



City of  
Kelowna

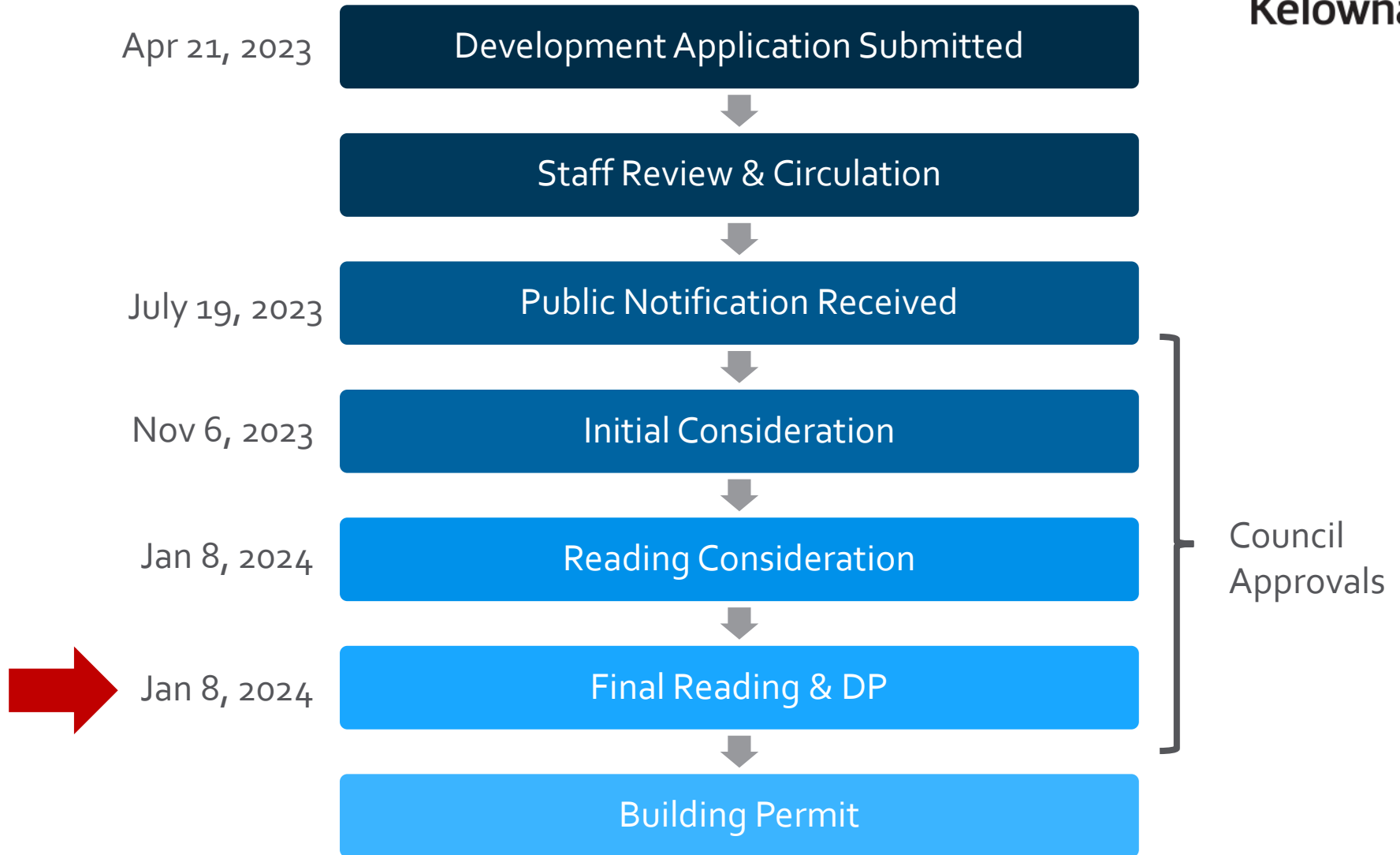
DP23-0078  
3256 Appaloosa Rd

Development Permit

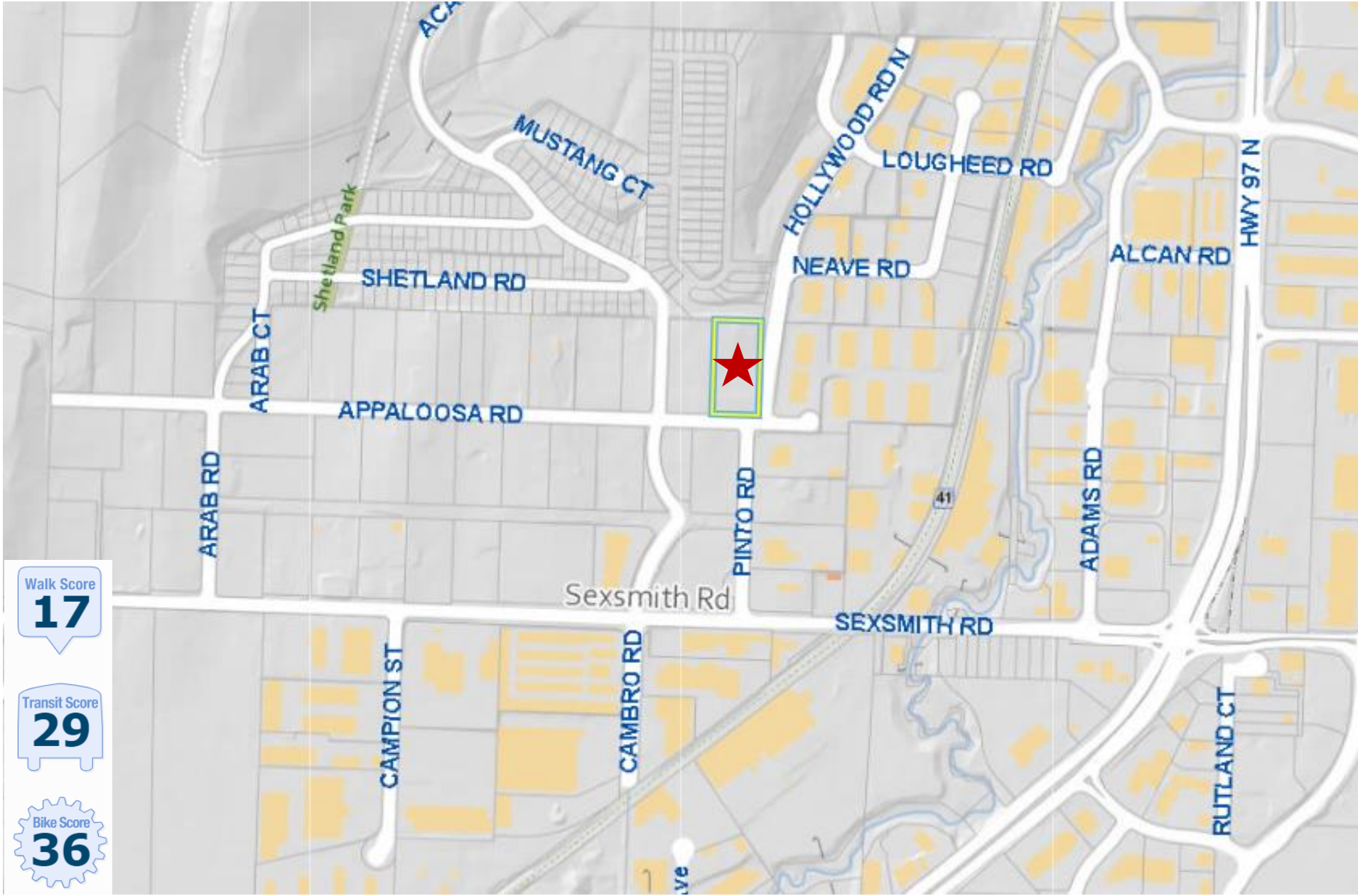
# Purpose

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

# Development Process



# Context Map



Walk Score  
**17**

Transit Score  
**29**

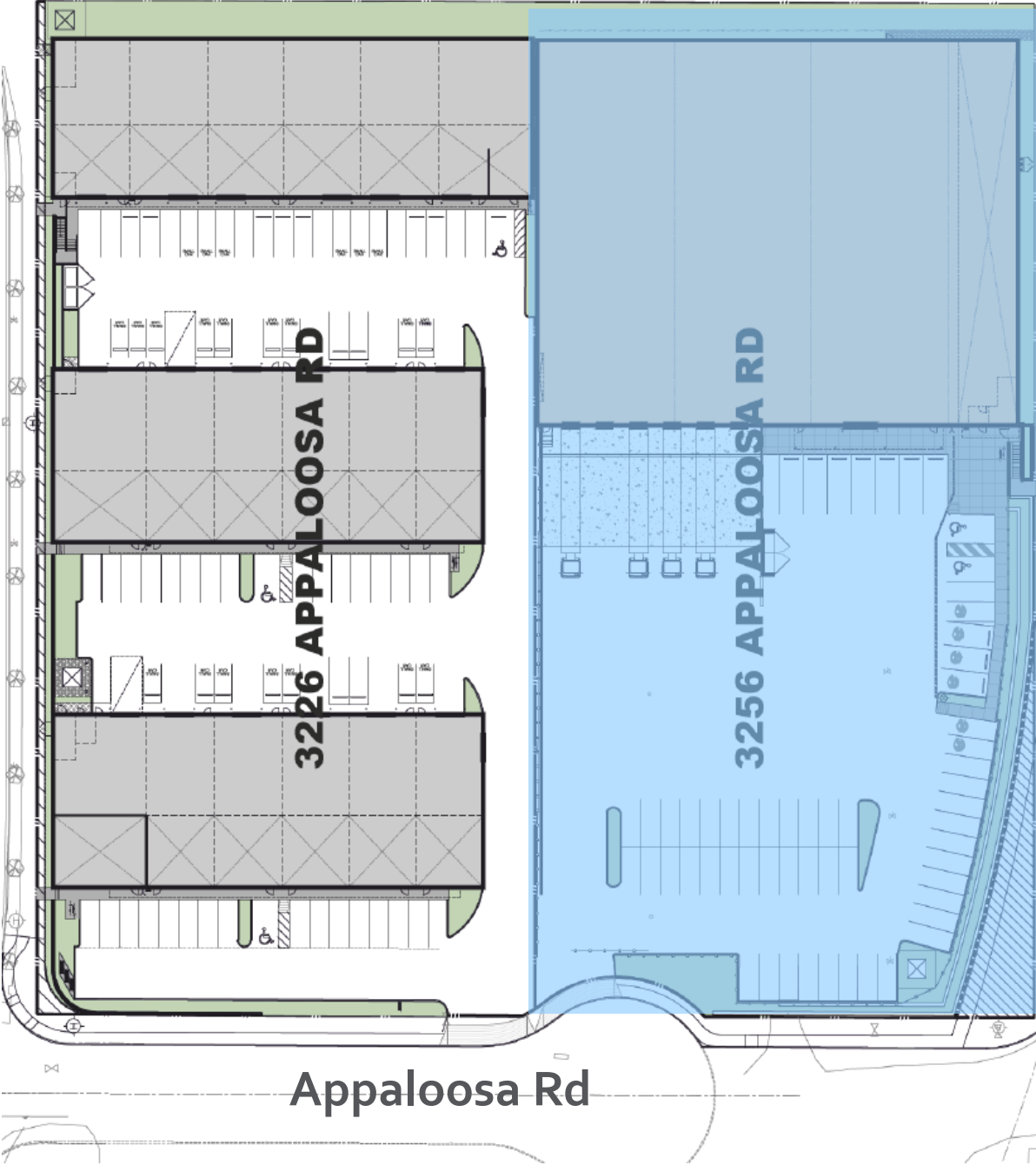
Bike Score  
**36**

# Subject Property Map



# Site Plan

Academy Way



Appaloosa Rd

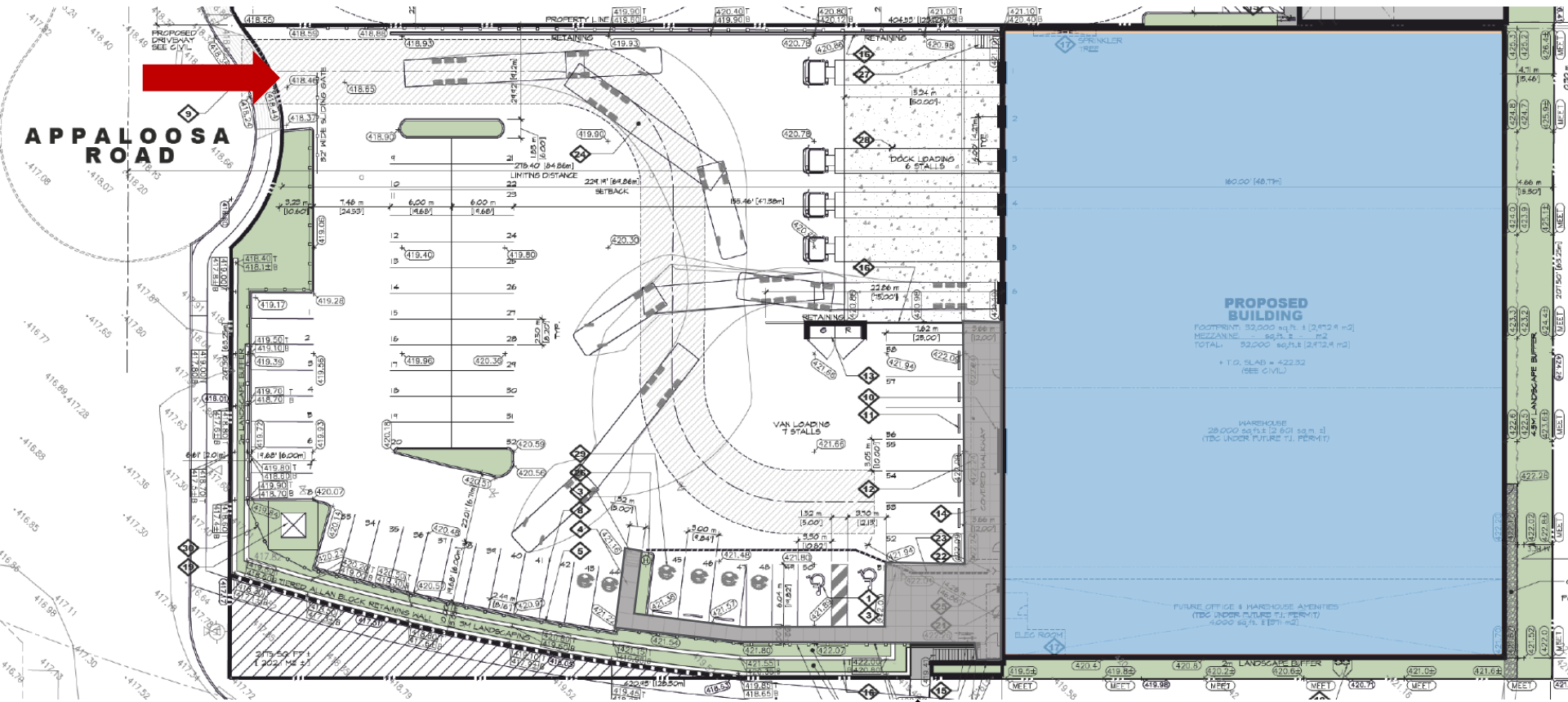
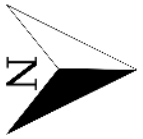
Hollywood Rd N



# Technical Details

- ▶ Development Permit for a new industrial building
  - ▶ Single occupant – one unit
  - ▶ 58 parking stalls
    - ▶ 6 level-2 electric vehicle charging stations
  - ▶ Single storey - 9.6m in height
  - ▶ 25 trees

# Site Plan

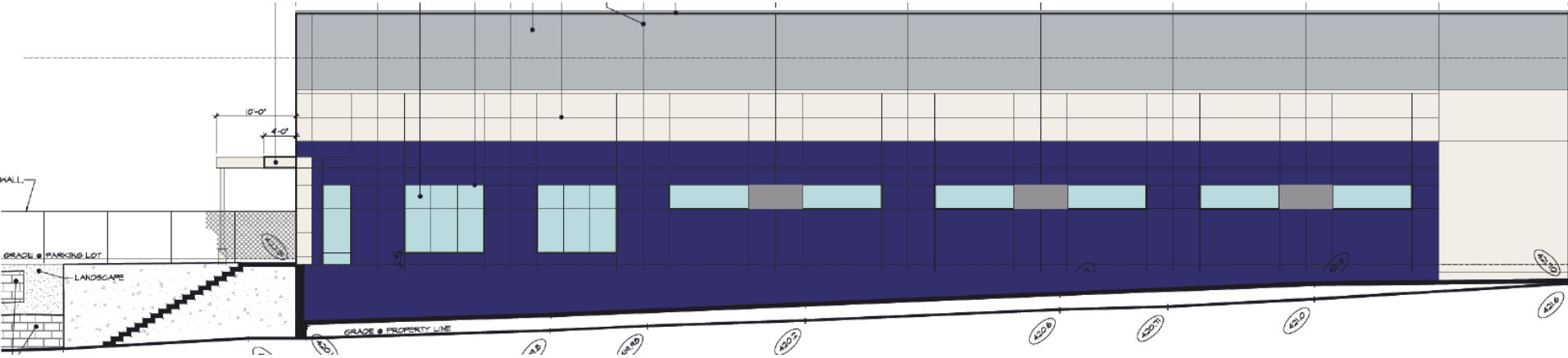


**Hollywood Rd N**

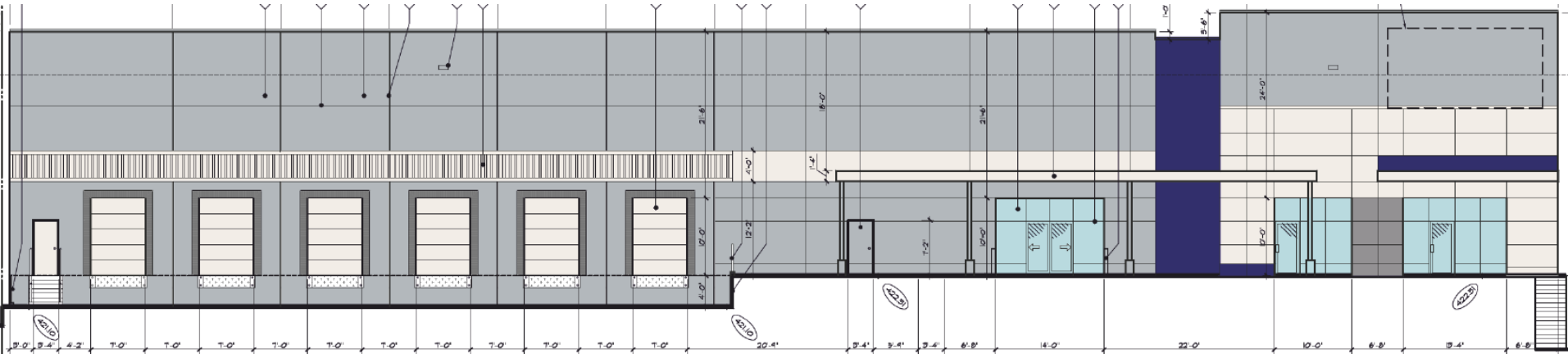


# Elevations

## East - Fronting Hollywood Rd N

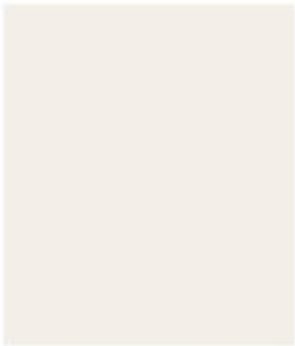


## South - Fronting Appaloosa Rd



# Materials

MAIN FIELD COLOUR  
ARCADE WHITE (SW 7100)



ACCENT COLOUR  
COLOUR MATCH TO  
PANTONE PMS 280 C



ACCENT COLOUR  
MORNING FOG (SW 6255)



ACCENT COLOUR  
MOONLIT ORCHID (SW 9153)



TYPICAL METAL CAP FLASHING  
WESTFORM METALS  
WHITE WHITE



TYPICAL GLASS:  
CLEAR



TYPICAL SPANDREL GLASS:  
LIGHT GREY REFLECTIVE



ALUMINUM STOREFRONT MULLIONS  
CLEAR ANODIZED ALUMINUM



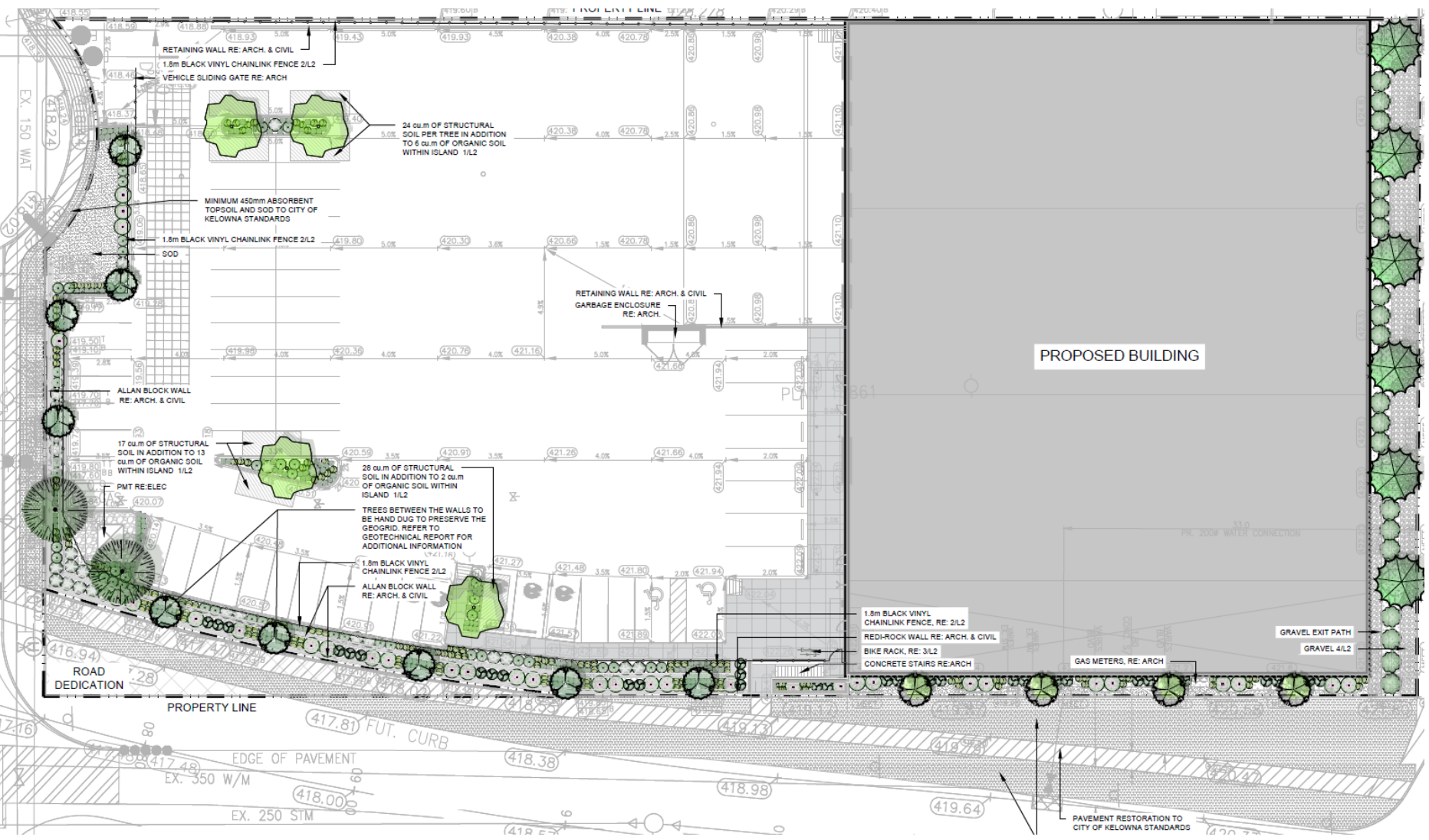
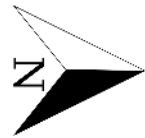
ROOFING MATERIAL  
GRAVEL BALLAST



METAL CAP FLASHING @ C2 PANELS  
WESTFORM METALS  
CHARCOAL GREY



# Landscape Plan



## Hollywood Rd N

# Rendering – Southeast



# OCP Design Guidelines

- ▶ Articulating the façade facing the road through a variation of colour, plantings, and glazing;
- ▶ Provide direct and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances;
- ▶ Where parking areas are visible from the street, screen them with tree planting, berming, low walls, decorative fencing and/or hedging.

# Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
  - ▶ Meets OCP Design Guidelines
    - ▶ Material, glazing, landscaping
    - ▶ On and off-site pedestrian connectivity
  - ▶ Provides industrial development in The Gateway District
  - ▶ Provides 6 level-2 EV charge stations