



City of  
**Kelowna**



DP24-0018  
2080 Rutland Rd. N.

Development Permit

# Purpose

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

# Development Process



Dec 21, 2023

Development Application Submitted



Staff Review & Circulation



July 8, 2024

Council Consideration of Development Permit

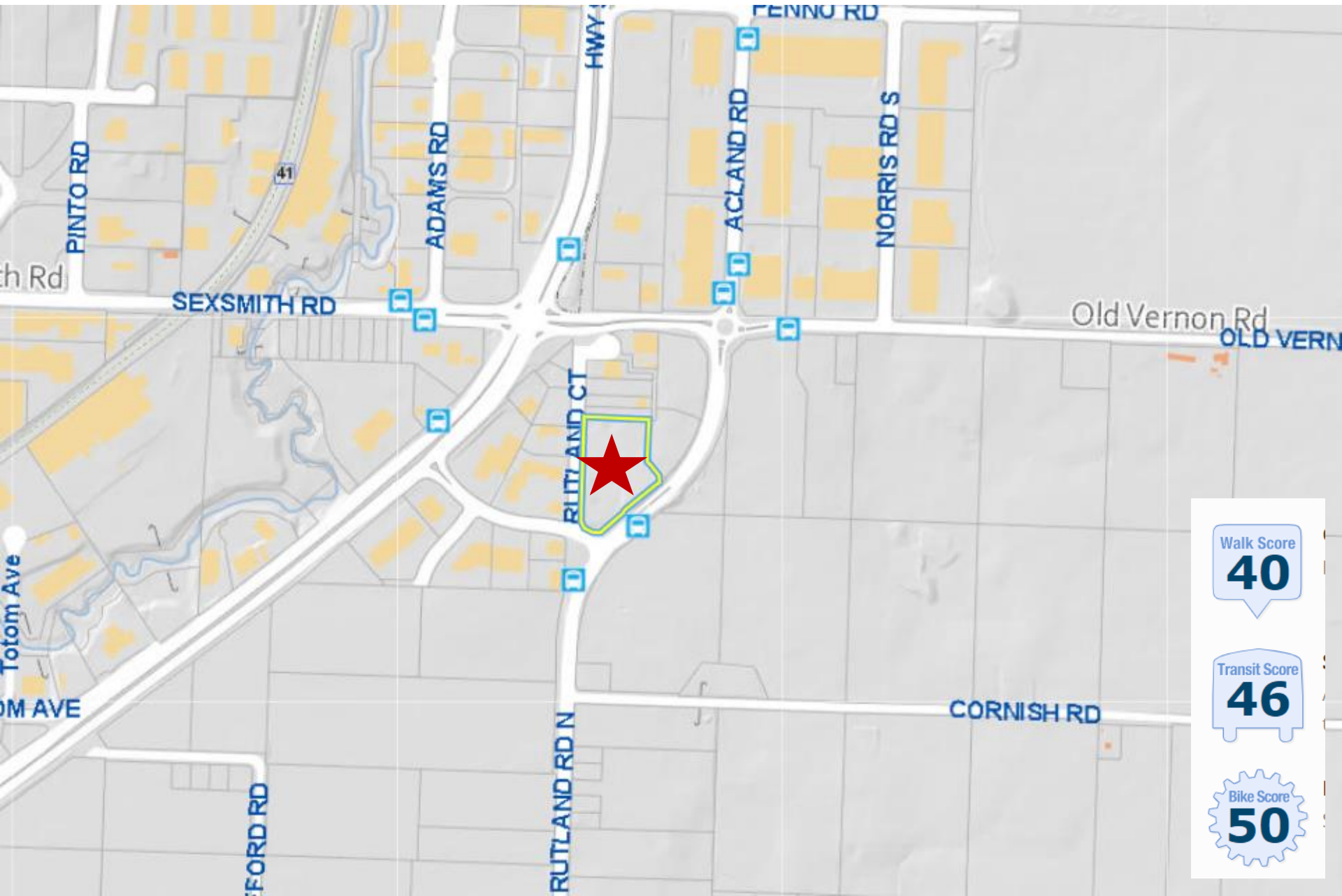


Council Approvals



Building Permit

# Context Map



Walk Score  
**40**

Transit Score  
**46**

Bike Score  
**50**

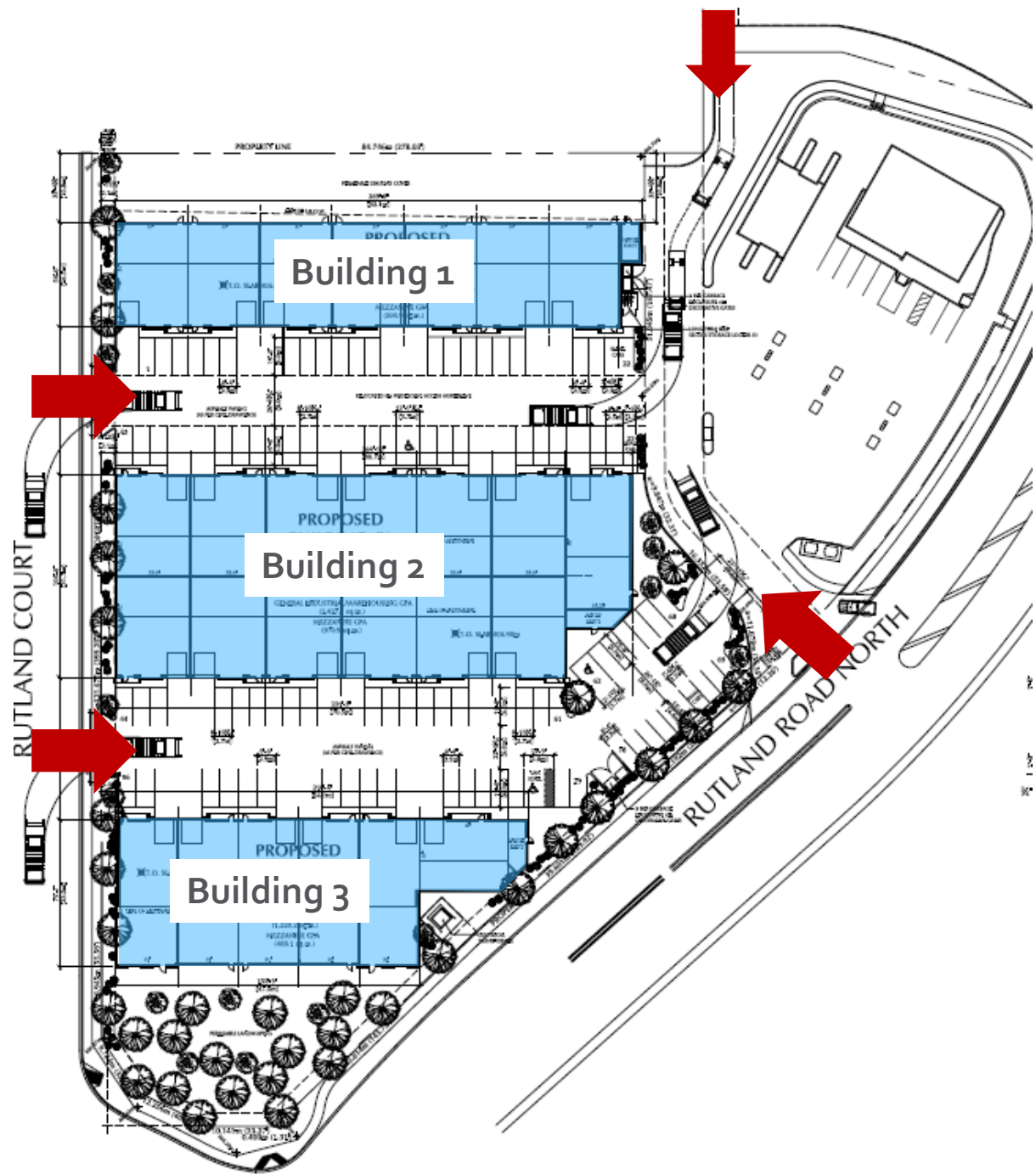
# Subject Property Map



# Technical Details

- ▶ I2 – General Industrial
  - ▶ Three new industrial buildings
    - ▶ 26 units
  - ▶ 2 storeys in height
  - ▶ 96 Parking Stalls
  - ▶ 26 Loading Stalls
  - ▶ 3 Bicycle Parking Stalls
  - ▶ Total 28 Trees
    - ▶ 14 Large Trees

# Site Plan

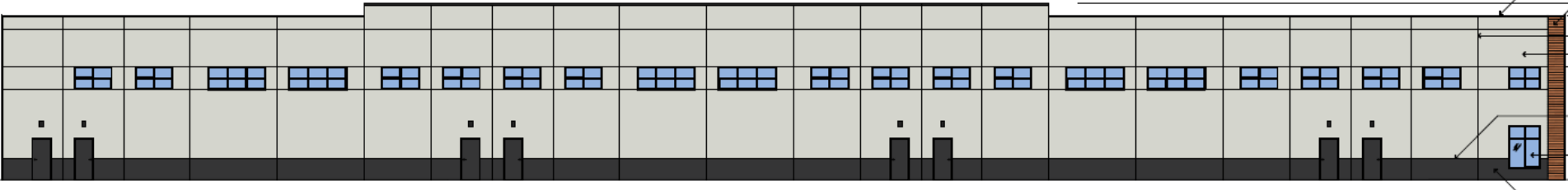


# Elevation – Building 1

## South – Facing Drive Aisle



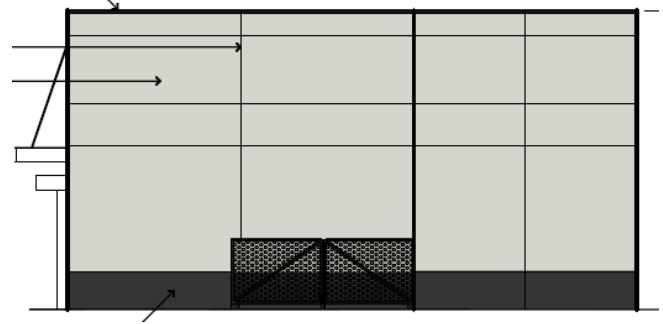
## North – Facing Adjacent Property



## West – Fronting Rutland Ct



## East – Facing Lane





# Elevation – Building 2

## South – Facing Drive Aisle



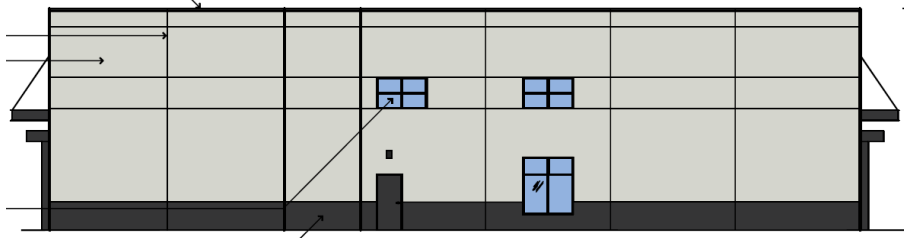
## North – Facing Drive Aisle



## West – Fronting Rutland Ct

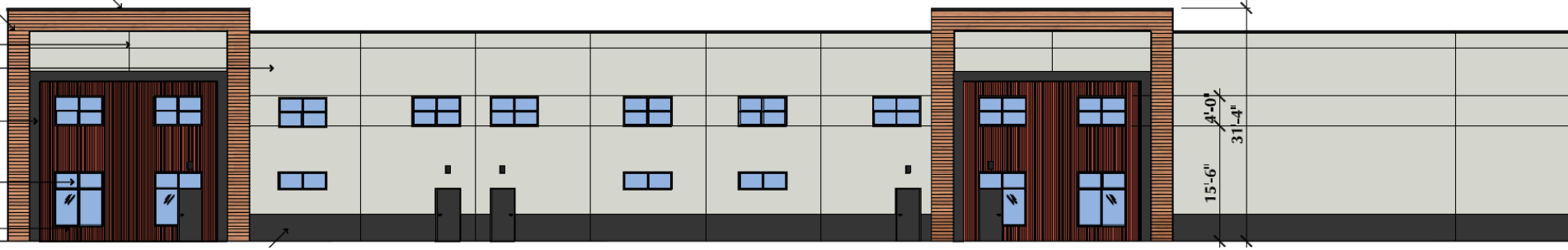


## East – Facing Lane



# Elevation – Building 3

South – Fronting Rutland Rd. N



North – Facing Drive Aisle



West – Fronting Rutland Ct



East – Facing Lane



# Materials



PAINTED TILT-UP CONCRETE WALL PANELS  
TO MATCH *BENJAMIN MOORE*  
2137-60 'GRAY OWL'



PAINTED TILT-UP CONCRETE WALL PANELS  
TO MATCH *BENJAMIN MOORE*  
2127-10 'TWILIGHT ZONE'



HORIZONTAL METAL CLADDING WOODGRAIN



EXTERIOR METAL CLADDING  
COLOUR TO MATCH *GALVALUME*  
'CHARCOAL GREY'



EXTERIOR METAL FLASHINGS, PRESSED STEEL  
DOORS & FRAMES, ALUMINUM WINDOW  
FRAMES 'BLACK'



VERTICAL  $\frac{7}{8}$ " CORRUGATED METAL CLADDING  
TO MATCH *MAKIN METALS LTD.*  
'SLATE BLUE'



VERTICAL  $\frac{7}{8}$ " CORRUGATED METAL CLADDING  
TO MATCH *MAKIN METALS LTD.*  
'MIST GREEN'



VERTICAL  $\frac{7}{8}$ " CORRUGATED METAL CLADDING  
TO MATCH *METALWORKS CANADA*  
QC 9259 'TERRA COTTA'

# Landscape Plan

Rutland Ct



# Rendering



# OCP Design Guidelines

- ▶ Use of integrated, consistent range of materials & colours, with use of accent colours.
- ▶ Use of glazing as major component of street facing facades.
- ▶ Pedestrian pathways provide clear sight lines & connect parking areas to the building entrances.
- ▶ Building entries are visibly located & directly accessible from public street.
- ▶ Distribute trees and landscaping throughout the site.

# 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