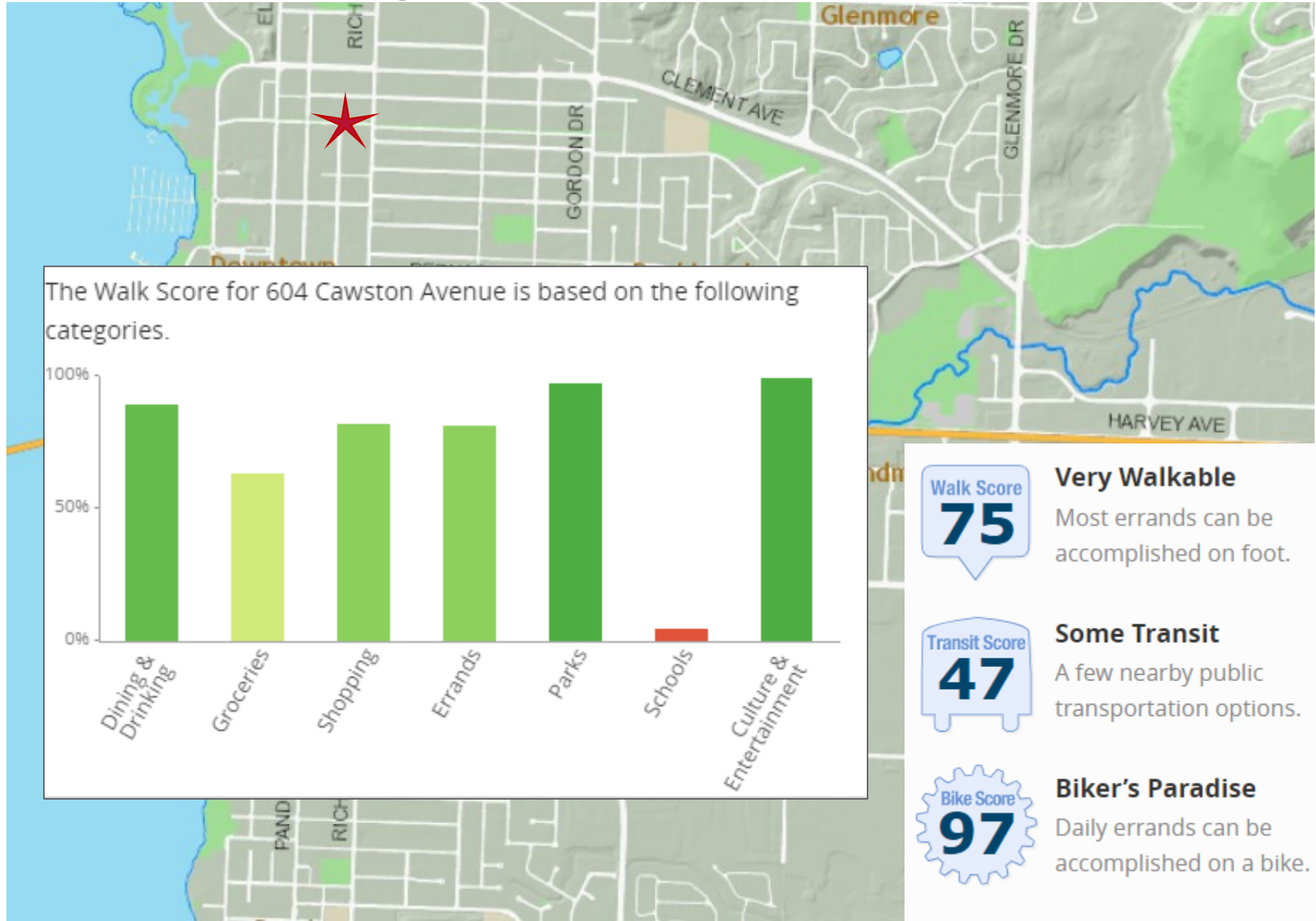
# Proposal

- ▶ To review the Form & Character Development Permit of a proposed 6 storey residential apartment building with a commercial third floor proposed to be occupied by a school

# Development Process

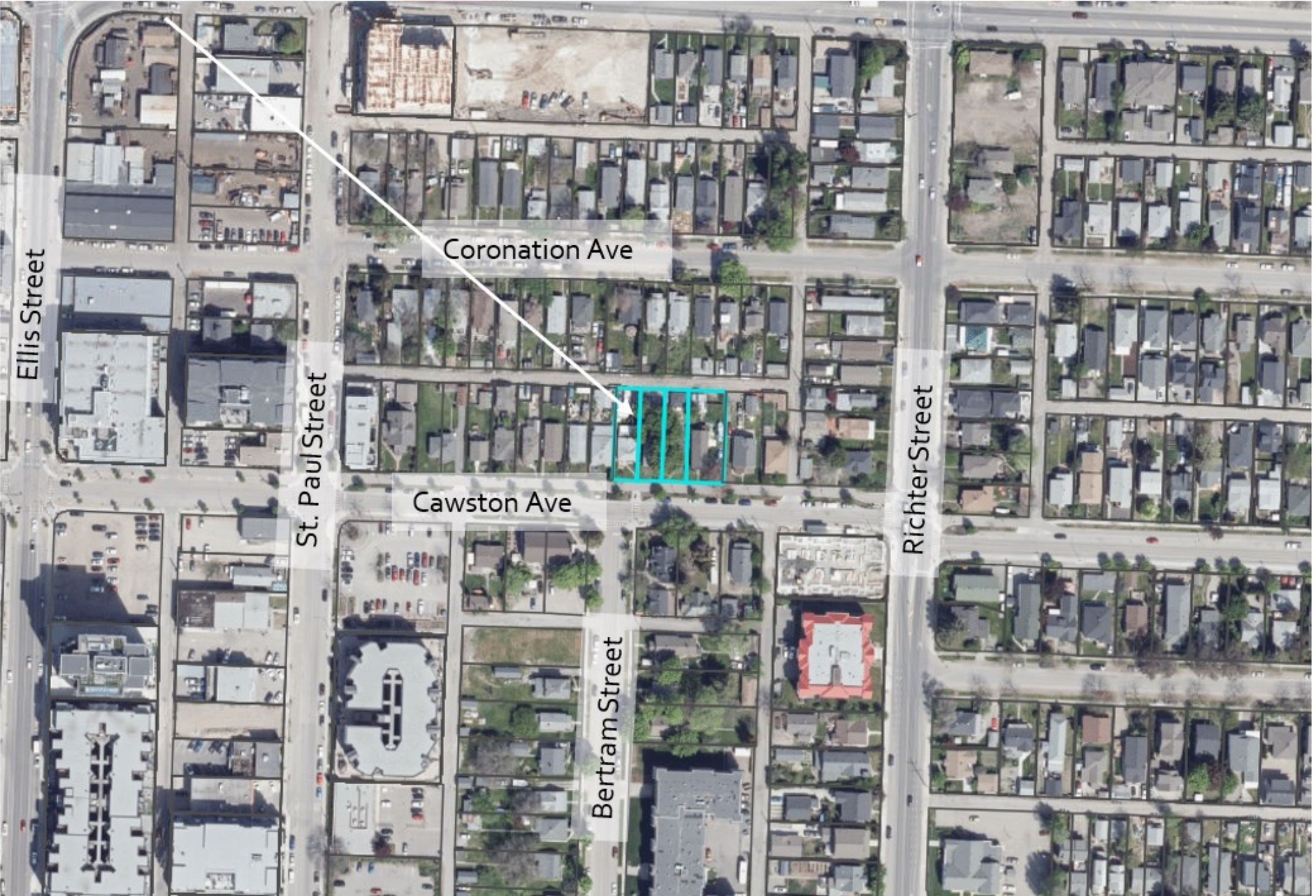


# Context Map





Subject Property Map: 604-626 Cawston Ave





# Streetview



## 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



# Development Statistics

- ▶ 49 dwelling units
  - ▶ 4 one-bedroom units
  - ▶ 45 two-bedroom units
- ▶ A school on the third floor
- ▶ 67 stalls provided (66 stalls required)
  - ▶ 49 residential stalls, 7 visitor stalls, 10 commercial stalls
- ▶ 58 long term bicycle stalls
- ▶ 31 short term bicycle stalls
- ▶ No Variances



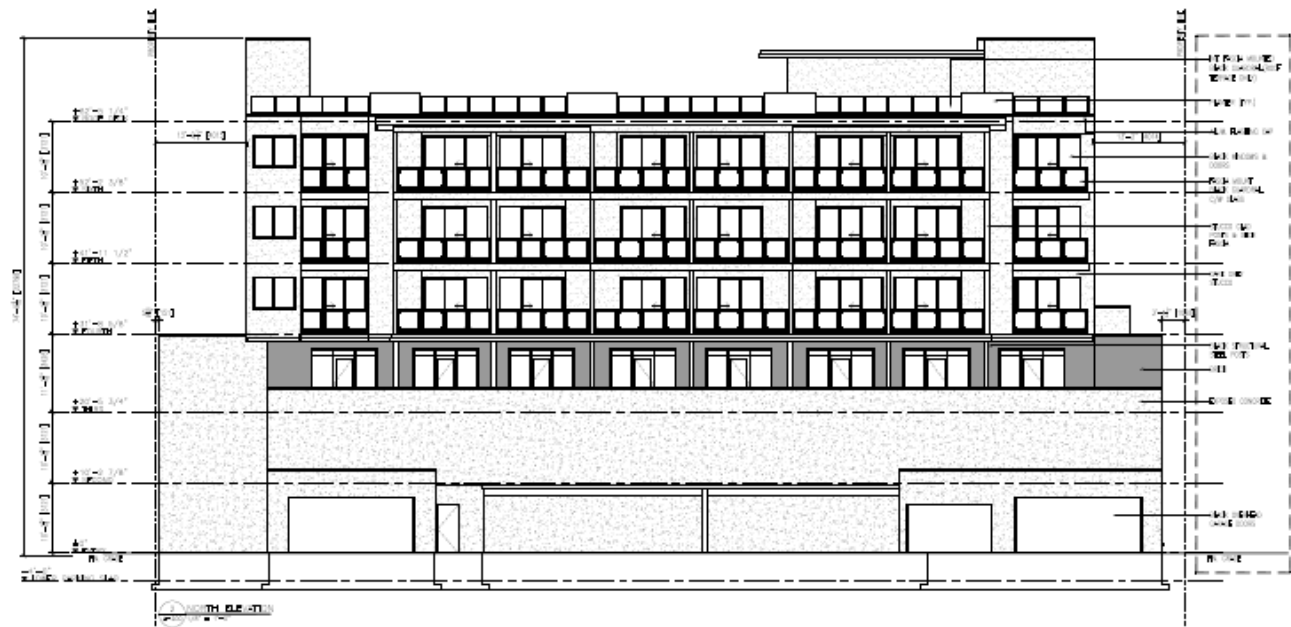
# Rendering



# Elevations



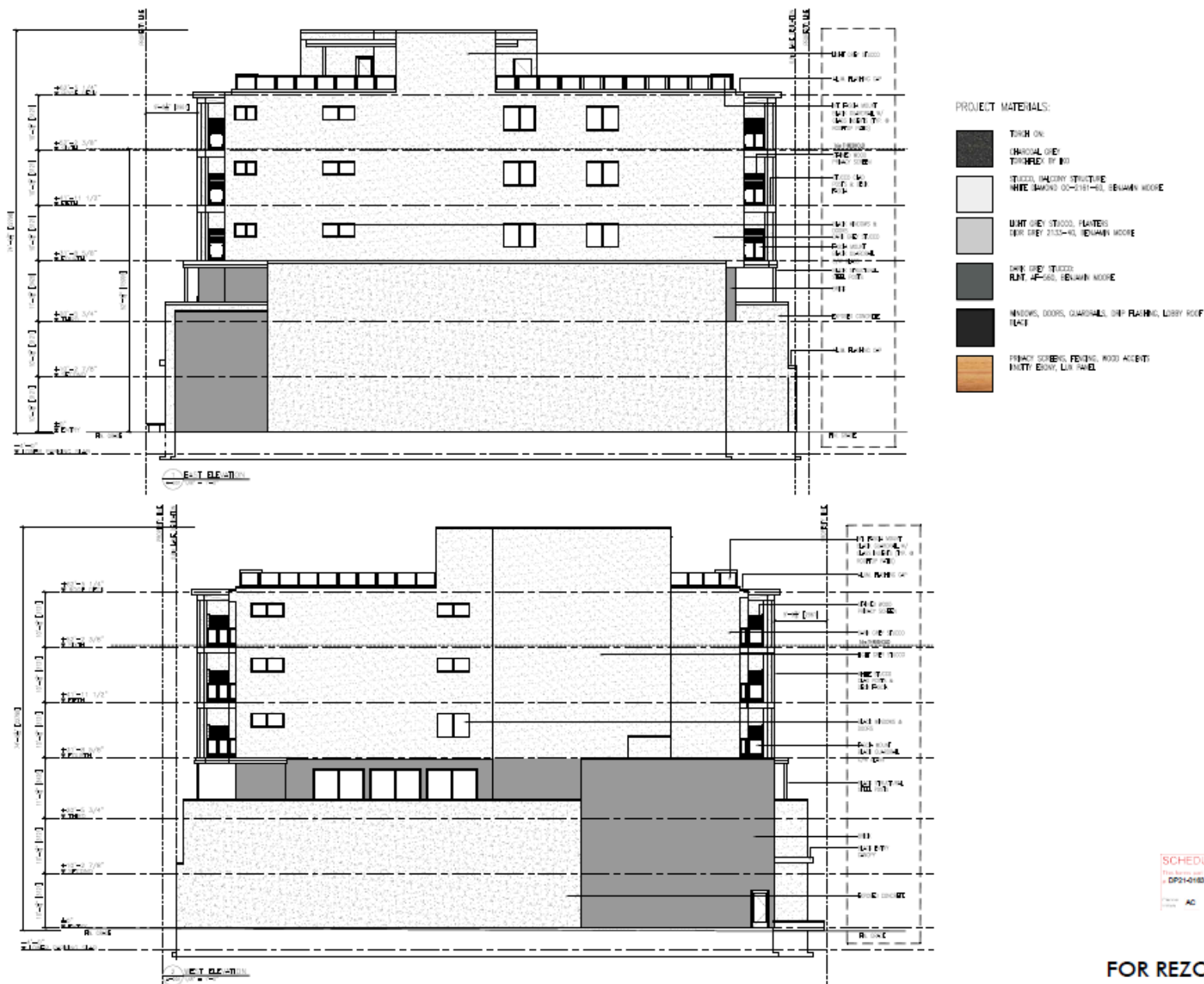
- PROJECT MATERIALS:
- TORCH ON
  - CHARCOAL GREY TYPHONITE BY BD
  - STEEL, GALVNEY STRUCTURE WHITE GRABCO DC-2101-00, BEAUMAIN MOORE
  - LIGHT GREY STUCCO, FLATONER 1001 GREY 2133-10, BEAUMAIN MOORE
  - DARK GREY STUCCO, FLATONER 4-380, BEAUMAIN MOORE
  - WINDOWS, DOORS, SHUTTERS, DRIP RAKING, LIVERY ROOF (LUX)
  - PRIMARY SCREENS, FENCING, WOOD ACCENTS KNOTTY PINE, LUX PANEL



SCHEDULE A & B  
This form part of application  
# DP21-0183  
City of Kelowna  
AC

FOR REZONING/ DP

# Elevations





# Elevations



# Elevations



3 SOUTH ELEVATION  
ARCH. N.Y.C.

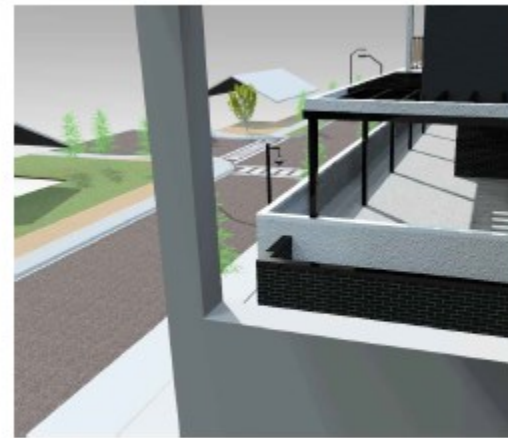


1 NORTH ELEVATION  
ARCH. N.Y.C.

# Images



1 SITE CONTEXT - FRONT VIEW OF BUILDINGS  
AR04 / NTA



2 SITE CONTEXT - LOOKING WEST FROM INVOCEPT 3RD FLOOR  
AR04 / NTA



# Images



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

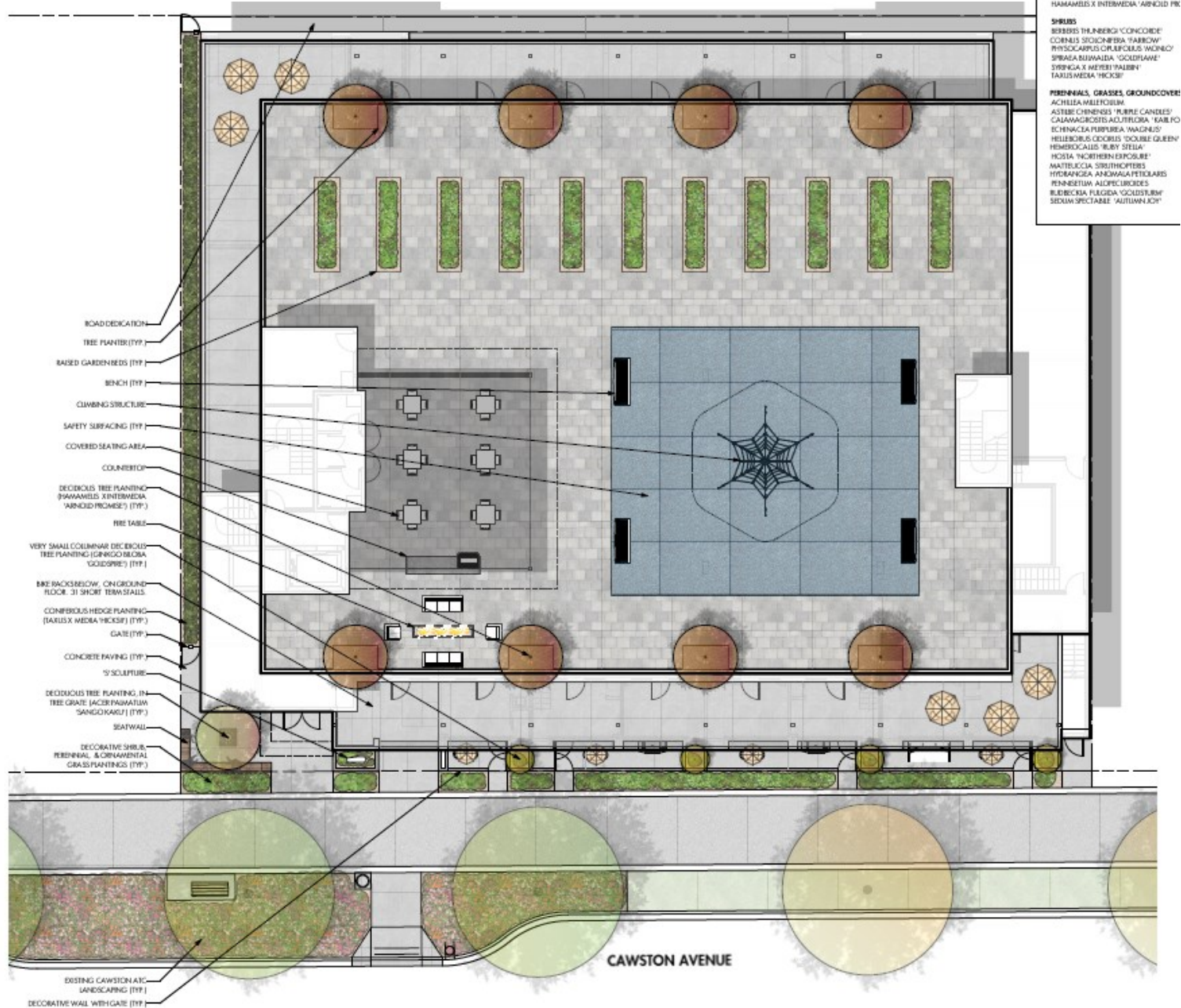


4 SITE CONTEXT - LOOKING WEST FROM RICHTER ST.  
A-204 N.T.S.



FOR REZONING/ DP

# Landscape Plan



# Development Policy

- ▶ Meets the intent of Official Community Plan Urban Infill Policies:
  - ▶ Mixed Use
  - ▶ Complete Communities
  - ▶ Sensitive Infill
  - ▶ Compact Urban Form



# Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit
  - ▶ Consistent with Official Community Plan Urban Design Guidelines
    - ▶ Ground-oriented units facing the street which hide the parkade.
    - ▶ Parking access from the rear lane.
    - ▶ Rear lane dedication.
    - ▶ Building setbacks from the street after the first two floor resulting in the protrusion of the first floors from the rest of the building.
    - ▶ Provision of a school on the third-floor increasing liveability and amenities within the downtown core.
    - ▶ Rooftop amenity space including seating / lounging areas, garden plots, and children play structures enhancing the liveability and quality of the project.



## *Conclusion of Staff Remarks*