

DP22-0091 / DVP22-0092 1300 Findlay Road

Development Permit and Development Variance Permit Applications

Proposal

- ▶ To issue a Development Permit for the form and character of a new industrial building and to issue a Development Variance Permit to vary the front yard landscape buffer size.

Development Process

April 11th, 2022

Development Application Accepted



Staff Review & Circulation



May 24th, 2022

Public Notification Received



Aug 9th, 2022

DP & DVP



Building Permit

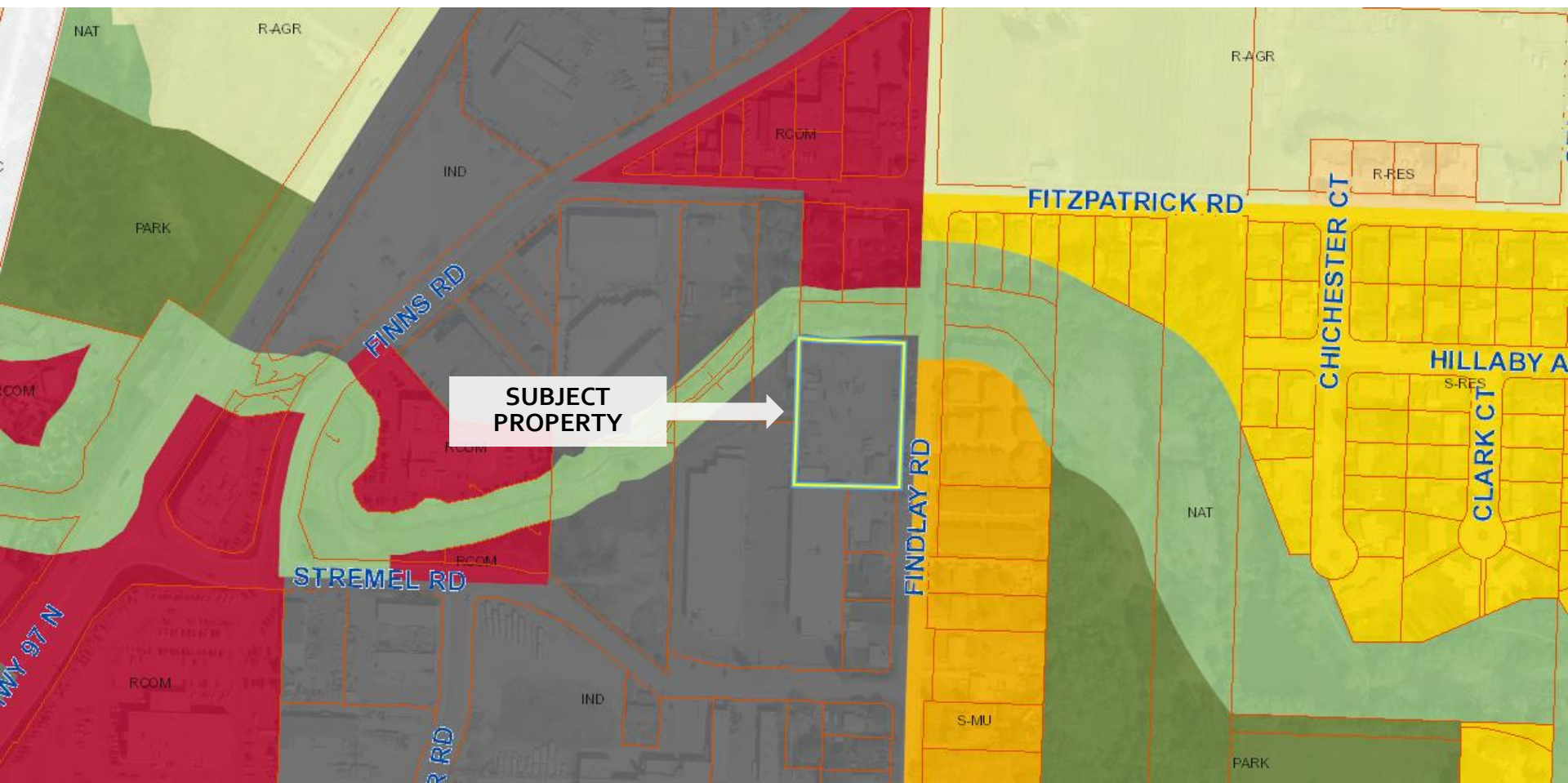
} Council Approvals



Context Map



Future Land Use



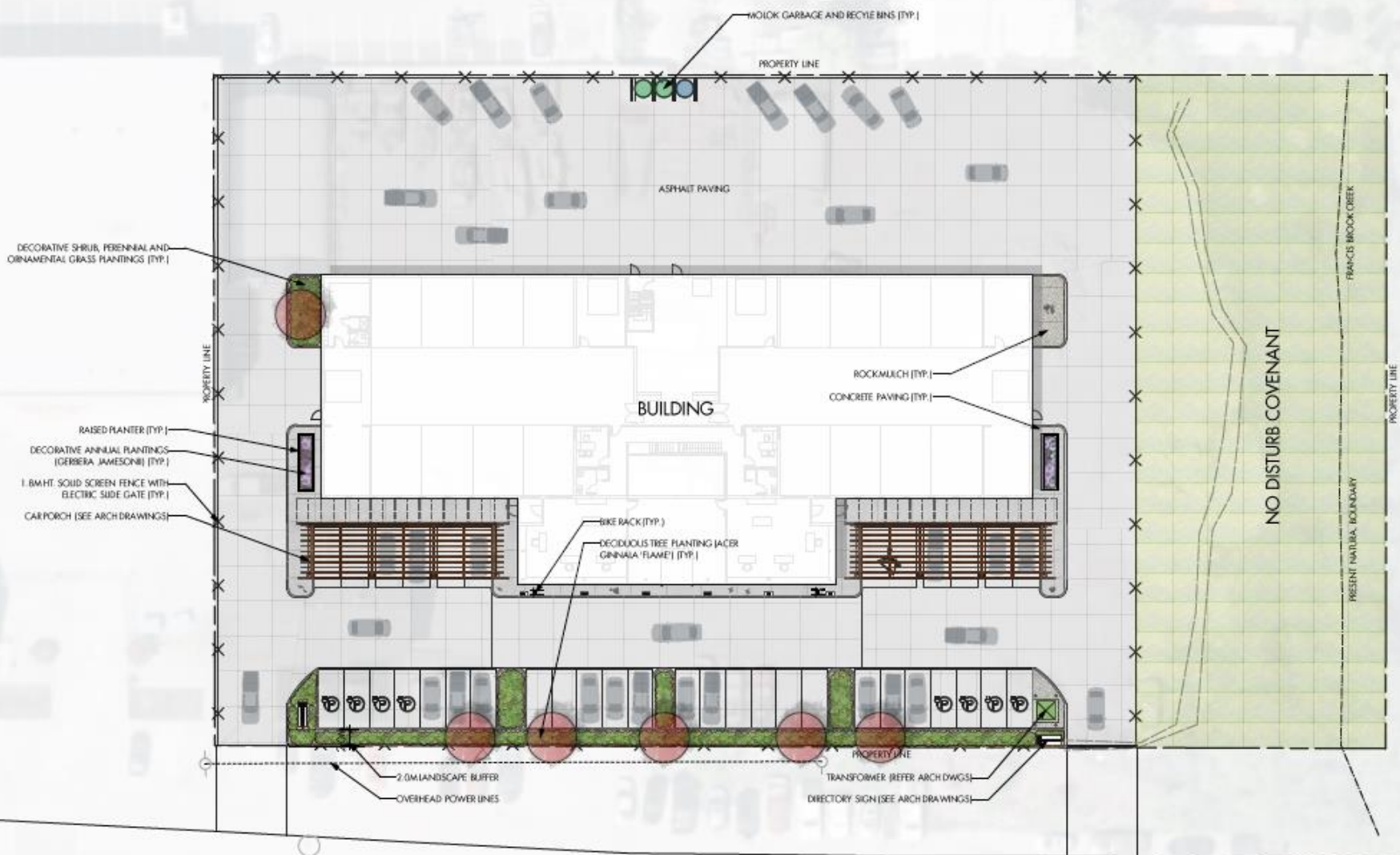
Subject Property Map



Project details

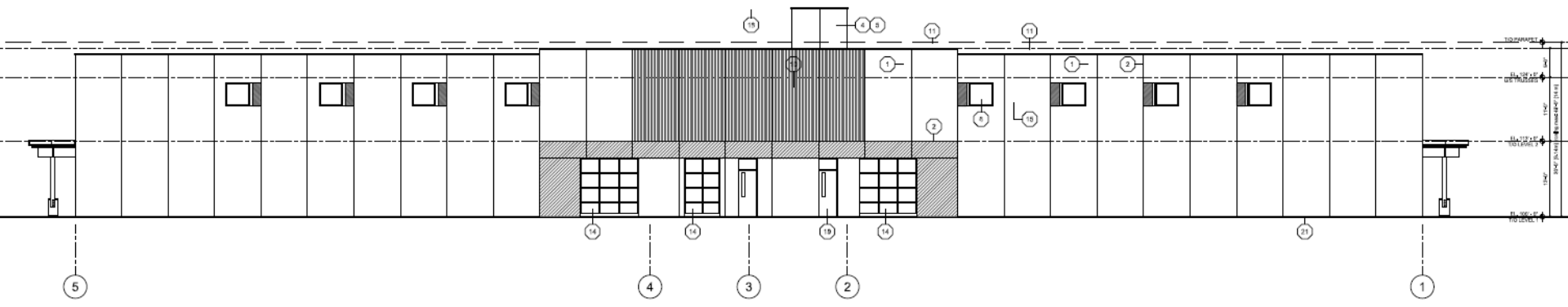
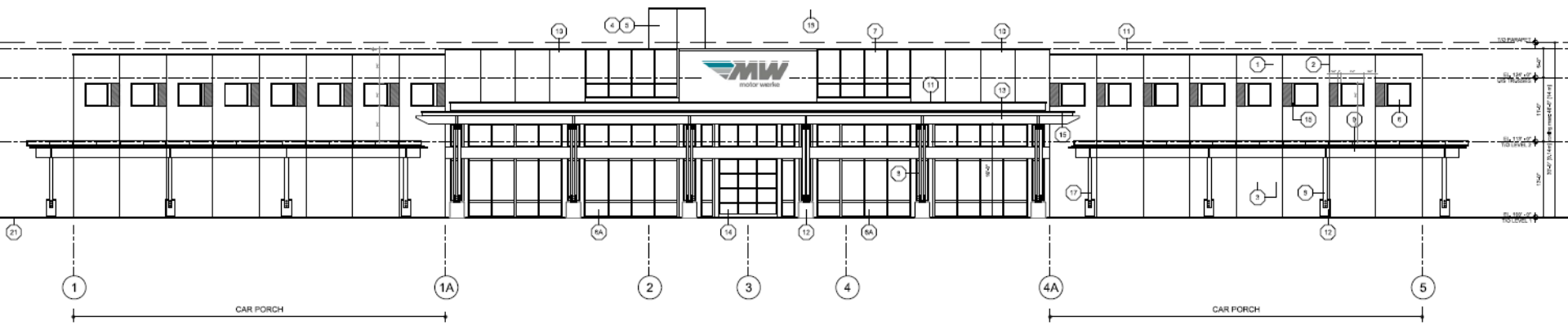
- ▶ Development Permit is for a new industrial building.
 - ▶ The DP is to facilitate an automotive repair shop.
 - ▶ Rezoning completed in April 2021.
- ▶ The building will be located towards Findlay Road, while the majority of the parking and hardscaping will be at the rear.
- ▶ Existing single-family dwelling to be removed.

Site Plan



FINDLAY ROAD

Elevations



East and West View

Conceptual Renderings



City of Kelowna

Conceptual Renderings



City of Kelowna

Conceptual Renderings



aluminium overhead door



smooth precast concrete panel



stained wood post and concrete base with good lighting



blue pantone 641



medium grey pantone 430



light grey pantone 428



process black



red pantone 185

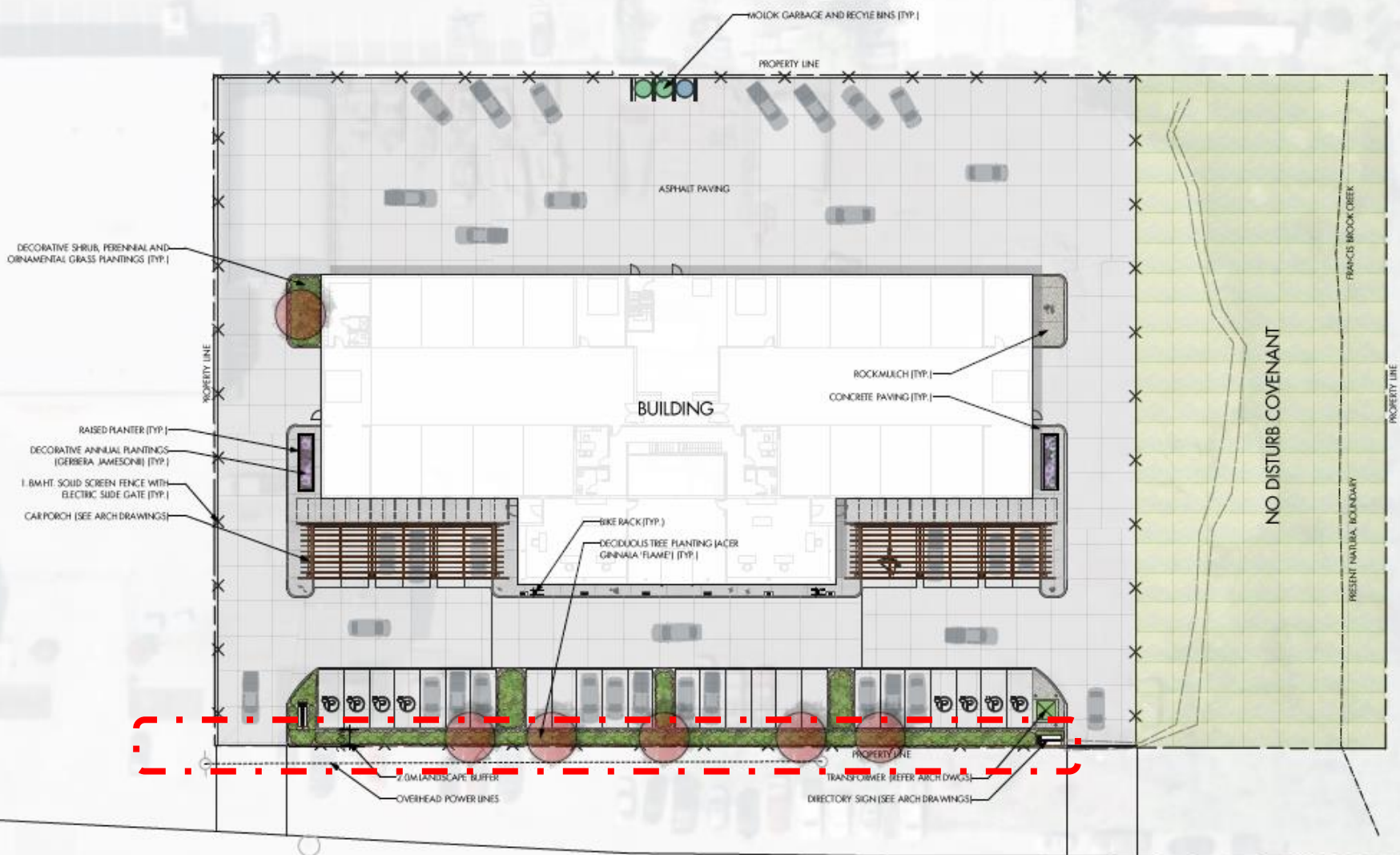
City of Kelowna

Conceptual Renderings



City of Kelowna

Landscape Plan



FINDLAY ROAD

Project details

- ▶ Applicant is requesting one variance to the landscape buffer.
 - ▶ The front yard landscape buffer setback from 2.0m proposed to 3.0m required.

Development Policy

- ▶ Meets the Intent of the Official Community Plan (OCP)
 - ▶ Gateway Area OCP Guidelines
 - ▶ Sensitive Industrial
 - ▶ Riparian Area Protection

Staff Recommendation

- ▶ Staff recommend support for the Development Permit and Development Variance Permit applications
 - ▶ Supported by policies in the OCP
 - ▶ Consistent with Gateway Region
 - ▶ The impact of the variances are mitigated with the strong form and character and the planting of five shade trees.



Conclusion of Staff Remarks