



City of
Kelowna

DP22-0199
2050 Pier Mac Way

Development Permit

Purpose

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

Development Process

Nov 25, 2022

Development Application Submitted



Staff Review & Circulation



Aug 14, 2023

Council Consideration of Development Permit

} Council Approvals

Building Permit

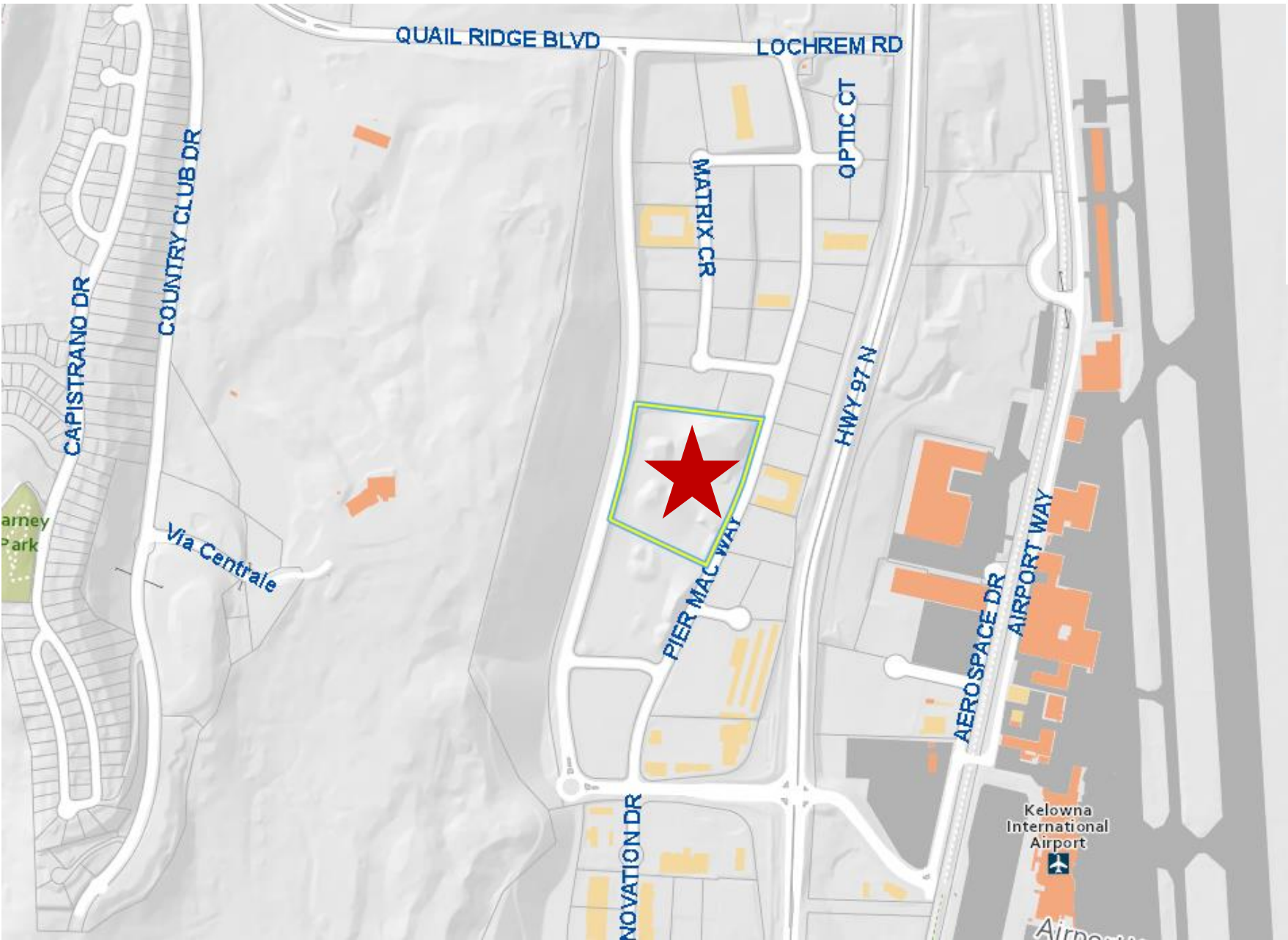


Context Map

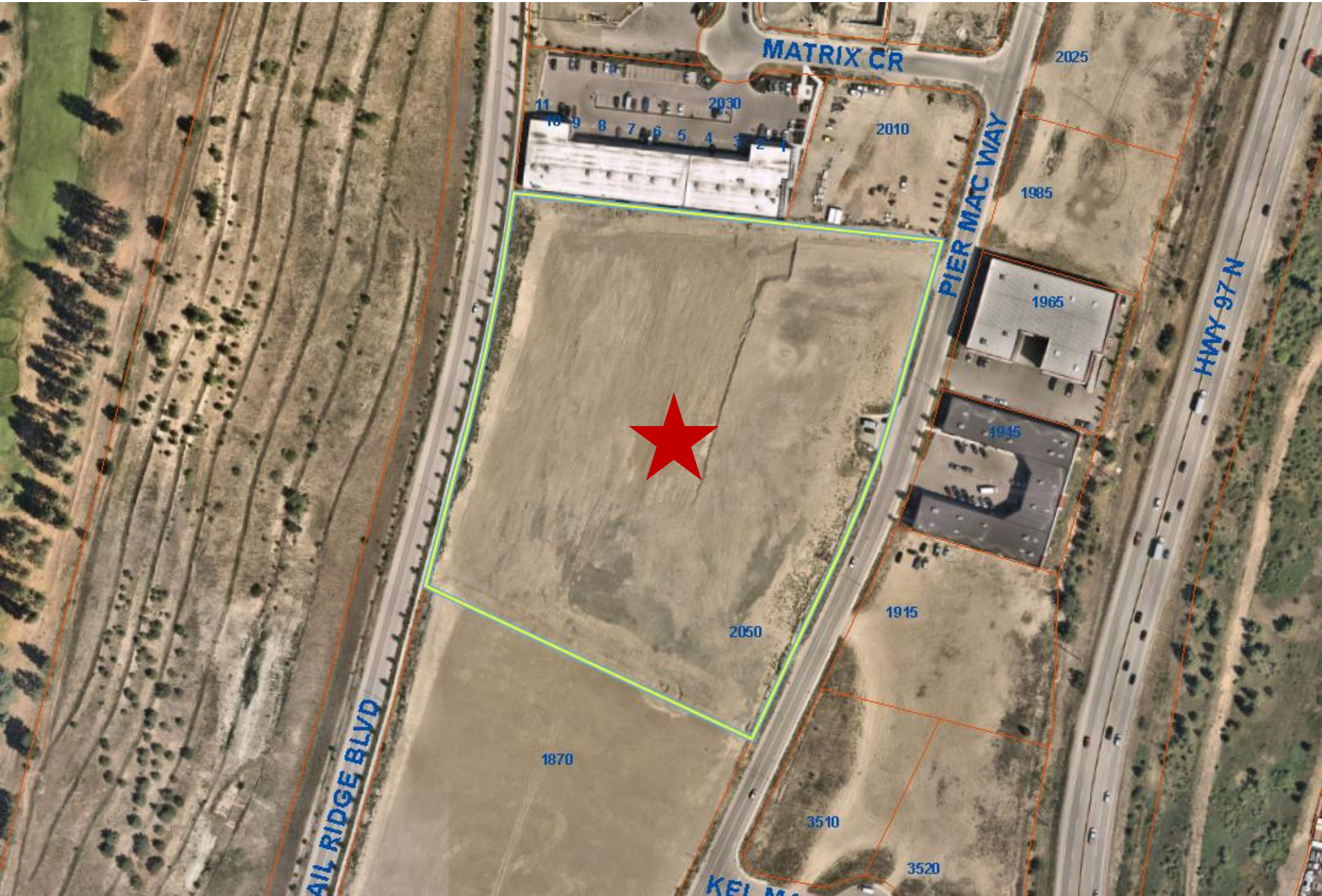
Walk Score
37

Transit Score
30

Bike Score
21



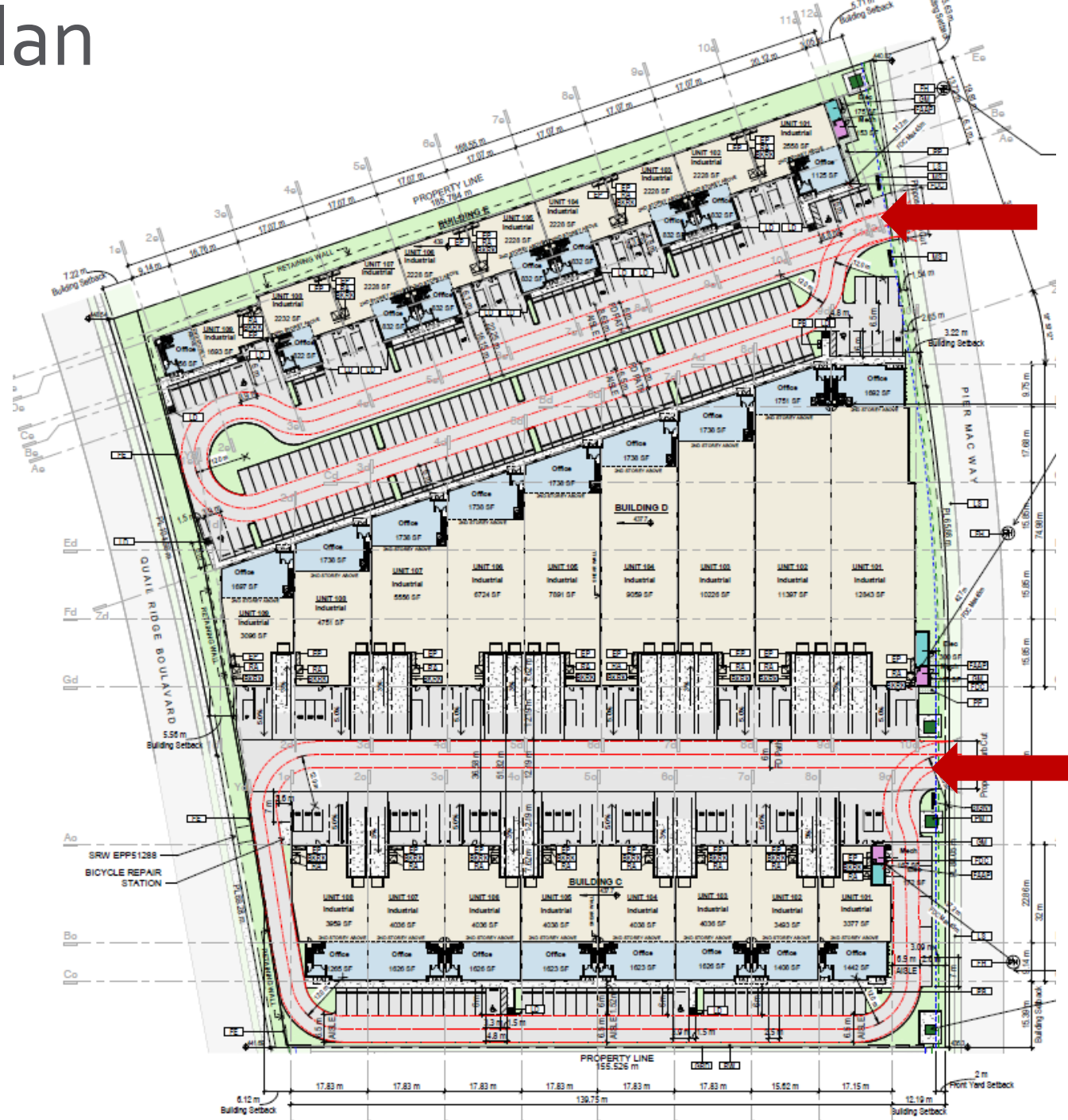
Subject Property Map



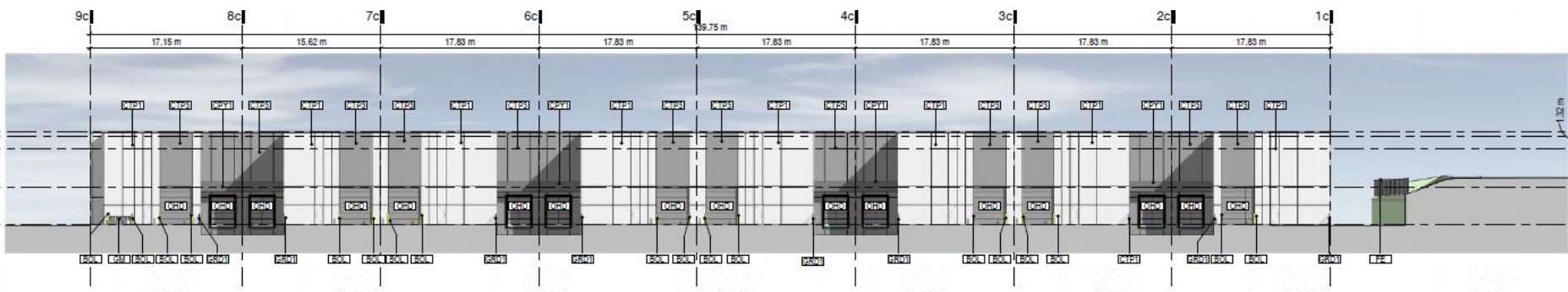
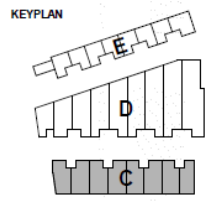
Technical Details

- ▶ Development Permit for three new industrial building:
 - ▶ 26 Industrial Units
 - ▶ 246 Parking Stalls
 - ▶ 43 Long-Term Bicycle Stalls
 - ▶ 21 Trees in Landscape Area

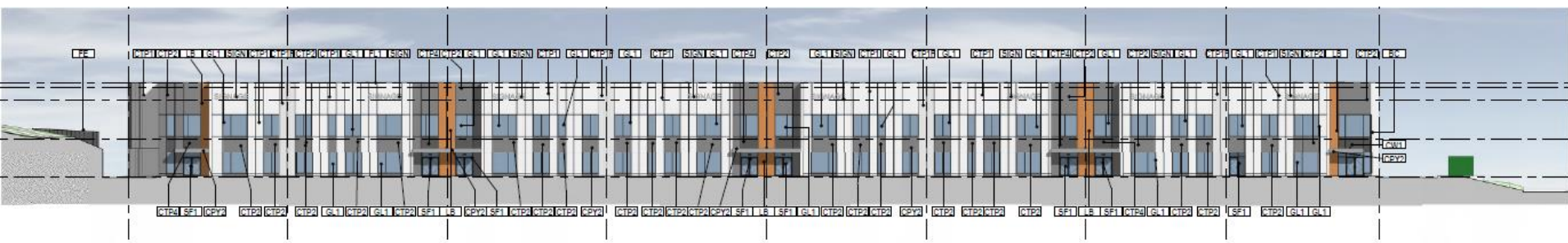
Site Plan



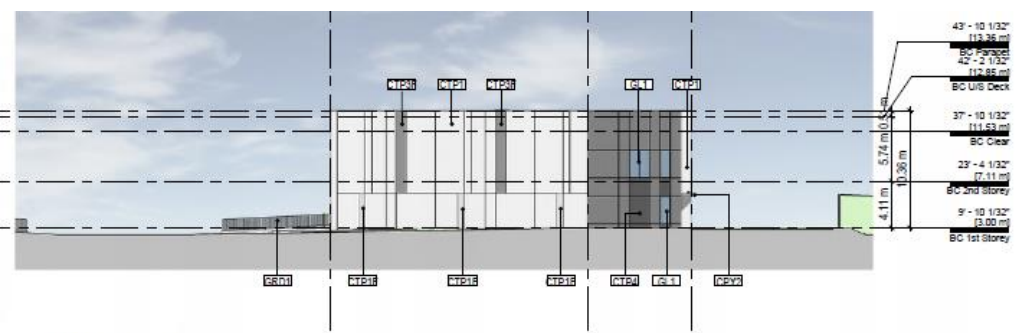
Elevations – Building C



① **BC - North**
3/64" = 1'-0"



② **BC - South**
3/64" = 1'-0"

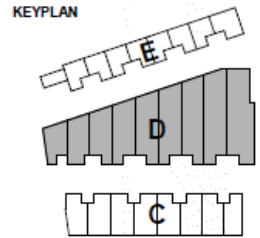


③ **BC - West**
3/64" = 1'-0"

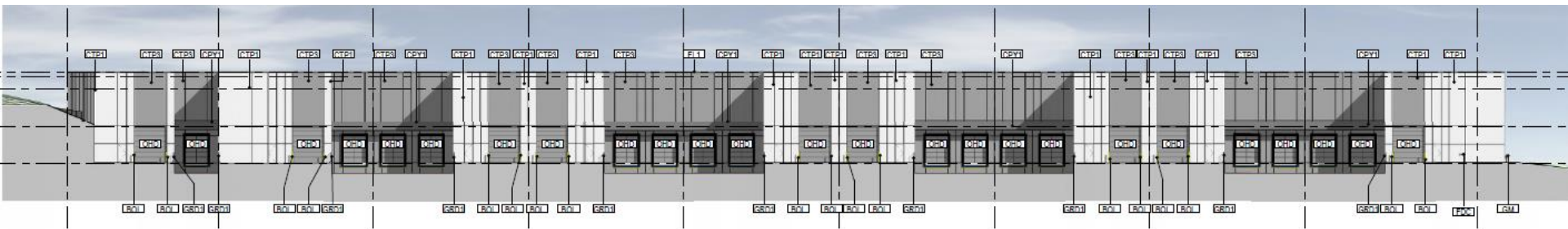


④ **BC - East**
3/64" = 1'-0"

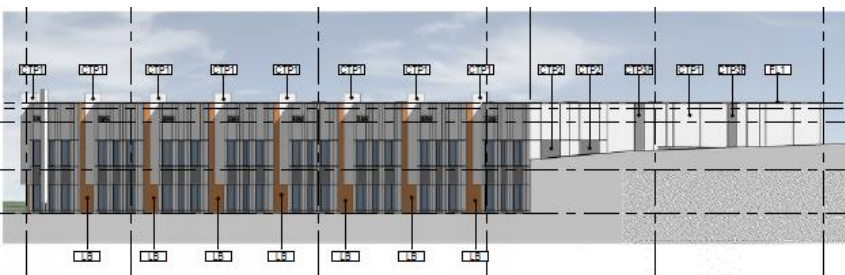
Elevations – Building D



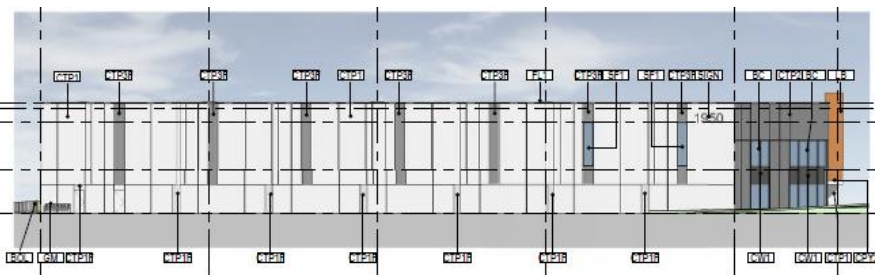
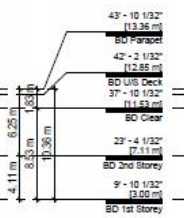
② **BD - North**
3/64" = 1'-0"



③ **BD - South**
3/64" = 1'-0"

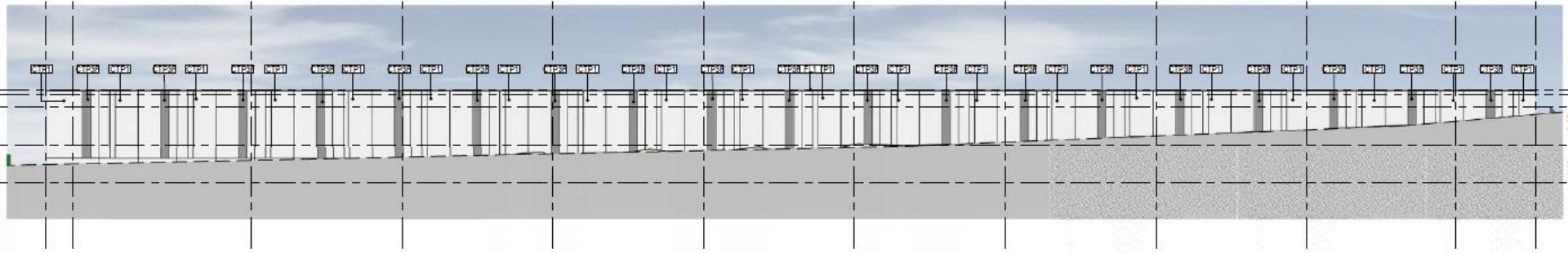
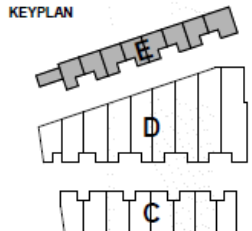


④ **BD - West**
3/64" = 1'-0"



⑤ **BD - East**
3/64" = 1'-0"

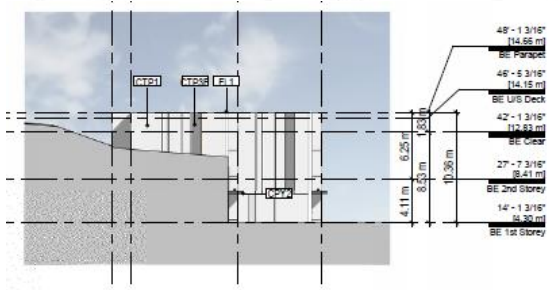
Elevations – Building E



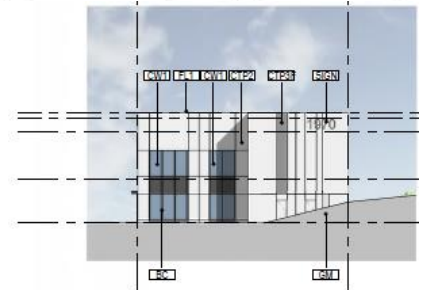
1 **BE - North**
3/64" = 1'-0"



2 **BE - South**
3/64" = 1'-0"



3 **BE - West**
3/64" = 1'-0"



4 **BE - East**
3/64" = 1'-0"

Materials Board



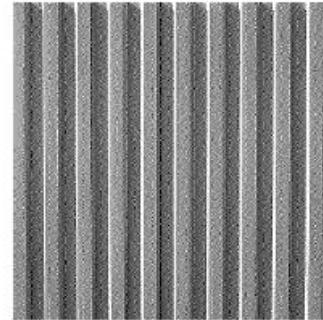
CONCRETE - PAINT WHITE

Primary Facade Colour



CONCRETE - PAINT GREY

Recessed Entries



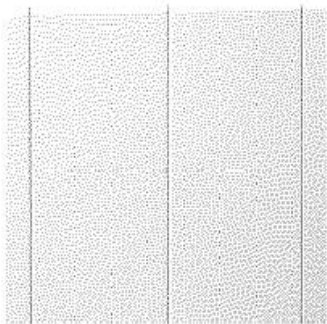
CONCRETE - FORMLINER

Secondary Facade Texture



BALLESTED EPDM

Roof



METAL CLADDING - WHITE

Metal White, Flashing



METAL CLADDING - LONGBOARD

Soffits, Unit entries



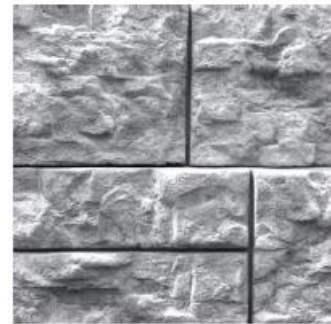
PAINTED METAL - CHARCOAL

Flashings, Canopies, Trim



GLAZING

Vision Glass and Spandrel Glass



ARCHITECTURAL WALL

Retaining walls

Landscape Plan



Rendering – Building C



① BC - SW Corner



② BC - SE Corner



③ BC - NW Corner



④ BC - NE Corner

Rendering – Building D



① **BD - NW Corner**



② **BD - NE Corner**



③ **BD - SW Corner**



④ **BD - SE Corner**

Rendering – Building E



① BE - NE Corner



② BE - Typ Entry



③ BE - SE Corner



④ BE - SW Corner

OCP Design Guidelines

- ▶ 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;