



# DP20-0169

# 1624 Cary Road

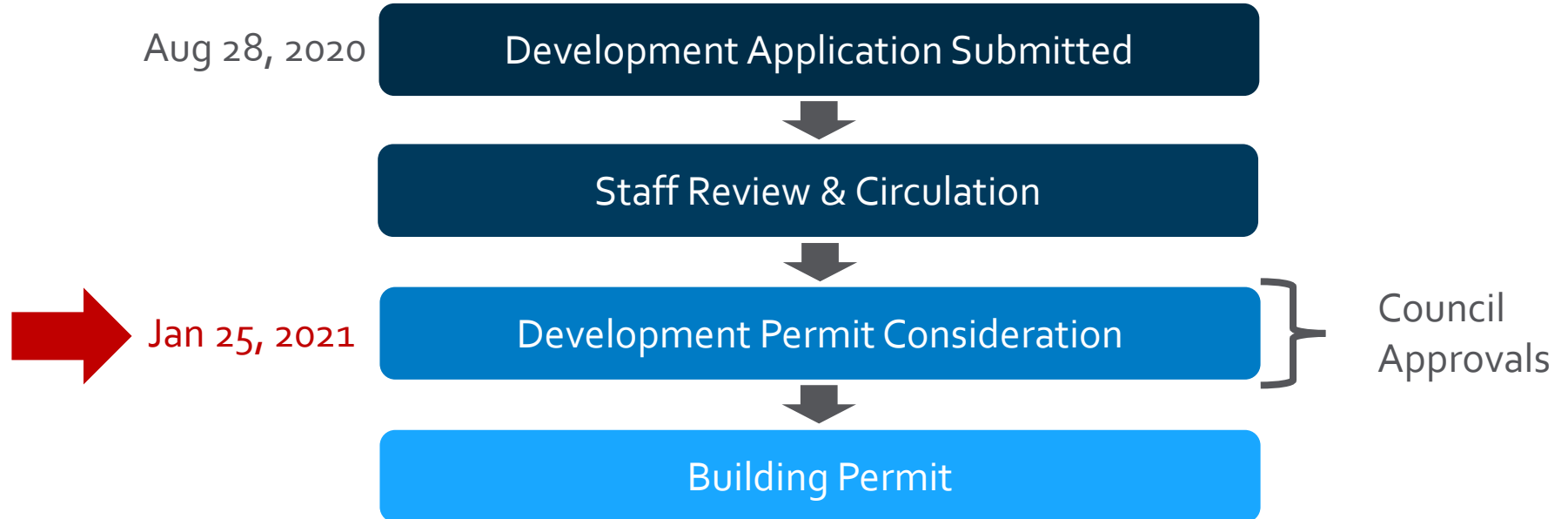
Development Permit Application



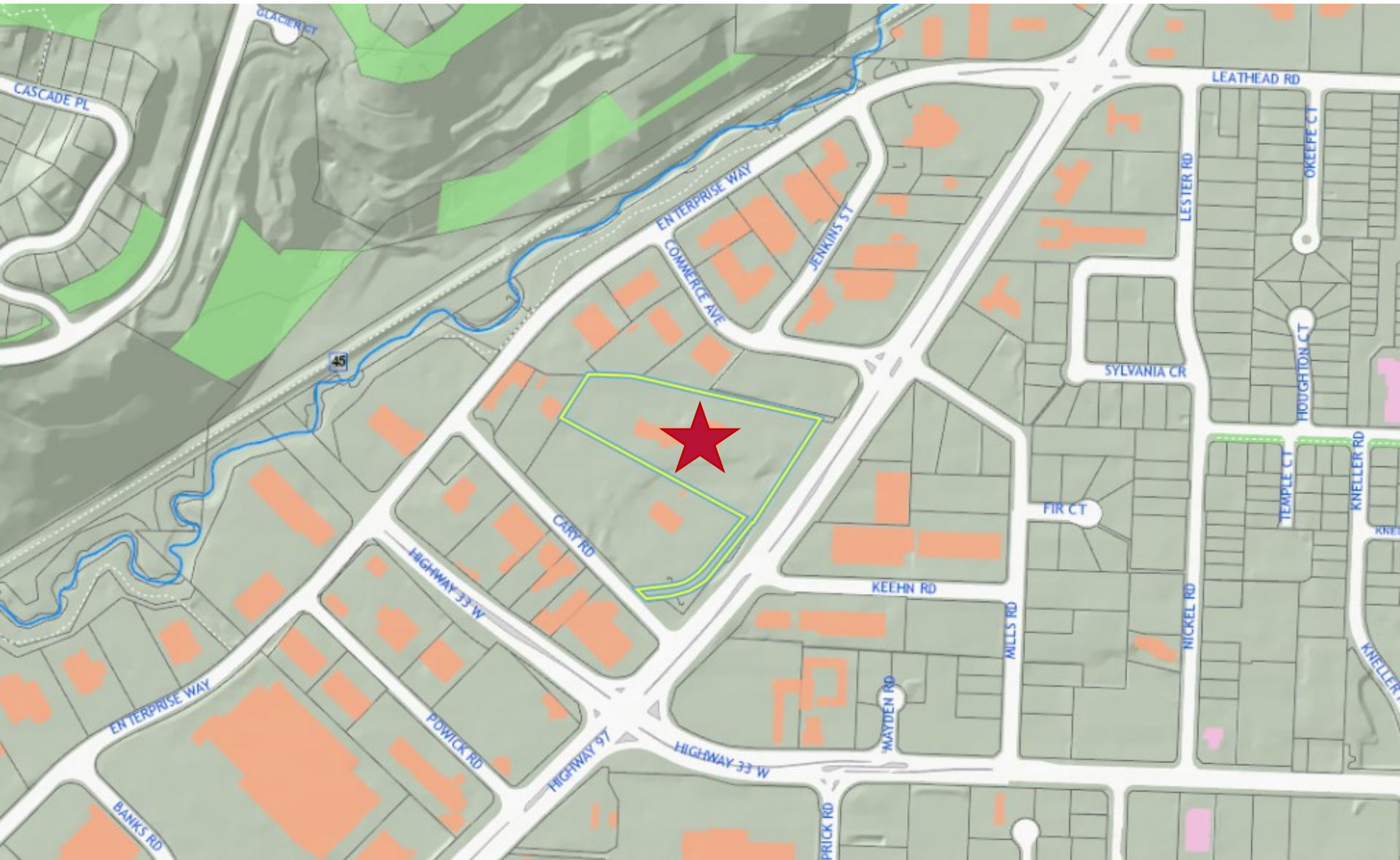
# Proposal

- ▶ To consider issuance of a Development Permit for the form and character of a new Automotive Sales and Service Facility.

# Development Process



# Context Map



City of Kelowna



# Subject Property Map



City of Kelowna



# Subject Property Photos



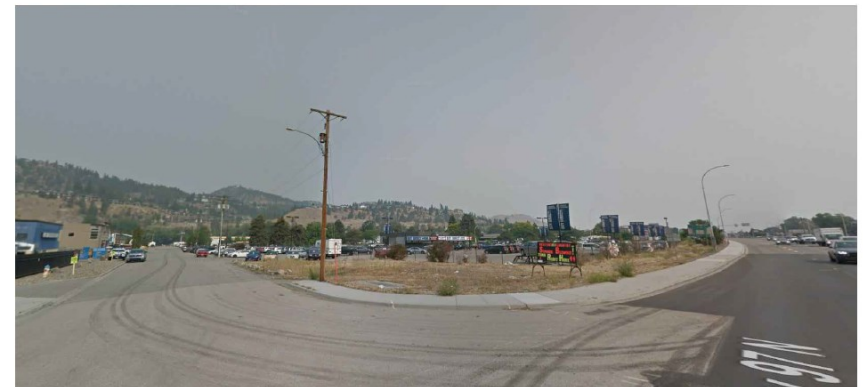
1 EXISTING SITE CONTEXT PHOTO - SOUTH WEST LOOKING NORTH EAST  
DP13 / SCALE: NTS



4 EXISTING SITE CONTEXT PHOTO - EAST LOOKING WEST  
DP13 / SCALE: NTS



5 EXISTING SITE CONTEXT PHOTO - NORTH EAST LOOKING SOUTH WEST  
DP13 / SCALE: NTS

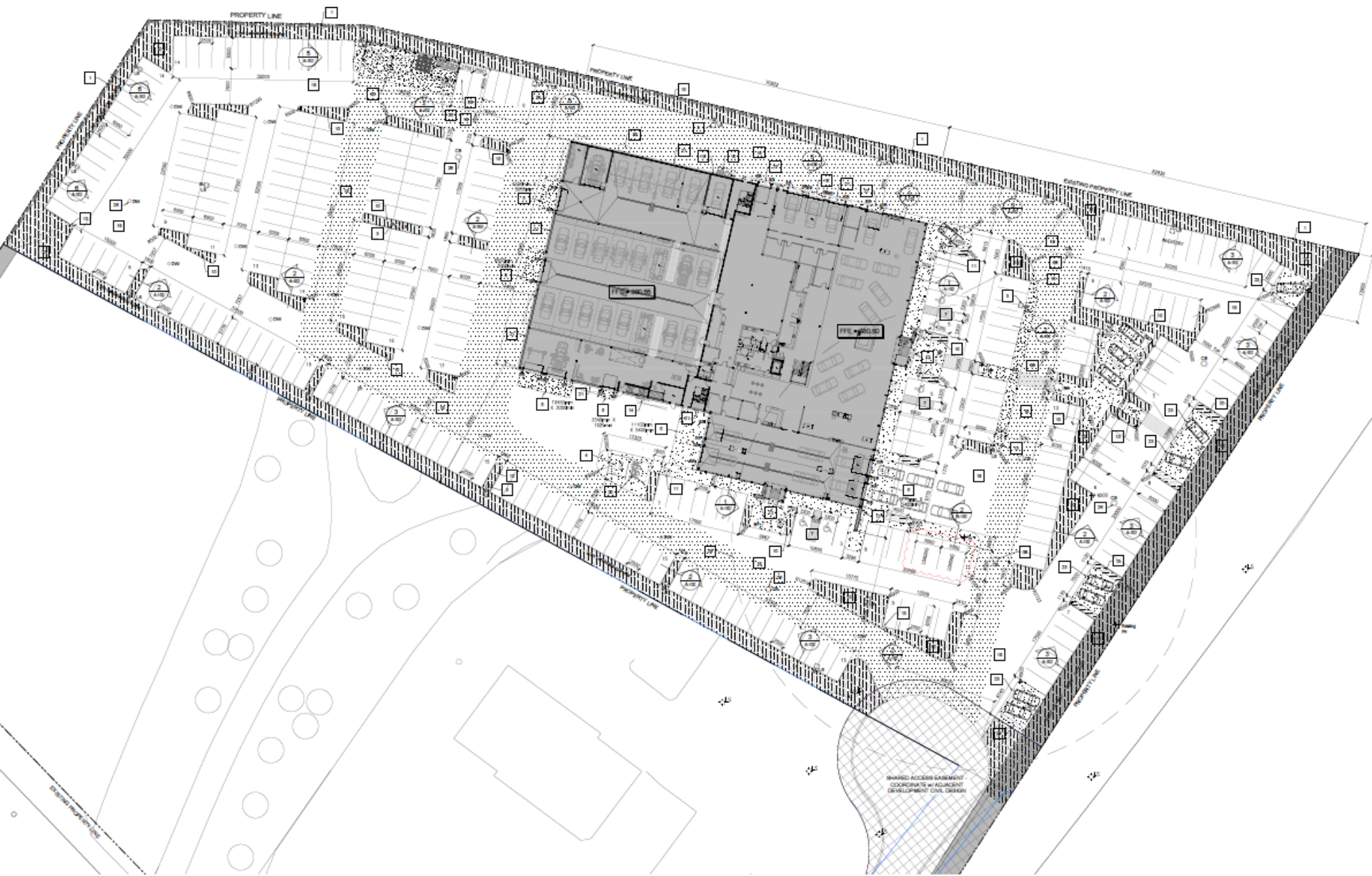


3 EXISTING SITE CONTEXT PHOTO - SOUTH EAST LOOKING NORTH WEST  
DP13 / SCALE: NTS

# Project/technical details

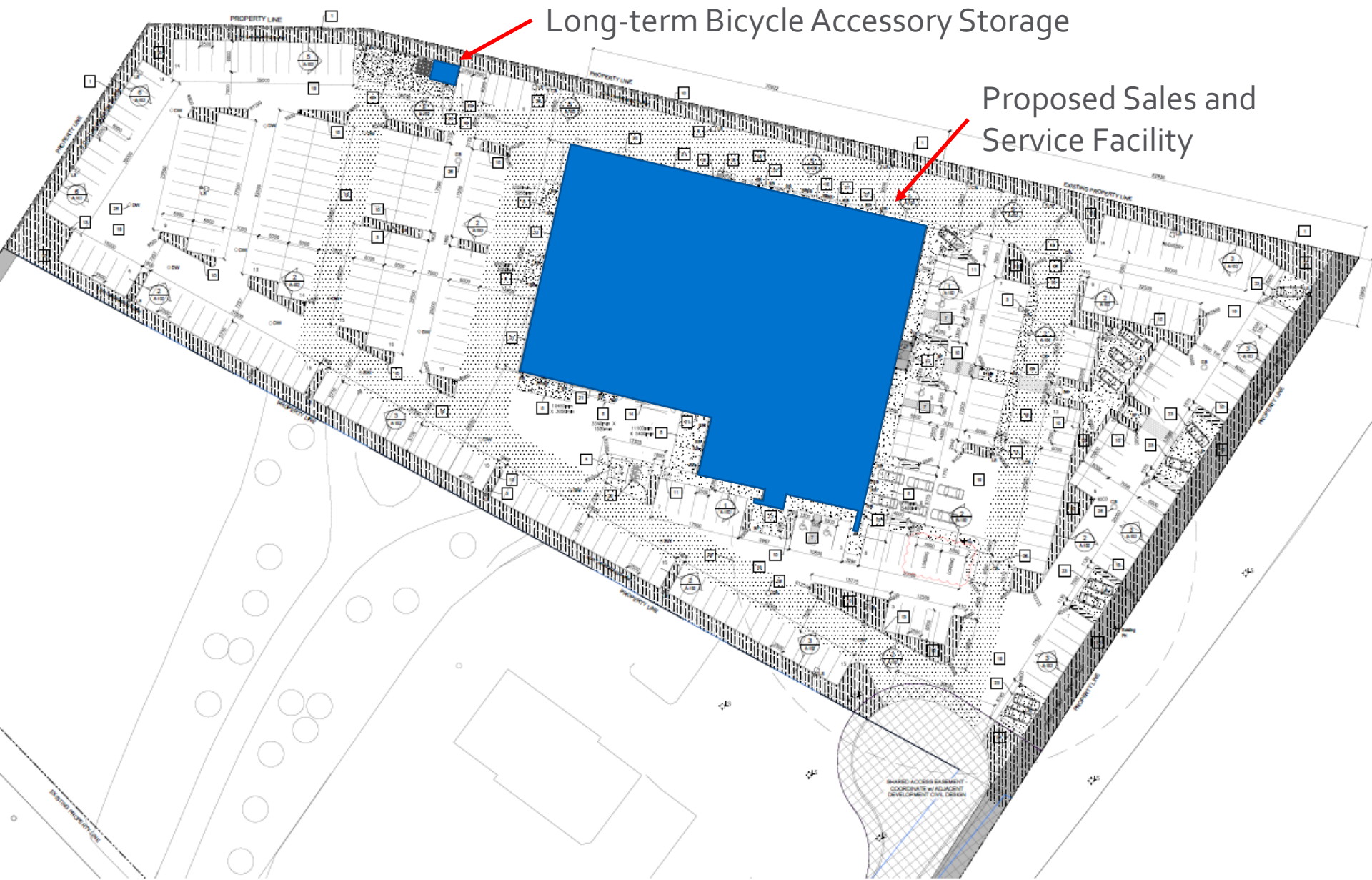
- ▶ Existing Toyota dealership located at 1200 Leathead Rd. Subject site is roughly 2.5 times larger than existing site.
  - ▶ Leathead site is roughly 8,000 m<sup>2</sup> in lot area
  - ▶ Subject property is 21,700 m<sup>2</sup>
- ▶ The dealership will be a 2-storey building with a total floor area of 4,381.5 m<sup>2</sup> (47,162 ft<sup>2</sup>).
  - ▶ Mix of showroom, reception, office, service and staff areas
- ▶ The rest of the site will primarily be a mix of staff, customer and inventory parking with indoor and outdoor staff amenity areas

# Site Plan





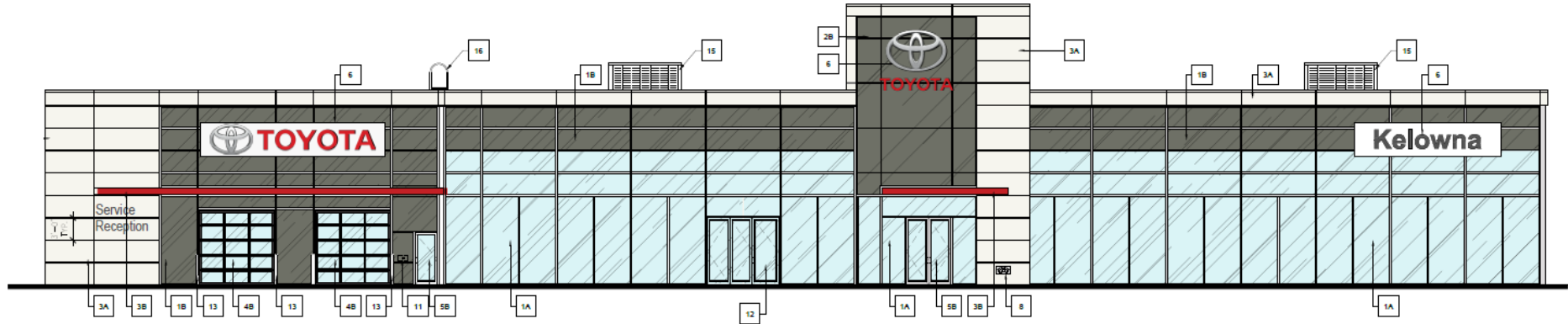
# Site Plan



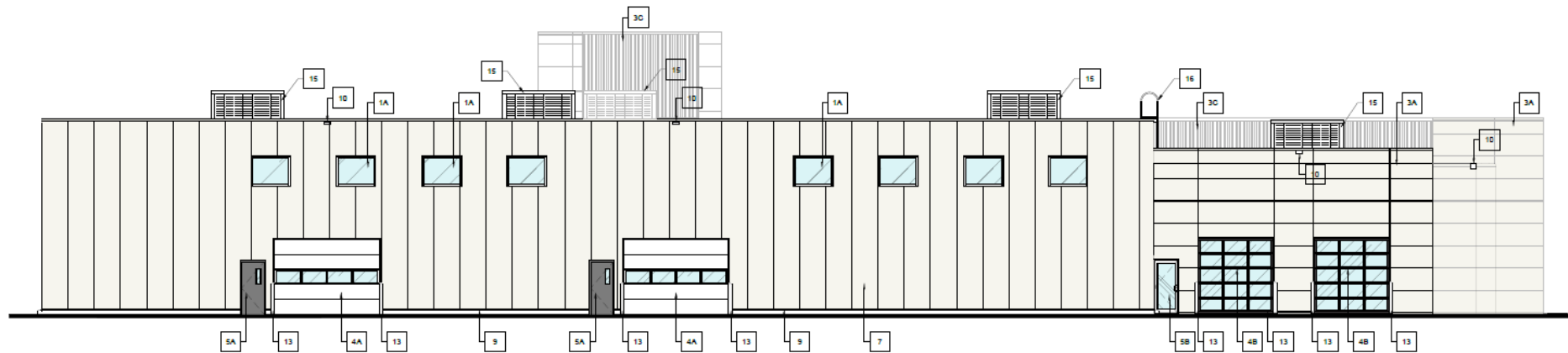
Long-term Bicycle Accessory Storage

Proposed Sales and Service Facility

# Elevations



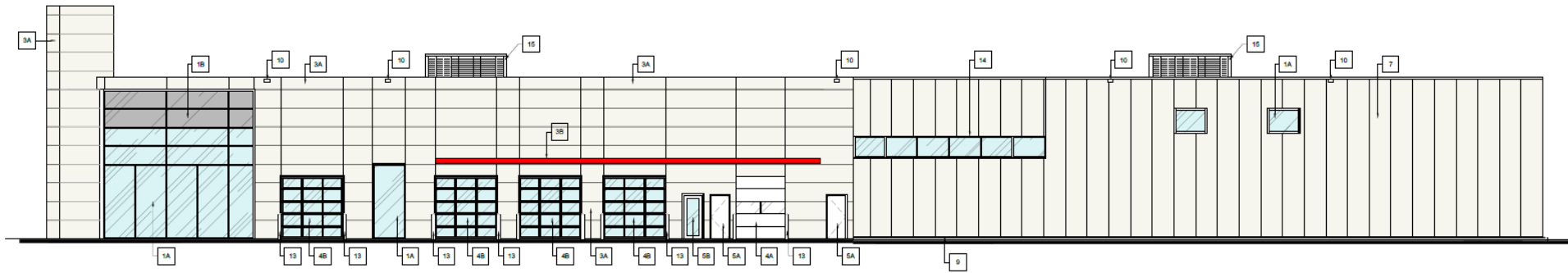
## East Elevation



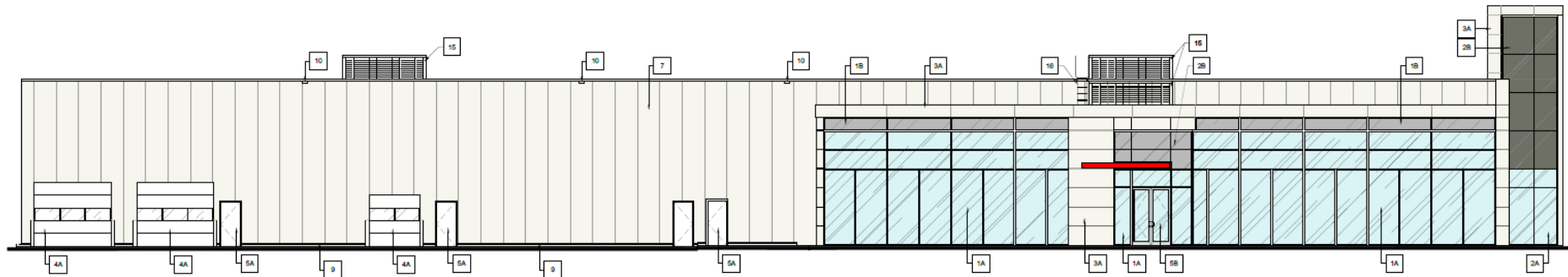
## West Elevation

City of Kelowna

# Elevations



North Elevation



South Elevation



# Exterior Building Materials



1A 1B

GLAZED CURTAIN WALL - CLEAR GLASS & BACKPAINTED SPANDREL PANEL  
CLEAR ANODIZED ALUMINUM FRAMING



2A 2B

SSG GLAZED CURTAIN WALL - CLEAR GLASS & BACKPAINTED SPANDREL PANEL  
CLEAR ANODIZED ALUMINUM FRAMING



3A

METAL PANELING  
ALUMINUM COMPOSITE METAL CLADDING - WHITE



3B

STEEL EYEBROW CANOPY  
PAINTED FINISH - TOYOTA RED



3C

METAL CLADDING PROFILE  
PREFINISHED - WHITE



4A

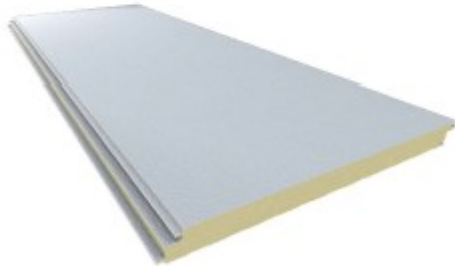
INSULATED SECTIONAL OVERHEAD DOOR w/ CLEAR VISION GLAZING  
PREFINISHED - WHITE

# Exterior Building Materials



4B

ALUMINUM SECTIONAL OVERHEAD DOOR w/ CLEAR VISION GLAZING  
CLEAR ANODIZED ALUMINUM FRAMING



7

INSULATED METAL PANEL w/ SMOOTH FINISH  
PREFINISHED - WHITE



14

CLEAR GLASS GUARDRAIL w/ ALUMINUM U-CHANNEL CAP RAIL



15

ROOFTOP EQUIPMENT SCREENING SYSTEM  
PREFINISHED - WHITE

# Renderings



City of Kelowna



# Landscape Plan



## PLANT LIST

SCIENTIFIC NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACQUA BURNICAUTIA X PLATANIDES 35'S KW157	UMBRELLA SHEDD HAWK	4	4m CAL
CARPINUS BETULUS, THORN FORTIFANE	PRINCE OF HAWK HORNBEAM	41	4m CAL
PARUSUS PENINSULANA 35'S SUBJ	COBBLE SPINE AILE	4	4m CAL
ROSA ARNIS OLIVENSIS 35'S	COLLIMAR HORNWAY SPURGE	1	9m HT
PRUNUS CEMERA	SWISS PRUNE	2	2.0m HT
PRUNUS CONCORTA "TAYLOR'S SURGE"	TAIGER GARDEN SURPRISE PRUNE	11	1.5m HT
PRUNUS SPICULUS "ASCIGATA"	PASQUATE WHITE PRUNE	13	1.5m HT
<b>SHRUBS</b>			
EBERES THUNBERGII "CENTURY"	ROYAL BURGUNDY BARBERRY	76	40Z CORN, 7.5m CW, 5m SPACING
ELAEAGNUS ALBIS 35'S	ELMIST DWARF DOGWOOD	4	4m CAL
ELAEAGNUS ALBIS 35'S	DWARF BURNING BUSH	42	40Z CORN, 7.5m CW, 5m SPACING
JUNIPERUS HORIZONTALIS "PRINCE OF WALES"	PRINCE OF WALES JUNKER	42	40Z CORN, 7.5m CW, 5m SPACING
ROSA SPINOSA 35'S	ROSA SPINOSA	4	4m CAL
PRUNUS SYLVESTRIS "VILBIDE CREEPER"	WILBIDE CREEPER SCOTCH PRUNE	19	40Z CORN, 7.5m CW, 5m SPACING
PRUNUS ARABICA 35'S	GRAND LADY FRAGRANT SUIRAC	42	40Z CORN, 7.5m CW, 5m SPACING
PRUNUS SPICULUS "TAYLOR'S SURGE"	TAIGER GARDEN SURPRISE PRUNE	11	1.5m CW, 5m SPACING
STRONGIA WETTERI "WATER"	DWARF ROSEAN LACANT	43	40Z CORN, 7.5m CW, 5m SPACING
<b>PERENNIALS, GRASSES &amp; COVER CROPS</b>			
ACHILLEA MILLEFOLIUM "YARROW"	YARROW	65	40Z CORN, 7.5m CW, 5m SPACING
ANTENNARIA DIPTERIS "WINDY MOUNTAIN"	WINDY MOUNTAIN ANEMONE	42	40Z CORN, 7.5m CW, 5m SPACING
ELASTIUM BULBOSUM "LITTLE JOE"	LITTLE JOE DWARF JOE PEE	42	40Z CORN, 7.5m CW, 5m SPACING
HEMORRHOIS "BUTY STELLA"	BUTY STELLA	42	40Z CORN, 7.5m CW, 5m SPACING
ROSA "BURNING BUSH"	BURNING BUSH	42	40Z CORN, 7.5m CW, 5m SPACING
SAVANDIA ANGUSTIFOLIA "MIDCOTE"	MIDCOTE CRISP LAVENDER	42	40Z CORN, 7.5m CW, 5m SPACING
PRUNELLA SPICULUS "ROSE"	ROSE	42	40Z CORN, 7.5m CW, 5m SPACING
PRUNELLA SPICULUS "ROSE"	ROSE	42	40Z CORN, 7.5m CW, 5m SPACING
RUDEBACHIA FLORIBUNDA "GOLDSTIM"	GOLDSTIM	42	40Z CORN, 7.5m CW, 5m SPACING
RUDEBACHIA FLORIBUNDA "GOLDSTIM"	GOLDSTIM	42	40Z CORN, 7.5m CW, 5m SPACING
SCILLA BULBOSUM "BLUEBELL"	BLUEBELL	42	40Z CORN, 7.5m CW, 5m SPACING

## NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CNLA STANDARDS.

2. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KELLOWNA BYLAW 7900 STANDARDS

3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGRYND IRRIGATION SYSTEM	8. HYDROSEEDING DRYLAND SEED AREAS: DRYLAND SEED MIXTURE BY WEIGHT BLUEGRASS 40% RUSSIAN BROMUS 20% RUSSIAN CRABGRASS 20% RUSSIAN BROMUS 20% RUSSIAN CRABGRASS 20%
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4. TREE AND SHRUB SPECIES FOUND IN A MINIMUM 75cm DEPTH OF GRAVIMETRIC PROFILES (FINDING) AND (NUMBER OF SPECIES)	BOUGH RESCUE	25%	20%
IDAHO RESCUE	15%	19%	
MONITORING AND RESEARCH	10%	10%	

PERENNIAL RYEGRASS	10%	7%
SANDHOG BLUEGRASS	5%	13%
JUNE GRASS	4%	18%

5. TREE AND SHRUB SEEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.	CANADA BLUEGRASS	1%	1%
	HYDROSEEDING APPLICATION RATE		

6. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN N.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM	NATIVE SEED FERTILIZER MULCH	DRIFT AND SEED MIXTURE 18-18-18-2, 30% SULPHUR COATED UREA CANFOR RECORSE	1250KG/HECTAR 3000KG/HECTAR 2.800KG/HECTAR
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IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FILLSH.	TACKER	GLAR	3% OF MAX
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HYDROSEEDING DRYLAND SEED AREAS		
DRYLAND SEED MIXTURE	BY WEIGHT	BY SPECIES
BLUE BUNCH WHEAT GRASS	40%	22%
ROUGH FESCUE	25%	20%
IDAHO FESCUE	15%	19%
PERENNIAL RYEGRASS	10%	7%
SANDBERG BLUEGRASS	5%	12%
JUNE GRASS	4%	18%

CANADA BLUEGRASS	1%	1%
HYDROSEEDING APPLICATION RATE		
NATIVE SEED	DRYLAND SEED MIXTURE	125KG/HECTAR
FERTILIZER	18-18-18-2, 50% SULPHUR COATED UREA	300KG/HECTAR
MULCH	CANFOR ECOCORSE	2,800KG/HECTA
TACKLER	GUAR	2% OF MIX

# Development Policy

- ▶ Chapter 14: Urban Design DP Guidelines
  - ▶ Convey a strong sense of authenticity through urban design that is distinctive for Kelowna;
  - ▶ 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*

# Landscape Plan



## PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
<b>TREES</b>			
ACQUINQUATUM PLATANOIDES 'JFS KWI 87'	LIBERTY SUNSET MAPLE	4	6m CAL
CARPINUS BETULUS 'TRANS FONTAINE'	TRANS FONTAINE HORNBEAM	41	6m CAL
FRAXINUS BENOISTIANA 'BUGBY'	PRINCE OF WALES SPRUCE	13	6m CAL
PICA ABIES 'CURVE SHAW'	COLONNAR HORNWAY SPRUCE	9	1.8m HT
PINUS CEMBRA	SWISS PINE	2	2.0m HT
PINUS CONTORTA 'TAYLOR'S SUNBURST'	TAYLOR'S SUNBURST PINE	11	1.5m HT
PINUS STROBUS 'FASCIATA'	FASCIATA WHITE PINE	13	1.5m HT
<b>SHRUBS</b>			
Berberis thunbergii 'GENTRY'	ROYAL HOLLANDY BARBERRY	76	#12 CONT. / 1.5M O.C. SPACING
CORNUS SERICEA 'KELSEY'	KELSEY DWARF DOGWOOD	76	#12 CONT. / 1.5M O.C. SPACING
EUCHROMIS ALATUS 'CONTRACTA'	DWARF BURNING BUSH	28	#12 CONT. / 2.5M O.C. SPACING
JUNIPERUS HORIZONTALIS 'PRINCE OF WALES'	PRINCE OF WALES JUNIPER	19	#12 CONT. / 3.0M O.C. SPACING
PICA PUNGENS 'GLOBOSA'	GLOBE BLUE SPRUCE	28	#12 CONT. / 2.5M O.C. SPACING
PINUS STROBUS 'KELSEY CREEPER'	KELSEY CREEPER SCOTCH PINE	19	#12 CONT. / 3.0M O.C. SPACING
PINUS ARAUCARIA 'CURVE SHAW'	GREEN LEAF FRAGRANT SUMAC	28	#12 CONT. / 2.5M O.C. SPACING
SPINUS BULMADA 'ANTHONY WATERBURY'	ANTHONY WATERBURY SPINUS	76	#12 CONT. / 1.5M O.C. SPACING
SPINUS MYRTILIFOLIA 'YALBY'	DWARF KOREAN LILAC	43	#12 CONT. / 2.0M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ACHILLEA MILLEFOLIUM 'PARVIFLORA'	PARVIFLORA YARROW	65	#101 CONT. / 1.2M O.C. SPACING
ANTHEMIS SCHNABERGERIA 'SILVER MOUND'	SILVER MOUND ANTHEMIS	42	#101 CONT. / 1.5M O.C. SPACING
ERANTHIS DUBIAW 'LITTLE JOE'	LITTLE JOE DWARF DEFFIE	42	#101 CONT. / 1.5M O.C. SPACING
HIERACIUM 'BURY STELLA'	BURY STELLA DANDELION	65	#101 CONT. / 1.2M O.C. SPACING
HIERACIUM 'BURY STELLA'	BLUE MAMMOTH HOSTA	29	#101 CONT. / 1.8M O.C. SPACING
JAVANICULA ANGUSTIFOLIA 'HEBE COE'	HEBE COE ENGLISH LAVENDER	65	#101 CONT. / 1.2M O.C. SPACING
PINUS STROBUS 'KELSEY CREEPER'	POUNCEIN GRASS	42	#101 CONT. / 1.5M O.C. SPACING
PINUS STROBUS 'KELSEY CREEPER'	RUSSIAN SAGE	29	#101 CONT. / 1.8M O.C. SPACING
RUSSIA SAGE	GOLDSTRAW CONIFEROUS	65	#101 CONT. / 1.2M O.C. SPACING
RUSSIA SAGE	HEBE COE ENGLISH LAVENDER	65	#101 CONT. / 1.2M O.C. SPACING
RUSSIA SAGE	LITTLE BLUESTEM	42	#101 CONT. / 1.5M O.C. SPACING

## NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CHIA STANDARDS.
2. ALL OFF-SITE LANDSCAPE WORKS TO MEET CITY OF KEDOWNA BSAW 7900 STANDARDS.
3. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
4. TREE AND SHRUBBEDS TO BE DESIGNED IN A MINIMUM 75mm DEPTH BLUE GRANITE ROCK MULCH, AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUBBEDS.
5. TREE AND SHRUBBEDS TO RECEIVE A MINIMUM 300mm DEPTH IPSOL MULCH.
6. TURF AREAS FROM SOE SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE SOLENT 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 FLUSH.
7. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE, AND THAT NO WATER OR DISCOSE IMPEDIMENTS WILL BE EXCHANGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
8. HYDROSEEDING DRYLAND SEED AREAS:

DRYLAND SEED	MIXTURE	BY WEIGHT	BY SPECIES
BLUE BUNCH WHEAT GRASS	40%	22%	
ROUGH FESCUE	25%	20%	
DAIRY FESCUE	15%	19%	
PERENNIAL PEGRASS	10%	7%	
SANDHILL BLUEGRASS	5%	1%	
JUNE GRASS	4%	1%	
CANADA BLUEGRASS	1%	1%	
9. HYDROSEEDING APPLICATION RATE:

NATIVE SEED	CRITICALLY DRYLAND SEED	HYDROSEEDING APPLICATION RATE
15-18-18-2, 30% SUPER COATED UREA	3000G/HECTARE	1250G/HECTARE
MAINTENANCE CANOE CORROSION	3000G/HECTARE	3000G/HECTARE
TACKLER	GUAR	75% OF MIX