

DP20-0157 2576 Hwy 97 N

Development Permit Application

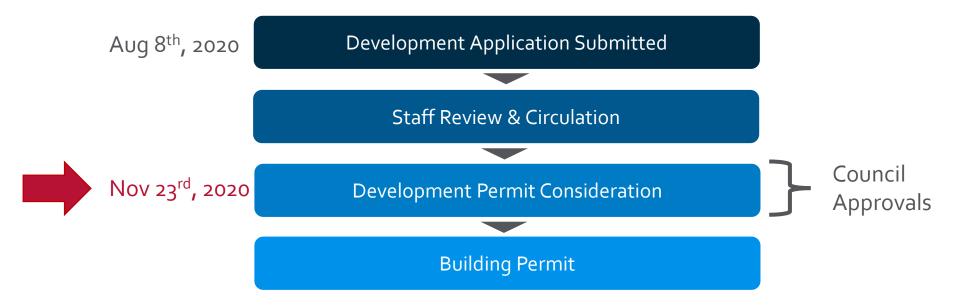




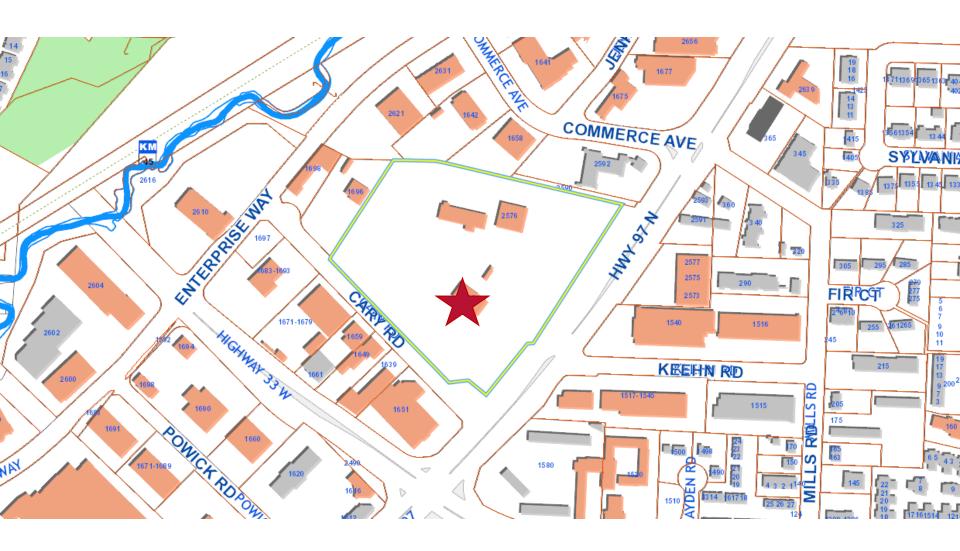
Proposal

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

Development Process



Context Map



Subject Property Map



Subject Property Photo







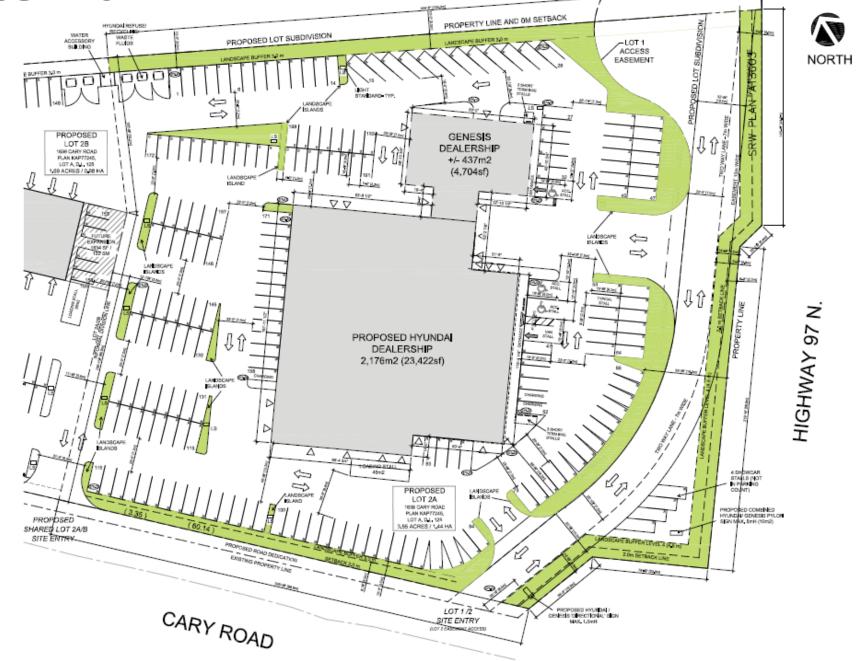




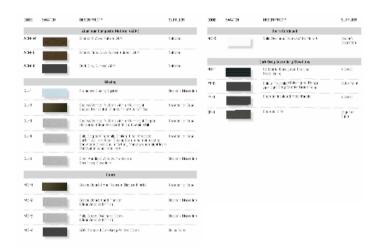
Project Details

- Existing dealership will be relocated on the newly created lot.
- ► The new site is 21,223.m² in size, while the project area is 14,367.4m² in size.
- ► The dealership will be a two-storey dwelling 2,176m² (23,422ft²) in size.
 - ► Mix of showroom, reception, office, service area and staff areas.
- ► The rest of the site will primarily be a mix of staff, customer and inventory parking.

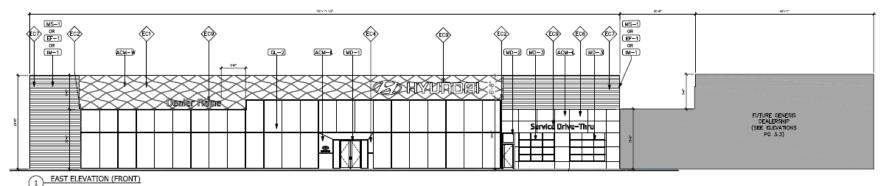
Site Plan



Elevations







FUTURE CENESS
DELEVATIONS
DELEVATIONS
PG 3.3)



Landscaping



NOTES

- 1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCHED CLINIA. 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 75mm WOOD MULCH, DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS. 4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
- 5. TURE AREAS FROM SOO SHALL BE NO. I CRADE GROWN FROM CERTIFIED SEED OF IMPROVED CLUTTURE RECISIONED FROM SALE IN B.C. AND SHALL BE TOLIBANT OF DIRCULGHT CONDITIONS. A WINNALLIN OF 150-min EPITH OF GROWNEC MEDIUM IS RECUIRED BENEAUTH TURE AREAS, TURE AREAS SHALL MEET DESTINIC GRACES AND HARD SURFACES FLUSH:
- SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WART OR LOCKE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJUGENT TURBLE, COMMON OR PROVED REPORTED.

LANT LIST		
OTANICAL NAME	COMMON NAME	
2222		

SUF / SDACING & REMARKS TREES
ACER CINNALA
CRATAECUS X LAVALLE
FRANNUS PENNSTIVANICA TRUCSY AMUR MARE LAVALLE HAWTHORN PRARE SPRE CREEN ASH GOLDEN RAIN TREE óen CAL. óen CAL. óen CAL. óen CAL. 2.5m HT. 2.5m HT. 6en CAL. KOEREJIERIA PANICULATA FASTICIATA" PINUS CONTORTA LODGEROLE RINE PINUS REXIUS "VANDERWOLF'S PYRAMD" QUERCUS PAULISTRIS "PRINCIPEN" ARCTIC SUN DOGWOOD

OFFICE BALL BURNING BUSH OFFICE BALL BURNING BUSH

INNOCKOUT RED ROSE COLDEN BLDER SEVER MOUND ARTEMISA

SHRUBS CORNUS AIBA 'SIBRICA' EUONYMUS ALATUS 'SHECT' PICEA ARES 'CHIENDORRI' ROSA X 'RADRAZZ' PP11836 SAMBUCUS CANADENSIS 'ALIREA' ARTEMISIA SCANDIRANA 'SEVER MOUND' VIBURNUM OPULUS 'COMPACTUM'

PERENNIALS & ORNAMENTAL CRASSES ARCTOSTAPHYLOS UVA-URSI ATHYRUM FILIX-FEMINA CALAMAGROSTIS ACUTIFICIRA YARI FOERSTER! HEMEROCALUS "STELLA D'ORO" IRIS SIBIRCA "SNOW QUEEN" INS. SINELA SINCON GUILLEY
PARISTIMA CANEY!
PENNISETUM AUGOCURODES
PEROVISEA ATRIPUCOPOLIA
SCHZACHYRUM SCOPARUM 'THE BLUES'

#02 CONT. /1.5m O.C. SPACING 60 CONT. /0.75m O.C. SNACING 60 CONT. /0.5m O.C. SNACING 60 CONT. /1.5m O.C. SNACING 60 CONT. /1.5m O.C. SNACING 60 CONT. /1.5m O.C. SNACING 60 CONT. /0.5m O.C. SNACING 60 CONT. /0.5m O.C. SNACING 60 CONT. /0.5m O.C. SNACING



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;
 - 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