



 **AUGUST FAMILY
FOUNDATION**
ACHIEVING THE IMPOSSIBLE



3510 Spectrum

APPLICANT:



INNOCEPT
developments.

Site Location Overview

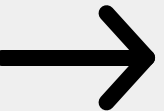
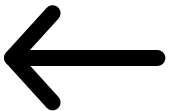


PROJECT LOCATION



1 SITE LOCATION
NTS

- NE Corner of Innovation Dr & Spectrum Ct
- Across the Kelowna Airport on Highway 97
- August Motorcars purchased the site and existing warehouse December 2020.
- Site was originally developed for Eagle Creek Studios, a sound stage, and the Development Permit included the planning, services, and layout for a Phase II building which is now being proposed.



Proposed Development

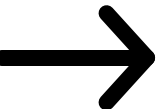


4 PHASE 2 PERSPECTIVE SERVICE ENTRY (SW CORNER)



3 PHASE 2 PERSPECTIVE EAST/NORTH FACES
SCALE: NTS

- Proposing a 15 service bay, detail/wash bay, interior display showroom, and a lounge/club facility located within a modern and low impact space that fits within the neighbourhood.
- No variances required.
- Text amendment required to permit automotive sales and vehicle servicing.

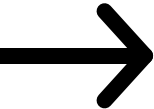
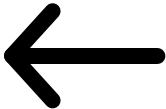
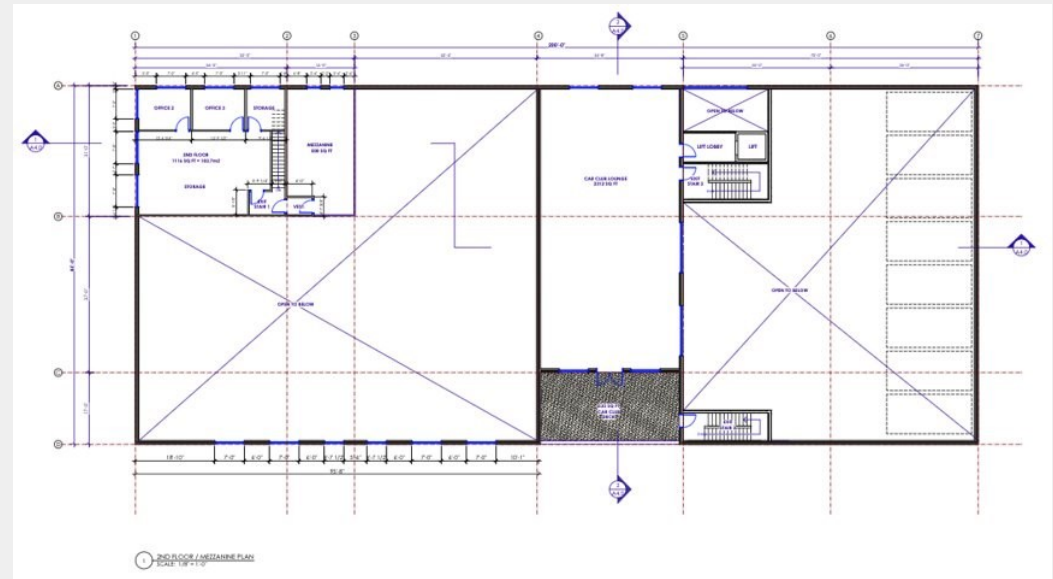
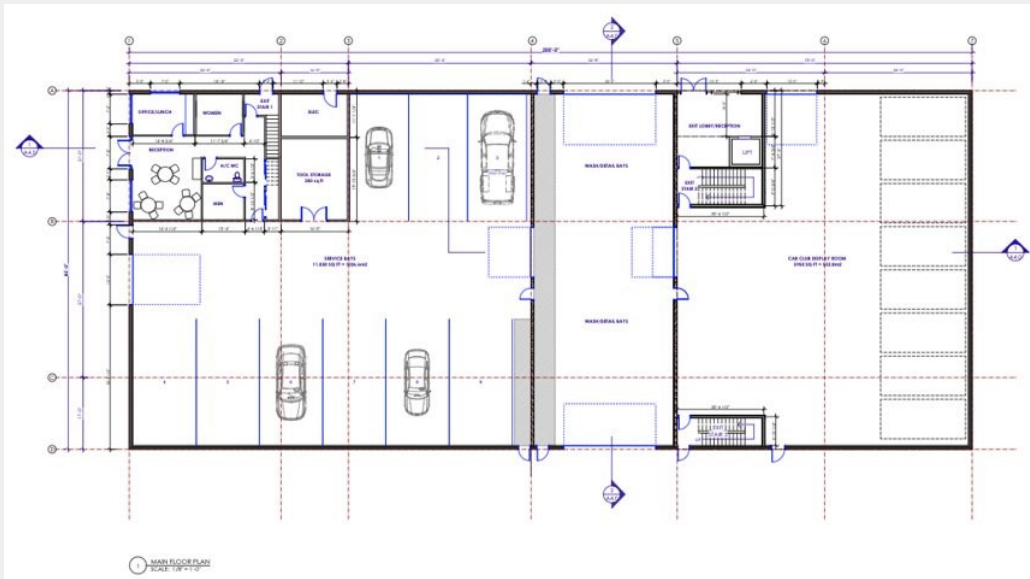


Proposed Development



- New Proposed Two Storey Service Garage
- Office Space
- 15 Service Bays
- Interior Display Showroom

- Compatible with the adjacent land uses
- Fulfills the original development plan for the property
- Not a traditional automotive sales car lot





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Thank you!

Comments & Questions

