



City of
Kelowna

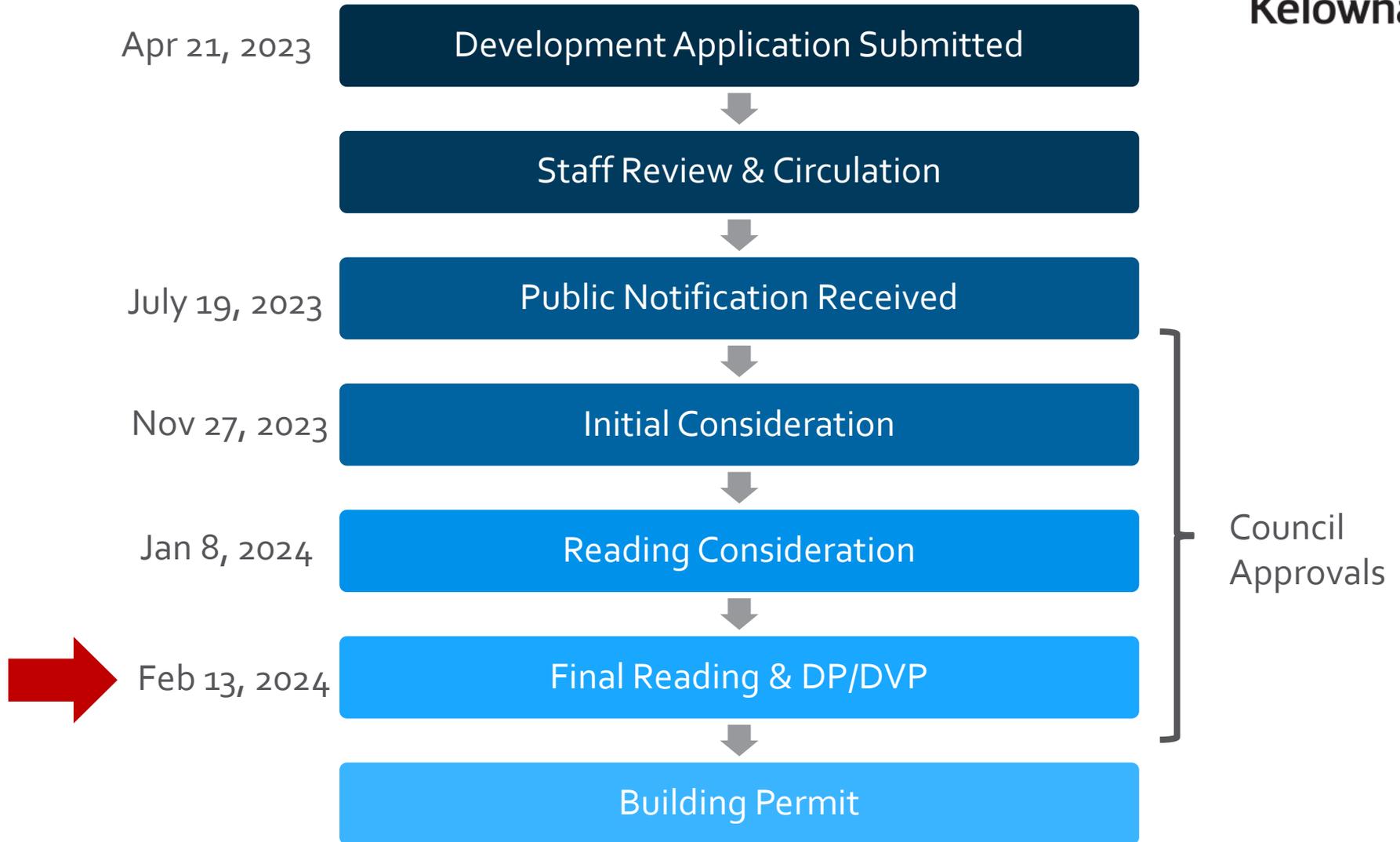
DP23-0079 and DVP23-0170
3226 Appaloosa Rd

Development Permit and Development Variance Permit

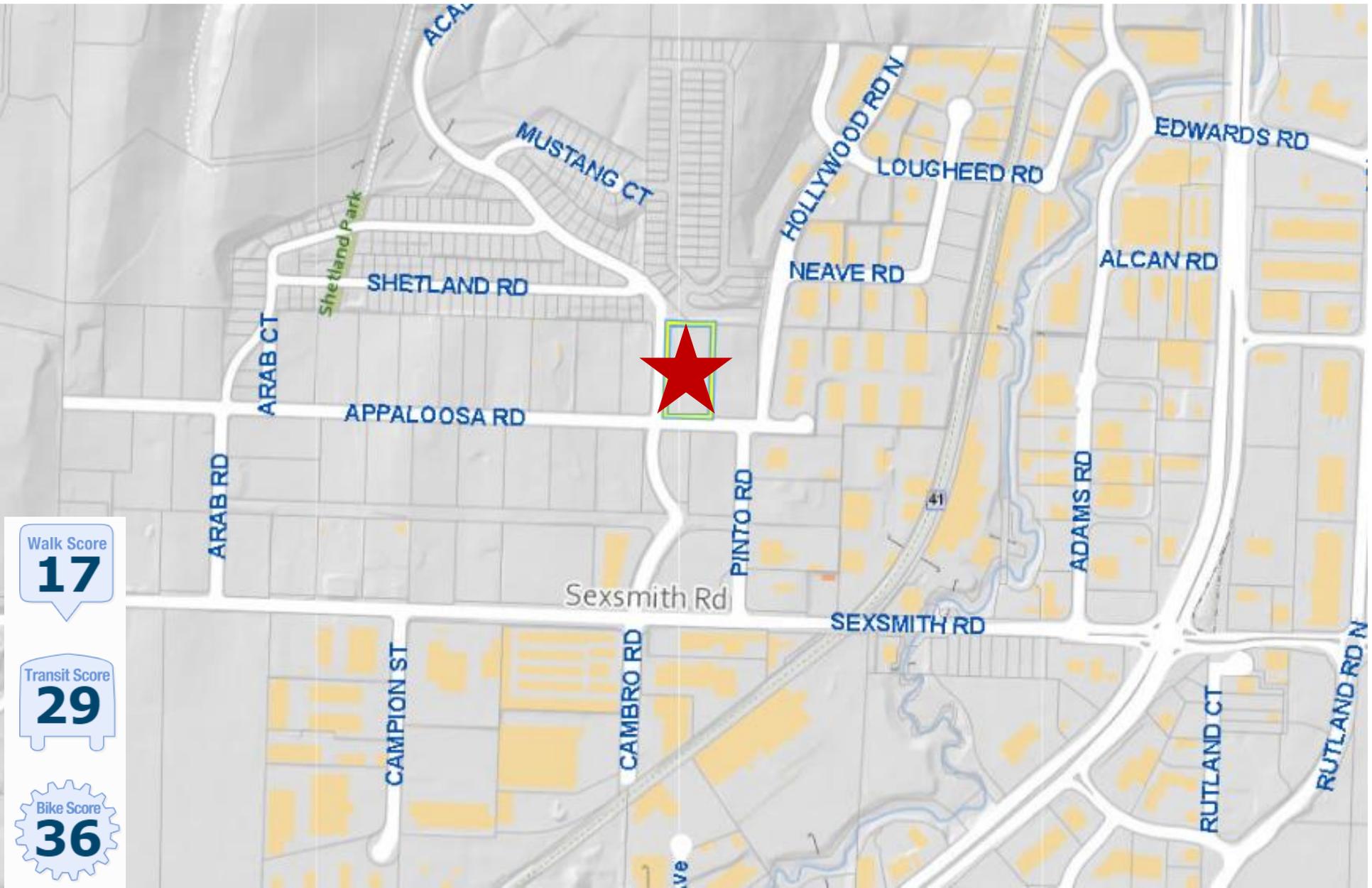
Purpose

- ▶ To issue a Development Permit for the form and character of three new industrial buildings and a Development Variance Permit for the minimum flanking side yard setback.

Development Process



Context Map



Walk Score
17

Transit Score
29

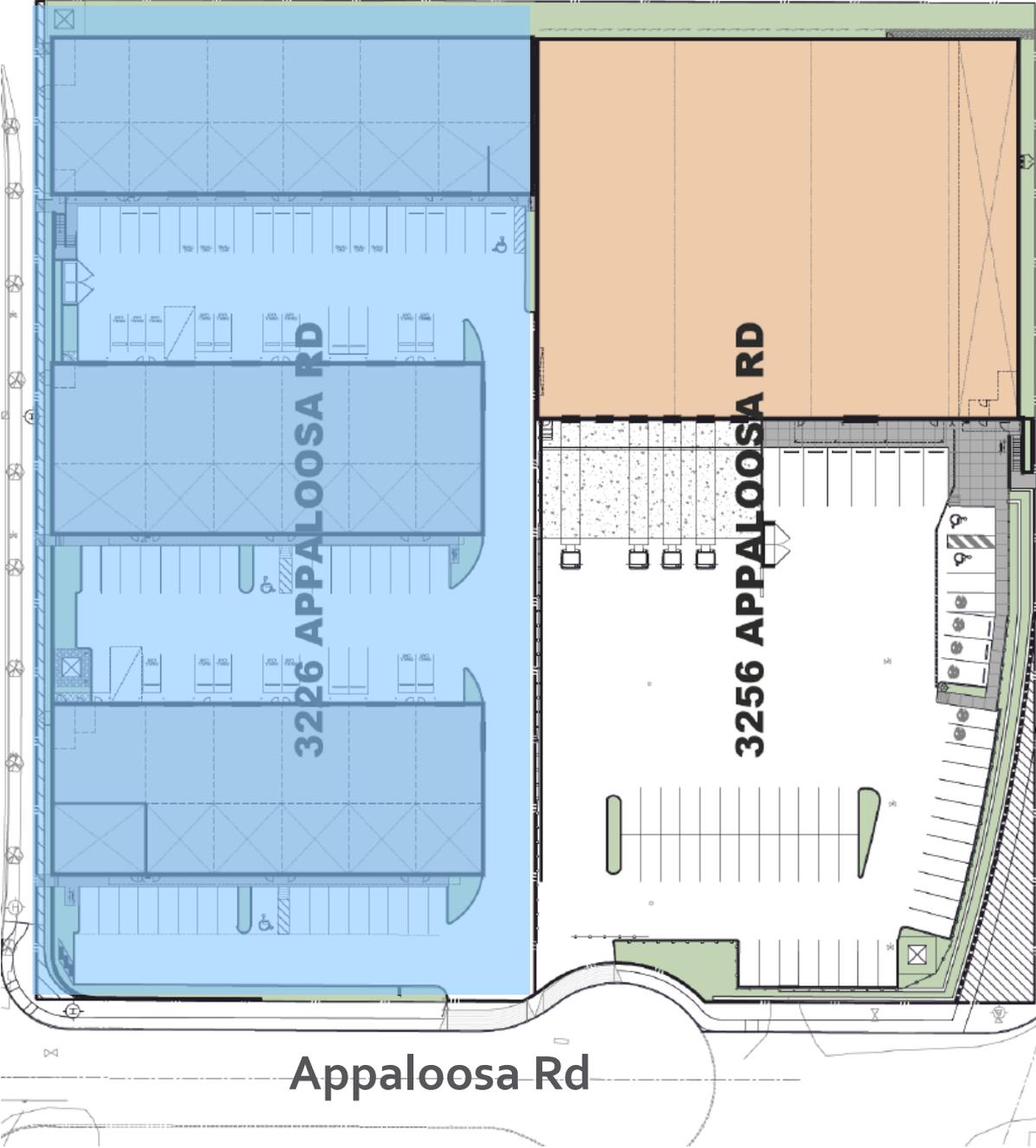
Bike Score
36

Subject Property Map



Site Plan

Academy Way



Appaloosa Rd

Hollywood Rd N

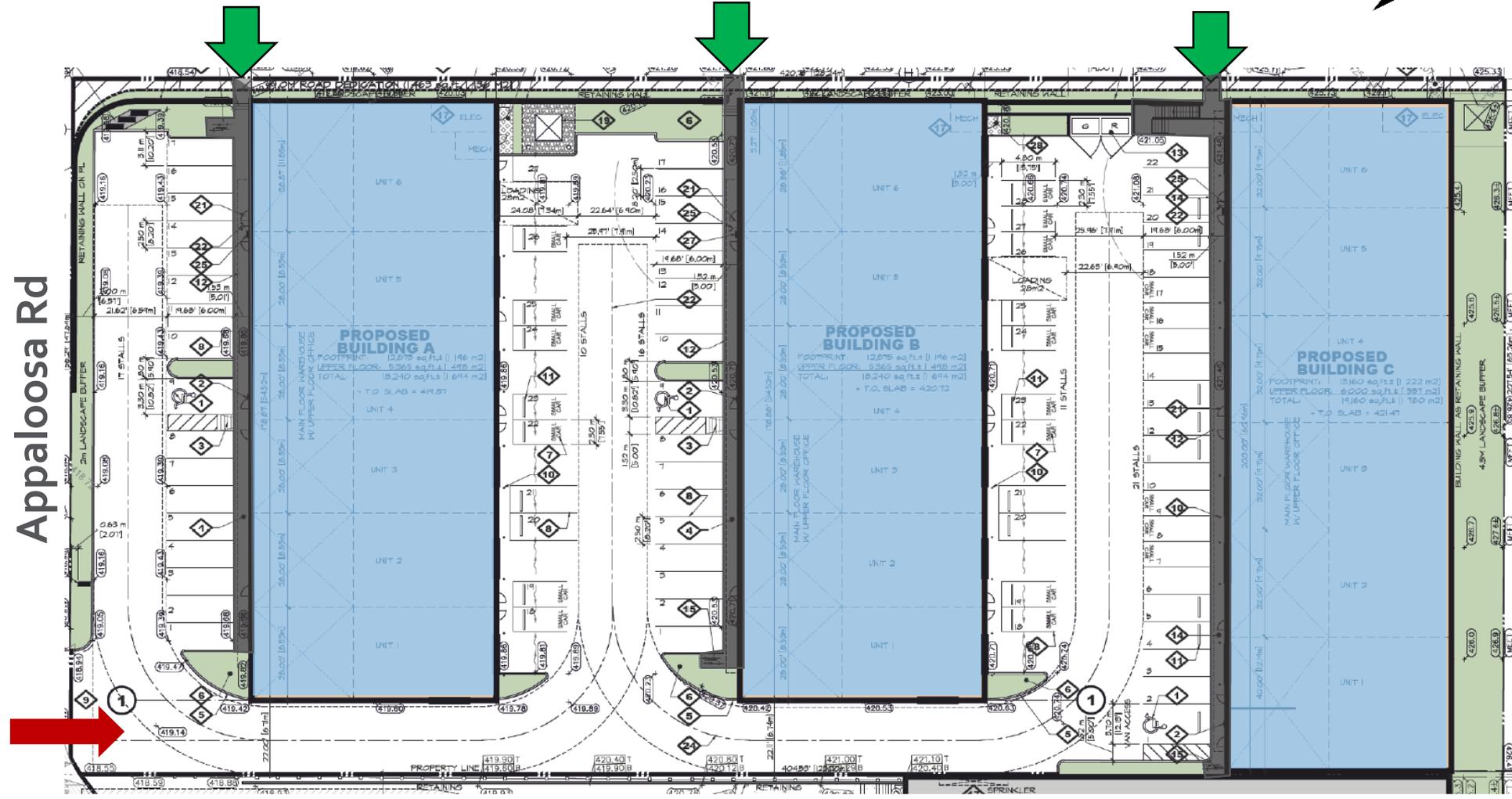
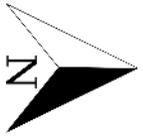


Technical Details

- ▶ Development Permit for new industrial buildings
 - ▶ Three new buildings
 - ▶ 18 total units - mezzanine
 - ▶ 9.6m in height
 - ▶ 77 parking stalls
 - ▶ 3 loading stalls
 - ▶ 25 trees

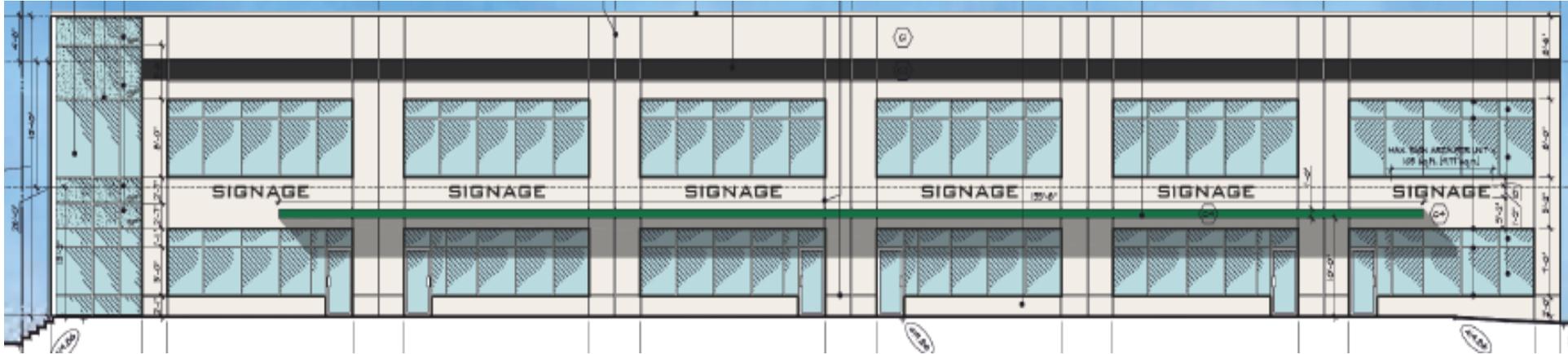
Site Plan

Academy Way

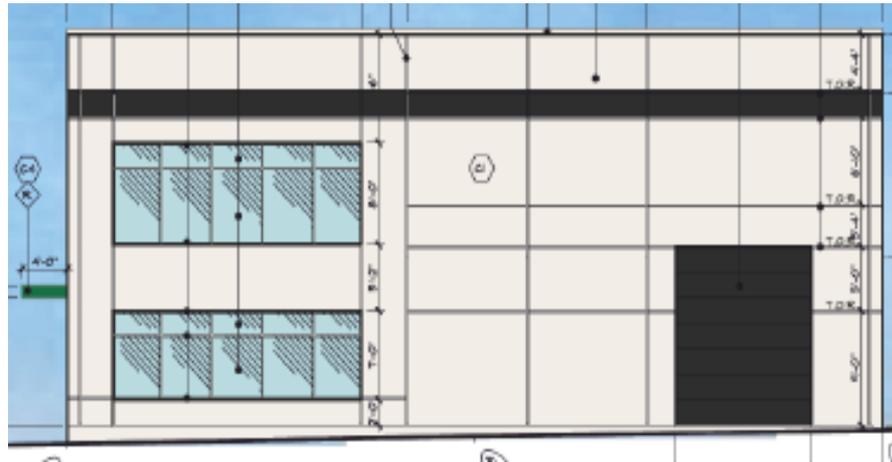


Elevations – Building A

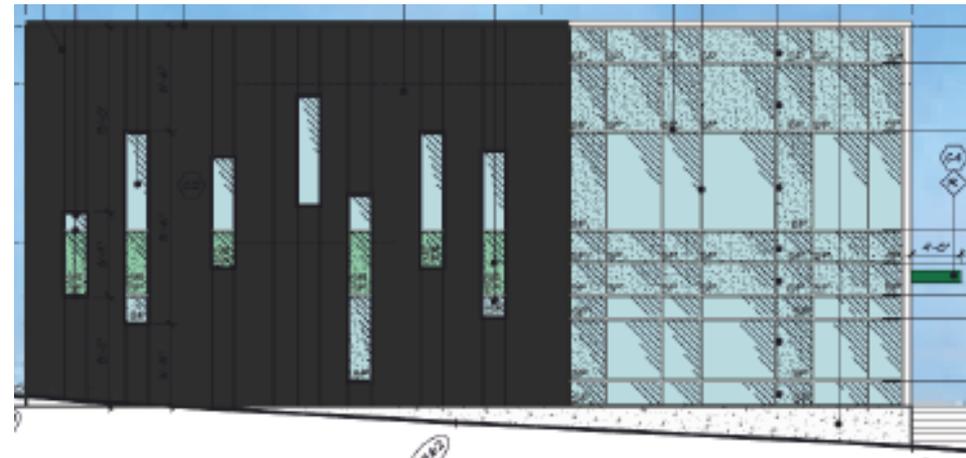
South – Fronting Appaloosa Rd



East – Drive Aisle



West – Fronting Academy Way

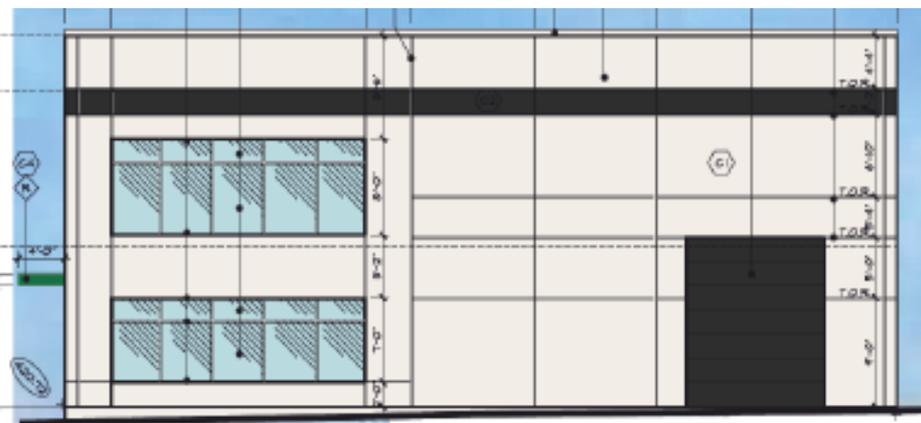


Elevations – Building B

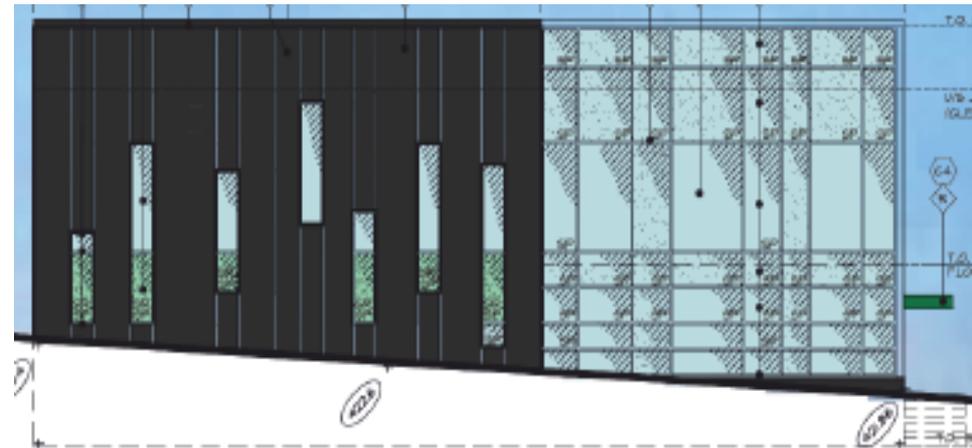
South – Within the Site



East – Drive Aisle



West – Fronting Academy Way



Elevations – Building C

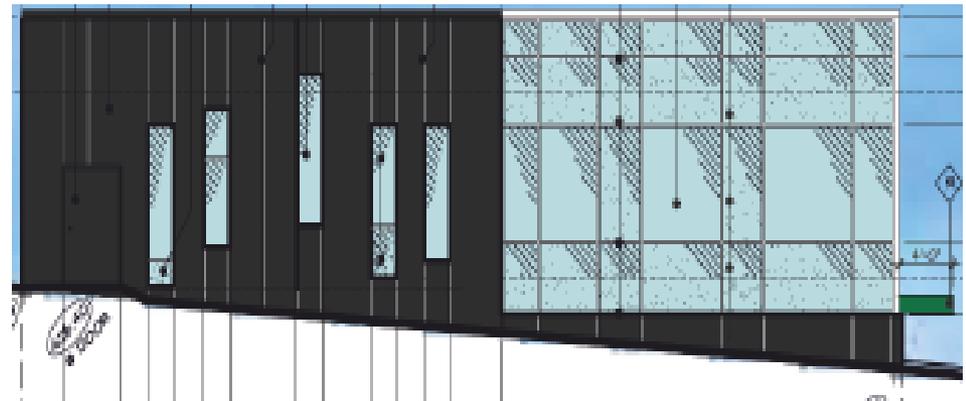
South – Within the Site



East – Drive Aisle



West – Fronting Academy Way



Materials

MAIN FIELD COLOUR
ARCADE WHITE (SW 7100)



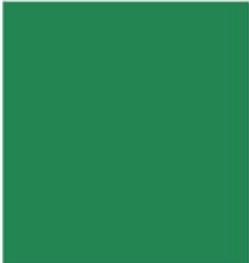
ACCENT COLOUR
ROCK BOTTOM (SW 7082)



ACCENT COLOUR
MORNING FOG (SW 8255)



CANOPY ACCENT COLOUR
LUCKY GREEN (SW 6928)



TYPICAL METAL CAP FLASHING
WESTFORM METALS
WHITE WHITE



METAL CAP FLASHING @ C2 PANELS
WESTFORM METALS
CHARCOAL GREY



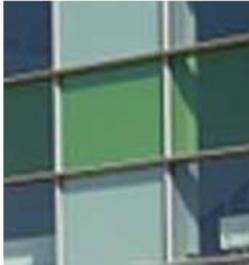
TYPICAL GLASS:
CLEAR



TYPICAL SPANDREL GLASS:
LIGHT GREY REFLECTIVE



TYPICAL SPANDREL GLASS:
GREEN REFLECTIVE



ALUMINUM STOREFRONT MULLIONS
CLEAR ANODIZED ALUMINUM



ROOFING MATERIAL
GRAVEL BALLAST

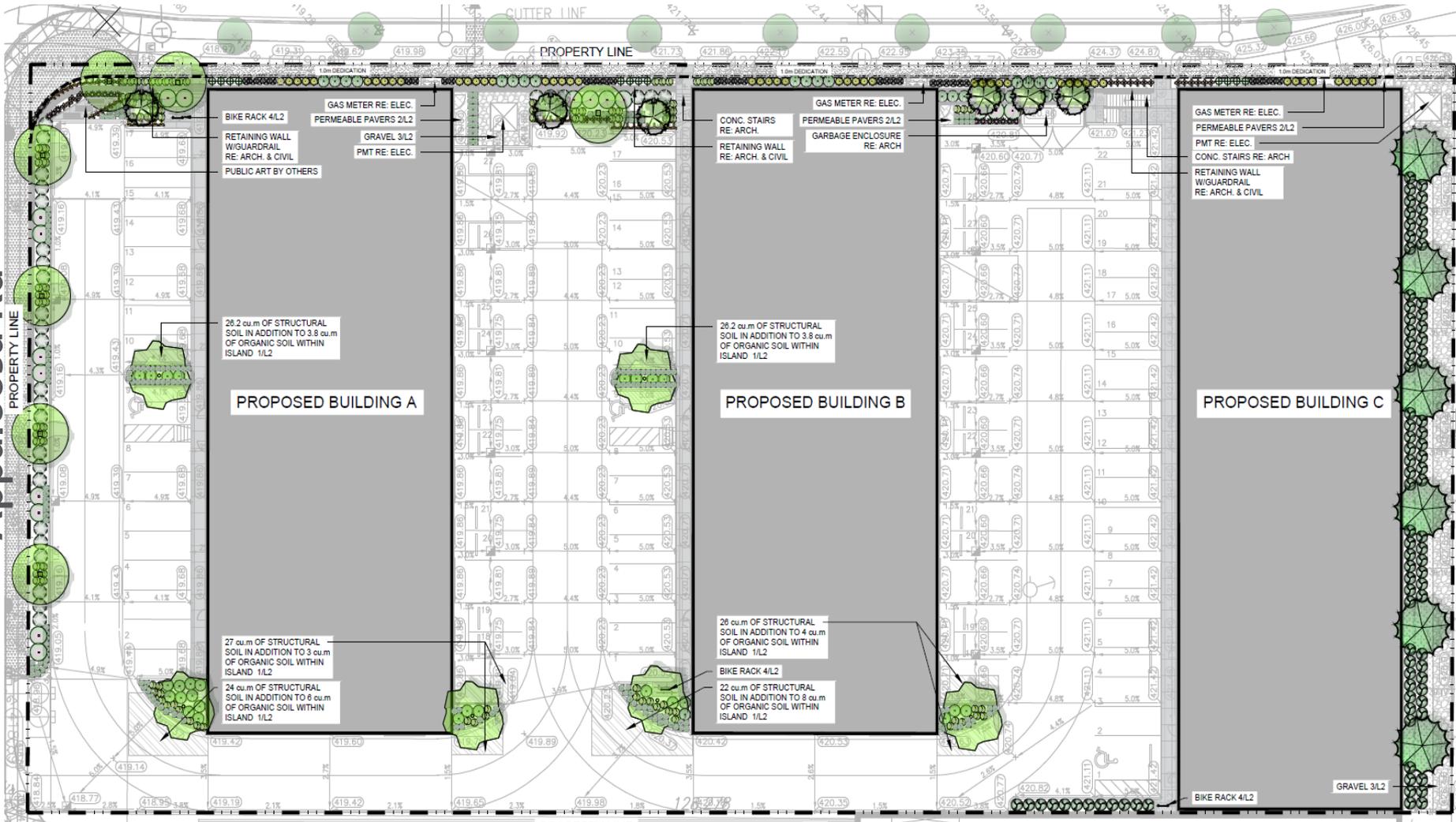


Landscape Plan



Academy Way

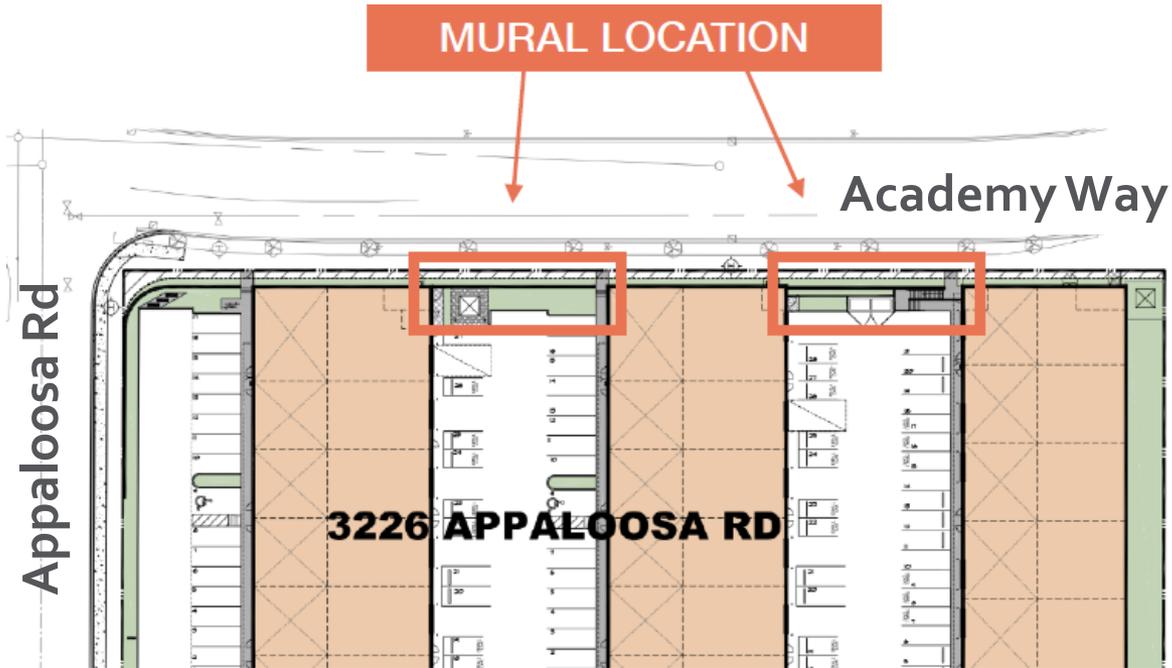
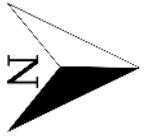
Appaloosa Rd



Variance

- ▶ To vary the minimum flanking side yard setback from 2.0m required to 1.0m proposed

Public Art Piece - Mural



Public Art Piece – Mural Concept



Example of an Existing Mural by the artist:
OK Tire on Gray Road, Kelowna



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 and Development Variance Permit as it:
 - ▶ Meets OCP Design Guidelines
 - ▶ Materials, glazing, landscaping
 - ▶ On- and off-site pedestrian connectivity
 - ▶ Variance is minor
 - ▶ Not impact overall landscape requirements
 - ▶ Voluntary public artwork

Rendering – Southwest

