



DP20-0215 / DVP20-0216 2540 Enterprise Way

Development Permit and Development Variance Permit Applications



Proposal

- ▶ To consider the form and character of two industrial buildings and to vary the front yard setback from 7.5m to 4.0m proposed on the subject property.

Development Process

Dec. 7th, 2020

Development Application Submitted



Staff Review & Circulation



Dec. 17th, 2020

Public Notification Received



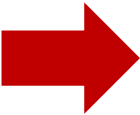
Mar 16th, 2021

Development Permit &
Development Variance Permit



Building Permit

} Council
Approval



Context Map



City of Kelowna

Subject Property Map

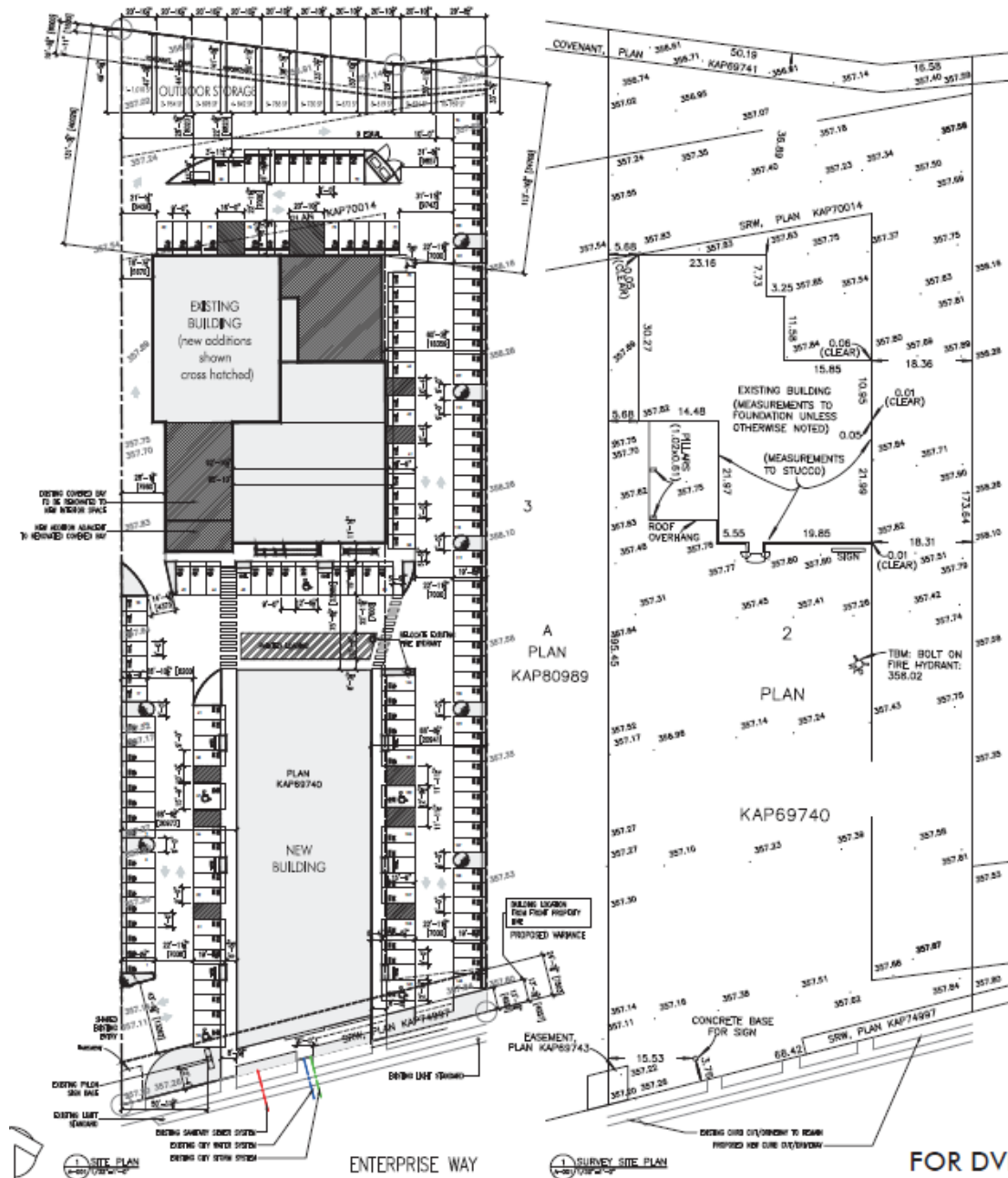


Subject Property Photo



Project Details

- ▶ The proposal is for two new industrial building.
- ▶ Existing building will be redesign, retrofitted and expanded.
- ▶ New building will be a three-storey industrial building facing Enterprise Way.
 - ▶ Requesting variance from 7.5m to 4.0m
- ▶ The rest of the site will primarily be a mix of parking and storage.



Elevations

EXISTING MATERIALS:



PRE-FINISHED ALUMINUM WINDOWS AND ENTRY/DOOR SYSTEMS

CLEAR ANODIZED ALUMINUM



BRICK:

CLASSIC USED BY MUTUAL MATERIALS



VERTICAL 1X6 SIDING:

SHOU SUGI BAN



EXPOSED CONCRETE:

NATURAL CONCRETE



STUCCO (MAIN):

MATCH S.W.: INTELLECTUAL GREY #7045



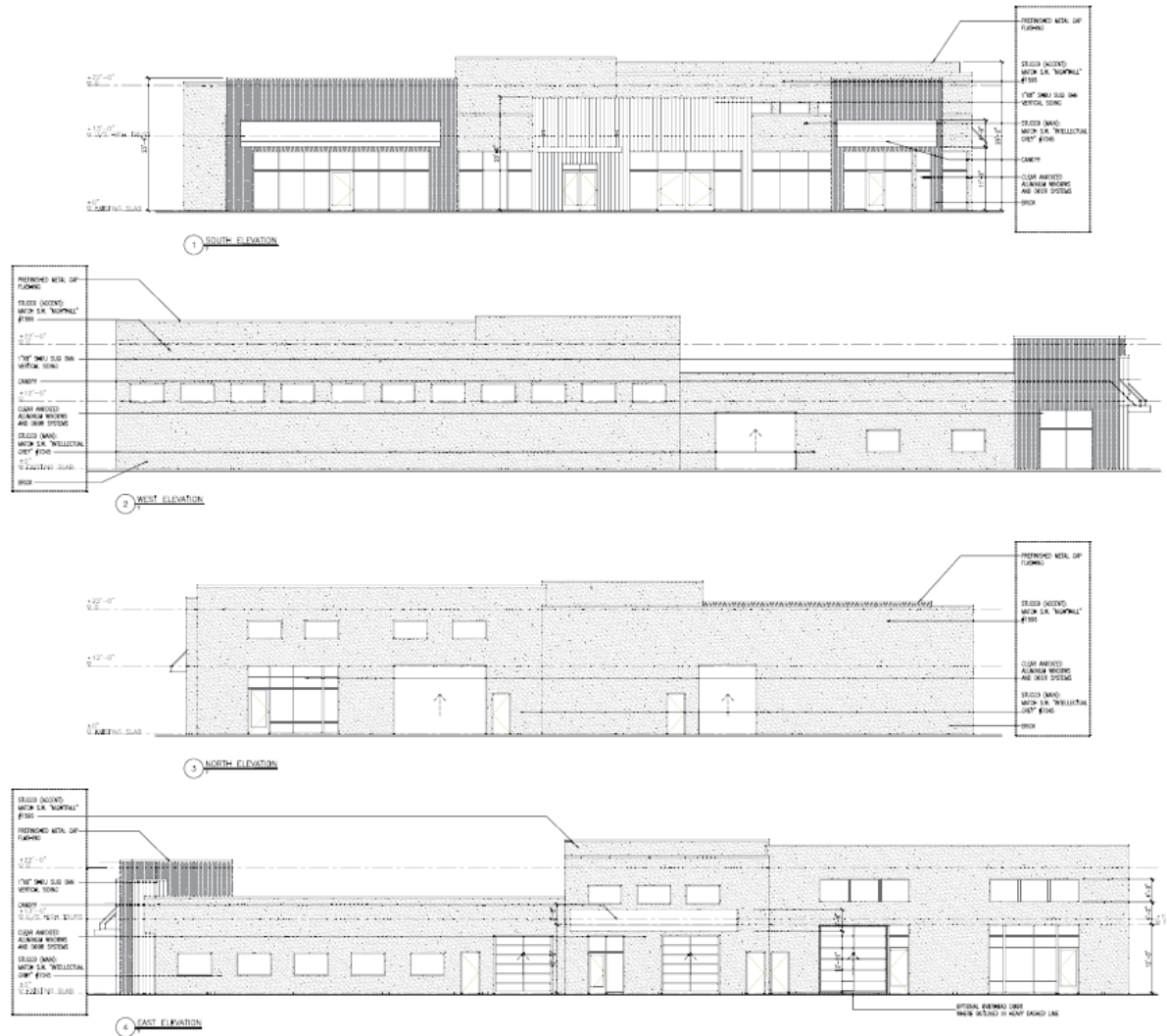
STUCCO (ACCENT):

MATCH B.M.: NIGHTFALL #1596



PRE-FINISHED ALUMINUM CAP FLASHINGS:

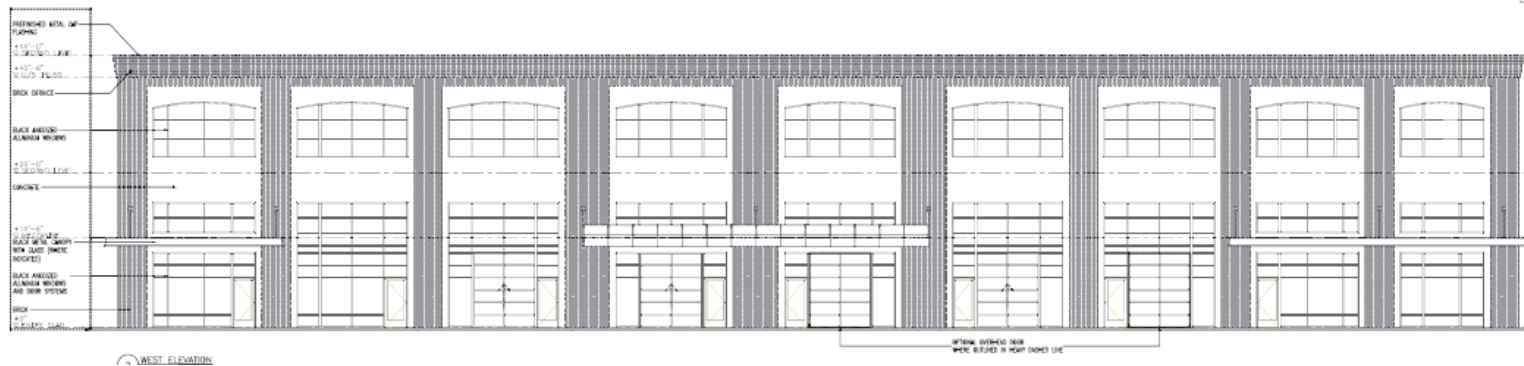
BLACK AND/OR MATCH ADJACENT EXTERIOR COLOUR



Elevations



PROJECT MATERIALS:





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 and Development Variance Permit
 - ▶ Consistent with OCP urban design guidelines.
 - ▶ Proposed variance will help improve street interface and pedestrian realm.
 - ▶ The proposal retrofits the existing property that is primarily parking and hardscaping.



Conclusion of Staff Remarks