



City of
Kelowna

DP23-0026
270 Hiram Walker Ct.

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of an industrial development.

Development Process

Apr. 6, 2023

Development Application Submitted



Staff Review & Circulation



Feb. 9, 2024

Public Notification Received



Apr. 8, 2024

Initial Consideration



Apr. 22, 2024

Reading Consideration or Public Hearing



Aug. 12, 2024

Final Reading & DP & DVP

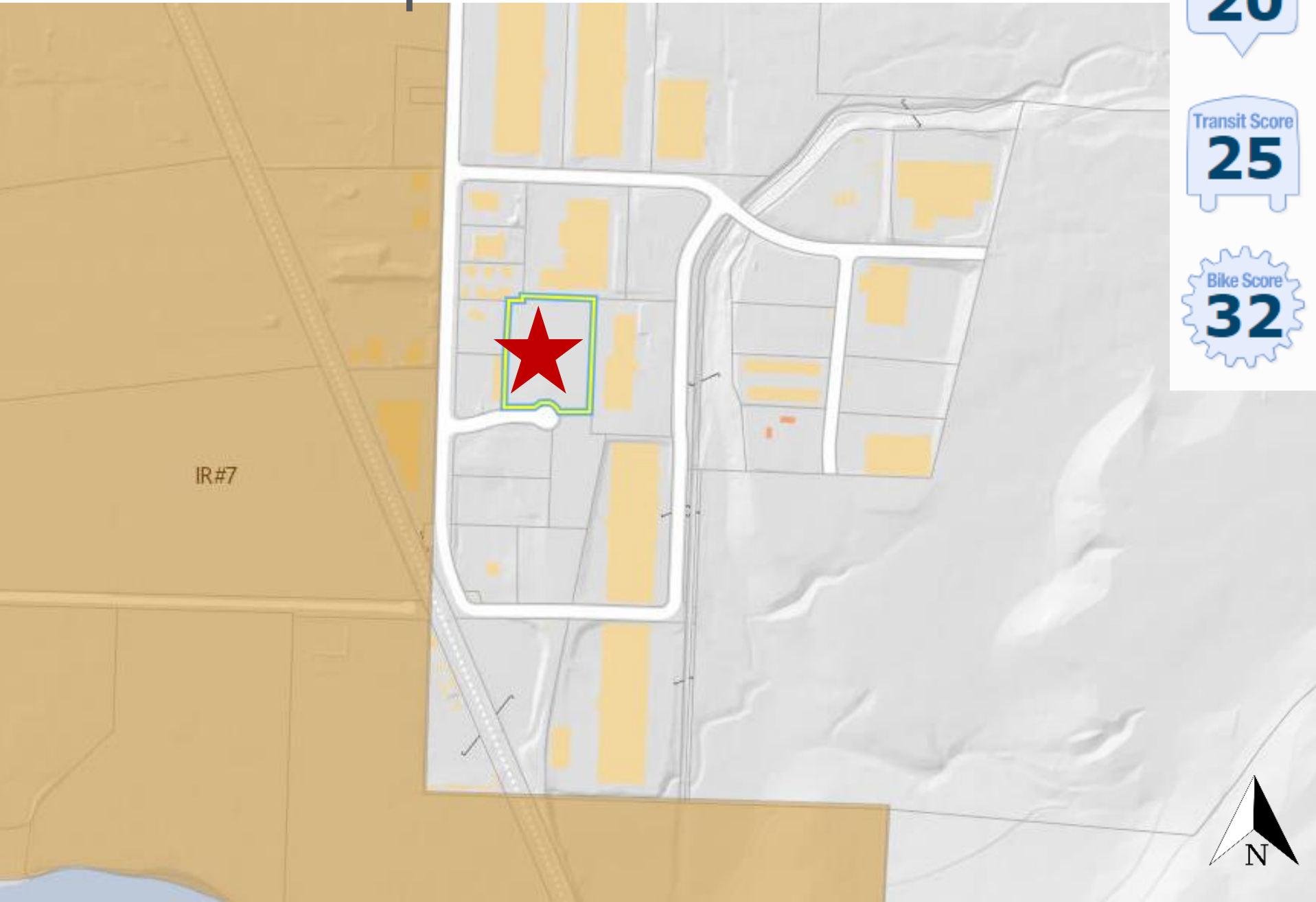


Building Permit

Council
Approvals



Context Map



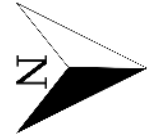
Subject Property Map



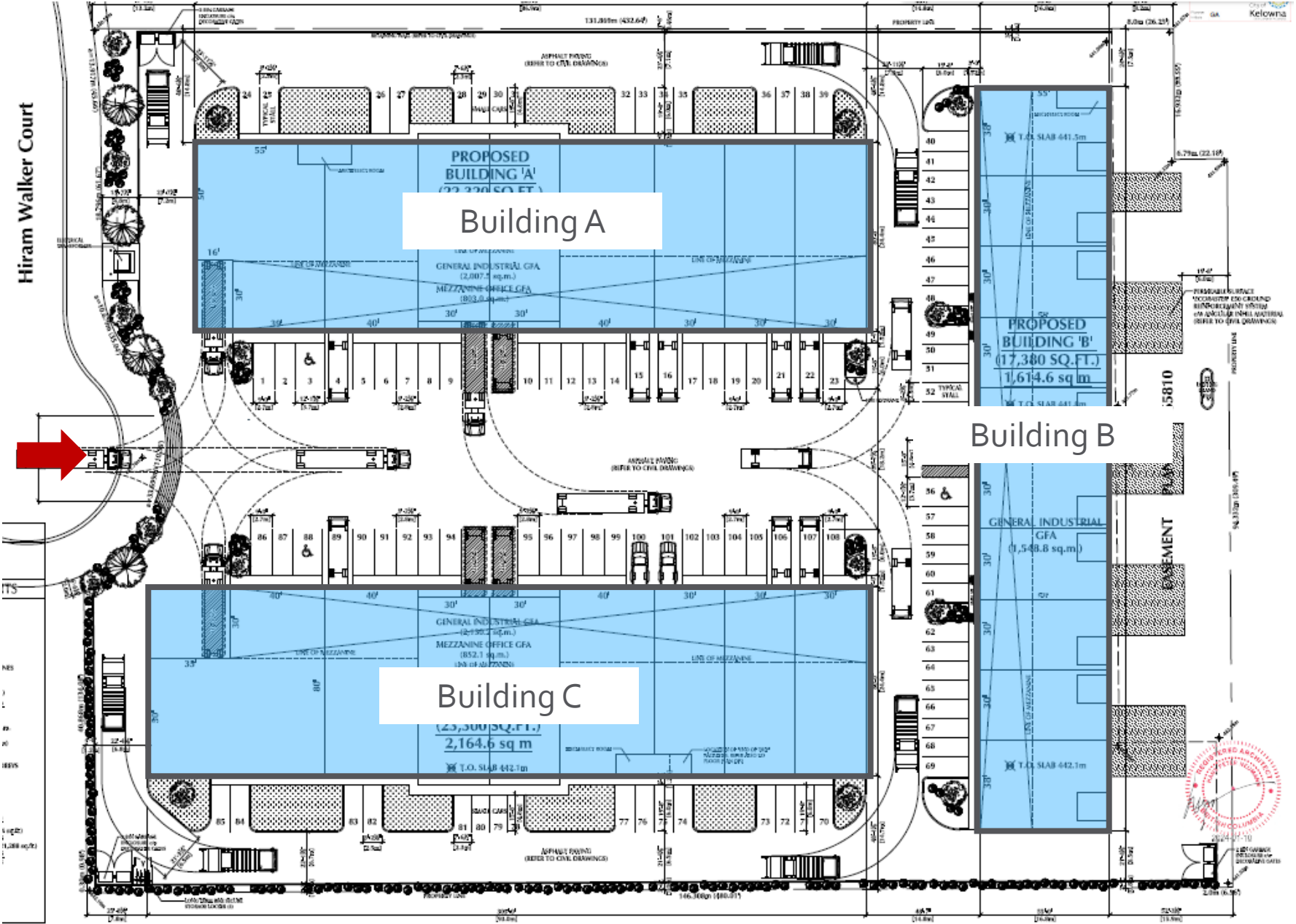
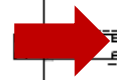
Technical Details

- ▶ I2 – General Industrial
 - ▶ Three new industrial buildings
 - ▶ 26 units
 - ▶ 10.5 m in height
 - ▶ 108 Parking Stalls
 - ▶ 6 Loading Stalls
 - ▶ 4 Bike Stalls
 - ▶ 8 total trees
 - ▶ 4 large trees

Site Plan

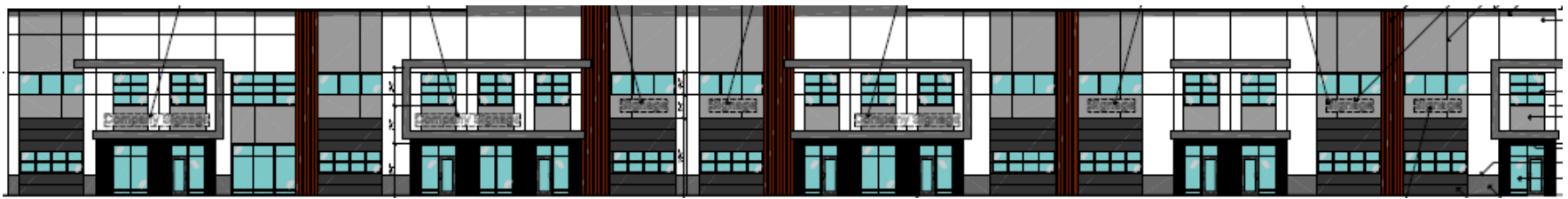


Hiram Walker Court

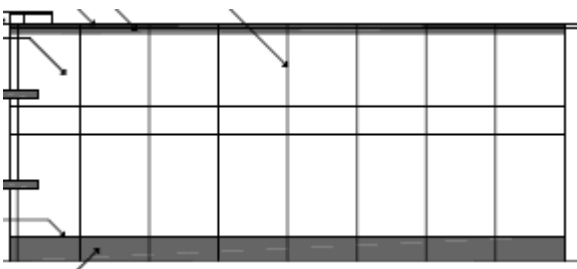


Elevation – Building A

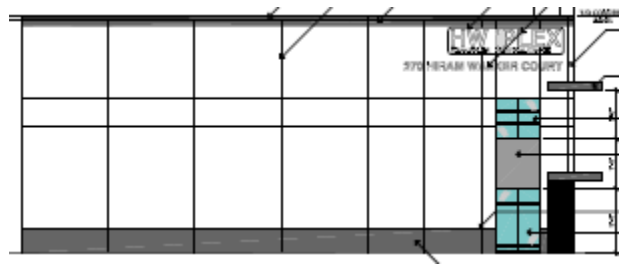
Front (East) Elevation



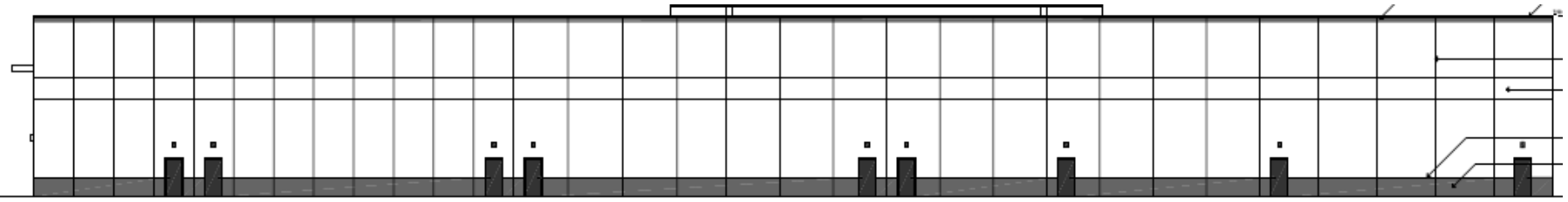
Side (North) Elevation



Side (South) Elevation

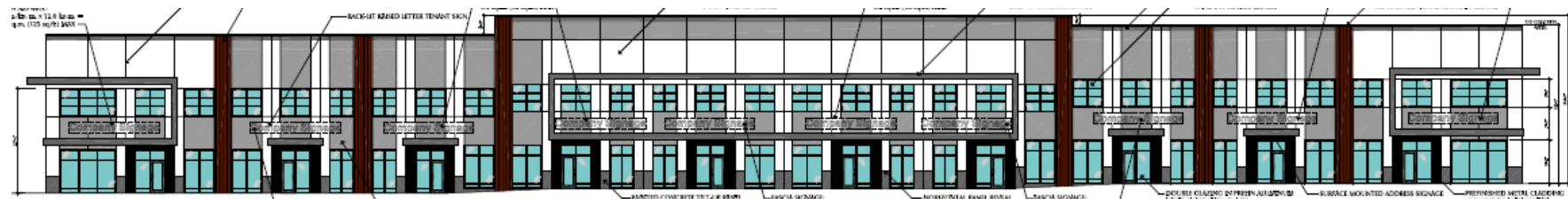


Rear (West) Elevation

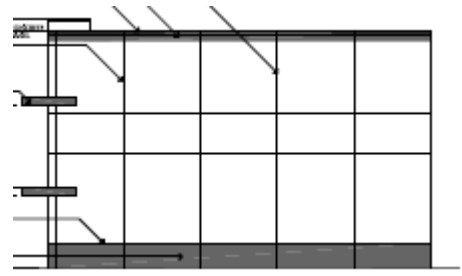


Elevation – Building B

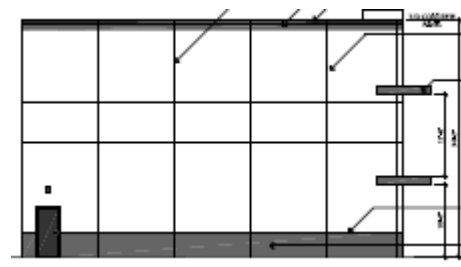
Front (South) Elevation



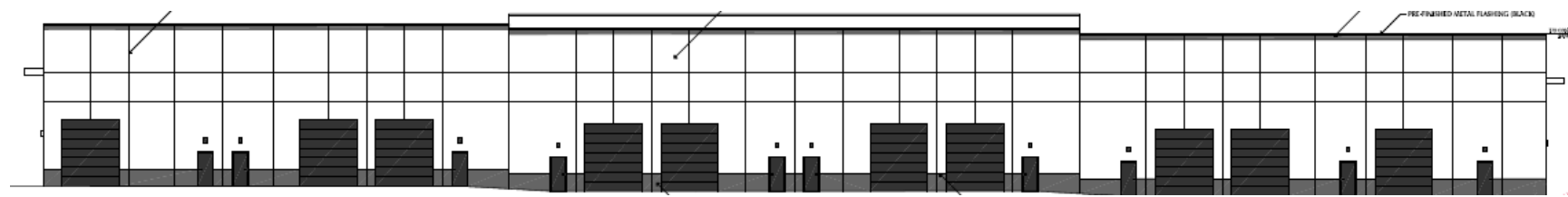
Side (East) Elevation



Side (West) Elevation

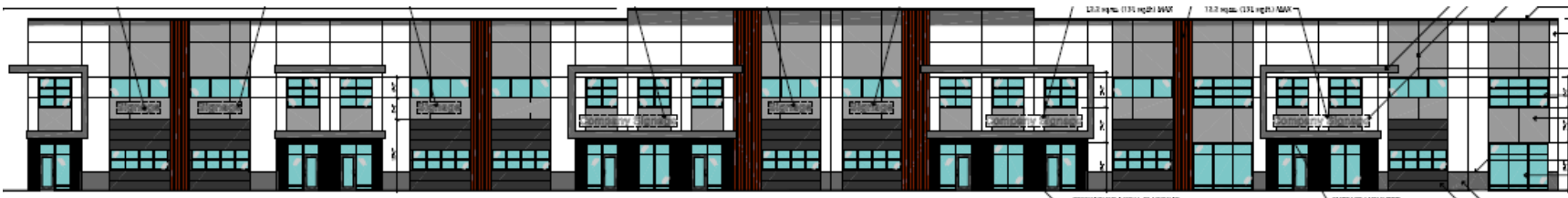


Rear (West) Elevation

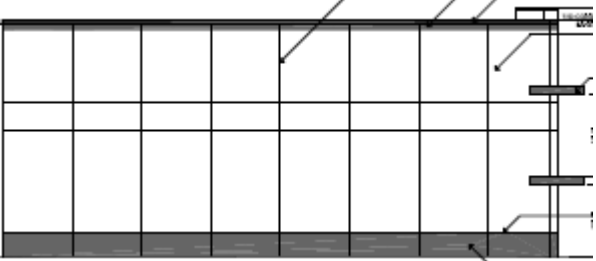


Elevation – Building C

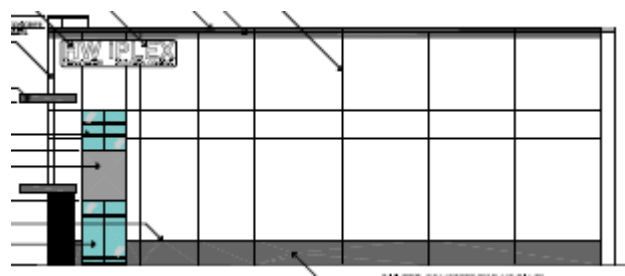
Front (West) Elevation



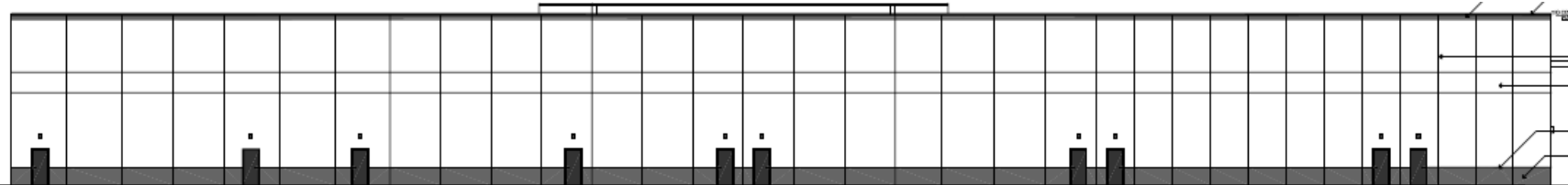
Side (North) Elevation



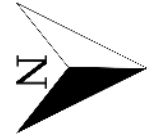
Side (South) Elevation



Rear (East) Elevation



Landscape Plan



Hiram Walker Ct.



Rendering



OCP Design Guidelines

- ▶ Building entries are visibly located and directly accessible from public street;
- ▶ The building avoids blank walls facing the public street and design buildings such that their form and architectural character reflect the buildings internal function and use;
- ▶ Location for main parking areas are at the rear and side of the building;
- ▶ Parking area visible from the street are screened from view using tree planting and decorative hedging.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets OCP Design Guidelines
 - ▶ Materials, glazing, relationship to the street
 - ▶ Provides industrial development in the Gateway District