



# DP 20-0107 1638 Cary Road

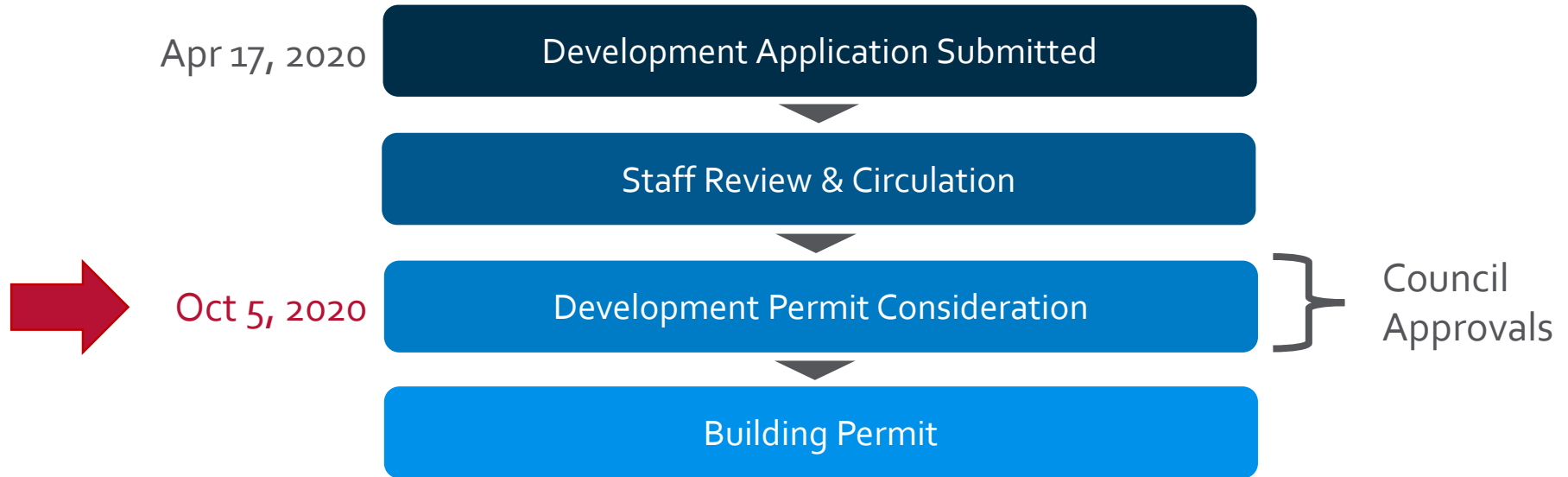
Development Permit Application



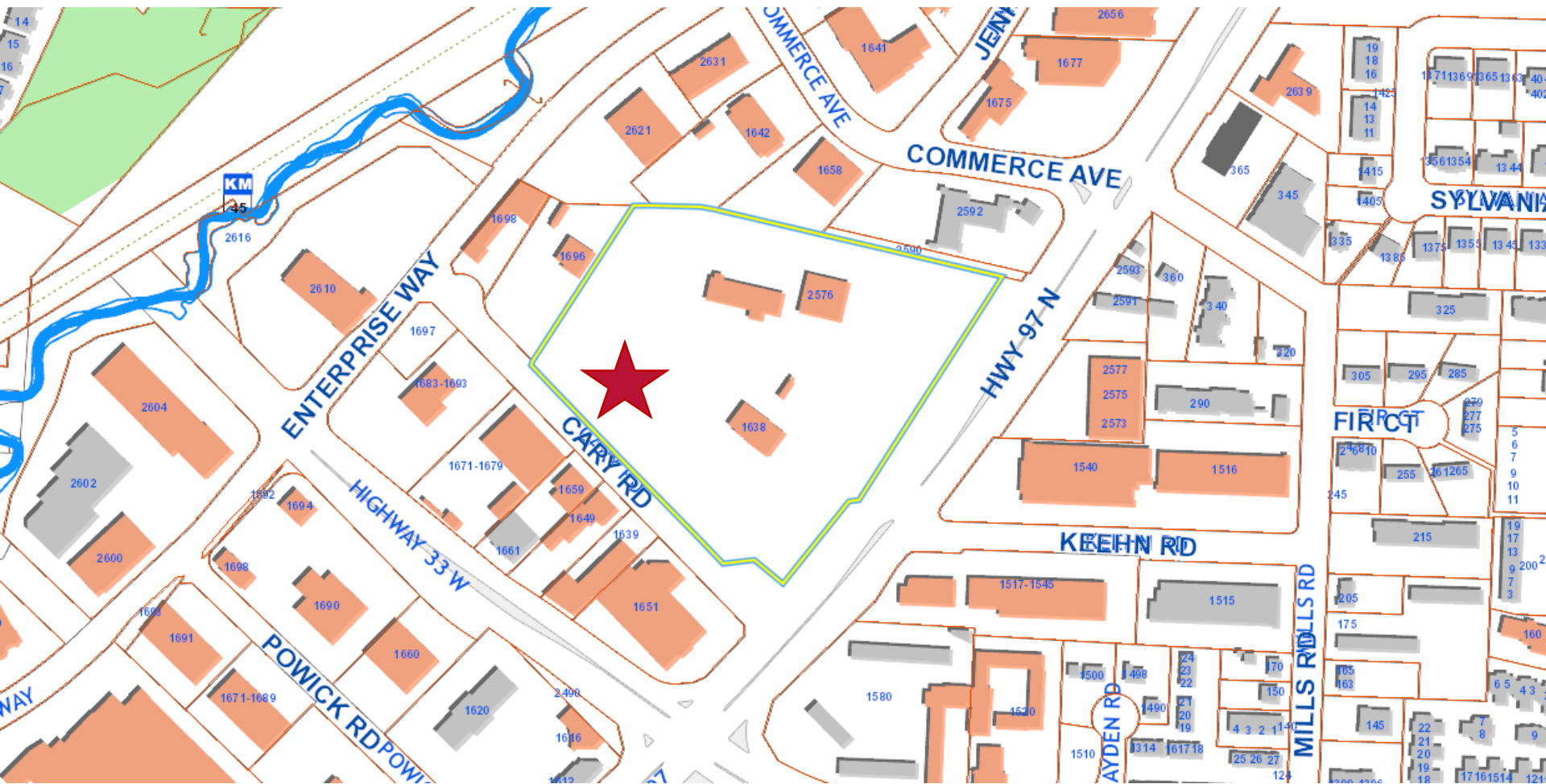
# Proposal

- ▶ To consider the form and character of a proposed car dealership.

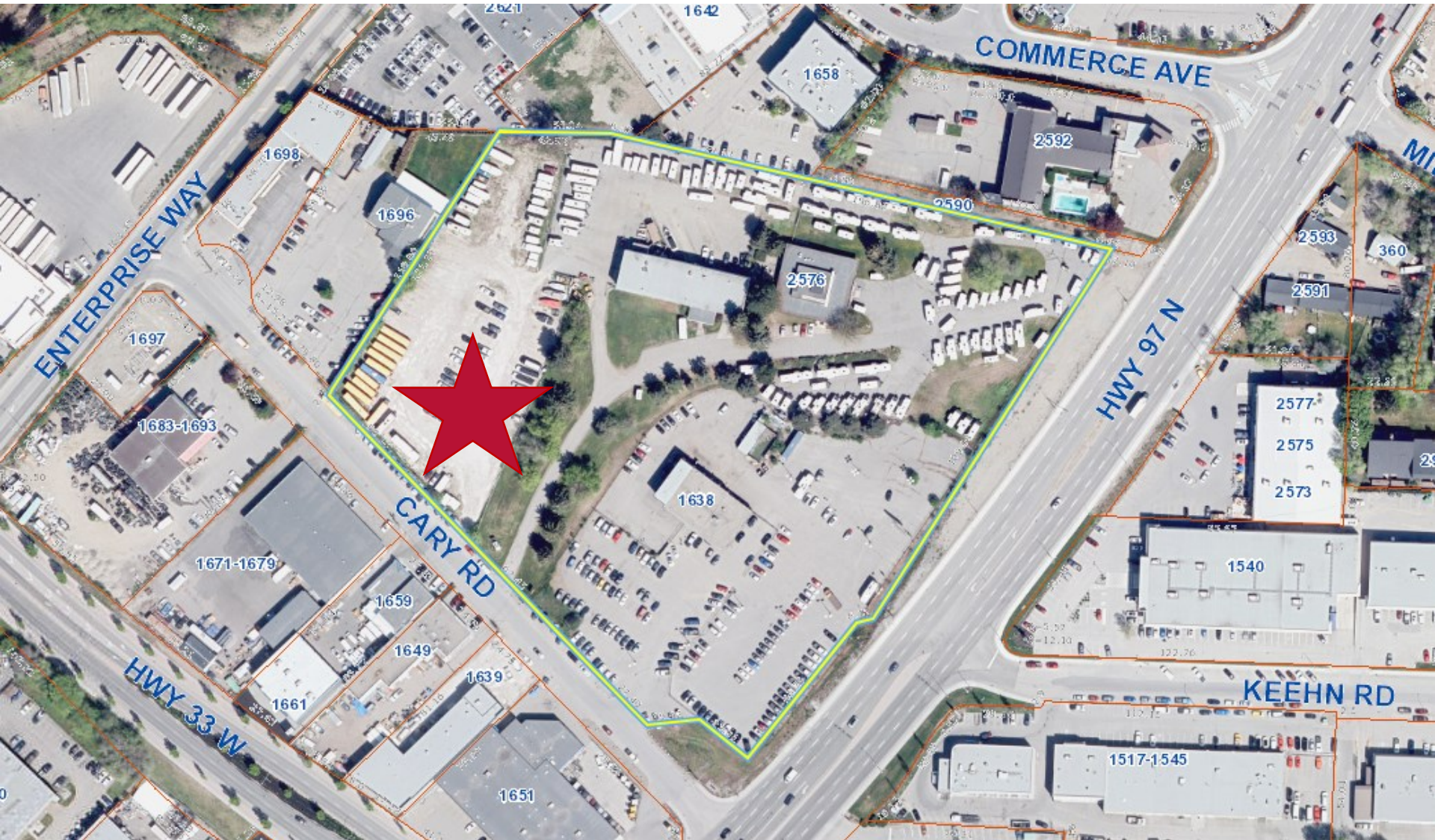
# Development Process



# Context Map



# Subject Property Map



# Subject Property Photo



EXISTING BUY DIRECT DEALERSHIP



HIGHWAY 97, VIEW LOOKING NORTH WEST



CARY ROAD, VIEW LOOKING NORTH EAST

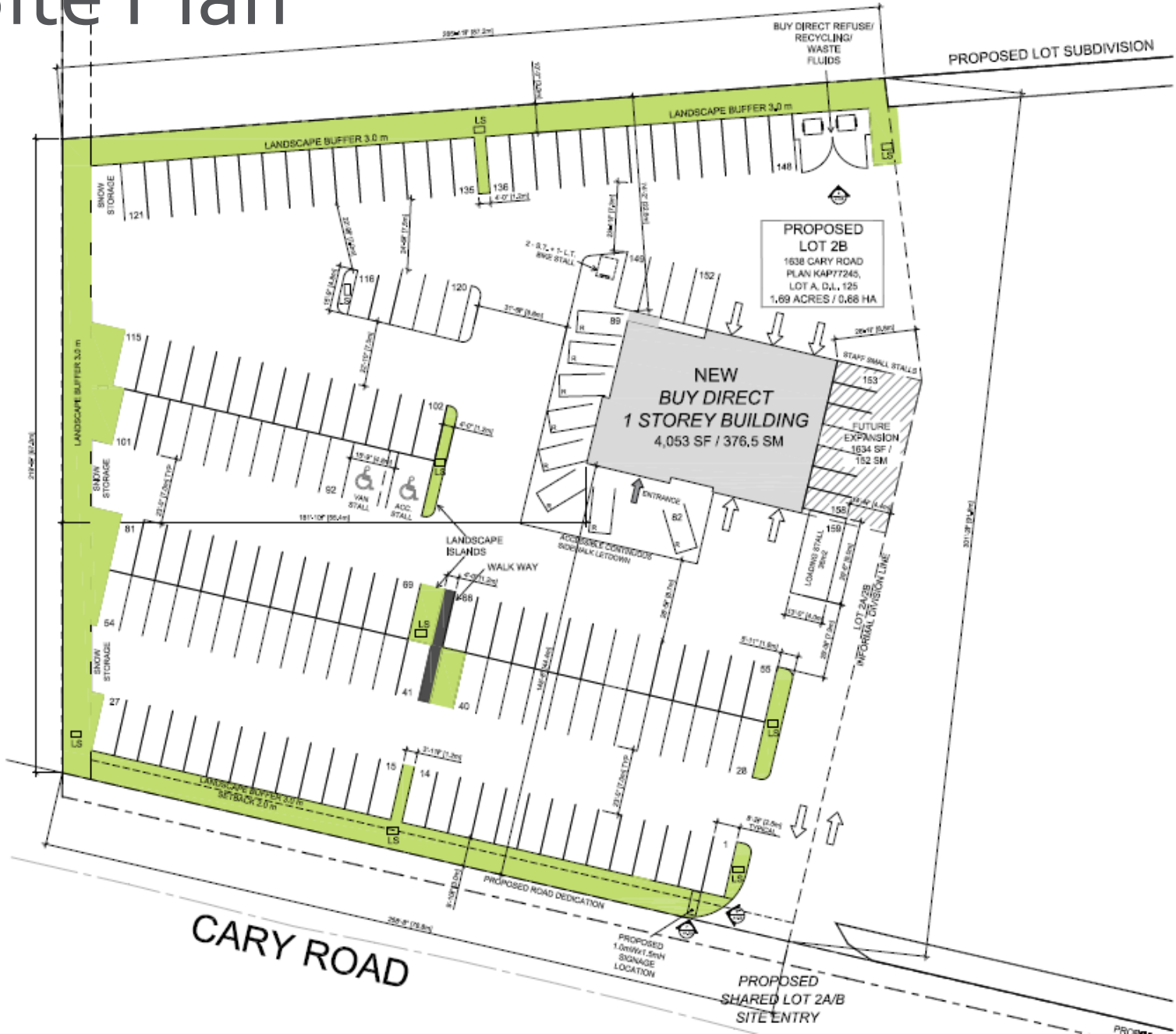


HIGHWAY 97, VIEW FROM INTERSECTION LOOKING NORTH

# Project Details

- ▶ Existing dealership will be relocated on the newly created lot.
- ▶ The new site is 21,214.85m<sup>2</sup> in size, while the project area is 6,847.46m<sup>2</sup> in size.
- ▶ The dealership will be a one-storey dwelling 376.5m<sup>2</sup> (4,503ft<sup>2</sup>) in size.
  - ▶ Mix of showroom, reception, office and service area.
- ▶ The rest of the site will primarily be a mix of staff, customer and inventory parking.

# Site Plan

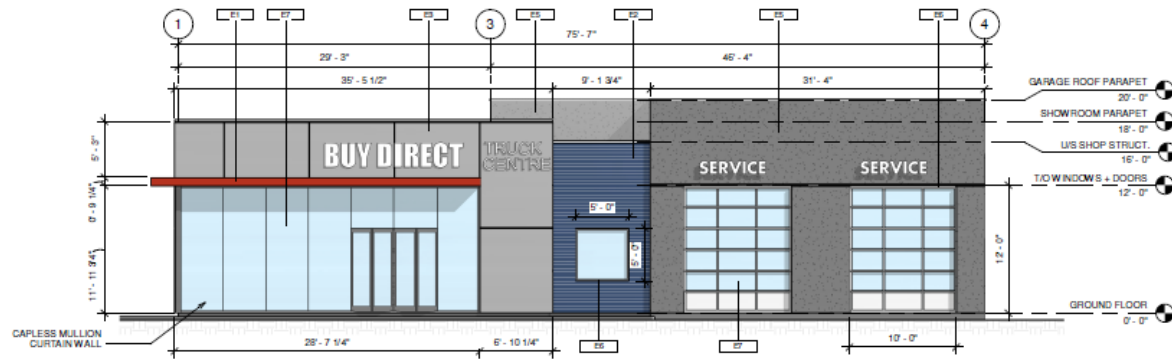


CARY ROAD

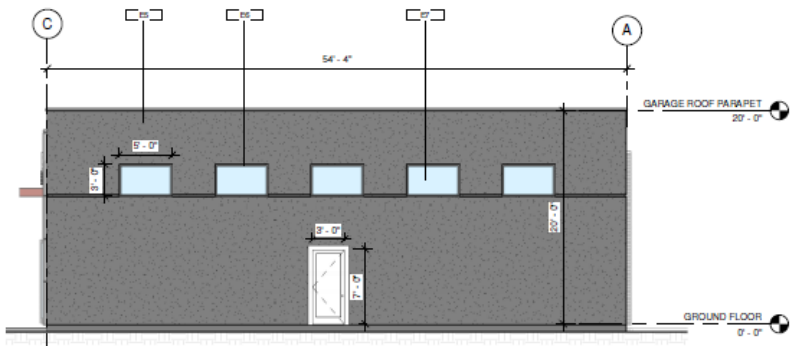
PROPOSED SHARED LOT 2A/B SITE ENTRY



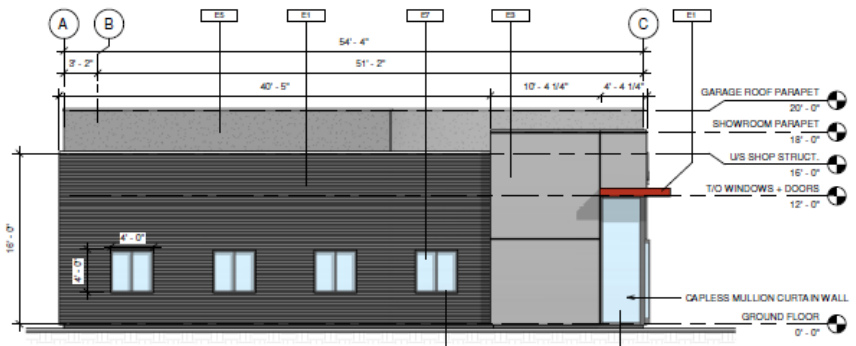
# Elevations



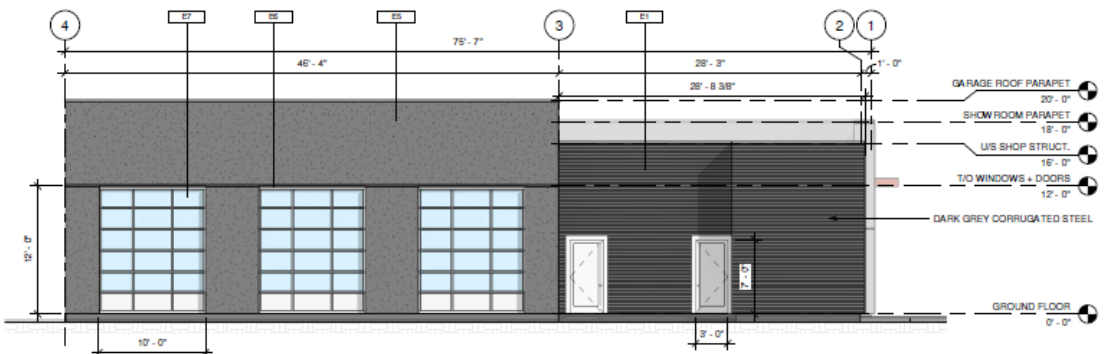
1 SOUTH ELEVATION  
A3.01 3/16" = 1'-0"



2 EAST ELEVATION  
A3.01 3/16" = 1'-0"



3 WEST ELEVATION  
A3.01 3/16" = 1'-0"



4 NORTH ELEVATION  
A3.01 3/16" = 1'-0"

## MATERIAL LEGEND

E1	DARK GREY CORRUGATED METAL	E2	BLUE CORRUGATED METAL	E3	GREY METAL PANEL
E4	RED METAL PANEL	E5	PRECAST INSULATED PANEL	E6	ANODIZED ALUMINUM
E7	GLAZING				

# Landscaping



- NOTES**
1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
  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 7.5cm WOOD MULCH. DO NOT FACE WOOD MULCH AWAY UNDERNEATH TREE AND SHRUB BEDS.
  4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
  5. TURF AREAS FROM SOG SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF HYBRID CLOVERES REGISTERED FOR SIZE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES PLUS/US.
  6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LIQUOR IMPROVEMENTS WILL BE DISCHARGED FROM THE LOT INTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

**PLANT LIST**

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
QUERCUS LAEVALIS	LAUREL WINTERHORN	7	6cm CAL.
QUERCUS PAULSTRII "IRINGREEN"	VANDERMOUL'S PYRAMID IRBE	9	2.5m HT.
QUERCUS PAULSTRII "IRINGREEN"	GREEN PEARL OAK	8	6cm CAL.
<b>SHRUBS</b>			
CORNUS ALBA "SERICEA"	ARCTIC SUN DOGWOOD	44	#02 CONT. / 1.5m O.C. SPACING
EUCHYRIS ALATA "SELECT"	PIRE BALL BURNING BUSH	44	#02 CONT. / 1.5m O.C. SPACING
ROSA X "RADRAZZE" PP 11836	CHERRY BLOSSOM SPICE	31	#02 CONT. / 2.5m O.C. SPACING
ROSA X "RADRAZZE" PP 11836	INDICUT RED ROSE	99	#02 CONT. / 1.0m O.C. SPACING
SAMBUCUS CANADENSIS "AUREA"	GOLDEN ELDER	16	#02 CONT. / 2.5m O.C. SPACING
SIBYRINUM ORNATUM "CONJUNCTUM"	EUROPEAN CRANBERRY BUSH	44	#02 CONT. / 1.5m O.C. SPACING
<b>PERENNIALS &amp; ORNAMENTAL GRASSES</b>			
ASCANTHUS SPENSIS "HERON SUNRISE"	HERON SUNRISE	101	#01 CONT. / 0.75m O.C. SPACING
ASCANTHUS SPENSIS "HERON SUNRISE"	HERON SUNRISE	158	#01 CONT. / 0.6m O.C. SPACING
ATHYRUM FILIX-FEMINA	LADY FERN	158	#01 CONT. / 0.6m O.C. SPACING
CALAMAGROSTE ACUTILOBA "KARL FOERSTER"	KARL FOERSTER REED GRASS	101	#01 CONT. / 0.75m O.C. SPACING
HEMIBODALIS STELLA D'ORO	STELLA D'ORO DANDELION	158	#01 CONT. / 0.6m O.C. SPACING
IRIS SYRIACA "SNOW QUEEN"	SNOW QUEEN IRIS	158	#01 CONT. / 0.6m O.C. SPACING
MISCANTHUS SPENSIS "HERON SUNRISE"	HERON SUNRISE MAIDEN GRASS	39	#01 CONT. / 1.2m O.C. SPACING
PAIRSTMA CANBET	CLIFF GREEN	101	#01 CONT. / 0.75m O.C. SPACING

# Development Policy

- ▶ Chapter 14: Urban Design DP Guidelines
  - ▶ Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
  - ▶ Integrate new development with existing site conditions and preserve the character amenities of the surrounding area;
  - ▶ Promote interesting, pedestrian friendly streetscape design and pedestrian linkages;
  - ▶ Provide for a scale and massing of commercial buildings that promotes a safe, enjoyable living, pedestrian, working, shopping and service experience;
  - ▶ Incorporate architectural features and detailing of buildings and landscapes that define an area's character.

# Staff Recommendation

- ▶ Staff recommend **support** of the Development Permit
  - ▶ Consistent with OCP urban design guidelines



## *Conclusion of Staff Remarks*

# Landscaping

