

# Development Permit & Development Variance Permit

DP23-0091 DVP23-0092



This permit relates to land in the City of Kelowna municipally known as

**6320 Lapointe Drive**

and legally known as

**Lot 1 District Lot 120 ODYD Plan EPP65593**

and permits the land to be used for the following development:

**Autotomotive & Equipment, Industrial**

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

**ATTACHMENT A**

This forms part of application  
# **DP23-0091 DVP23-0092**

Planner Initials MT



City of  
**Kelowna**  
COMMUNITY PLANNING

**Date of Council Approval: September 12, 2023**

Development Permit Area: Form & Character

Existing Zone: CD12 - Aiport

Future Land Use Designation: IND - Industrial

**This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.**

## **This is NOT a Building Permit.**

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

## **NOTICE**

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: City of Kelowna

Applicant: JRTW Planning Services

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Dean Strachan  
Community Planning & Development Manager  
Planning & Development Services

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Date of Issuance

## 1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

## 2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0091 and Development Variance Permit No. DVP23-0092 for Lot 1 District Lot 120 ODYD Plan EPP65593 located at 6320 Lapointe Drive, Kelowna, BC, subject to the following:

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) The applicant be required to post with the City a Landscape Performance Security deposit in the amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect

AND THAT variances to the following sections of Sign Bylaw No. 12375 be granted:

**Section 8.3(a)a.: Local Commercial Zones, Signage Regulations**

To vary the maximum size of fascia signs from 4.0 m<sup>2</sup> permitted to 6.0 m<sup>2</sup> proposed.

**Section 8.3(a)b.i.: Local Commercial Zones, Signage Regulations**

To vary the maximum size of a Free-Standing Sign from 3.0 m<sup>2</sup> permitted to 6.0 m<sup>2</sup> proposed.

**Section 8.3(a)b.ii.: Local Commercial Zones, Signage Regulations**

To vary the maximum height of a Free-Standing Sign from 3.0 m permitted to 5.0 m proposed.

**Section 8.3(b)a.i.: Local Commercial Zones, Signage Regulations**

To vary the maximum number of non-illuminated fascia signs from 2 permitted to 3 proposed.

AND FURTHER THAT this Development Permit and Development Variance is valid for two (2) years from the date of Manager approval, with no opportunity to extend.

## 3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **\$310,940.00**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

#### 4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

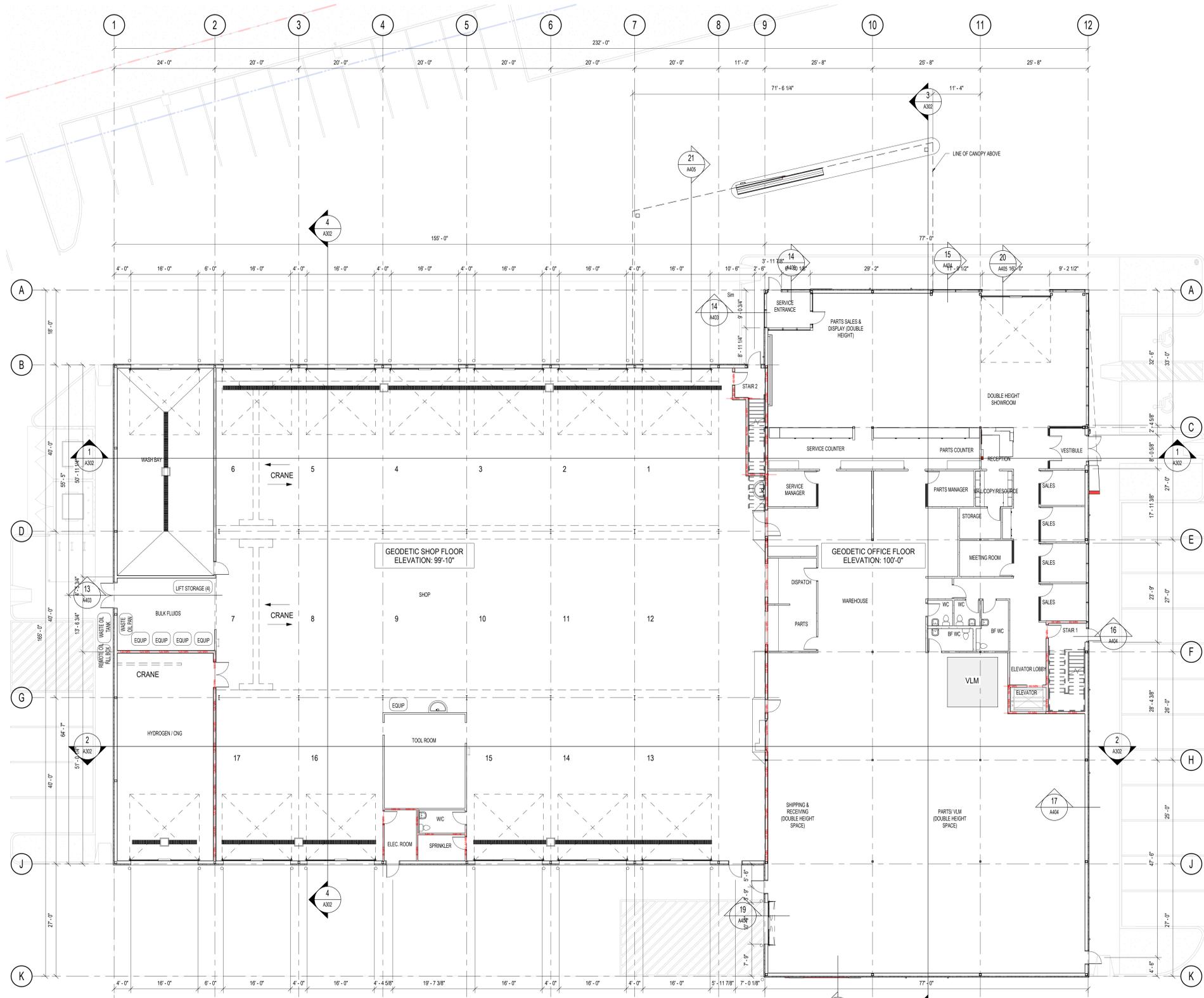
- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

**The PERMIT HOLDER is the CURRENT LAND OWNER.  
Security shall ONLY be returned to the signatory of the  
Landscape Agreement or their designates.**

DRAFT





**1 MAIN FLOOR PLAN**  
 DP2.1  
 3/32" = 1'-0"



REV	YY MM DD	REVISION / DRAWING ISSUE	DRAWN	REVIEW
1	23-03-15	ISSUED FOR DEVELOPMENT PERMIT	PA	TF

CONSULTANT

PERMIT STAMP

SEAL

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PROJECT

**FIRST TRUCK KELOWNA**

KELOWNA, BC

DRAWING TITLE

**MAIN FLOOR PLAN**

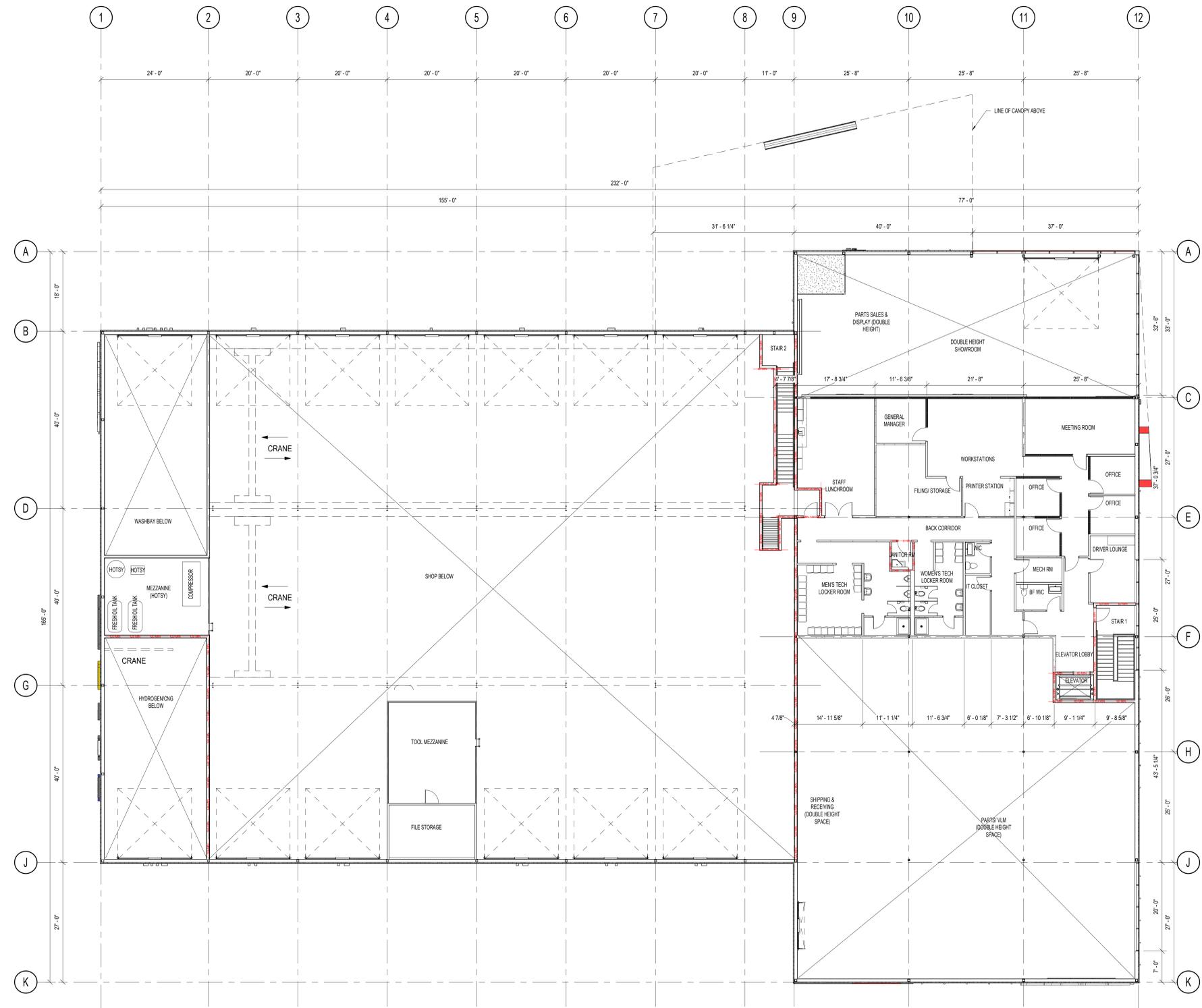
PROJECT NO. 22152  
 ISSUED DATE 23-03-15  
 SCALE 3/32" = 1'-0"

DRAWING NO. **DP2.1** REVISION **1**

**SCHEDULE A**

This forms part of application  
# DP23-0091 DVP23-0092

Planner  
Initials **MT**



**1** SECOND FLOOR PLAN  
DP22 332' x 140'

REV	YY MM DD	REVISION / DRAWING ISSUE	DRAWN	REVIEW
1	23-03-15	ISSUED FOR DEVELOPMENT PERMIT	PA	TF

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PROJECT

**FIRST TRUCK KELOWNA**

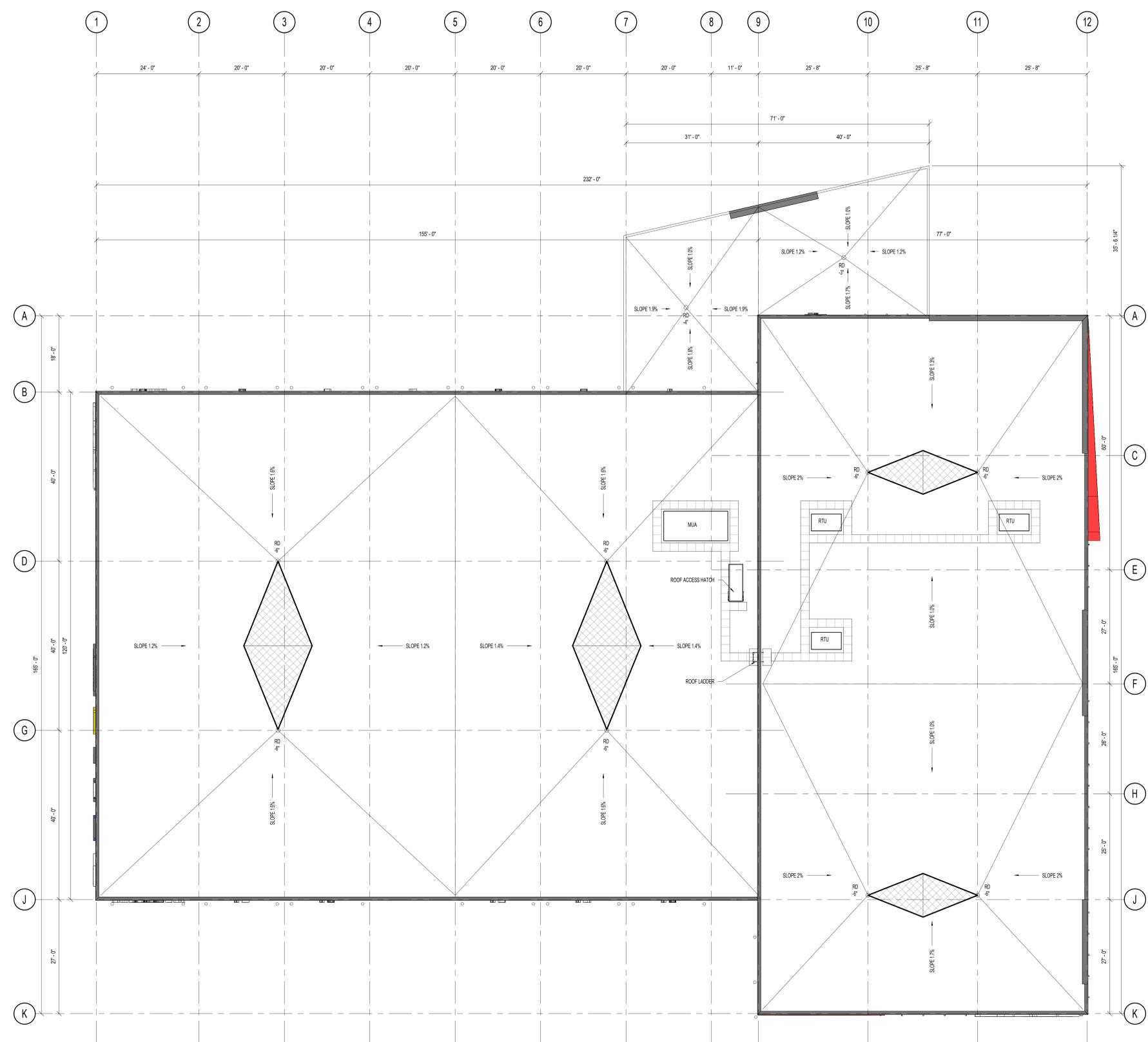
KELOWNA, BC

DRAWING TITLE

**SECOND FLOOR PLAN**

PROJECT NO. 22152  
ISSUED DATE 23-03-15  
SCALE 3/32" = 1'-0"

DRAWING NO. **DP2.2** REVISION **1**



**1 ROOF PLAN**  
 DP2.3  
 3/32" = 1'-0"  
 NOTE: ROOF PLAN INDICATES DESIGN INTENT ONLY. FINAL MECHANICAL SYSTEM LAYOUT TO BE BY MECHANICAL ENGINEER.

REV	YY MM DD	REVISION / DRAWING ISSUE	DRAWN	REVIEW
1	23-03-15	ISSUED FOR DEVELOPMENT PERMIT	PA	TF

CONSULTANT

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PROJECT

**FIRST TRUCK KELOWNA**

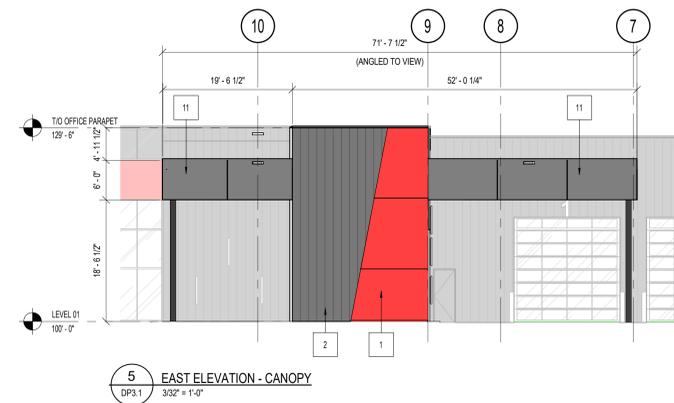
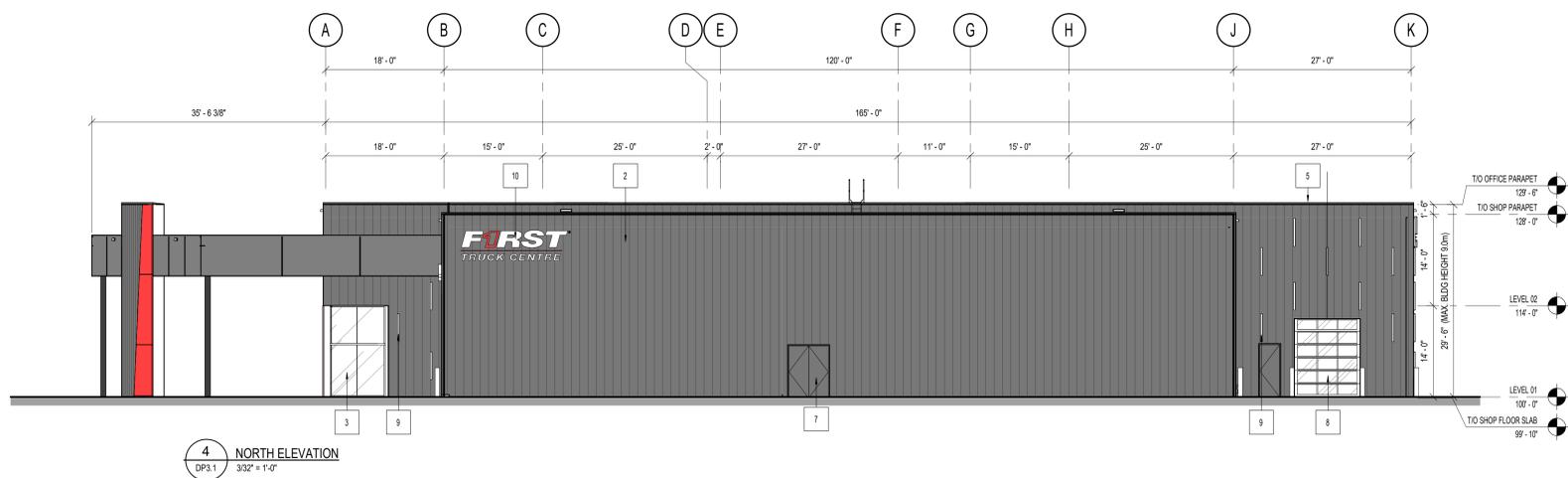
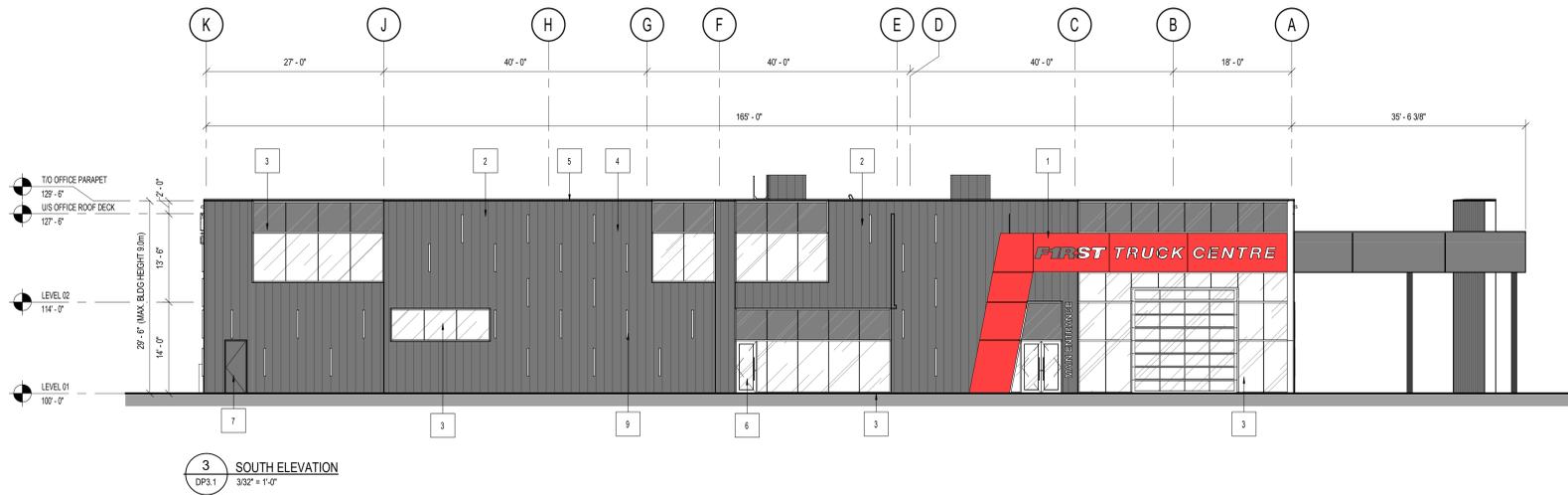
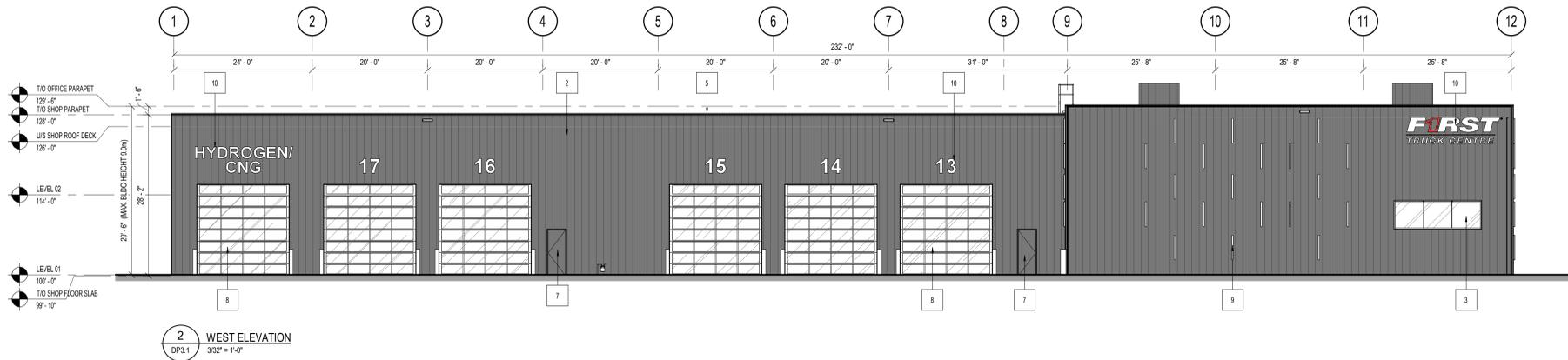
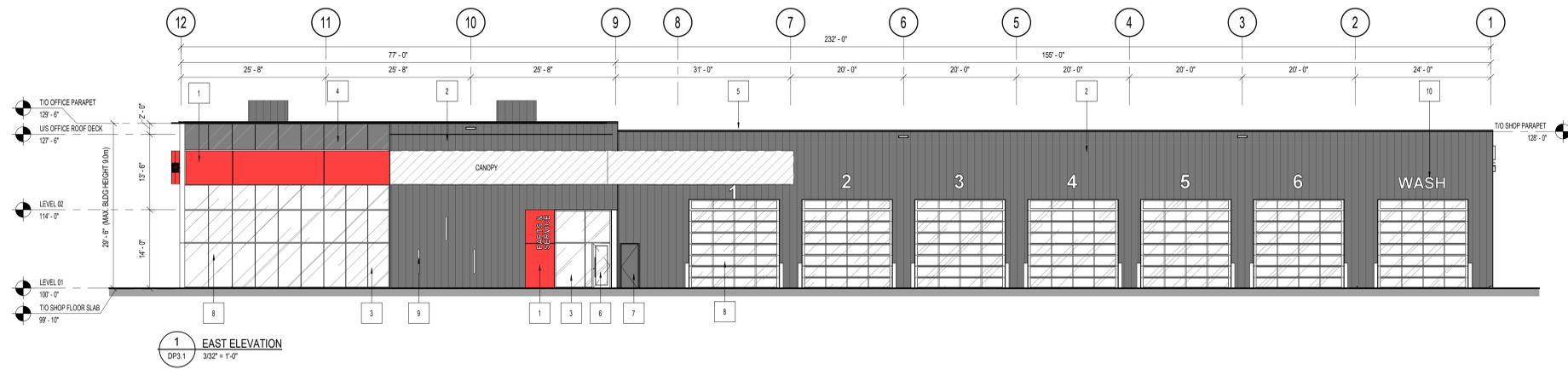
KELOWNA, BC

DRAWING TITLE

**ROOF PLAN**

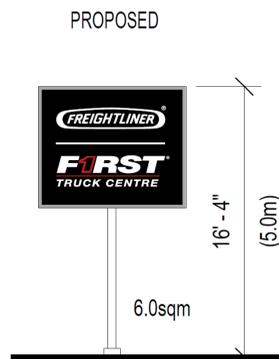
PROJECT NO. 22152  
 ISSUED DATE 23-03-15  
 SCALE 3/32" = 1'-0"

DRAWING NO. **DP2.3** REVISION **1**



MATERIALS LEGEND (MATERIALS BOARD)		
CODE	IMAGE	DESCRIPTION
1		ALUMINUM COMPOSITE METAL CLADDING (SMOOTH) ALPOLIC METAL COMPOSITE MATERIALS COLOUR: WSH RED LOT# 088420
2		PROFILED METAL CLADDING COLOUR: DARK GREY/BLACK
3		CURTAINWALL CLEAR GLAZING IN BLACK ANODIZED ALUMINUM GLAZING SYSTEM CW VERTICAL SSS FRAME
4		SPANDREL GLAZING COLOUR: BLACK
5		SBS ROOFING SYSTEM - BLACK
6		BLACK ANODIZED ALUMINUM STOREFRONT DOOR CW SEALED TEMPERED GLAZING UNIT
7		INSULATED METAL DOOR, PAINTED COLOUR: TO MATCH ADJACENT WALL FINISH
8		BLACK ANODIZED ALUMINUM SECTIONAL OVERHEAD DOOR CW SEALED TEMPERED GLAZING VISION PANELS
9		WALL MOUNTED LIGHT FIXTURE
10		PROPOSED EXTERIOR SIGNAGE (FINAL SIGNAGE PACKAGE TO BE BY SIGNAGE CONTRACTOR)
11		ALUMINUM COMPOSITE METAL CLADDING (SMOOTH) ALPOLIC METAL COMPOSITE MATERIALS COLOUR: BLK/BLACK

	NUMBER OF FASCIA SIGNS	MAXIMUM SIGN AREA	Free Standing Sign Height	Free Standing Signage Area
COMMERCIAL	UP TO 2	max. 4.0 sqm	max 3.0m	max 3.0sqm
PROPOSED	3	6.0 sqm	5.0m	6.0 sqm
INDUSTRIAL	UP TO 3	max. 20% of wall area	max 5.0m	max 10.0sqm



**SCHEDULE B**  
 This forms part of application  
 # DP23-0091 DVP23-0092

Planner Initials **MT**

**City of Kelowna**  
 COMMUNITY PLANNING

3	23-04-17	RE-ISSUED FOR DEVELOPMENT PERMIT	PA	TF
1	23-03-15	ISSUED FOR DEVELOPMENT PERMIT	PA	TF
REV	YY MM DD	REVISION / DRAWING ISSUE		DRAWN REVIEW

CONSULTANT

PERMIT STAMP

SEAL

**PRELIMINARY**  
 NOT FOR CONSTRUCTION

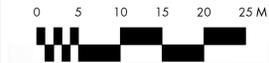
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PROJECT  
**FIRST TRUCK KELOWNA**

KELOWNA, BC

DRAWING TITLE  
**EXTERIOR ELEVATIONS**

PROJECT NO. 22152	ISSUED DATE 23-04-17
DRAWING NO. <b>DP3.1</b>	REVISION <b>3</b>
SCALE As indicated	



PROJECT TITLE

**FIRST TRUCK CENTRE**

Kelowna, BC

DRAWING TITLE

**CONCEPTUAL  
LANDSCAPE PLAN**

ISSUED FOR / REVISION

1	23.02.17	Review
2	23.02.28	Review
3	23.03.01	Development Permit
4	23.03.15	Development Permit
5	23.04.28	Development Permit

PROJECT NO: 23-0110

DESIGN BY: NM

DRAWN BY: TR

CHECKED BY: FB

DATE: APR. 28, 2023

SCALE: 1:400

PAGE SIZE: 24x36"

SEAL



DRAWING NUMBER

**L1/2**

**NOT FOR CONSTRUCTION**

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**PLANT LIST**

\*PLANT QUANTITIES ESTIMATED ONLY. NOT FOR PRICING\*

BOTANICAL NAME	COMMON NAME	QTY	SIZE/SPACING & REMARKS
<b>TREES</b>			
ACER PLATANOIDES 'ROYAL RED'	ROYAL RED MAPLE	1	4cm CAL
ACER RUBRUM 'NORTHWOOD'	NORTHWOOD RED MAPLE	20	4cm CAL
CARPINUS CAROLINIANA 'CCSQU'	PALISADE AMERICAN HORNBEAM	4	4cm CAL
SYRINGA RETICULATA 'IVORY SILK'	IVORY SILK TREE LILAC	15	3cm CAL
TILIA CORDATA	LITTLELEAF LINDEN	34	5cm CAL
<b>SHRUBS</b>			
BERBERIS THUNBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	56	#02 CONT. /1.5M O.C. SPACING
CORNUS ALBA 'SIBIRICA VARIEGATA'	SIBERIAN VARIEGATED DOGWOOD	25	#02 CONT. /2.5M O.C. SPACING
EUCONYMUS ALATUS 'COMPACTA'	DWARF WINGED BURNING BUSH	40	#02 CONT. /2.0M O.C. SPACING
PHILADELPHUS LEWISII 'BLIZZARD'	BLIZZARD MOCKORANGE	40	#02 CONT. /2.0M O.C. SPACING
PINUS ABIES 'NIDIFORMIS'	NEST SPRUCE	32	#02 CONT. /2.0M O.C. SPACING
SPIRAEA BUUMALDA 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	56	#02 CONT. /1.5M O.C. SPACING
TAXUS X MEDIA 'HICKSII'	HICK'S YEW	12	#02 CONT. /1.0M O.C. SPACING
<b>PERENNIALS, GRASSES &amp; GROUNDCOVERS</b>			
ACHILLEA MILLEFOLIUM 'SUMMER PASTELS'	SUMMER PASTELS YARROW	100	#01 CONT. /1.0M O.C. SPACING
ARTEMISIA SCHMIDTIANA 'SILVER MOUND'	SILVER MOUND ARTEMISIA	37	#01 CONT. /1.5M O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	59	#01 CONT. /1.2M O.C. SPACING
ECHINACIA 'CHEYENNE SPIRIT'	CHEYENNE SPIRIT CONEFLOWER	85	#01 CONT. /1.0M O.C. SPACING
IRIS GERMANICA	GERMAN IRIS	20	#01 CONT. /0.6M O.C. SPACING
PENNISETUM ALOPECUROIDES	FOUNTAIN GRASS	100	#01 CONT. /1.0M O.C. SPACING
PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	59	#01 CONT. /1.2M O.C. SPACING
SALVIA NEMOROSA 'ROSE QUEEN'	ROSE QUEEN MEADOW SAGE	20	#01 CONT. /0.6M O.C. SPACING

**NOTES**

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT. TREE BEDS TO RECEIVE A MINIMUM 1000mm DEPTH TOPSOIL PLACEMENT.
5. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON OR PRIVATE PROPERTIES.

**SCHEDULE C**

This forms part of application  
# DP23-0091 DVP23-0092

Planner Initials **MT**

City of Kelowna  
COMMUNITY PLANNING

**FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES**

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 6.o: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE <i>(1 is least complying &amp; 5 is highly complying)</i>	N/A	1	2	3	4	5
<b>6.1 General Guidelines</b>						
<b>6.1.1 Relationship to the Street</b>	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.					✓	
b. Locate entries to be visible and directly accessible from the public street.						✓
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.	✓					
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.						✓
<b>6.1.2 Site Planning and Landscaping</b>	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.						✓
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.					✓	
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)						✓
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> <li>• Soften property edges facing the street;</li> <li>• Define internal roads, pedestrian routes, and open spaces;</li> <li>• Create pleasant pedestrian conditions;</li> <li>• Screen parking, loading, service, and utility areas;</li> <li>• Manage stormwater on-site; and</li> <li>• Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls;</li> </ul>						✓
e. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.	✓					
f. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> <li>• Parking areas to building entrances;</li> <li>• Main building entrances to public sidewalks (where applicable);</li> <li>• Main building entrances to transit stopes (where applicable);</li> <li>• Between buildings on adjacent lots.</li> </ul>					✓	
g. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and						✓

distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.						
h. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.						✓
<b>6.1.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.	✓					
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.	✓					
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.					✓	
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.						✓
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> <li>• Integrating these facilities into the footprint of the building; or</li> <li>• Screening using fencing, walls, and/or landscaping</li> </ul>						✓
g. Provide areas for temporary snow storage that do not conflict with site circulation, landscaping, and access to utility boxes. For example, by providing access via a lane away from public view.						✓
<b>6.1.4 Building Articulation, Features, and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience						✓
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.						✓
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.						✓
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.						✓
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.	✓					
g. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.						✓

h. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.	✓					
i. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
<b>6.4 Industrial and Service Commercial</b>						
<b>6.4.1 Relationship to the Street</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Design primary entries to be clearly visible and accessible from the street.						✓
b. Site the building's primary façade parallel to the street and close to the minimum setback to establish a defined street edge.				✓		
c. Include glazing, as a major component of street facing facades.						✓
d. Maintain and enhance street edge definition by preserving or incorporating street trees.						✓
e. Locate the office, reception, or sales component of the building closer to the street than the plant or warehouse component.						✓
f. Do not locate service doors (e.g., an overhead loading door) facing the street.						✓
<b>6.4.2 Site Planning and Landscaping</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Pedestrian pathways should provide clear sight lines and connect the building to outdoor amenity spaces.	✓					
b. Consider providing landscaped green roofs to manage runoff, add visual appeal, improve energy efficiency, reduce heat island effect, and provide amenity value.	✓					
<b>6.4.3 Site Servicing, Access, and Parking</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. The preferred location for main parking areas is at the rear and/or side of the building.				✓		
b. Avoid locating large parking areas between the building and street. A single loaded row of visitor parking and passenger drop-off areas may be located between the building and the street.					✓	
c. Where parking areas are visible from the street, screen it using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.						✓
d. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.						✓
e. Locate outdoor storage areas within rear yards and/or interior side yards and screened from street view.						✓
<b>6.4.4 Building Articulation, Features and Materials</b>	<b>N/A</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>
a. Avoid facing unarticulated facades to the street and use projections, recesses, plantings, awnings, color and texture to reduce the visual size of any unglazed walls.						✓
b. Use different exterior materials to distinguish between the plant/warehouse component of a building from the office/sales component.						✓

**ATTACHMENT C**

This forms part of application

# DP23-0091 DVP23-0092



City of  
**Kelowna**  
COMMUNITY PLANNING

Planner  
Initials

MT



**ATTACHMENT C**

This forms part of application

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Planner  
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