



City of
Kelowna

DP23-0091 DVP23-0092
6320 Lapointe Drive

Development Permit & Development Variance Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a heavy duty truck sales, service, and repair building and a Development Variance Permit to vary the maximum size, height, and number of signs.

Development Process

May 2, 2023

Development Application Submitted



Staff Review & Circulation



May 24, 2023

Public Notification Received



June 19, 2023

Initial Consideration



July 11, 2023

Public Hearing



Sept 12, 2023

Final Reading & DP & DVP



Building Permit

Council
Approvals

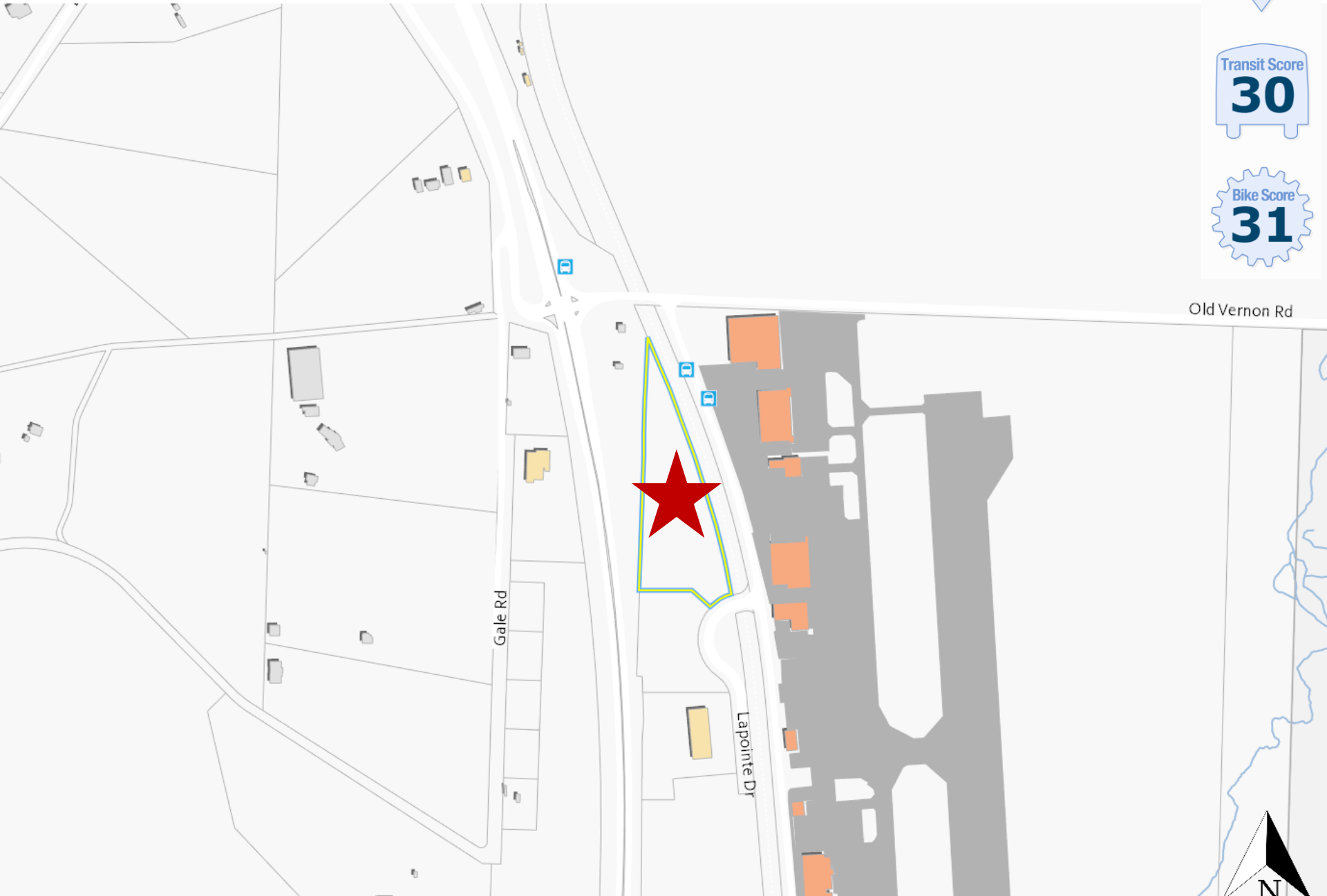


Context Map

Walk Score
17

Transit Score
30

Bike Score
31



Old Vernon Rd

Gale Rd

Lapointe Dr



Subject Property Map



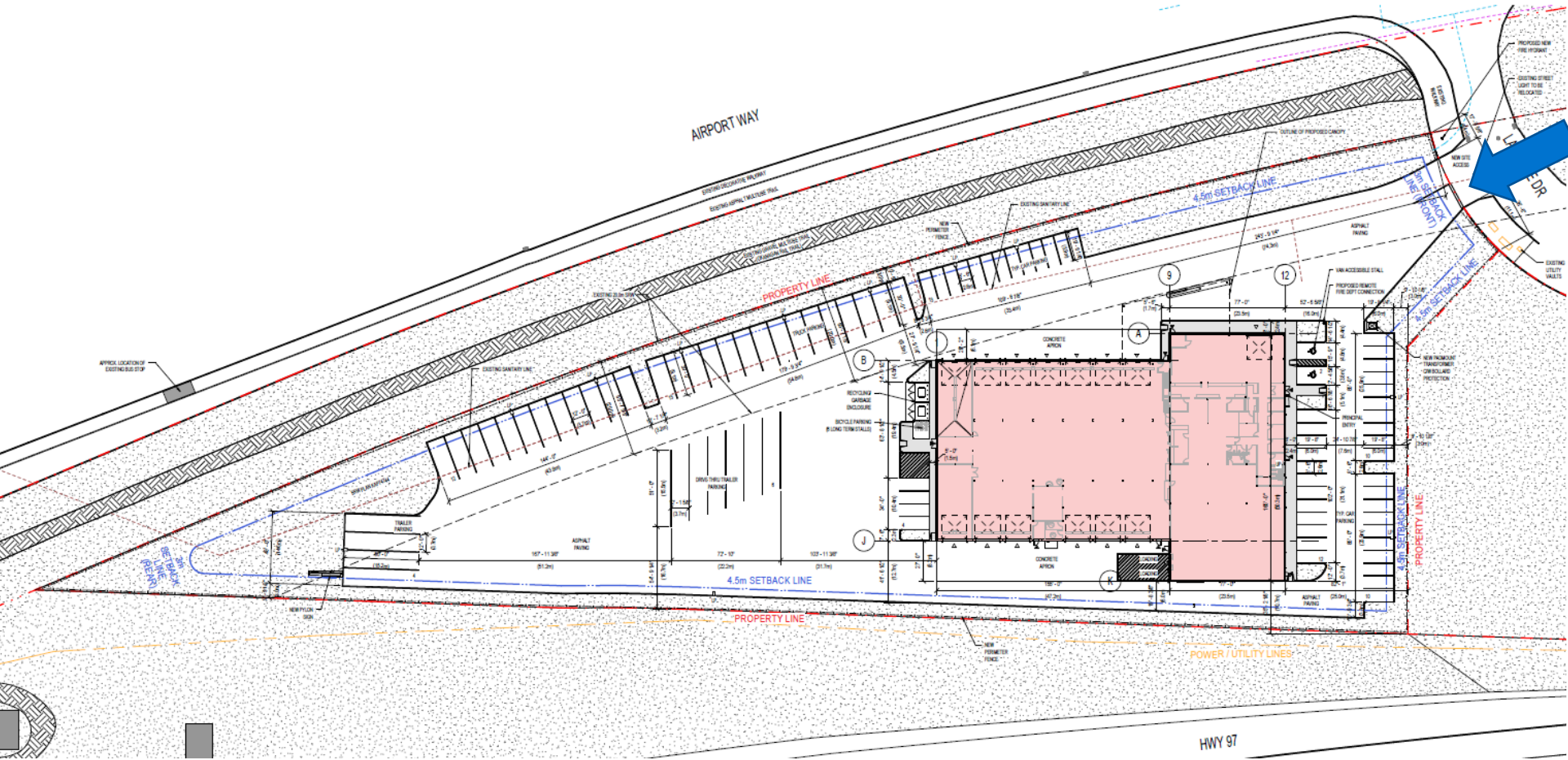
Project Details

- ▶ Heavy duty truck sales, service and repair building
 - ▶ Shop with 17 service bays and wash bay
 - ▶ Parts warehouse
 - ▶ Showroom
 - ▶ Parts warehouse
- ▶ Surface parking
 - ▶ 51 car stalls
 - ▶ 27 truck stalls
 - ▶ 10 trailer stalls
- ▶ Landscaping
 - ▶ 69 trees

Variations

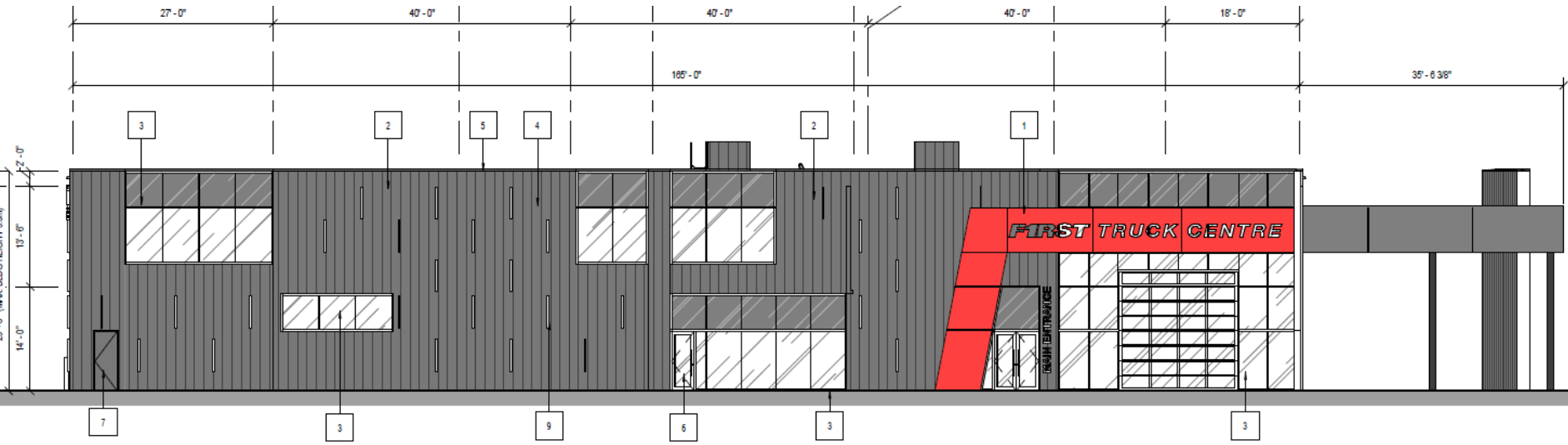
- ▶ Maximum size of fascia signs from 4.0 m² to 6.0 m²
- ▶ Maximum number of non-illuminated fascia signs from 2 to 3
- ▶ Maximum size of a Free-Standing Sign from 3.0 m² to 6.0 m²
- ▶ Maximum height of a free-standing sign from 3.0 m to 5.0 m

Site Plan



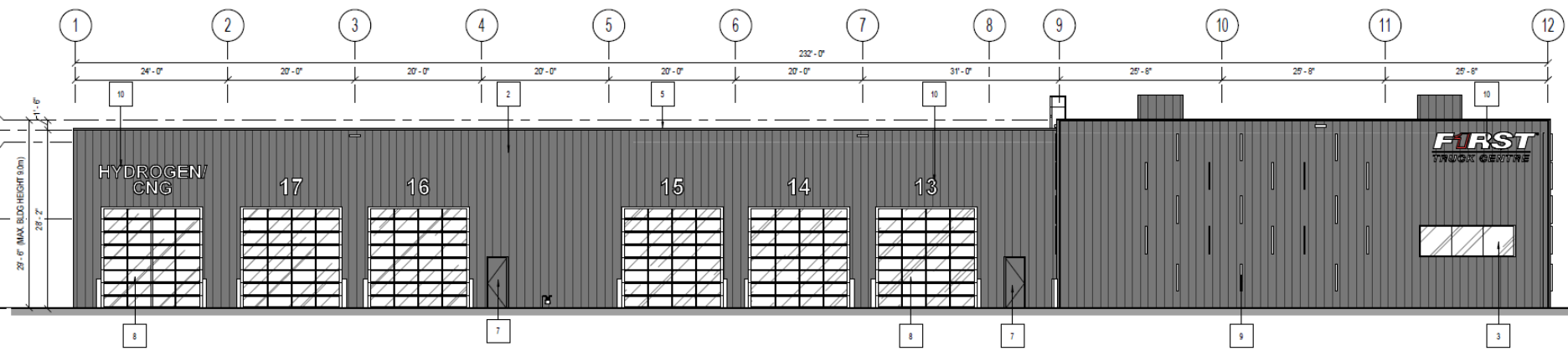
Springfield Rd

Elevation – South



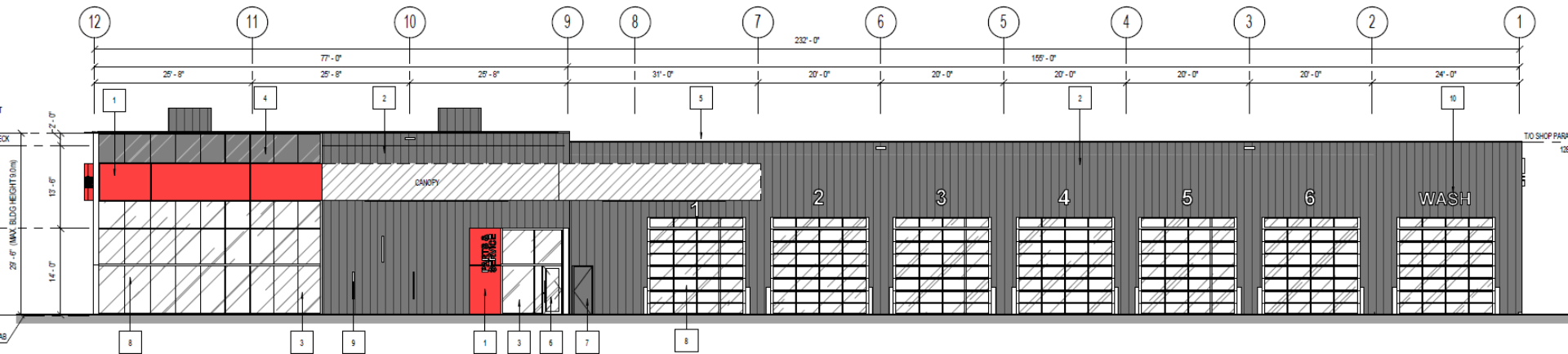
3 SOUTH ELEVATION
DP3.1 3/32" = 1'-0"

Elevation – West



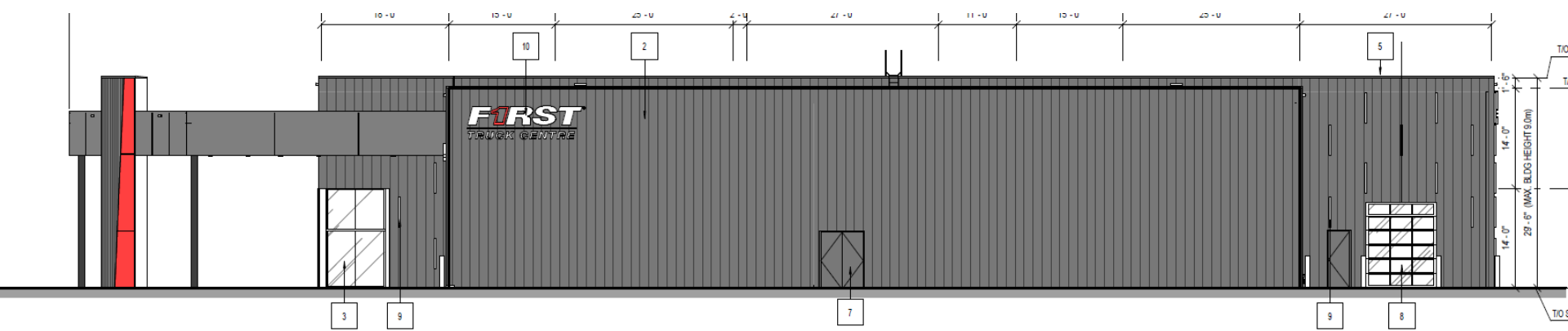
2 WEST ELEVATION
DP3.1 3/32" = 1'-0"

Elevation – East



1 EAST ELEVATION
DP3.1 3/32" = 1'-0"

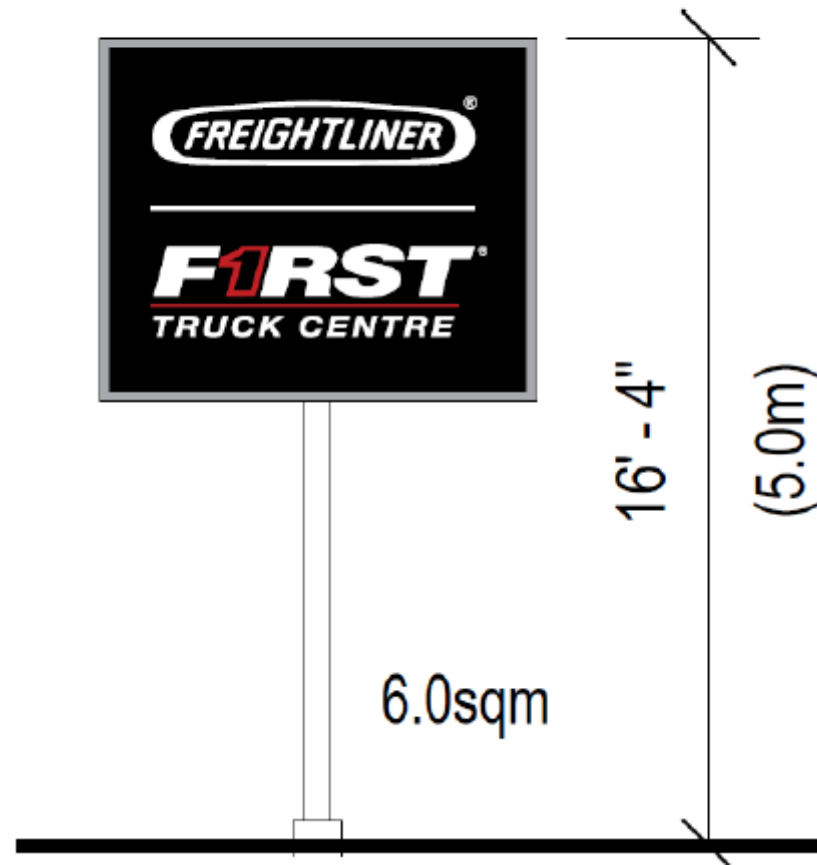
Elevation – North




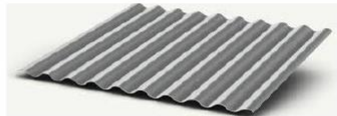


4 NORTH ELEVATION
DP3.1 3/32" = 1'-0"

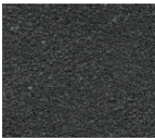




Free-Standing Sign

PROPOSED

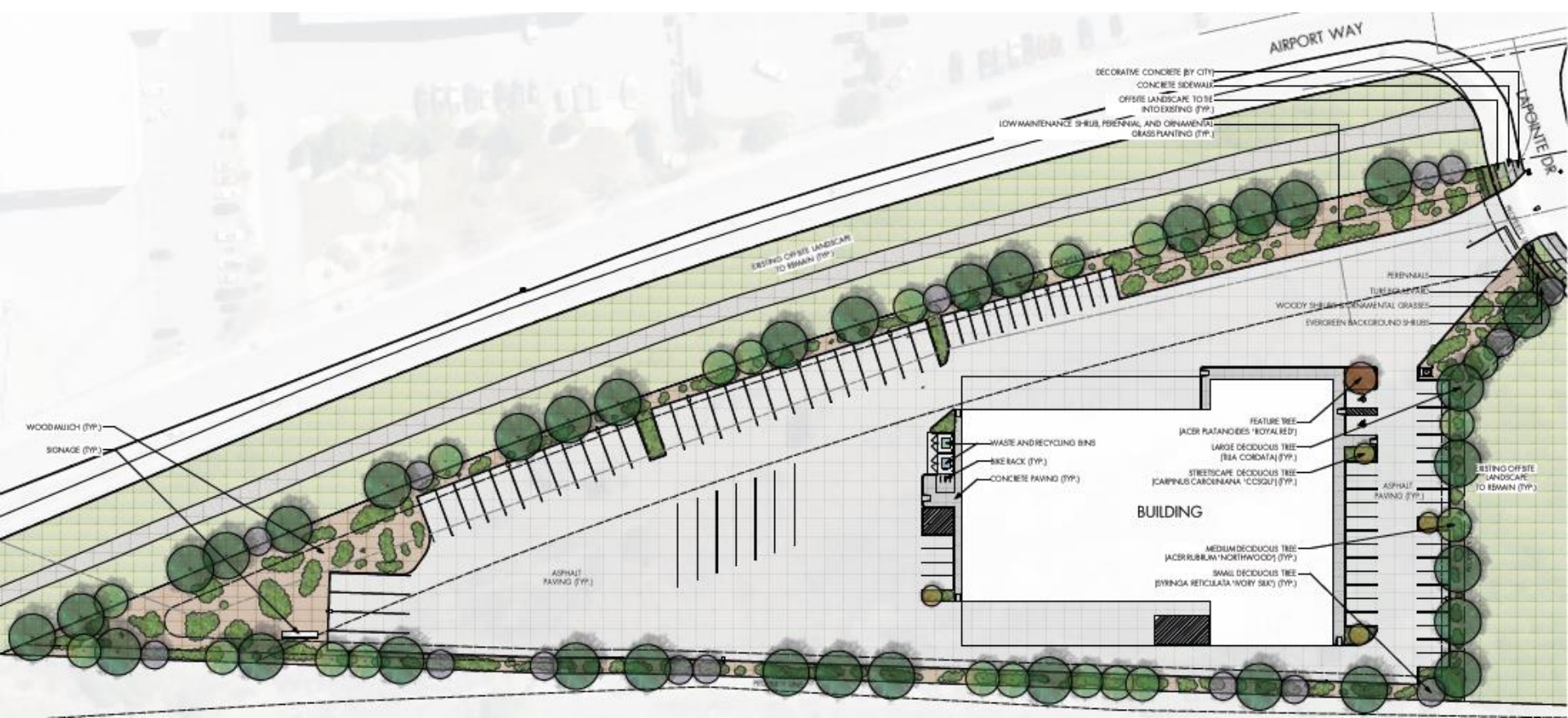


Materials Board

CODE	IMAGE	DESCRIPTION
1		ALUMINUM COMPOSITE METAL CLADDING (SMOOTH) ALPOLIC METAL COMPOSITE MATERIALS COLOUR: NSN RED LOT# 080420
2		PROFILED METAL CLADDING COLOUR: DARK GREY/BLACK
3		CURTAINWALL CLEAR GLAZING IN BLACK ANODIZED ALUMINUM GLAZING SYSTEM C/W VERTICAL SSG FRAME
4		SPANDREL GLAZING COLOUR: BLACK

5		SBS ROOFING SYSTEM - BLACK
6		BLACK ANODIZED ALUMINUM STOREFRONT DOOR C/W SEALED TEMPERED GLAZING UNIT
7		INSULATED METAL DOOR, PAINTED COLOUR: TO MATCH ADJACENT WALL FINISH
8		BLACK ANODIZED ALUMINUM SECTIONAL OVERHEAD DOOR C/W SEALED TEMPERED GLAZING VISION PANELS
9		WALL MOUNTED LIGHT FIXTURE

Landscape Plan



Rendering – SW



Rendering – SE



OCP Design Guidelines

- ▶ Avoiding blank walls adjacent to highways, streets, and walkways
- ▶ Avoiding facing unarticulated facades to the street and using projections, recesses, arcades, awnings, colour, and texture to reduce the visual impact of unglazed walls
- ▶ Distributing trees and landscaping throughout the site to soften property edges facing the street, and screening parking, loading, services, and utility areas

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit and Development Variance Permit as it:
 - ▶ Aligns with OCP Design Guidelines
 - ▶ Variances allow signage which is:
 - ▶ Permitted on other industrial developments
 - ▶ Architecturally integrated into the overall design