

6320 LAPOINTE DRIVE

PUBLIC HEARING
July 11, 2023

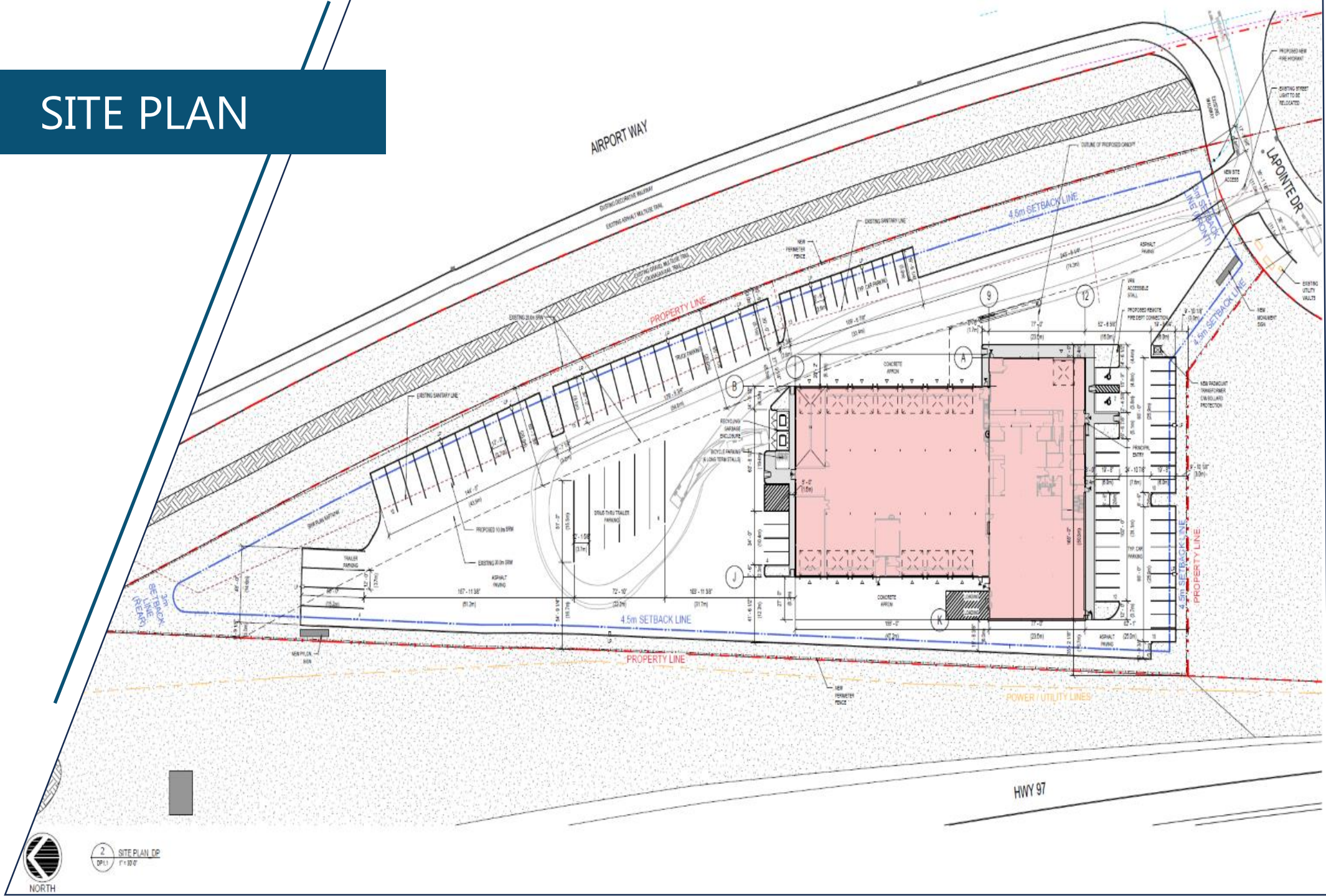




INTRODUCTION

- Located near the Kelowna Airport, adjacent to Hwy 97 and the Okanagan Rail Trail
- Located in an area of properties owned by the City of Kelowna and leased to local businesses
- Zoned Comprehensive Development Zone CD12 – Airport (permitted uses include Aircraft Sales and Rentals, Automotive and Equipment, Fleet Services, General Industrial Use, Retail)
- OCP Designation – Industrial (envisions industrial uses – manufacturing, production, repair, processing, storage and distribution)

SITE PLAN



PROPOSAL

Construct a two storey showroom with amenities for heavy duty truck sales, repair and service

- Respects overall character of site and surrounding area, with a handsome building design presenting itself as more than a typical automotive building
- Building and landscape design addresses all sides of the site, providing an inviting atmosphere into the area
- Respects regulations and activities of Kelowna Airport
- Improves economic opportunities for the region
- Site transportation related development immediately adjacent to major transportation corridor



APPLICATION

- **Text Amendment.** Add 'Automotive and Equipment, Industrial' to list of permitted uses within the CD12-Airport zone.

The zone currently permits uses such as Aircraft Sales and Rentals, Automotive and Equipment, Fleet Services, General Industrial Use, and Retail, but it does not accommodate sales and repair of heavy duty trucks. The proposed amendment would allow for sales and repair of larger trucks over a 4100 kg weight rating.

APPLICATION

- **Development Permit.** Approval of a development permit to address the overall form and character of the proposed building and related landscaping.

A two storey contemporary designed building utilizes metal cladding and aluminum composite panel; with a smaller canopy area attached to the building. Visual interest is enhanced through red accents and architectural lighting. Overall design consideration is given to all elevations.



APPLICATION

Landscaping

- Sensitive transition to surrounding natural vegetation
- Water conservation techniques and drought resistant landscaping preserves water supply
- Enhanced landscaping improves experience along Okanagan Rail Trail





SUMMARY

- The application is consistent with the goals of the Official Community Plan and the intent of the zoning regulations
- The application represents a best case scenario for the site, respecting all sides of the site and enhancing the Okanagan Rail Trail experience
- The application has limited environmental impact, increases tree canopy, and makes use of plantings and techniques to promote water conservation



THANK YOU

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PLANNING SERVICES

