



# DP20-0217 2175 Optic Court

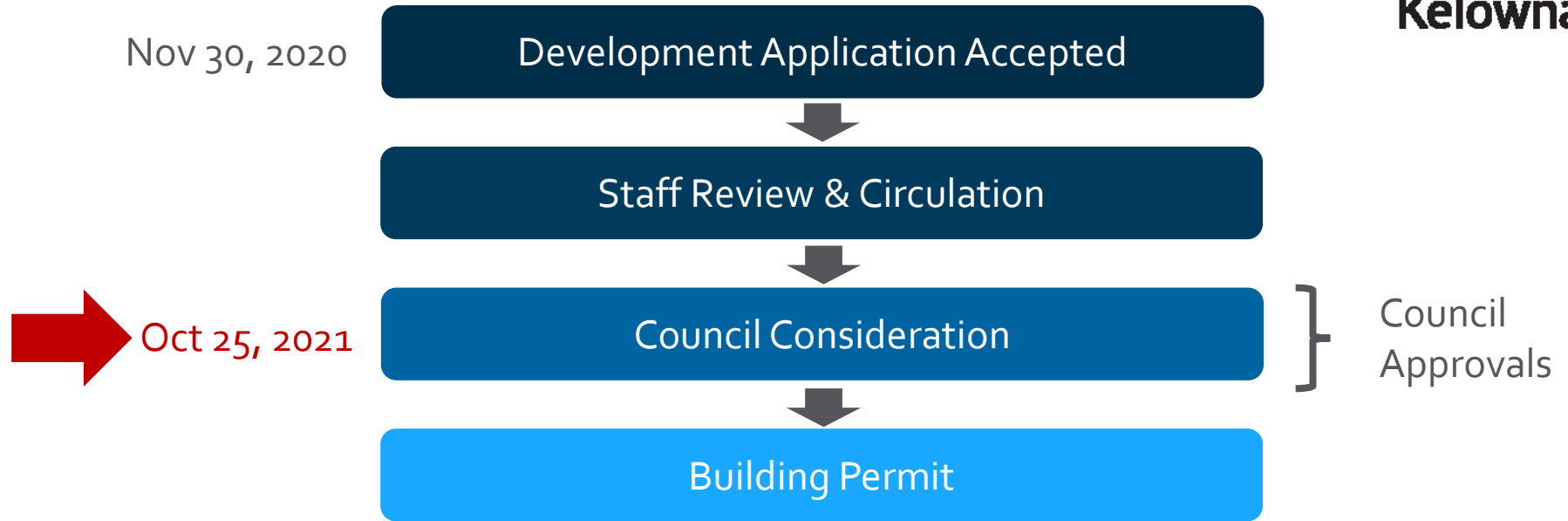
Development Permit Application



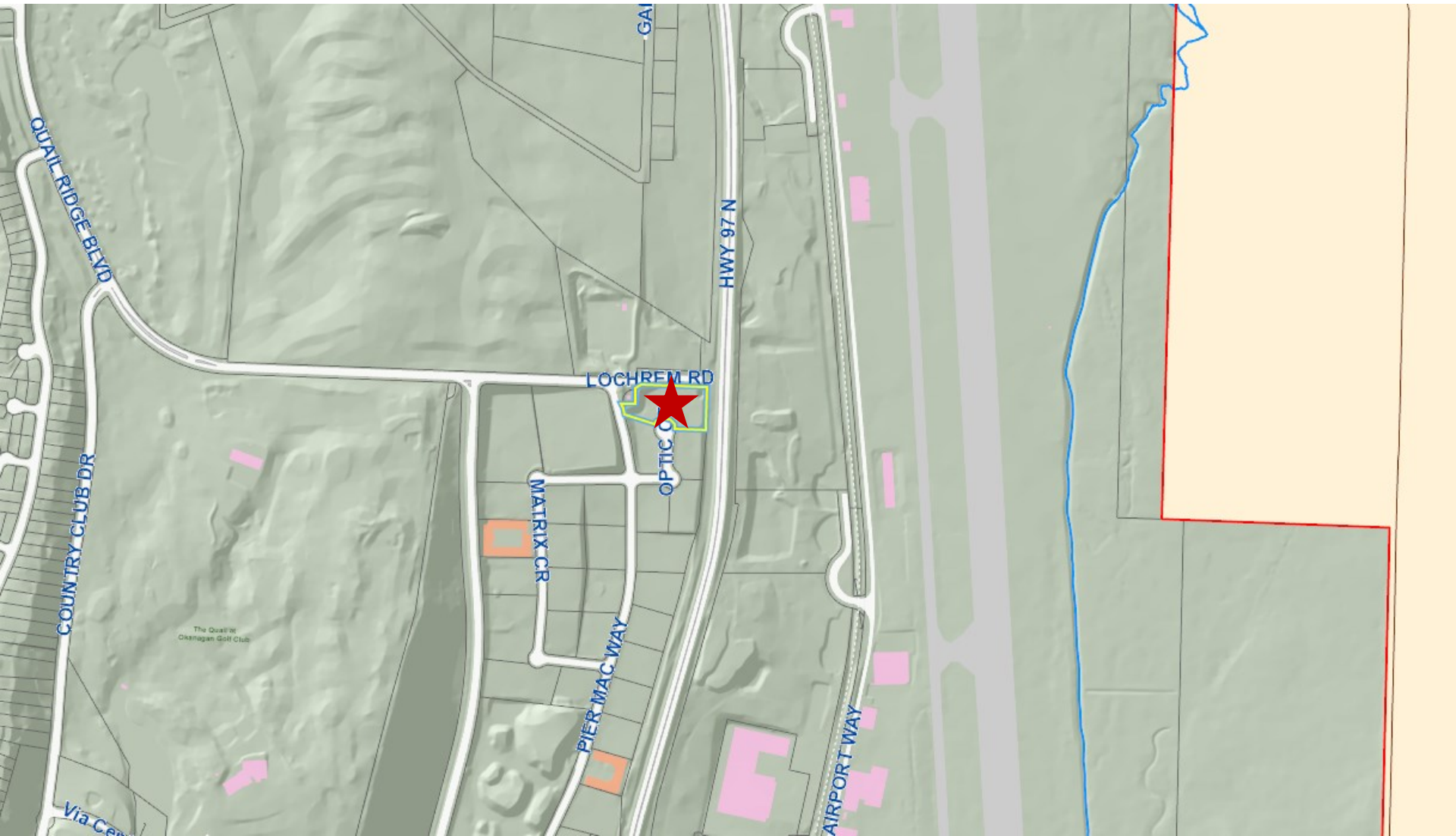
# Proposal

- ▶ To consider the form and character of a three-building industrial development.

# Development Process

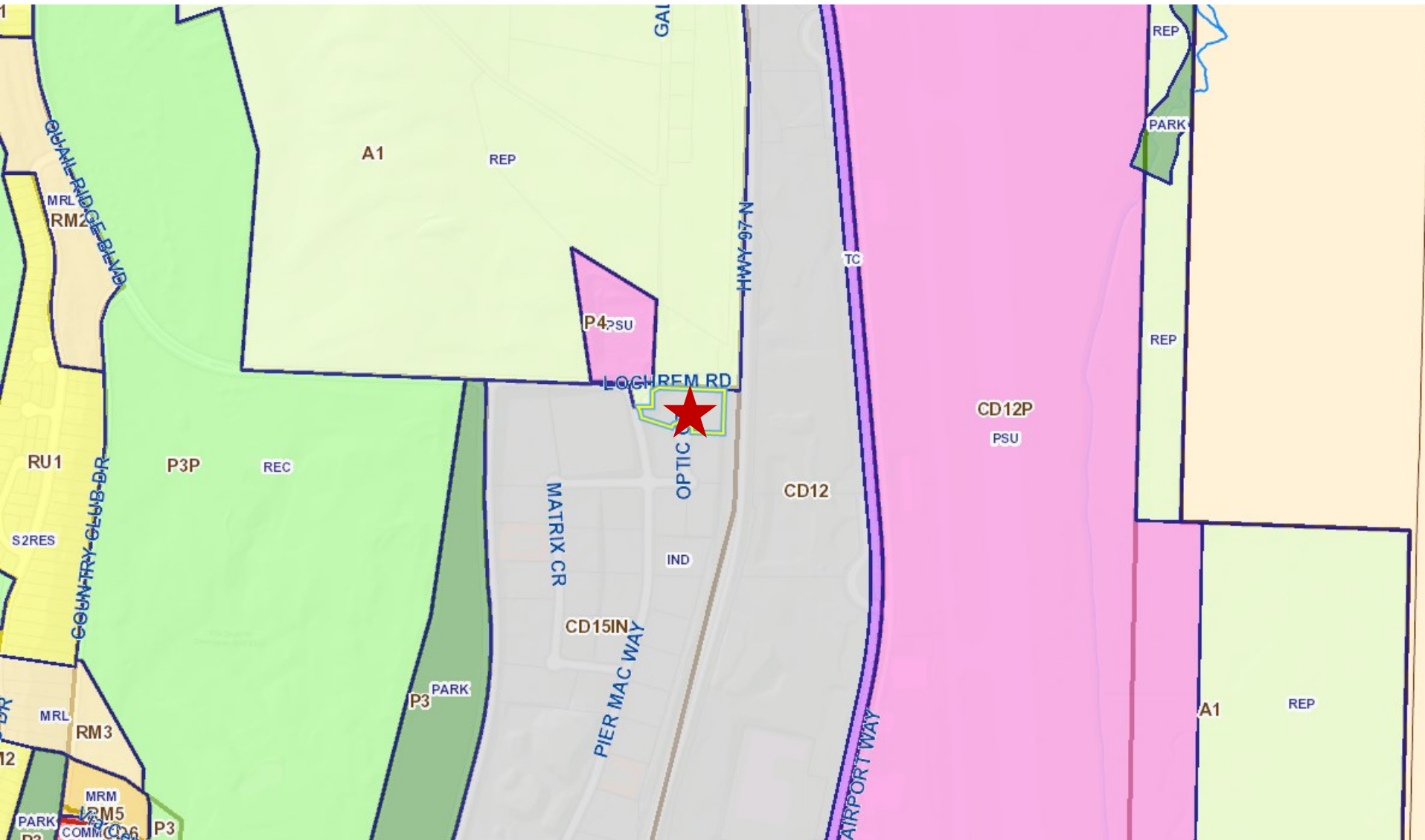


# Context Map



City of Kelowna

# OCP Future Land Use / Zoning



City of Kelowna



# Subject Property Map



City of Kelowna

Walk Score  
**20**

**Car-Dependent**  
Almost all errands require a car.

Transit Score  
**21**

**Minimal Transit**  
It is possible to get on a bus.

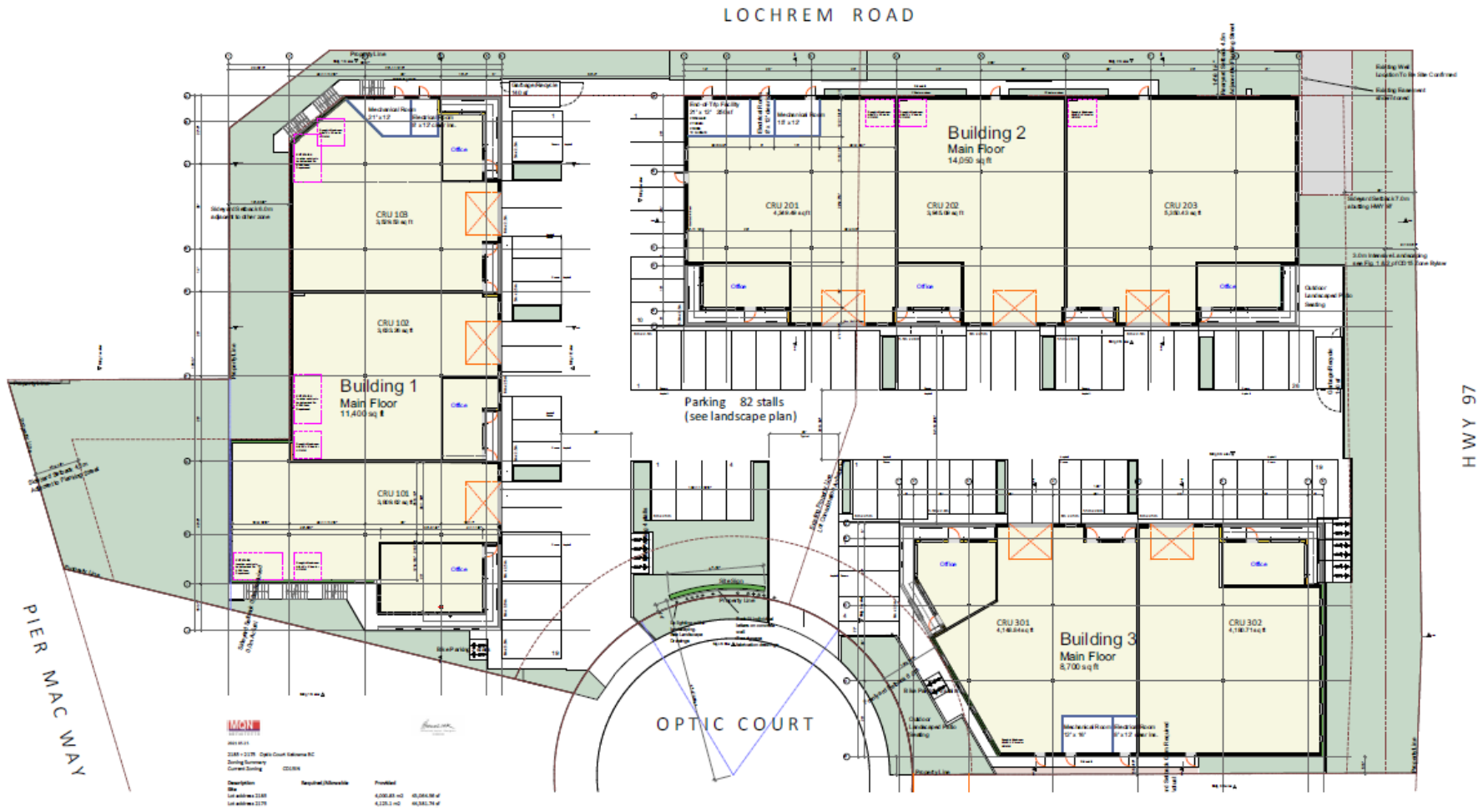
Bike Score  
**27**

**Somewhat Bikeable**  
Minimal bike infrastructure.

# Project/technical details

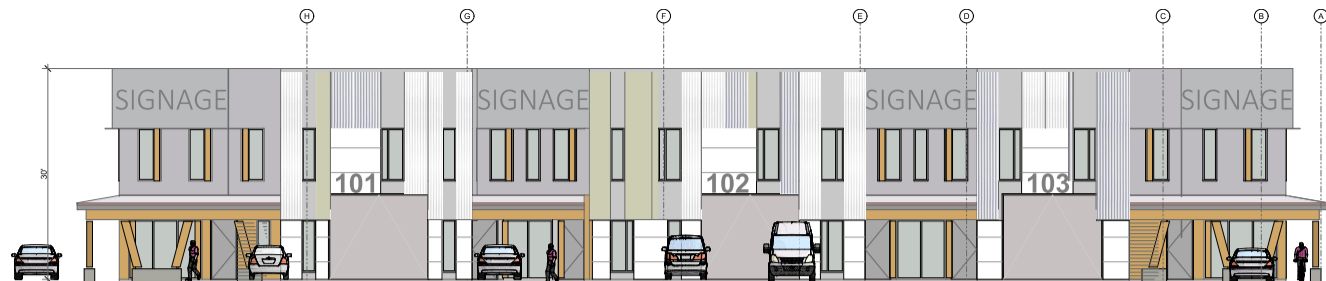
- ▶ Three separate buildings
  - ▶ Total 4,592 m<sup>2</sup> gross floor area
  - ▶ Two storeys in height
  - ▶ Property zoned CD15IND
    - ▶ No variances
  
- ▶ Form and Character
  - ▶ Modern, with flat roofs

# Site Plan





# Elevations (Building 1, Typical)



EAST ELEVATION



NORTH ELEVATION

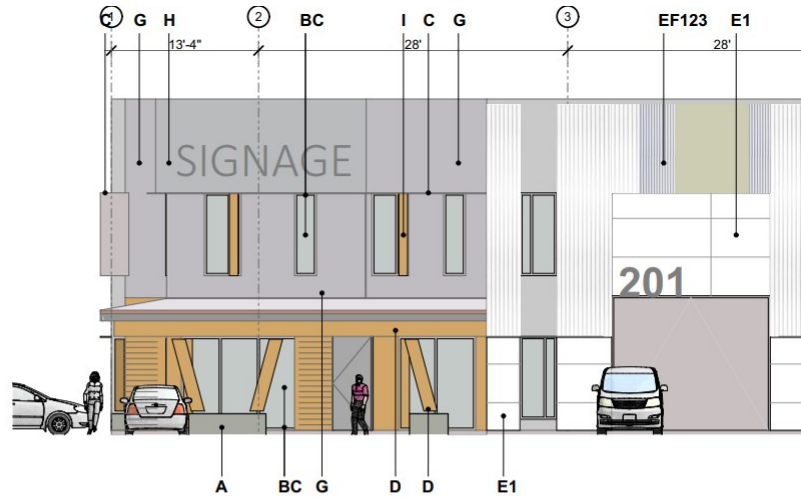


SOUTH ELEVATION



WEST ELEVATION

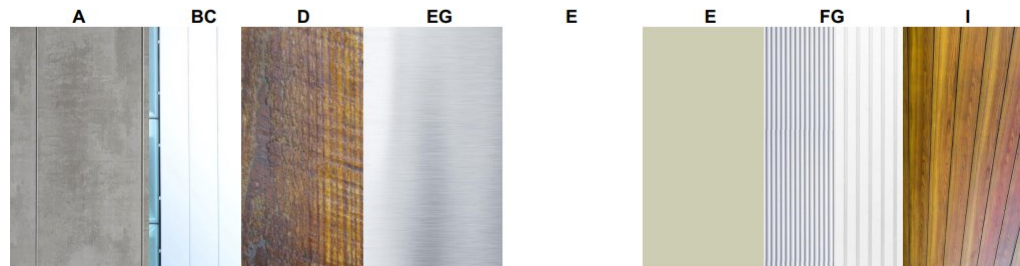
# Materials and Colour Board



**Building 2 - partial elevation**

## MATERIAL AND FINISHES

- A Concrete – Natural Finish w Sealer
- B Glazing – Clear
- C Galvanized Steel Frame – Natural
- D Timber or Glulam – Med (reddish brown) Stain
- E Cementitious Panel – Aluminum + White + Sage Green
- F Metal Siding – Aluminum + White + Sage Green
- G Aluminum Panel – Natural Clear
- H Aluminum Screen for Signage – Natural Clear
- I Wood Siding – Cedar Med Dark (reddish brown) Stain
- 1 White
- 2 Aluminum
- 3 Sage Green



# Renderings



City of Kelowna

# Renderings



City of Kelowna



5681
5682
5683
5684
<b>Dept</b>
Portland
Portland
Portland
Portland
Portland
<b>Dept</b>
Portland
Portland
Portland
Portland
Portland
<b>Dept</b>
Portland
Portland



City of Kelowna

# Development Policy

- ▶ OCP Urban Design Guidelines
  - ▶ Architectural unity and cohesiveness
  - ▶ Materials are durable and appropriate
- ▶ Building orientation works well with sloping topography

# Staff Recommendation

- ▶ Staff recommend support for the Development Permit application
  - ▶ Consistent with OCP Urban Design Guidelines



## *Conclusion of Staff Remarks*