

DP22-0072

2050 Pier Mac Way

Development Permit Application

Proposal

- ▶ To consider a Development Permit for the form and character of two new industrial buildings in the Airport Business Park.

Development Process



Mar 21st, 2022

Development Application Submitted



Staff Review & Circulation



Jul 11th, 2022

Development Permit



Council Approval



Ministry of Transportation & Infrastructure



Building Permit

Context Map



Site Map



City of Kelowna

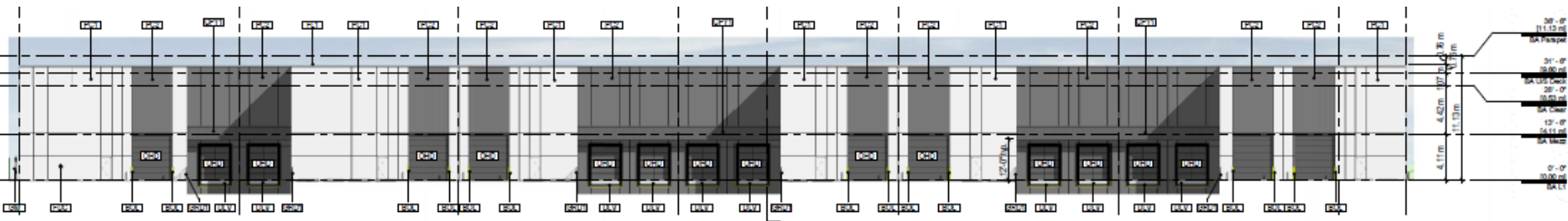
Project/technical details

- ▶ The DP is for the form and character of two new industrial buildings:
 - ▶ Will consist of 13 units in total.
 - ▶ Gross floor area of 13,421m² in size.
 - ▶ Accessed from both Circuit Road and Pier Mac Way.
- ▶ Several materials including light and dark painted concrete, dark metal fins and longboard materials.
- ▶ Strong landscaping throughout the site including buffer and islands.
- ▶ Applicant has been issued a PLR to subdivide the property into two lots.

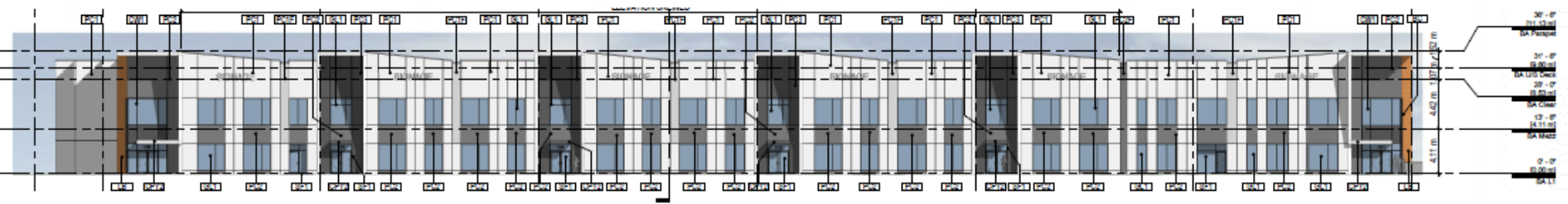
Site Plan



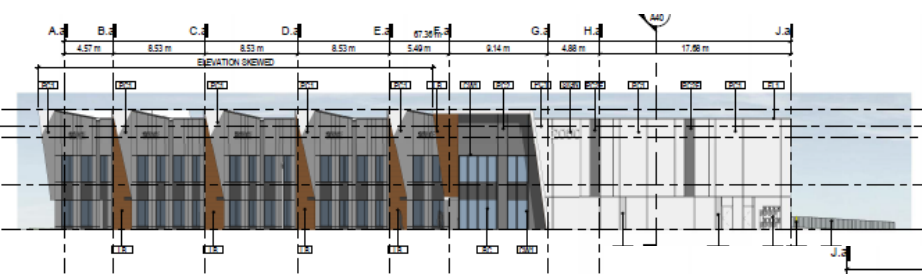
Elevation Drawings – Building A



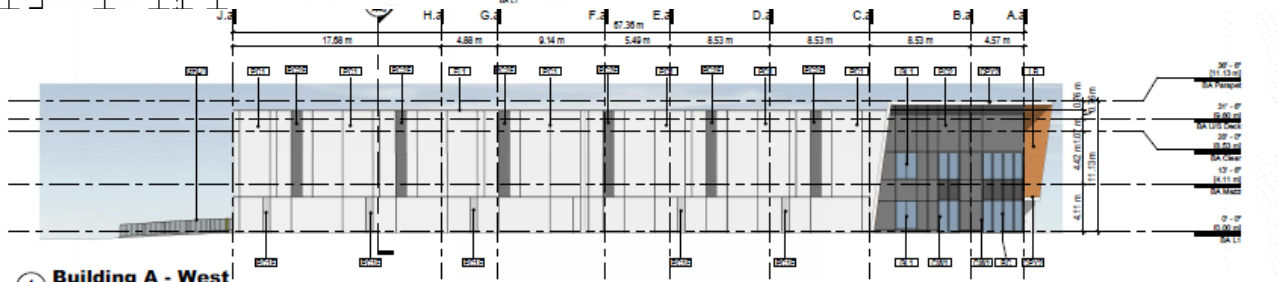
④ Building A - North
1/16" = 1'-0"



③ Building A - South
1/16" = 1'-0"

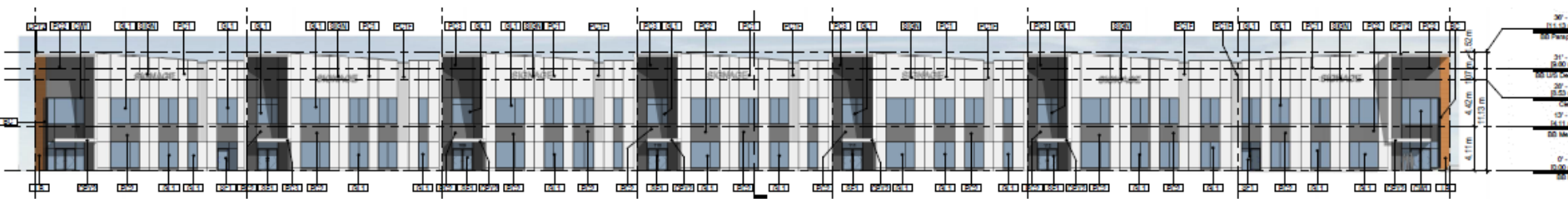


② Building A - East
1/16" = 1'-0"

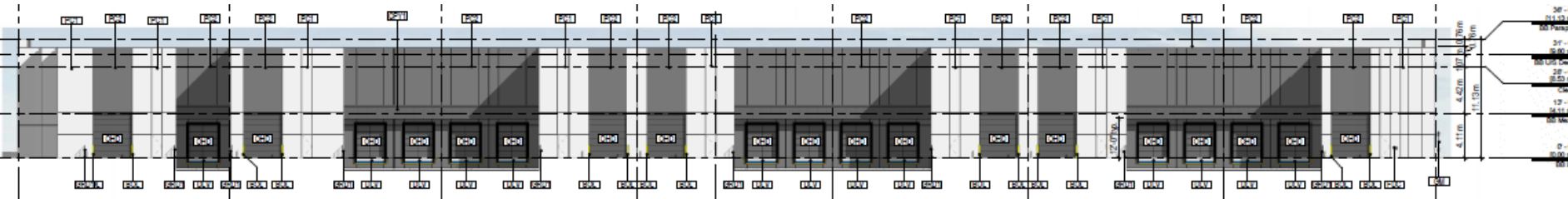


① Building A - West
1/16" = 1'-0"

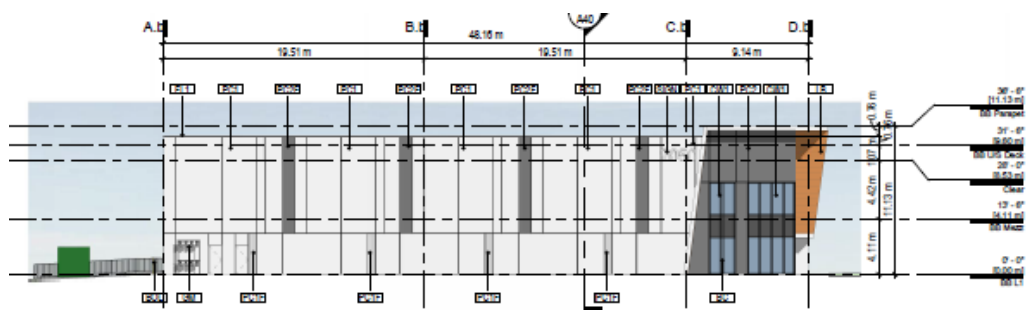
Elevation Drawings – Building B



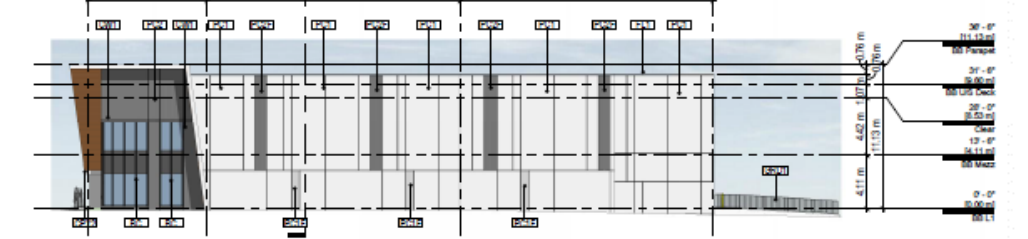
④ Building B - North
1/16" = 1'-0"



③ Building B - South



② Building B - East



① Building B - West
1/16" = 1'-0"

Rendering – Building A



⑥ Building A -South East Corner



⑤ Building A -North East Corner



④ Building A -View From Circuit Road



③ Building A - Unit 101 Entry



② Building A -South West Corner



① Building A - Quail Ridge Boulevard

Rendering – Building B



⑥ **Building B - Loading Docks**



③ **Building B - Typical Unit Entry**



⑤ **Building B - Quail Ridge Boulevard**



② **Building B - Unit 107**



④ **Building B - Unit 113**



① **Building B - Parking Entry**

Materials



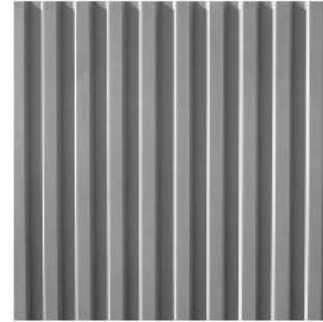
CONCRETE - PAINT WHITE

Primary Facade Colour



CONCRETE - PAINT GREY

Recessed Entries



CONCRETE - FORMLINER

Secondary Facade Texture



BALLESTED EPDM

Roof



METAL CLADDING - WHITE

Metal White



METAL CLADDING - LONGBOARD

Soffits, Unit entries



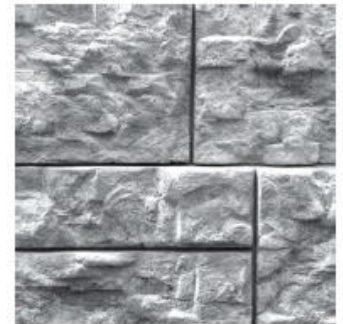
PAINTED METAL - CHARCOAL

Flashings, Sunshades, Trim



GLAZING

Vision Glass and Spandrel Glass



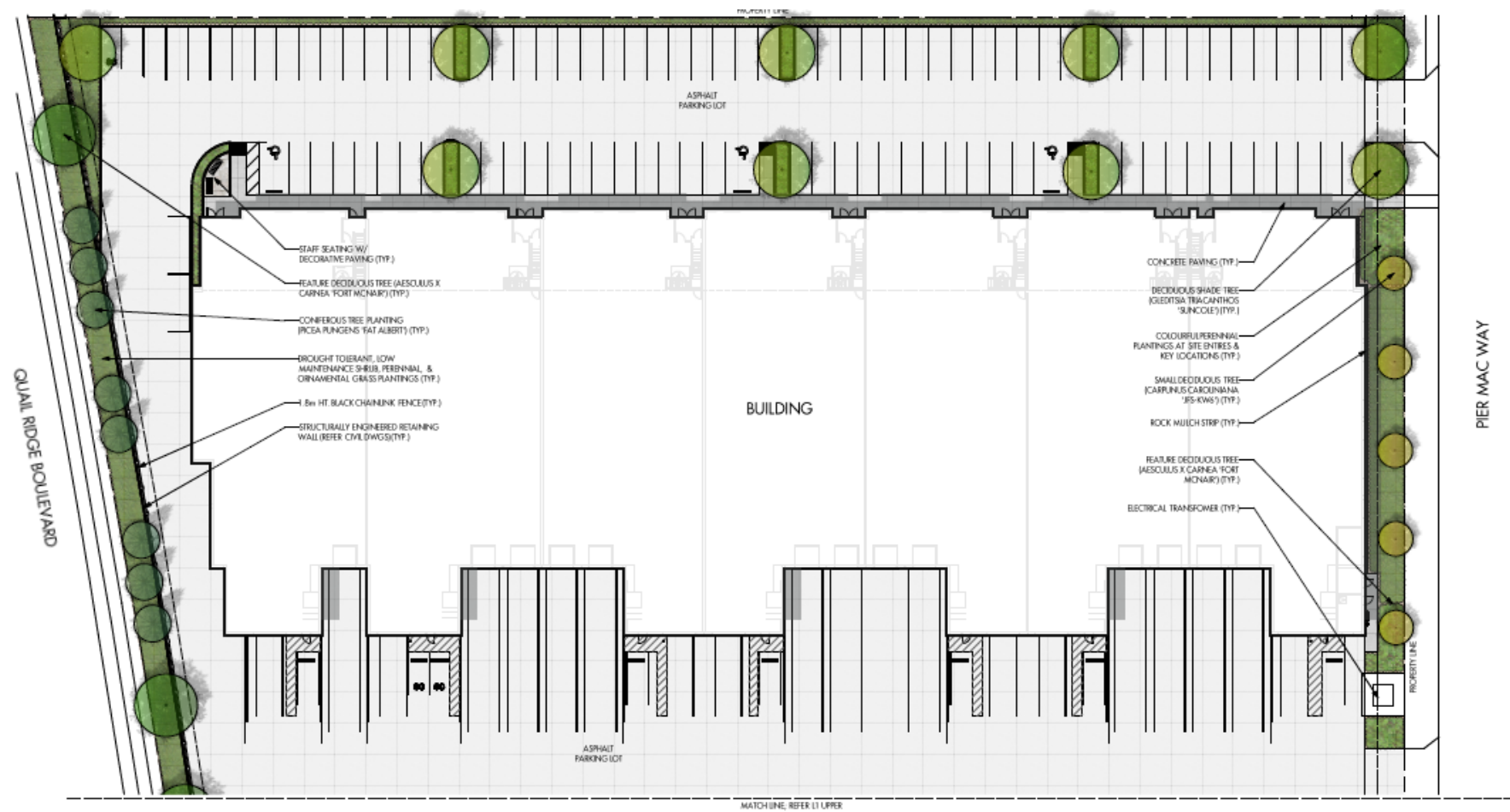
ARCHITECTURAL WALL

Retaining walls

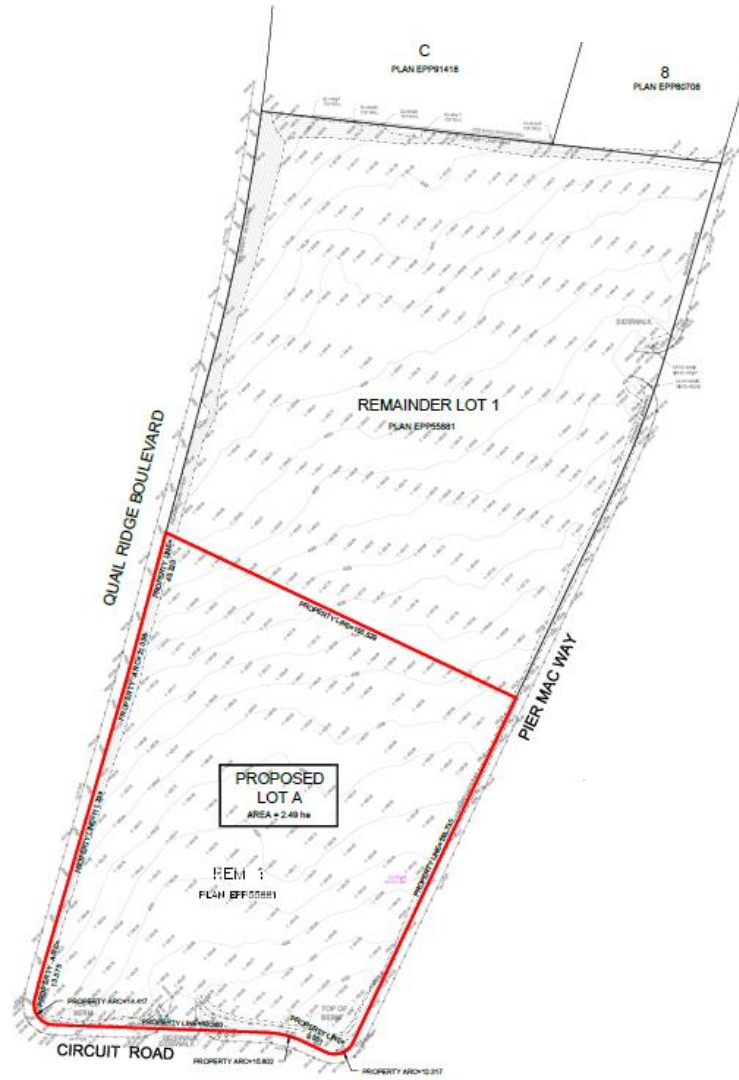
Landscape Plan – Part A



Landscape Plan – Part B



Proposed Subdivision



Staff Recommendation

- ▶ Staff recommend **support** of the proposed Development Permit application.
 - ▶ Meets the intent of the Official Community Plan Future Land Use and Development Permit Guidelines.
 - ▶ Strong form and character and landscaping throughout the site.



Conclusion of Staff Remarks