



City of
Kelowna

DP23-0071
2727 Highway 97 N

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a new automotive sales and service facility.

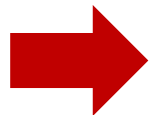
Development Process

Mar 28, 2023

Development Application Accepted



Staff Review & Circulation



Aug 14, 2023

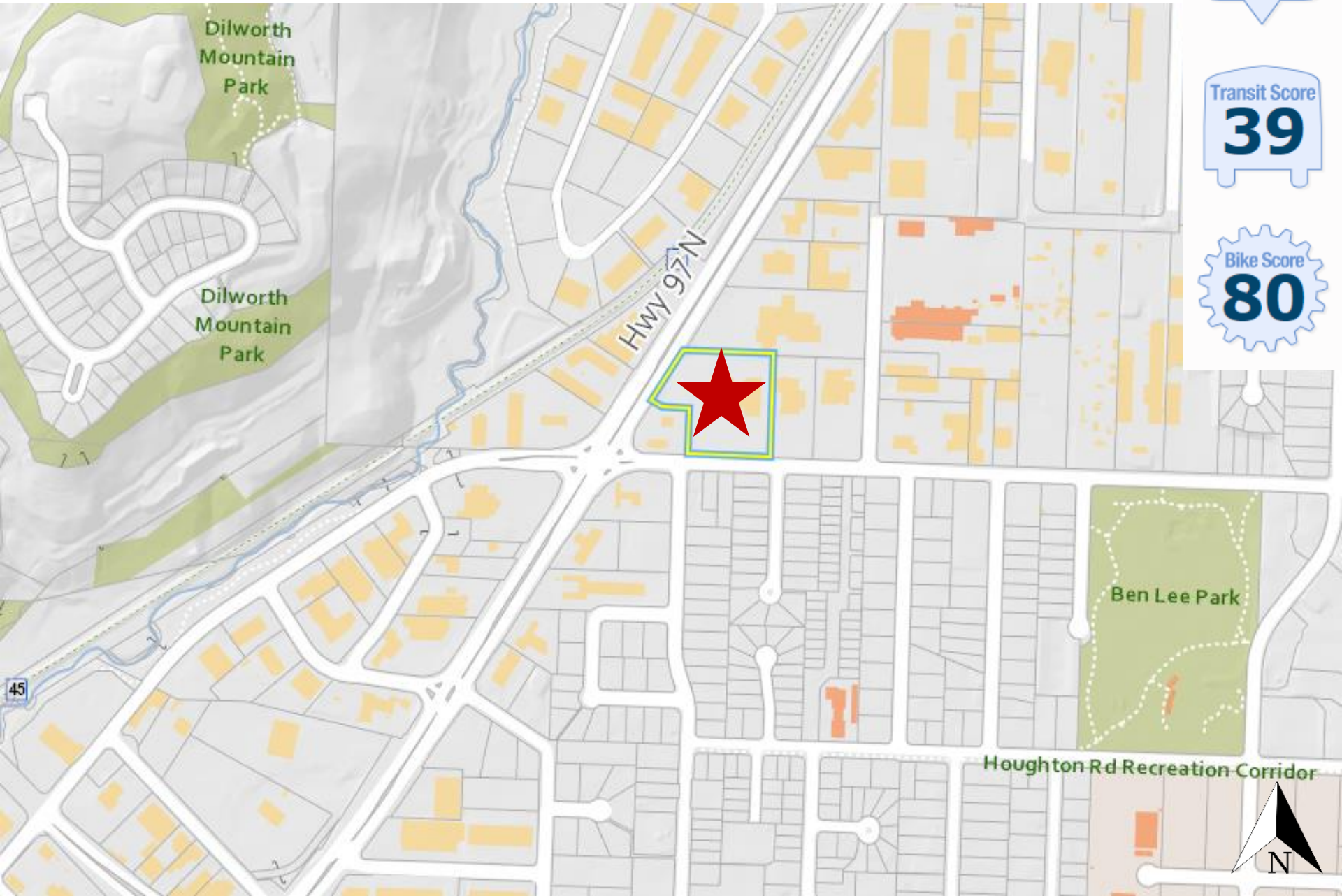
Development Permit (DP) Consideration

Council
Approvals



Building Permit

Context Map



Walk Score
43

Transit Score
39

Bike Score
80



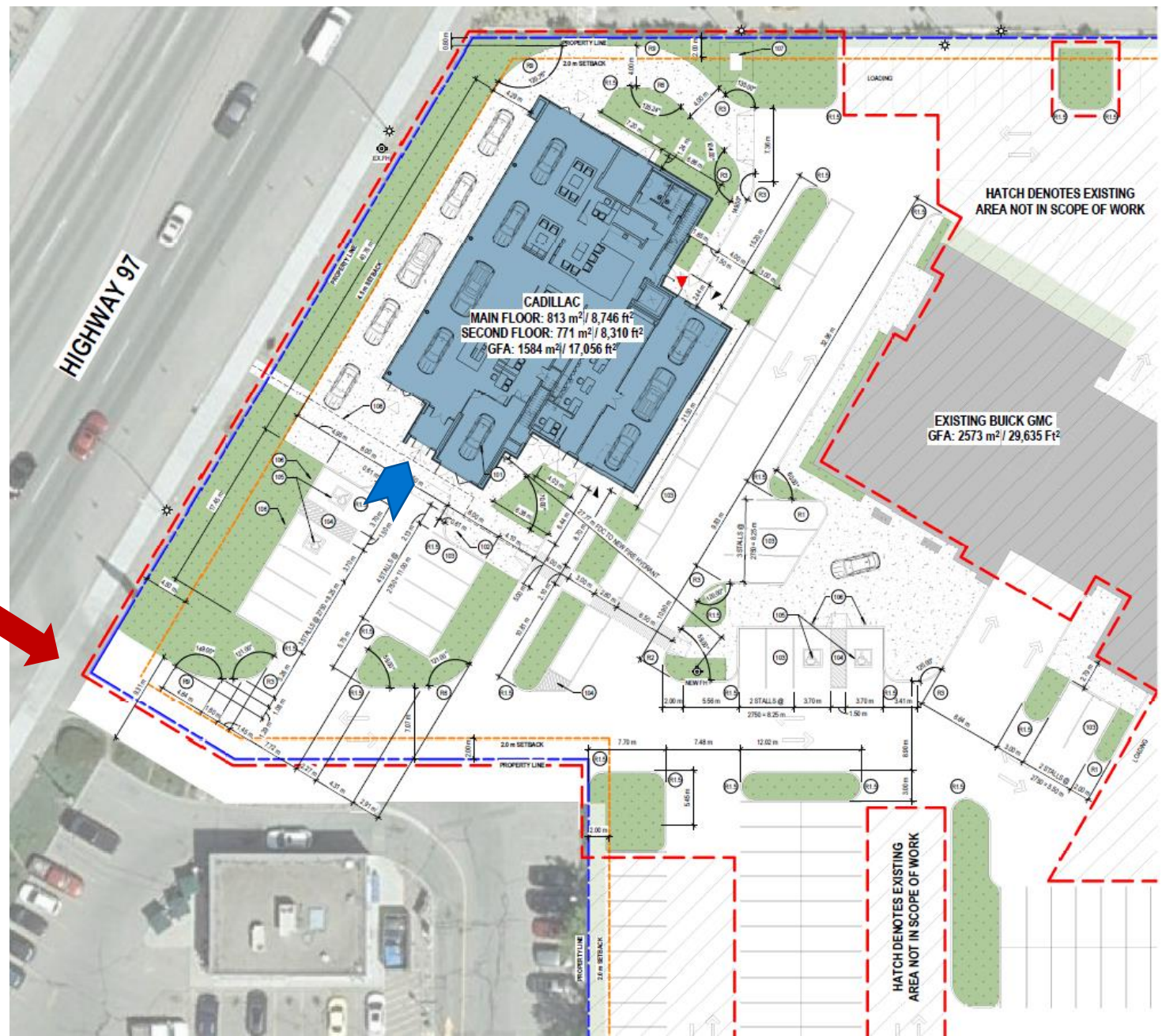
Subject Property Map



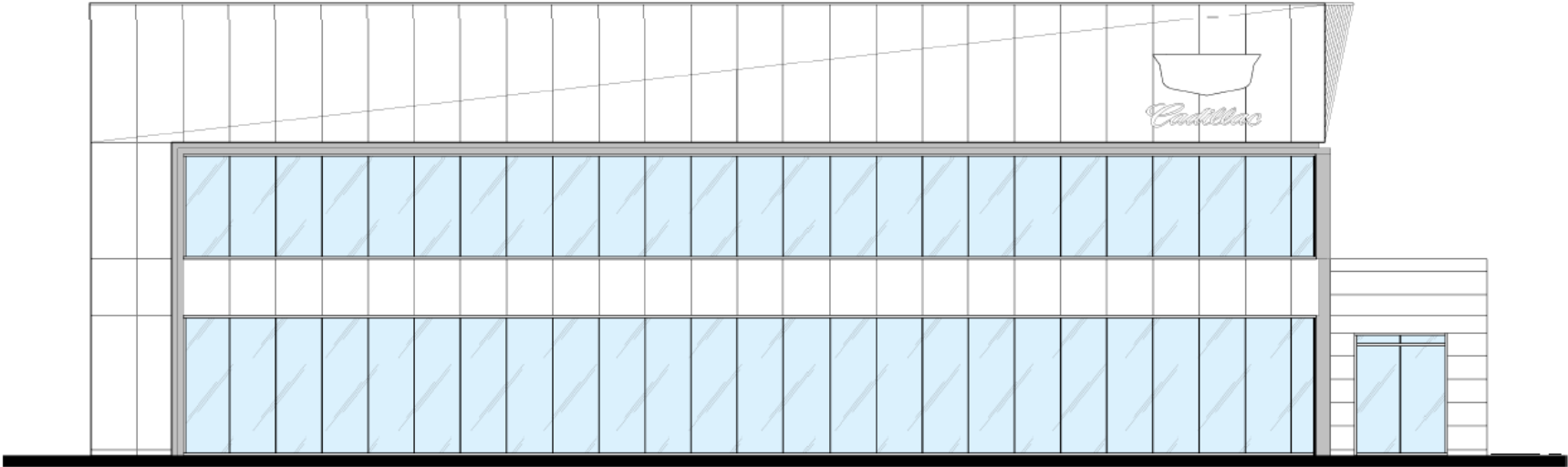
Technical Details

- ▶ C2 – Vehicle Oriented Commercial
 - ▶ 2-storey automotive sales & service facility
 - ▶ 1,584 m² floor area
 - ▶ Vehicle sales and display
 - ▶ Vehicle service
 - ▶ Ancillary office (second floor)
 - ▶ 83 stalls
 - ▶ 240 total site stalls
 - ▶ 40 new site trees
 - ▶ Including 7 in between building and Hwy 97 N
 - ▶ 4 Large, 3 Medium

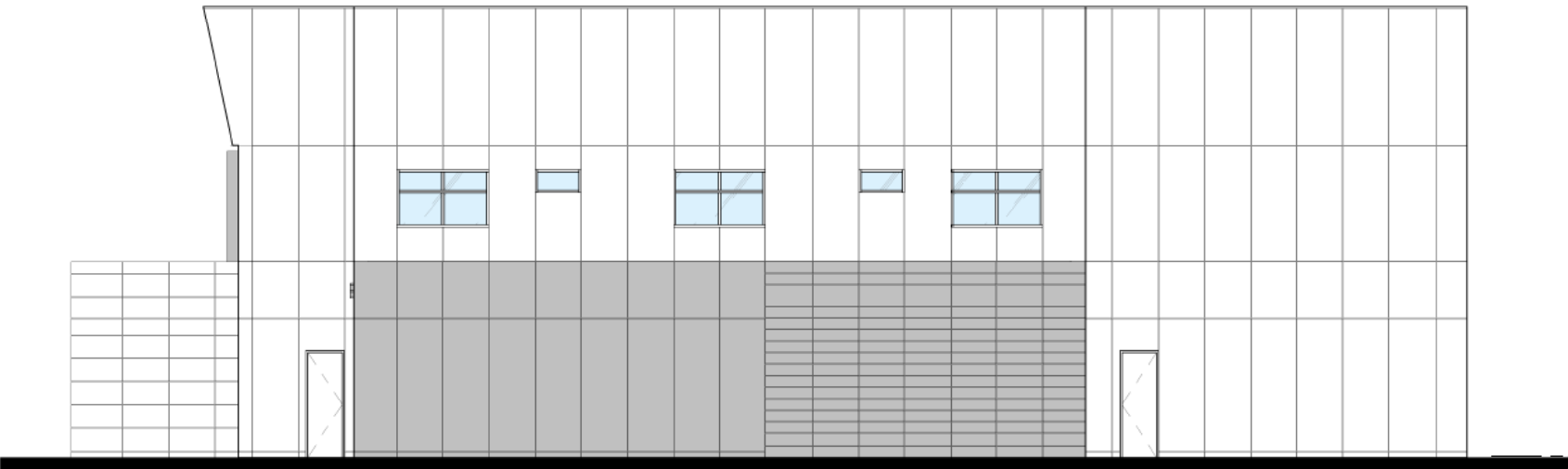
Enlarged Site Plan



Elevation – West (Hwy 97 N)



Elevation – East

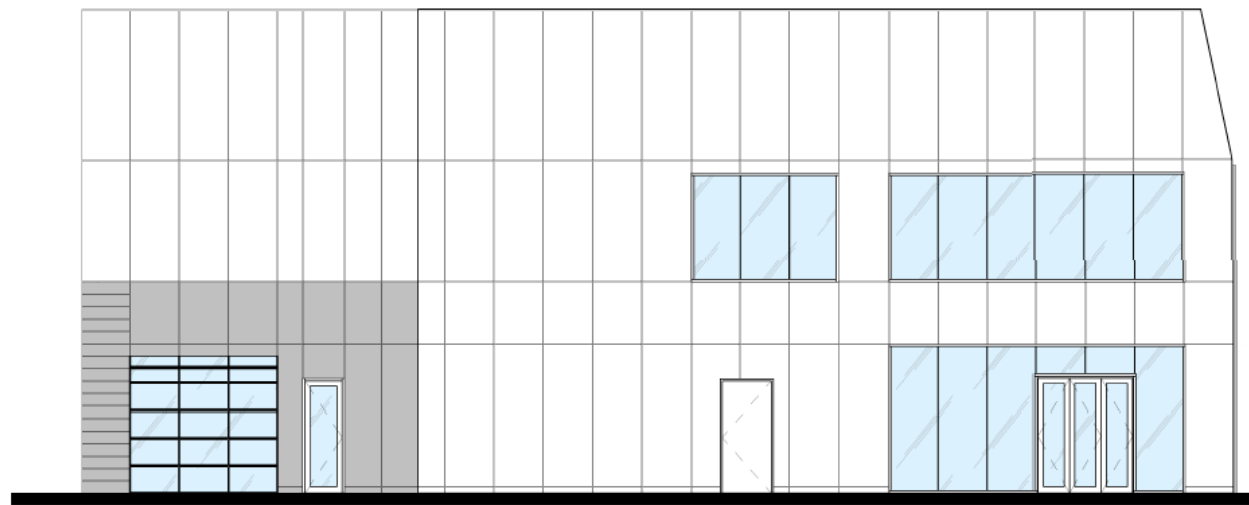


Elevation – South

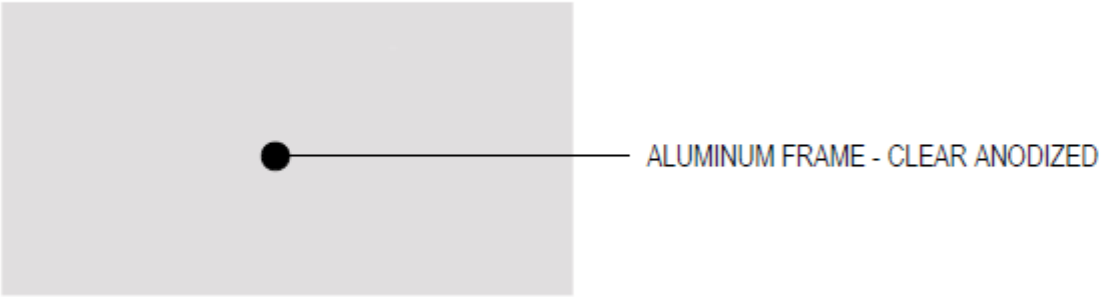
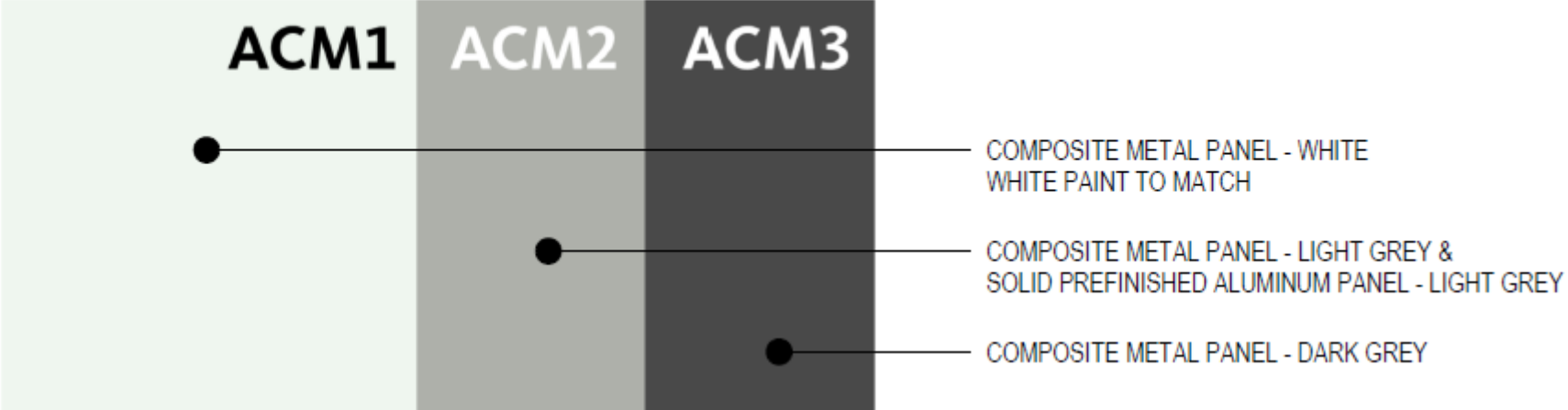


Main Building Entry

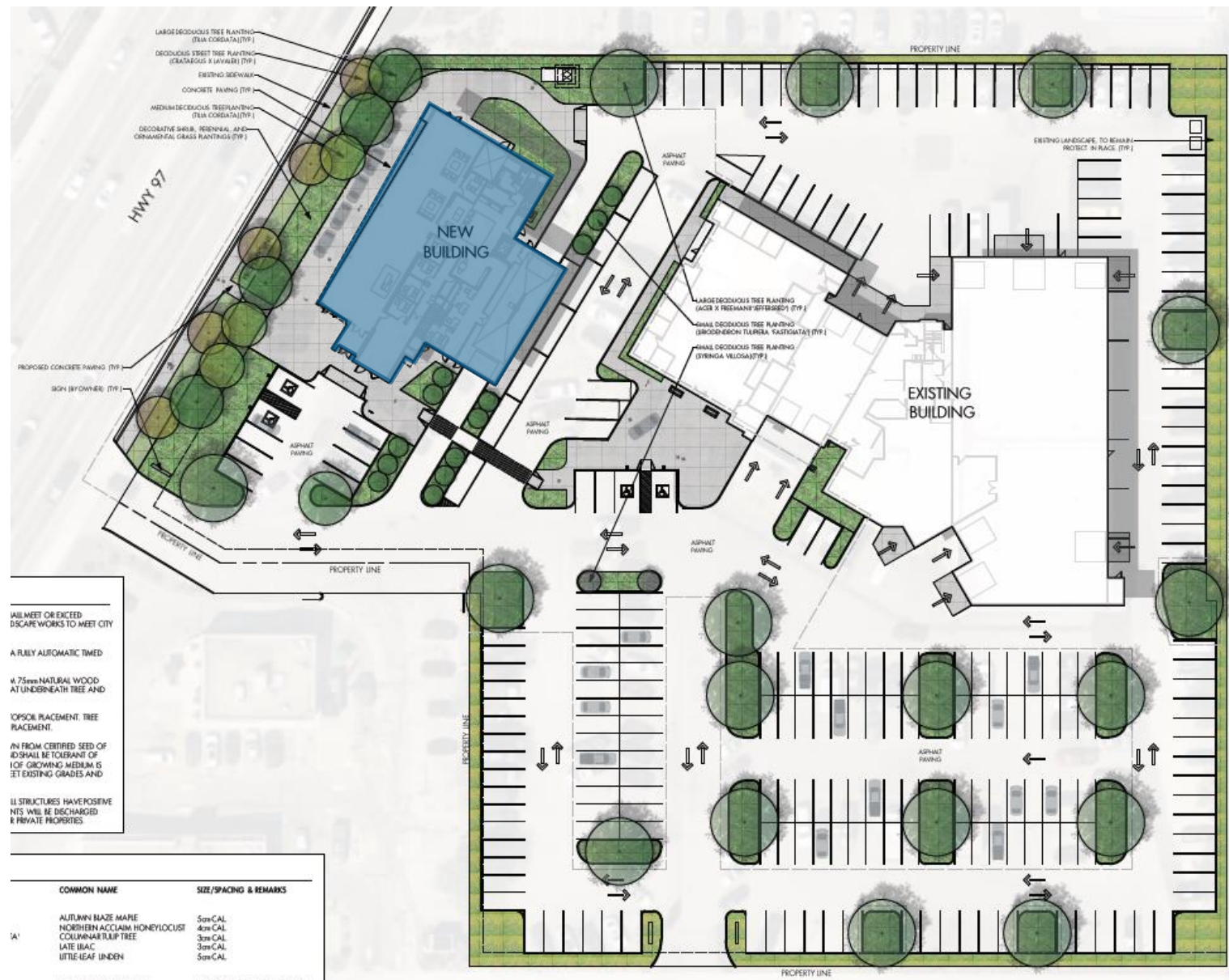
Elevation – North



Materials Board



Landscape Plan



- ALL MEET OR EXCEED DISCRETE WORKS TO MEET CITY
- A FULLY AUTOMATIC TIMED
- 4.75" NATURAL WOOD AT UNDERNEATH TREE AND
- 10% PLACEMENT TREE PLACEMENT
- IN FROM CERTIFIED SEED OF ID SHALL BE TOLERANT OF 10% GROWING MEDIUM IS ET EXISTING GRADES AND
- ALL STRUCTURES HAVE POSITIVE DRAINAGE TO BE DISCHARGED TO PRIVATE PROPERTIES

COMMON NAME	SIZE/SPACING & REMARKS
A1' AUTUMN BLAZE MAPLE	5m CAL
NORTHERN ACACIA HONEYLOCUST	4m CAL
COLUMNAR TULIP TREE	3m CAL
LATE HYAC	3m CAL
LITTLE LEAF LINDEN	5m CAL
7 CHERRY BOMB BARBERRY	#02 CONT. / 2.0M O.C. SPACING
RED OGBER DOGWOOD	#02 CONT. / 3.0M O.C. SPACING
FRANCIS NINEBARK	#02 CONT. / 3.0M O.C. SPACING
8 GROW LOW FRAGRANT SUMAC	#02 CONT. / 2.0M O.C. SPACING
REK ANTHONY WATERER SPIREA	#02 CONT. / 2.0M O.C. SPACING

Rendering – NE



OCP Design Guidelines

- ▶ Building oriented parallel to Hwy 97 N
 - ▶ Front glazing highlights building's internal function
- ▶ Visible entry, accessible from street / sidewalk
- ▶ Improved pedestrian site circulation
- ▶ Generous front, and site landscaping

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Appropriate form and character for commercial automotive sales and service building
 - ▶ Significant site and landscape revitalization