



City of  
**Kelowna**

DP23-0013  
3196 Appaloosa Road

Development Permit

# Purpose

- ▶ To issue a Development Permit for the form and character of a new industrial building.

# Development Process



Jan 27, 2023

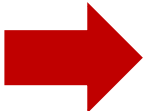
Development Application Submitted



Staff Review & Circulation



July 10, 2023



Council Consideration



Council Approvals



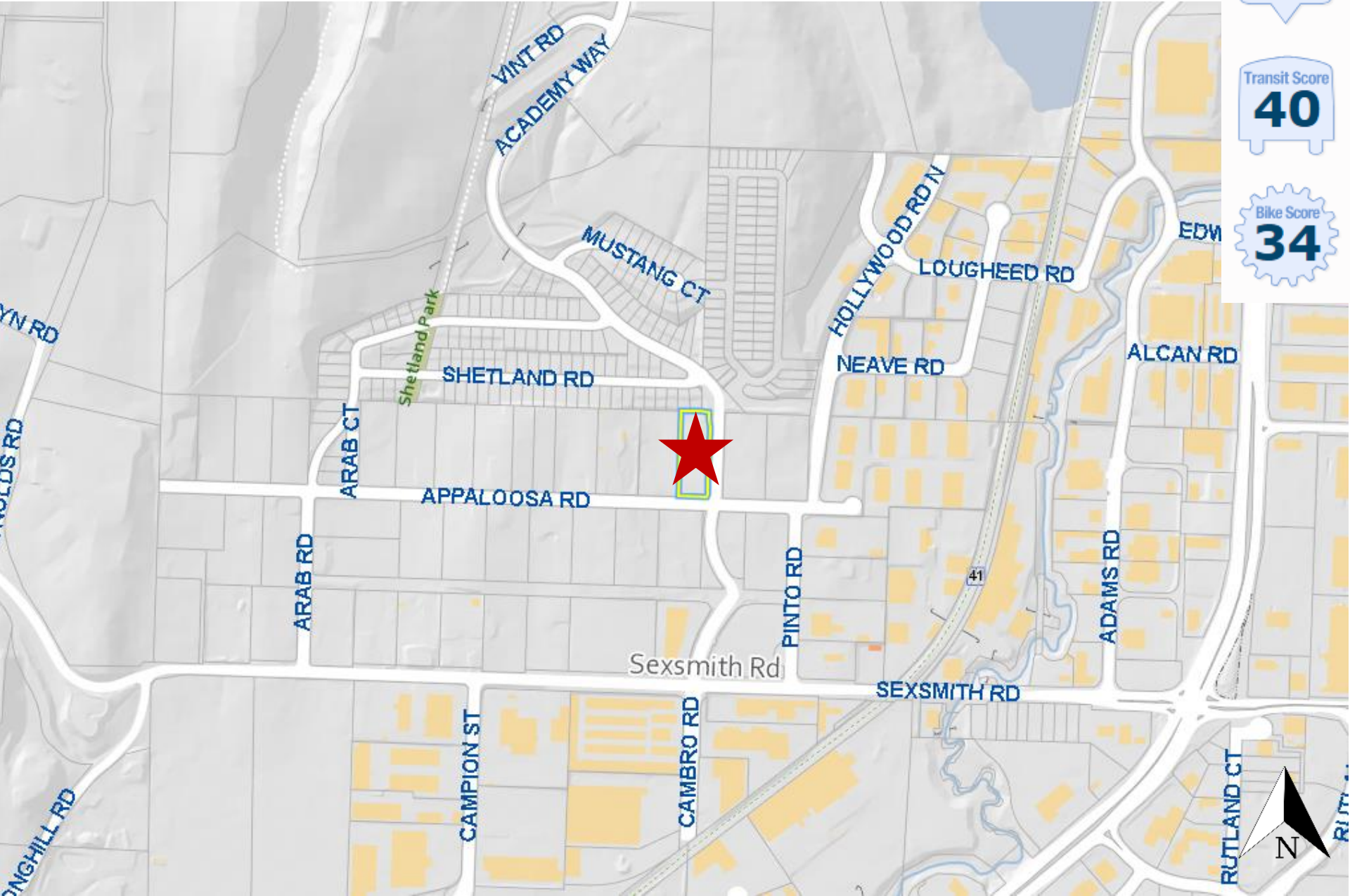
Building Permit

# Context Map

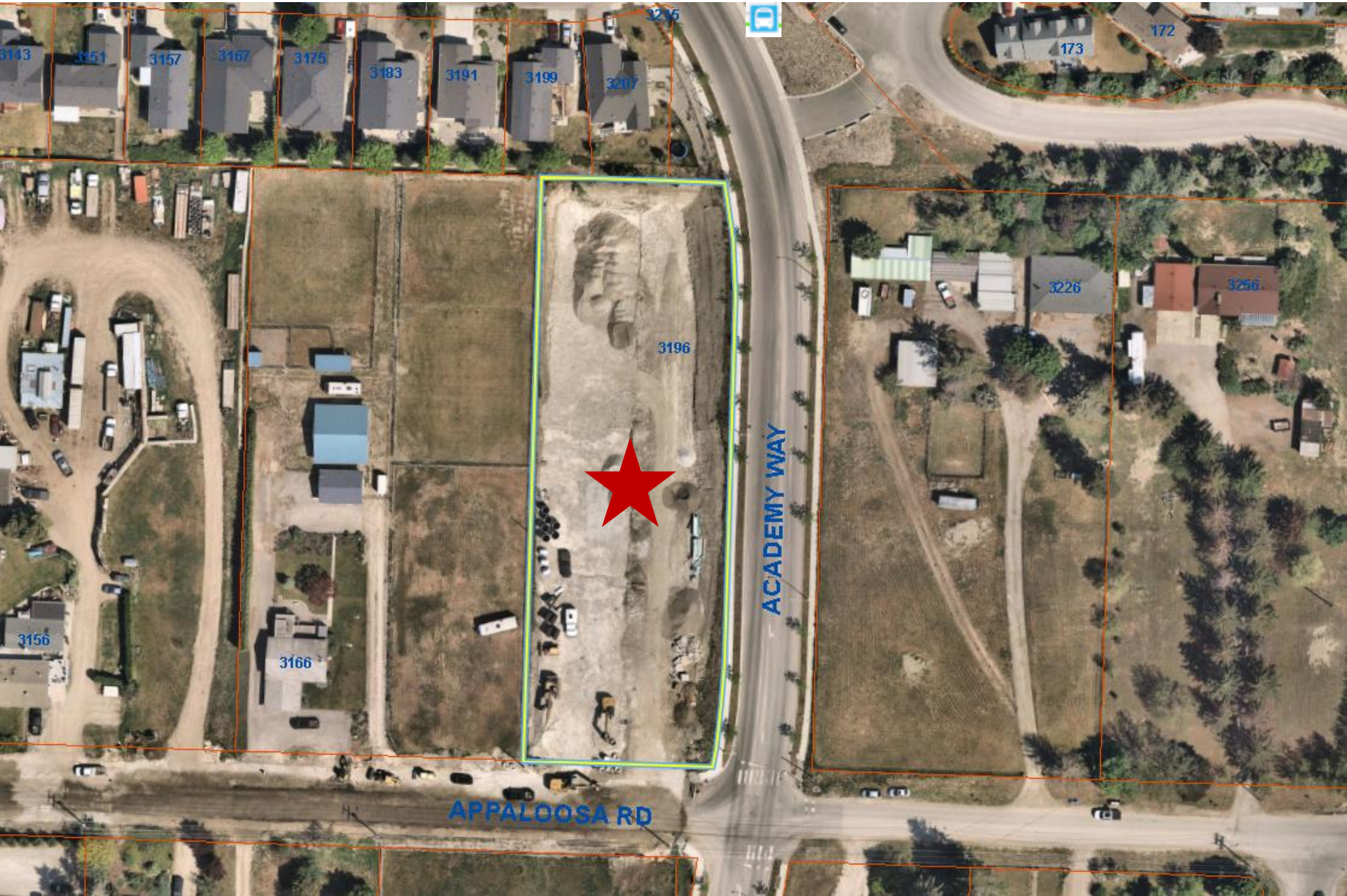
Walk Score  
**38**

Transit Score  
**40**

Bike Score  
**34**



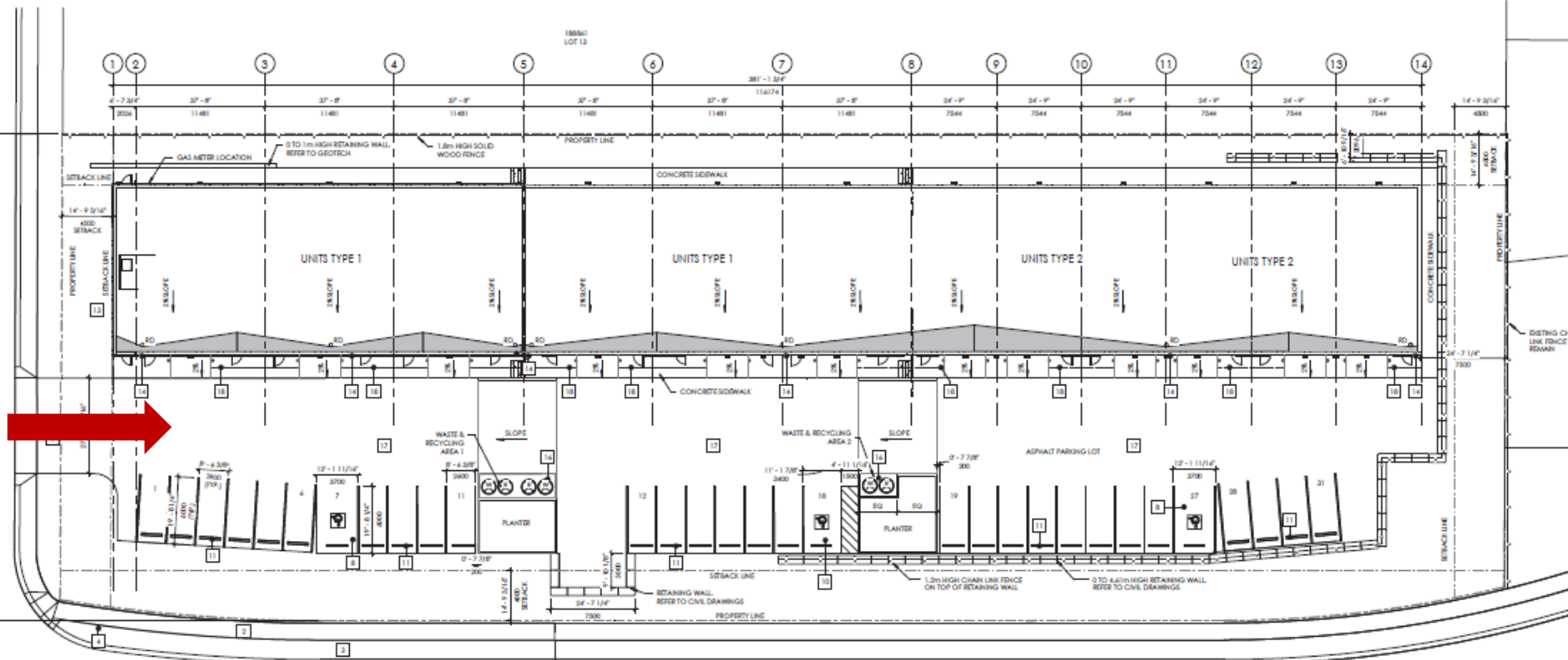
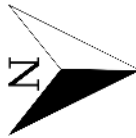
# Subject Property Map



# Technical Details

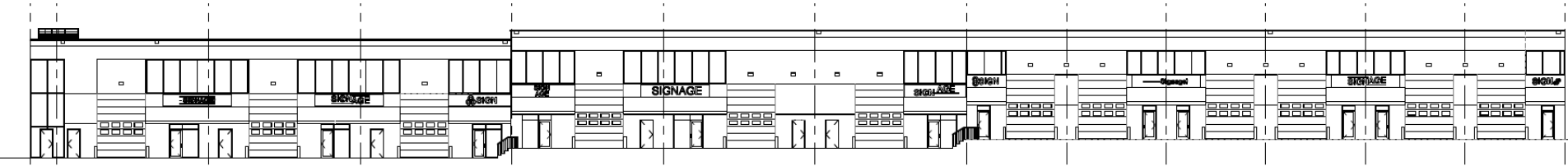
- ▶ Development Permit for a new industrial building
  - ▶ 12 units
  - ▶ 31 parking stalls
    - ▶ 3 accessible stalls
  - ▶ 8.8m in height
  - ▶ 17 trees (9 large trees)

# Site Plan

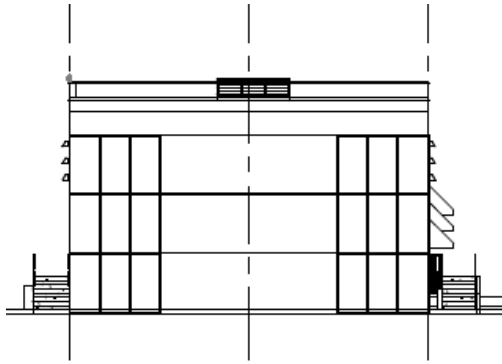


ACADEMY WAY

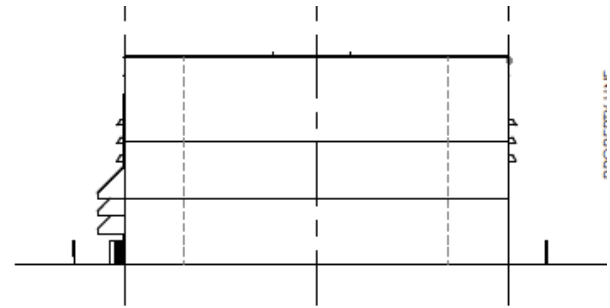
# Elevations



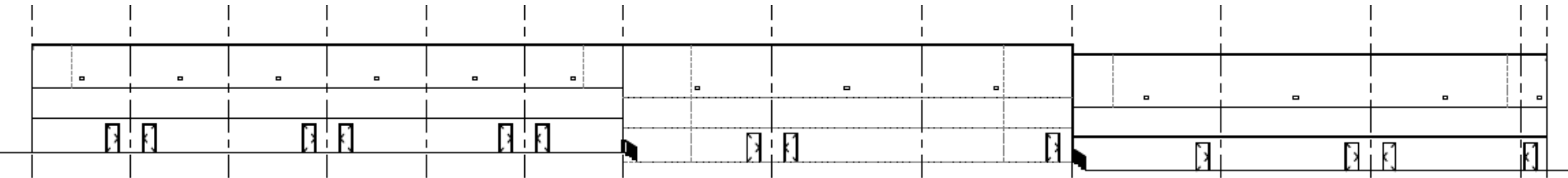
West



North



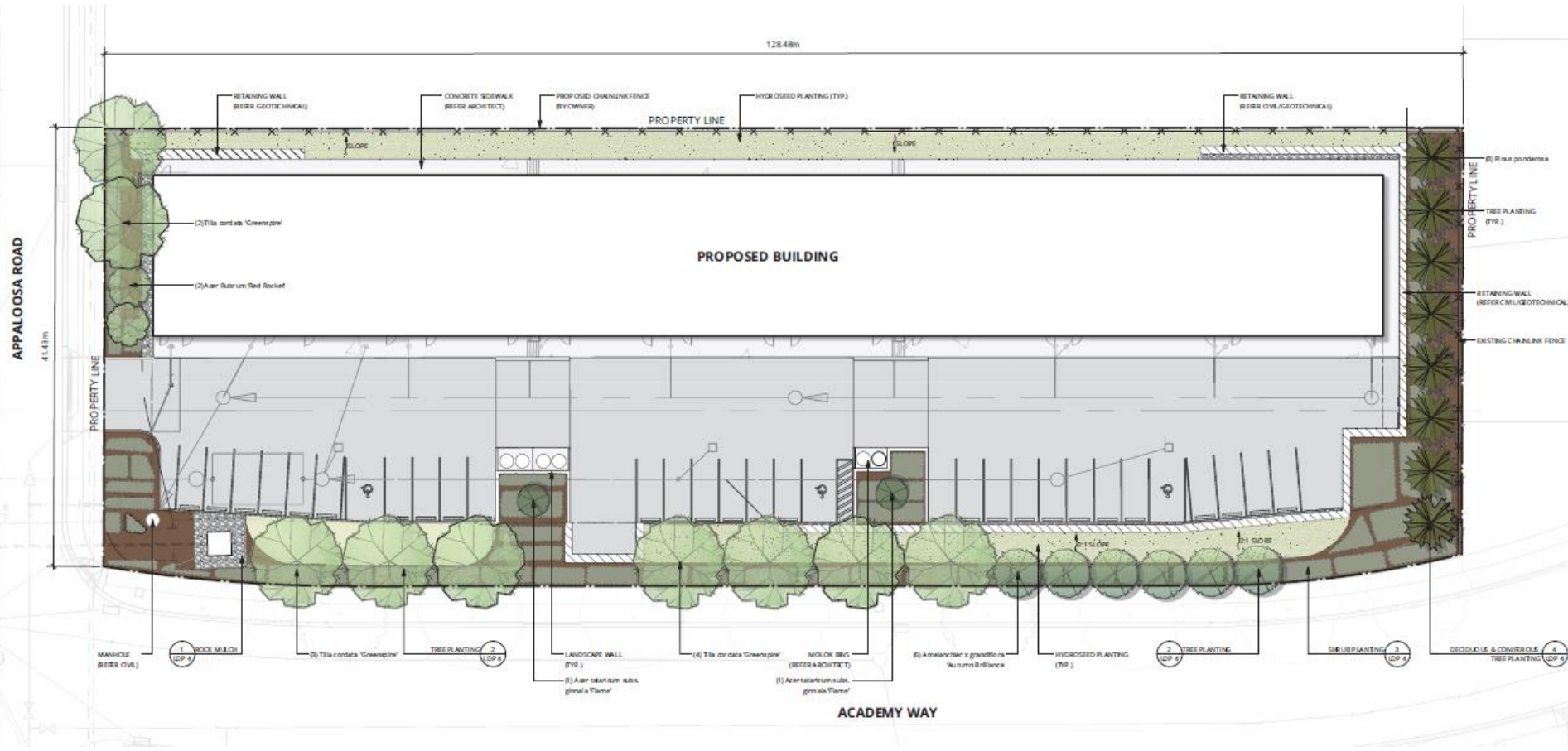
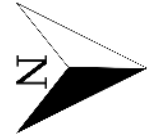
South



East



# Landscape Plan



# Rendering – NW



# Rendering – NW



# Rendering – SW



# Rendering – West



# Rendering – West



# OCP Design Guidelines

- ▶ Orienting the building to be parallel with the public street;
- ▶ Screening parking that is visible from the road with planting;
- ▶ Articulating the façade facing the road through a variation of colours, plantings and materials;

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Meets the majority of OCP Design Guidelines
  - ▶ Providing industrial development in The Gateway District;
  - ▶ Massing mitigated through landscaping along Academy Way and Appaloosa Road.