



City of
Kelowna

Application No. DP22-0133
Property Address: 9640 McCarthy Road
Development Permit Application

Purpose

- ▶ To issue a Development Permit for the form and character of two new industrial buildings on the subject property.

Development Process



Jun 15, 2022

Development Application Submitted



Staff Review & Circulation



Jul 25, 2022

Public Notification Received



Oct 3, 2022

Initial Consideration



Nov 14, 2022

Reading Consideration



Jan 23, 2022

Final Reading & DP



Building Permit



Council Approvals

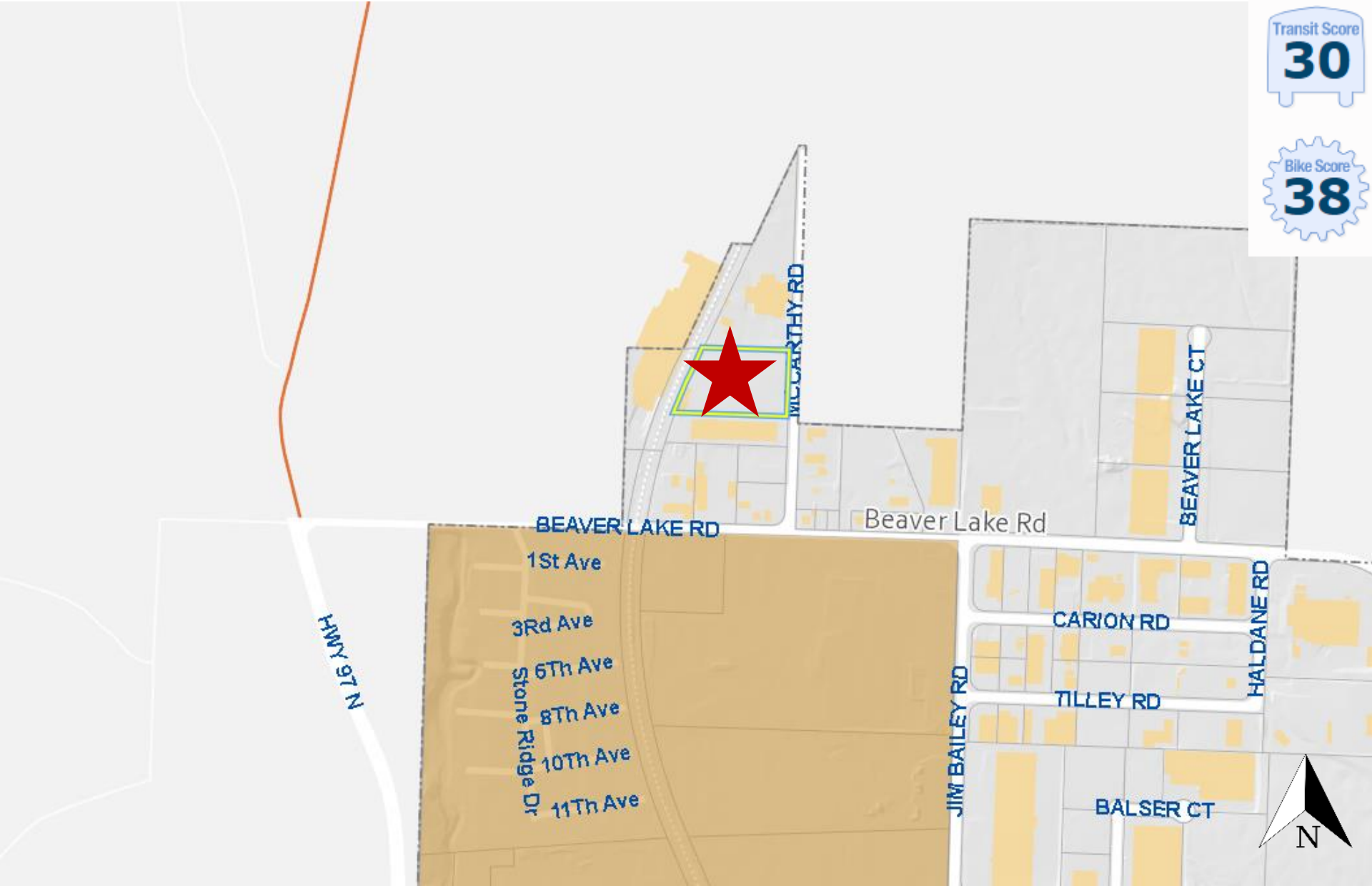


Context Map

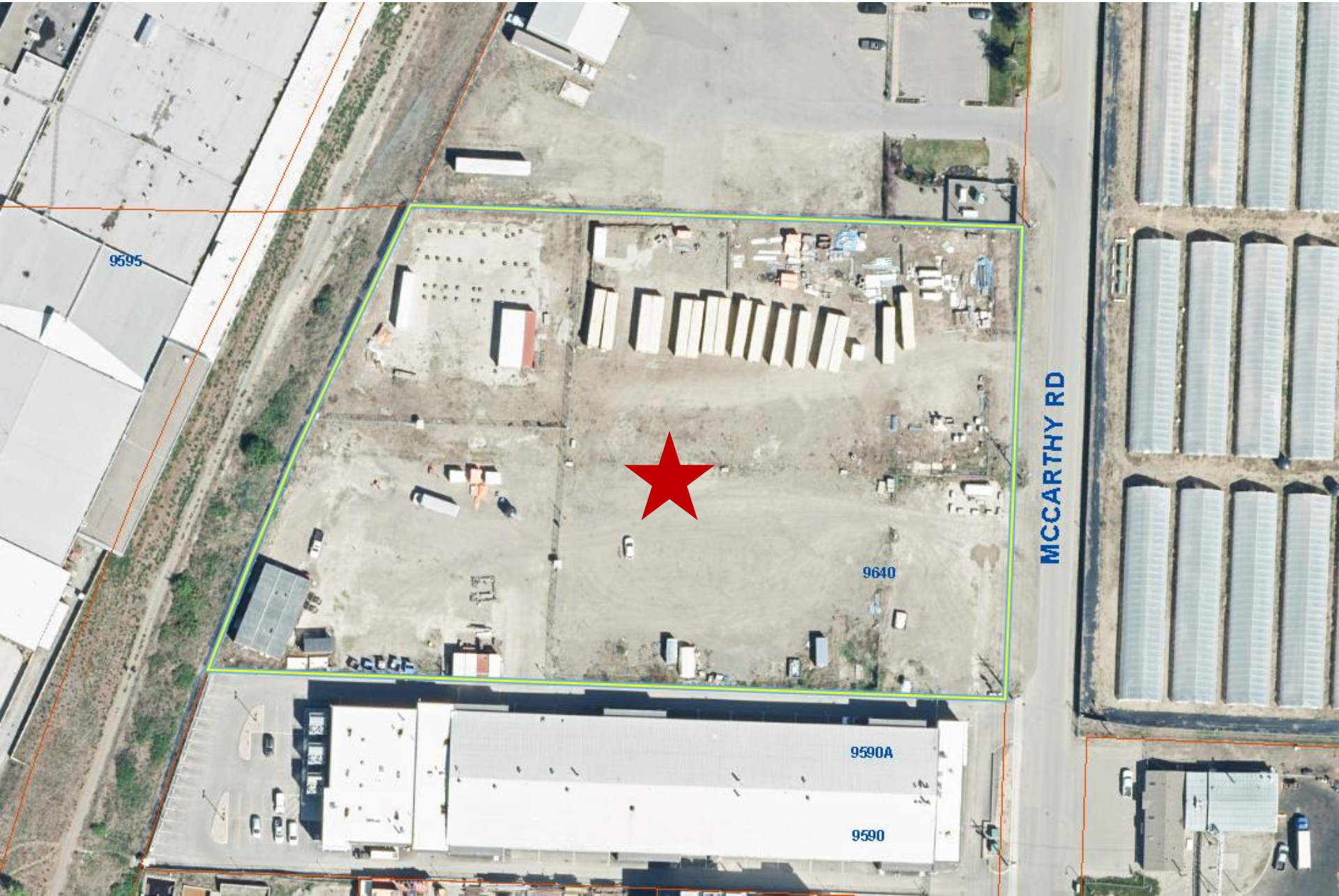
Walk Score
5

Transit Score
30

Bike Score
38



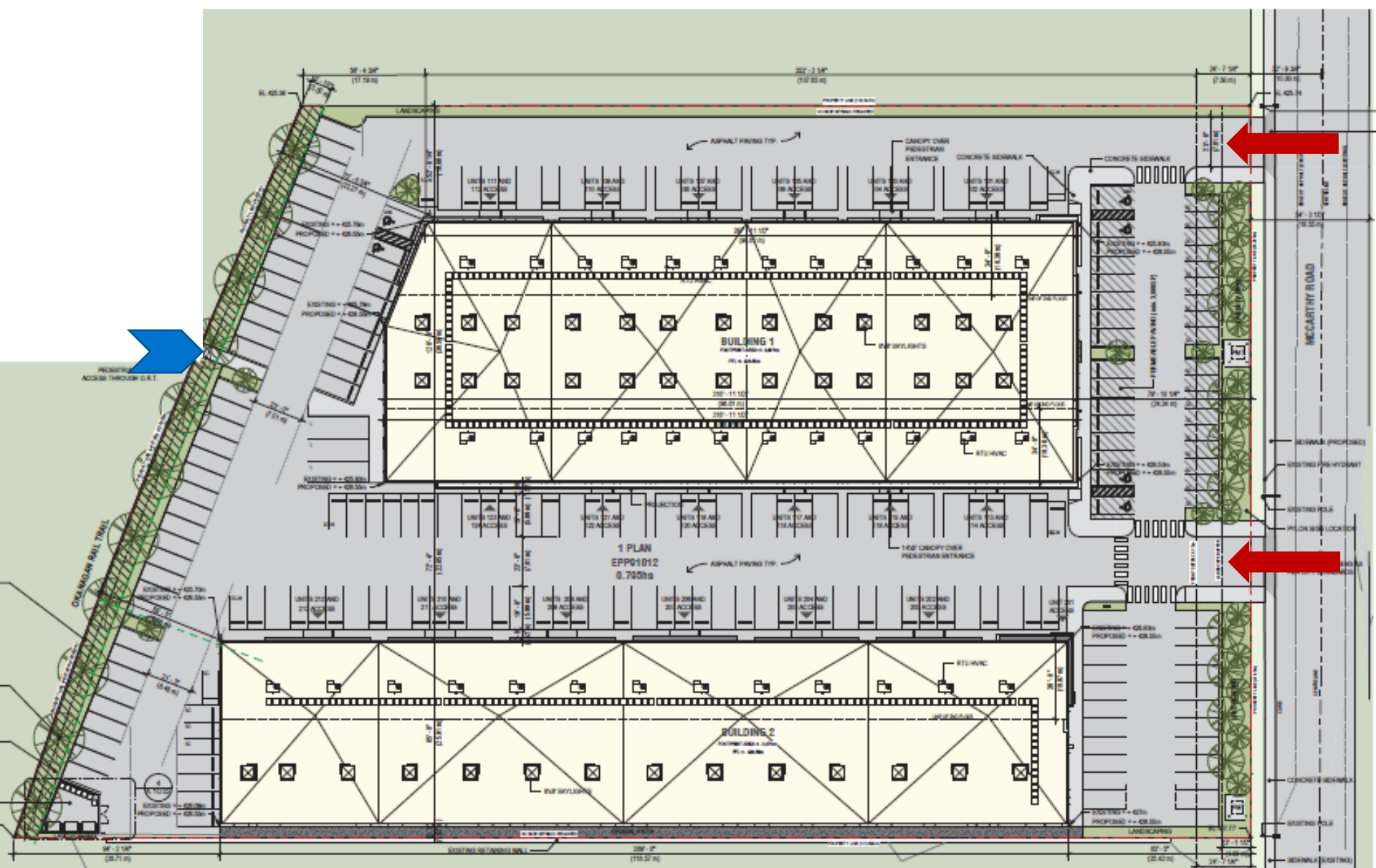
Subject Property Map



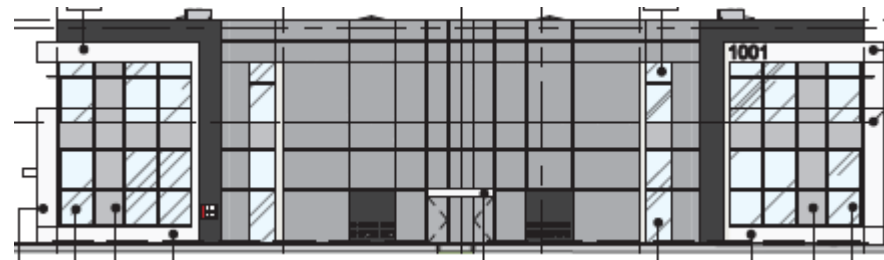
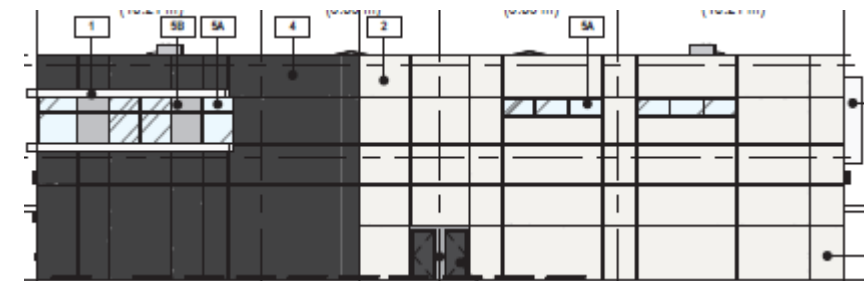
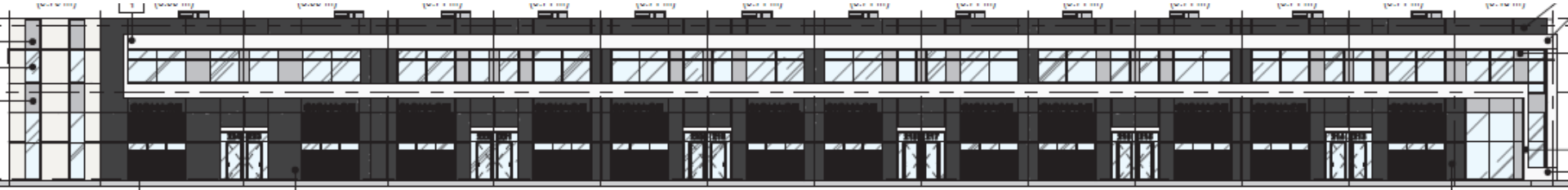
Technical Details

- ▶ The proposal is for two industrial buildings:
 - ▶ 37 units in total that will be used for office, manufacturing, and warehouse space.
 - ▶ 9,834m² in gross floor area.
 - ▶ Pedestrian/Cyclist access onto Rail Trail
 - ▶ 217 parking spaces, as a covenant also requires 75 additional spaces for the adjacent site.

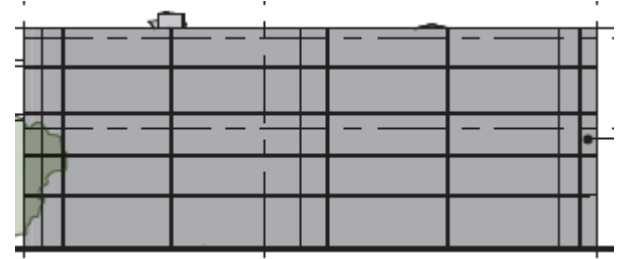
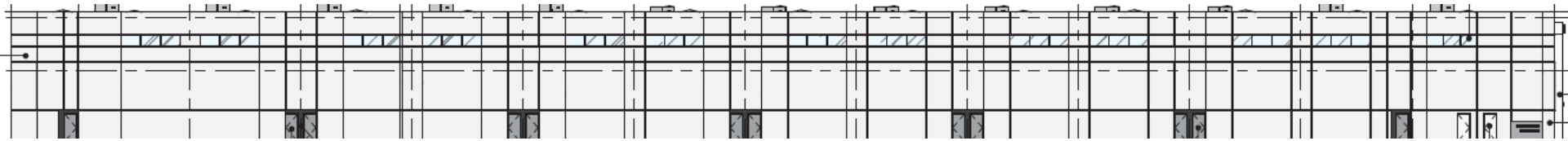
Site Plan



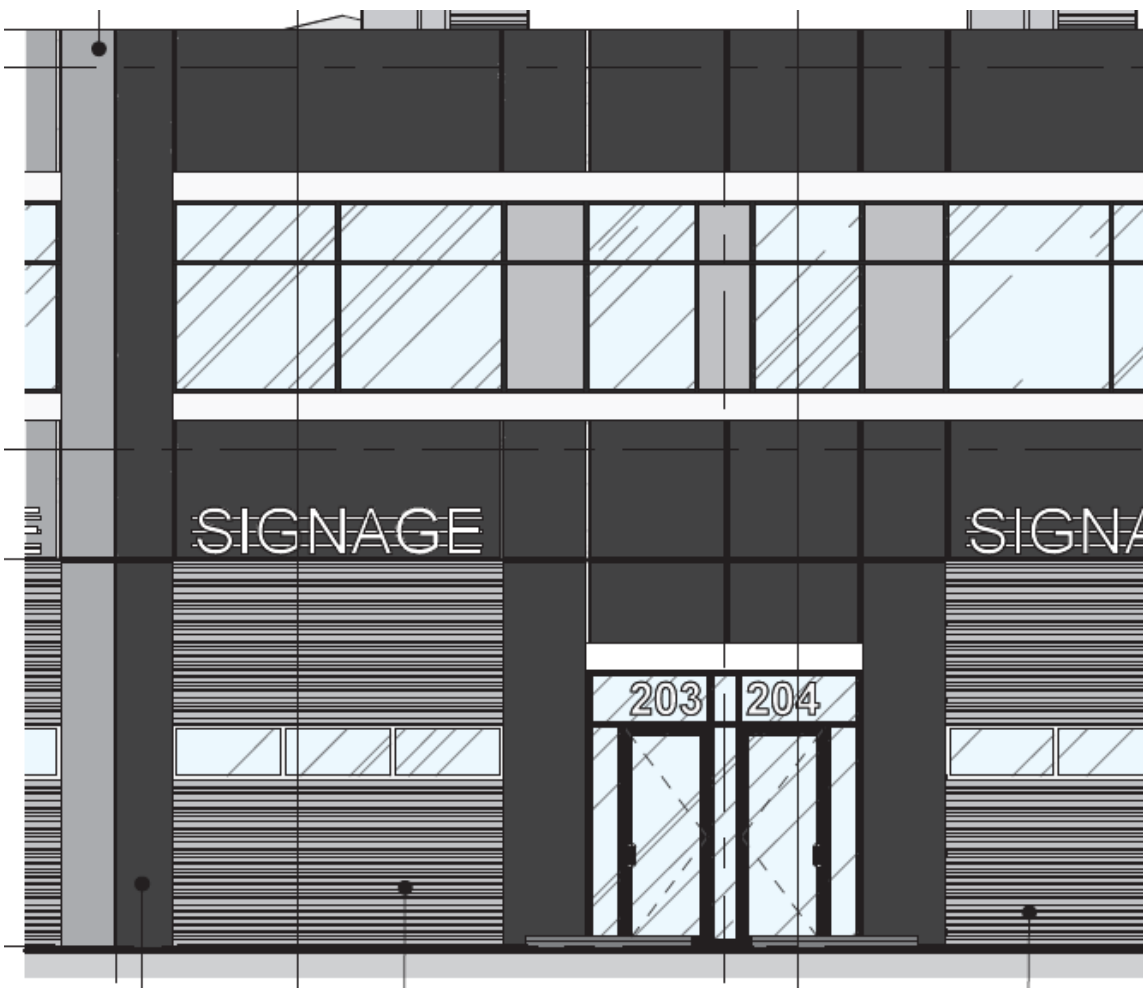
Building 1 - Elevations




Building 2 - Elevations





Materials Board





MATERIALS LEGEND:


- 1

ACM PANEL w/ 1/2" REVEALS
COLOUR: WHITE


- 2

TILT-UP CONCRETE PANELS WITH CAST-IN
REVEALS PAINTED WHITE


- 3

TILT-UP CONCRETE PANELS WITH CAST-IN
REVEALS PAINTED LIGHT GREY


- 4

TILT-UP CONCRETE PANELS WITH CAST-IN
REVEALS PAINTED DARK GRAY

- 5A

CLEAR DOUBLE GLAZED WITH BLACK ALUMINUM
FRAMES - CURTAIN WALL

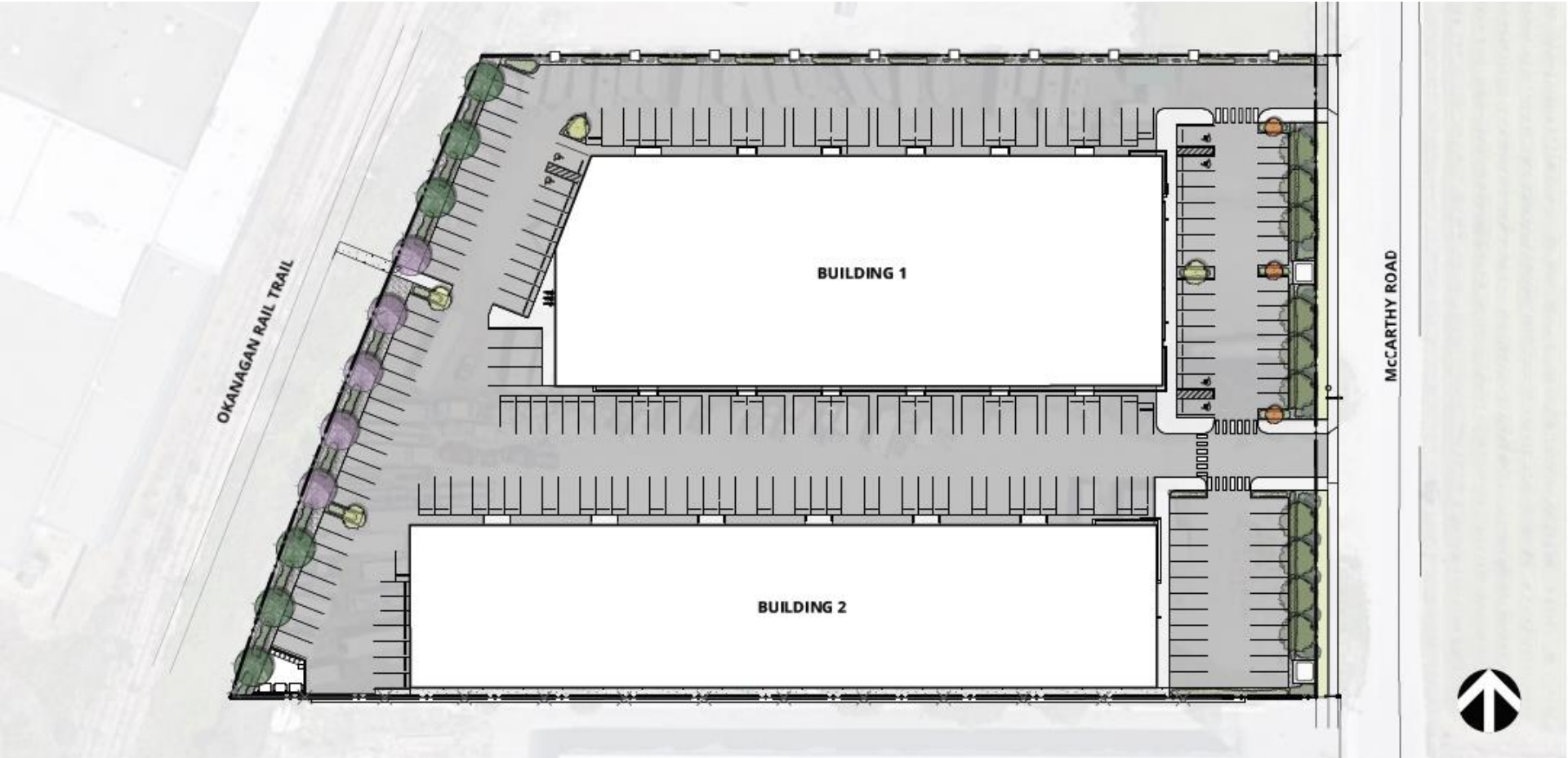
- 5B

INSULATED SPANDREL GLASS WITH BLACK
ALUMINUM FRAMES - CURTAIN WALL

- 8

2" x 2" ALUMINUM SUPPORT RAIL SLATS
FOR FUTURE SIGNAGE ATTACHMENT N/A

- 9

OVERHEAD METAL DOORS WITH VISION PANELS
- PAINTED MEDIUM GRAY

- 10

INSULATED STEEL DOORS
- PAINTED GRAY TO MATCH WALL

Landscape Plan



Rendering – North Entrance



VIEW FROM NORTH ENTRANCE

Rendering – South Entrance



VIEW FROM SOUTH ENTRANCE

OCP Policies

- ▶ The project supports several policies in the Gateway Region of the Official Community Plan:
 - ▶ Supporting the development of industrial lands in Jim Bailey/Beaver Lake area;
 - ▶ Ensuring there is an appropriate urban-rural interface.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit Application as it:
 - ▶ Aligns with Chapter 6 – The Gateway chapter of the OCP;
 - ▶ Meet majority of the OCP Design Guidelines and Future Land Use Designation;
 - ▶ Meets the intent of the I2 zone.