



May 6, 2025

City of Kelowna  
1435 Water Street  
Kelowna, BC V1Y 1J4

Attention: Alex Kondor, Manager, Community Planning and Development

**RE: Rezoning and OCP Amendment Application  
480 Penno Road, Kelowna, BC**

Dear Mr. Kondor:

We are pleased to submit our first development application with forms, fee, and attachments in support of this request for Rezoning and Official Community Plan Amendment ("Rezoning" and "OCP Amendment") for 480 Penno Road ("The Property").

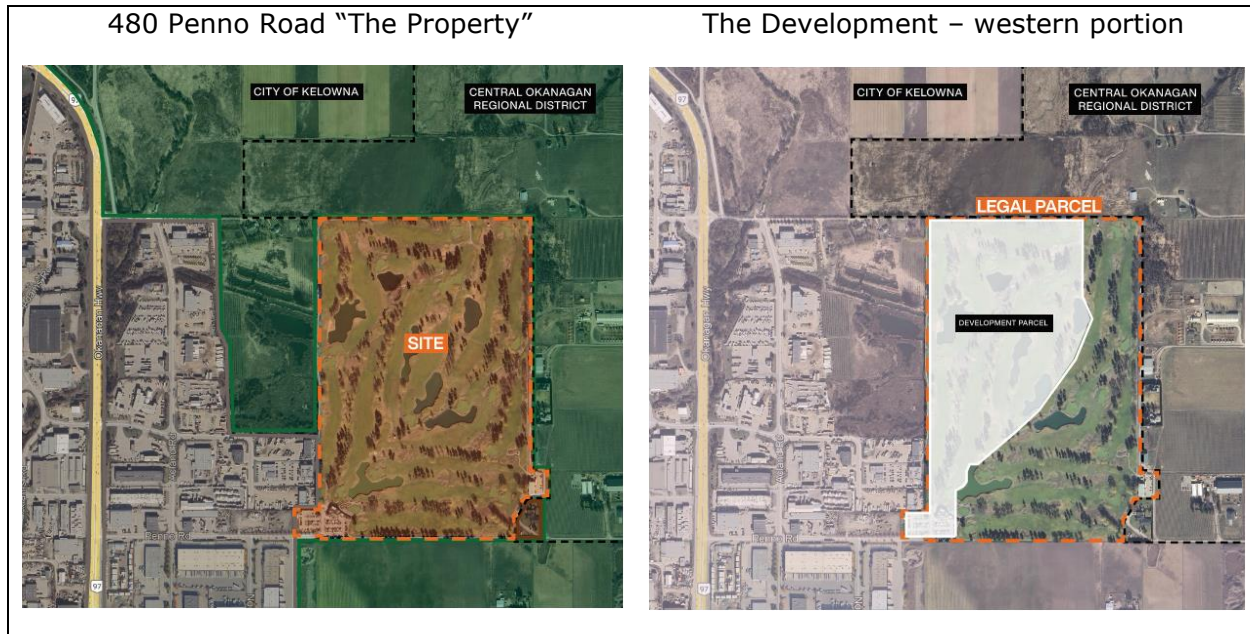
### **Introduction**

The Property is located on the east side of Highway 97 at the end of Penno Road in the Reid's Corner Industrial neighbourhood of Kelowna. The Property has a site area of 106.5 acres (43.1 ha) and is comprised of a single legal lot that is zoned P-3 *Parks and Open Space*. The Property is designated as Private Recreation in the current 2040 Official Community Plan ("OCP") and is located within the Gateway Growth District as described in Chapter 6 of the OCP.

The Property is currently leased to the Kelowna Spring Golf Course ("KSGC") for the operation of a nine-hole golf course with a club house, parking, and maintenance buildings and the lease runs through to the end of the 2025 golf season. The Property borders the Regional District of Central Okanagan ("RDCO") and the neighbours to the north and east are in RDCO; the neighbours to the west and south are in the City of Kelowna.

The development proposal subdivides the Property into two separate lots. The eastern lot of 51 acres (the "East Lot") will remain as a nine-hole golf course and maintain its existing OCP and zoning designations. The western lot of approximately 55 acres (the "Development") is the subject of this OCP Amendment and Rezoning application.

Denciti, as the Applicant, is requesting that the OCP Land Use Designation for the Development on the western side be returned to Industrial (IND) and that the Zoning category is changed to I-2 for General Industrial. The East Lot would remain unchanged with an OCP Land Use Designation as Private Recreation and a Zoning category of P3 for Parks and Open Space.



As described in further detail in the application materials, the Development will create a new 35-acre industrial business park with approximately 10 acres of public open space and new habitat areas. The open space areas will be linked with more than two kilometres of publicly accessible trail network for pedestrians and cyclists alike.

### **Campus Master Plan**

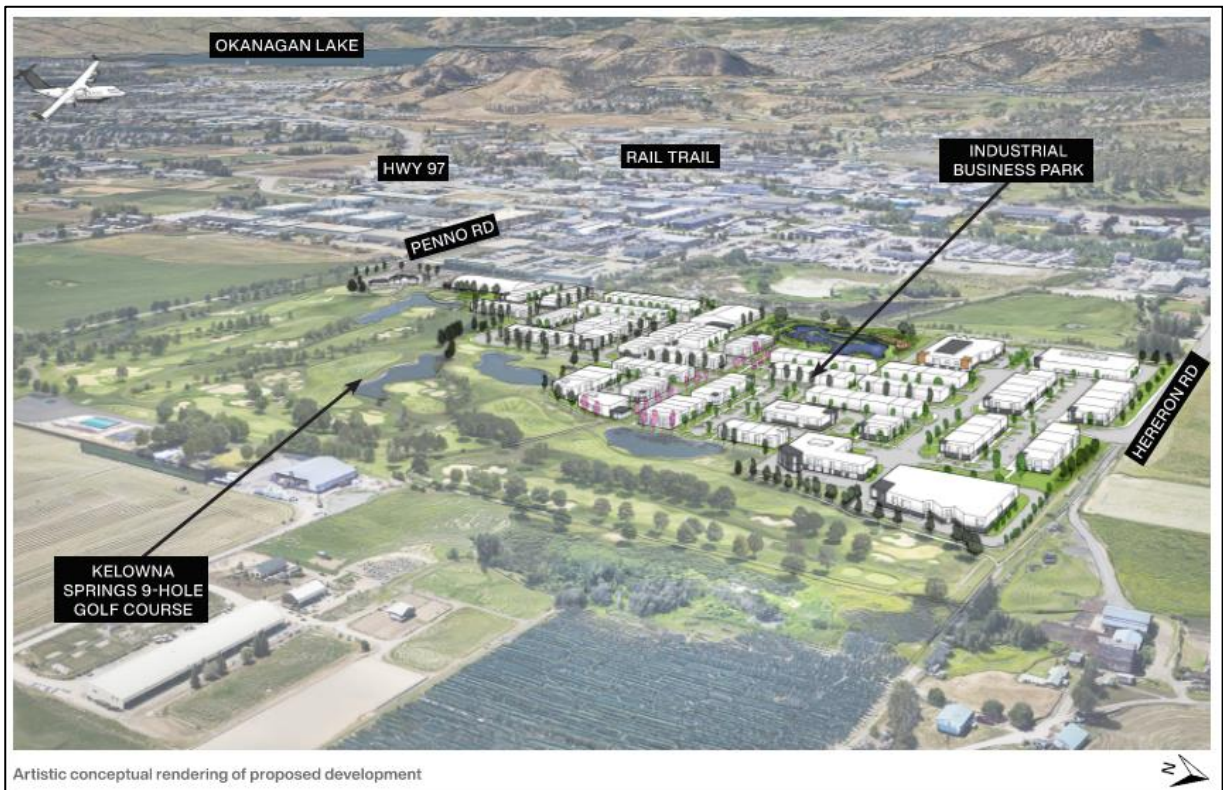
Denciti has created a master plan that combines the multiple elements and land uses that exist at 480 Penno Road. These elements have been combined into a balanced design concept that work with the existing golf course, water features, and access roads as shown in the aerial view of the development:

1. Kelowna Springs Golf Course remains operational as a nine-hole golf course. The master plan keeps Holes 1 through 9 intact and untouched along with the Clubhouse, Maintenance Yard and parking lot. The golf course will be subdivided as a separate legal parcel as part of the rezoning process. The curving and winding subdivision line has been created to preserve the golf course layout first and foremost, with the business park fitting into the remaining property.
2. The industrial business park fits into the western portion of 480 Penno Road and positioned next to the existing industrial properties along Penno, Norris and Edwards in the Reid’s Corner industrial neighbour. The aerial renderings show concept-level building forms to provide context for size and shape of typical light industrial buildings. The model buildings are similar to other industrial buildings around Reid’s Corner to the west and south.
3. The road access from Penno Road remains for KSGC and the Development. A new access point will be provided for the Development through an extension of Hereron Road that connects to the northwest corner of the property. In combination, Penno



and Hereron roads will provide a connected loop for vehicles, multi-modal pathways and utilities to the Development. Highway 97, Highway 33, Kelowna International Airport and Downtown Kelowna are all conveniently located near the Development.

4. Open space and trail networks have been designed in conjunction with the existing golf water features to improve and enhance the areas available for water management, wildlife habitat and public access. The existing golf course water hazards are not only part of the golf course but also form part of the effective water management system for the Development.
5. Evolution of the industrial business park. In addition to being located next to a nine-hole golf course, this master plan creates a campus feel that will attract businesses to establish and grow their operations in Kelowna. The location, recreation and setting make the Development an attractive employment area to recruit and retain a talented workforce.



## Community Feedback

The Property and its future use have been the subject of much public debate over the past two years. Denciti has carefully considered community feedback and incorporated valuable suggestions into our development proposal, while also addressing concerns that we have heard from our neighbours and Kelowna residents. We believe that Denciti has made a credible and genuine commitment to meet with interested parties during the creation of our



development proposal. Prior to making this application, Denciti has talked to golfers, neighbours, supporters and opponents alike; we have created an informational website and hosted a community forum to answer questions.

Community feedback highlighted concerns such as maintaining the golf course, effective water management, addressing the Mill Creek flood plain, and minimizing impact on residential neighbors. Denciti has used this input to address concerns where possible and create a better business park. The citizens of Kelowna will have better access to public outdoor spaces and recreation at the Property, including the ongoing operation of the nine-hole golf course.

We believe that we are creating an evolution of the industrial business park that will create an attractive and appealing employment space for future generations of Kelowna's work force. The development proposal includes landscape and open space planning that provides circulation and connections within the business park.

Through the planning of the landscape, our goal is to improve public access and restore habitat areas wherever possible. A golf course is an artificially created recreation space that relies on constant maintenance, voluminous irrigation along with tonnes of fertilizer, pesticides and herbicides to keep things looking green. KSGC is also planted with ornamental trees and a variety of non-native grass and plants. These golf course trees and grass will not survive without regular irrigation. A golf course and its water features are designed to deter wildlife, birds and aquatic life from surviving. And finally, a golf course is also inaccessible to the public unless they are paying to play golf.

Our landscape plan aims to transform and improve the public open spaces. The hard, vertical edges of the golf course water features will be removed and turned into naturalized habitat areas while continuing to provide active water management for the ground water across the site. These habitat areas will also do double duty as storm water retention areas. Ground water will continue to be used for irrigation within the Development and excess ground water can be returned into the neighbourhood BMID irrigation network. Public access will be provided to a pedestrian trail that runs around the perimeter of the development. The trail network will also connect the habitat areas through an internal trail network that can connect off-site with the nearby Rail Trail and other pedestrian networks.

The Development has been purposely located on the western side of the property to be adjacent to the neighbouring industrial buildings and road access to Hereron and Penno Rd. This location also allows KSGC to act as a visual and noise buffer between the agricultural properties to the east with residential homes. This means that the western side of the Property falls in the Mill Creek flood plain. The Development will follow the Mill Creek Flood Plain Bylaw for all grading, servicing and construction to meet the designated flood construction level. The grading of these areas will result in the removal of most of the existing ornamental golf course trees. These trees will be replaced with native species that are better adapted to the dry Okanagan climate. At full build out, there will be more new trees planted in the business park than currently exist on the golf course.



The 9-hole course at Kelowna Springs will remain in operation on a long-term lease with a new golf course operator subject to successful rezoning. Although not part of this application, Denciti has plans to construct a pickleball sports dome as the first building in the industrial business park. This will create a recreation hub as part of the overall development.



### **OCP Objectives and Zoning Bylaws**

This application is focused on the land use policy of the OCP 2040 and Zoning Bylaw No. 12375 that are applicable to the Development. This application is for land use only and does not include any applications for future buildings, such as development or building permits. Development permits applications required for future buildings will be submitted at the appropriate time in the approval process. Denciti anticipates that further site planning and engineering work will be required for Subdivision and Servicing Agreements, among other agreements, as conditions of rezoning approvals with the City.

The campus plan for the proposed Development has been designed to create an attractive and accessible location for the types of businesses permitted under the I-2 General Industrial zone. The project design team has worked to create a conceptual master plan for an industrial business park for the Development. This master plan integrates the site design, landscape design, and preliminary servicing information for the Development.

As described in the introduction of The Gateway in Chapter 6 of the 2040 Official Community Plan:



*The Gateway represents the entryway to Kelowna and plays a unique role as a driver of innovation and economic growth in the Okanagan region. It includes the Kelowna International Airport, which welcomes visitors from around the world, and straddles Highway 97 which is traveled by thousands of people every day and is a significant goods movement corridor. The Gateway is also home to UBC's Okanagan Campus, connecting international students to Kelowna, and connecting local students to the world.*

The Development at 480 Penno Road is located within the Gateway Growth District and aligns with the OCP vision and objectives for industrial growth for Kelowna and the Okanagan region including the following objectives and policies:

- Objective 6.4: Support the continued development of industrial lands.
- Policy 6.4.1. Discourage the erosion of Industrial Lands.
- Policy 6.4.3. Support continued development of Reid's Corner.
- Policy 6.4.7. Support development of industrial lands in the Gateway.
- Policy 6.6.2. Private Open Space. Encourage ... public accessible private open space in industrial and Regional Commercial lands.
- Policy 6.7.1 Protect Agricultural Land.

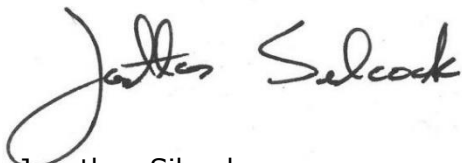
As one of the largest parcels of non-ALR land in the Gateway, the Development holds a strategic location in the target area for industrial growth without impacting agricultural land. The accompanying application booklet produced by Arcadis contains a more robust section on policy analysis as it relates to the OCP and the Gateway.

We trust that you will find this submission satisfactory, and we look forward to working with you to advance this submission through the approval process.

Please contact us should you require additional information or would like to meet to discuss the particulars of the application.

Respectfully submitted,

**Denciti Development Corp.** acting on behalf of **Denciti Penno LP**



Jonathan Silcock  
VP, Development





OCP Amendment and Rezoning Application

# 480 Penno Rd

## Kelowna, BC

---

Submitted to City of Kelowna by Arcadis Professional

Services (Canada) Inc.

May 6, 2025



# Table of Contents

---

## Introduction

Executive Summary	4
Proposal Description	5

## Land Use Context

Site Information	7
Surrounding Land Use	8
Transportation and Connectivity	9
Existing Site Photos	10

## Policy Analysis

OCP Designation	13
Gateway Growth District	14
Zoning Designation	16
The Evolution of the Industrial Business Park: The Importance of Recreation	17
Wildlife Habitat	18

## Concept Plan

Proposed Subdivision Plan	20
Proposed Site Concept	21

Proposed Circulation Plan	22
Proposed Road Profiles	23
Proposed Phasing Plan	24
Built Form Precedents	25

## Landscape

Landscape Concept Plan	27
Creation of Public Green Spaces	28
Open Space and Public Access Strategy	29
Landscape Precedents	30
Proposed Tree Palette	31
Proposed Planting Palette - Habitat Areas	32
Proposed Planting Palette - Industrial Strata Lot Areas	33
ALR Adjacencies	34

## Appendices





# Introduction



## Executive Summary

Arcadis (the "Architect") was retained by Denciti Development (the "Applicant") to prepare material for an Official Community Plan ("OCP") amendment and rezoning application for a portion of the property located at 480 Penno Road.

The overall legal lot size of 480 Penno Road is 106 acres and the development proposal would subdivide the property into two new lots. The eastern lot of 51 acres (the "East Lot") would remain as a nine-hole golf course and maintain its existing OCP and zoning designations. The western lot of approximately 55 acres (the "Development") is the subject of this OCP amendment and rezoning application.

The Applicant is requesting that the OCP Land Use Designation for the Development be returned to Industrial (IND) and that the Zoning category is changed to I-2 for General Industrial. The East Lot would remain unchanged with an OCP Land Use Designation as Private Recreation and a Zoning category of P3 for Parks and Open Space.

This application is focused on the land use context and policy analysis related to the OCP 2040 and Zoning Bylaw No. 12375 that are specific to the Development. This application for an OCP Amendment and Rezoning is for land use only and does not include any applications for the future buildings such as development permits. Applications for development permits required for future buildings will be submitted at the appropriate time in the approval process.

The Applicant anticipates that further site planning and engineering work will be required for Subdivision and Servicing Agreements as conditions of rezoning approvals with the City among other agreements.

The master plan for the proposed Development has been designed to create an attractive and accessible location for the types of businesses permitted under the I-2 General Industrial zone. The Architect has worked with the Applicant's engineering and design team to create a conceptual master plan for an industrial business park for the Development. This master plan integrates the site design, landscape design, and preliminary servicing information for the Development.

The Development will create a new 35 acre industrial business park with approximately 10 acres of open space and new habitat areas. The open space areas will be linked with more than two kilometres of publicly accessible trail network for walking, biking, and jogging. Over five acres of the former golf course area will be restored to natural habitat that will work with the existing water management system.



Proposed industrial park with habitat area and stormwater detention pond in the foreground



## Concept Master Plan Description

The Architect has created a master plan that combines the multiple elements and land uses that exist at 480 Penno Road. These elements have been combined into a balanced design concept that work with the existing golf course, water features, access roads as shown in the aerial view of the development:

1. Kelowna Springs Golf Course ("KSGC") remains operational as a nine-hole golf course. The master plan keeps Holes 1 through 9 intact and untouched along with the Clubhouse, Maintenance Yard and parking lots. The golf course will be subdivided into a separate legal parcel as part of the rezoning process.
2. The industrial business park fits into the western portion of 480 Penno Road and follows the contoured dividing line with Kelowna Springs Golf Course. The conceptual rendering shows model building forms to provide context for size and shape of typical light industrial buildings. The model buildings are similar to the adjacent buildings in the Reid's Corner industrial neighbourhood to the west and south.
3. The road access from Penno Road remains for KSGC and the Development. A new access point will be provided for the Development through an extension of Hereron Road to the northwest corner of the property. In combination, Penno and Hereron roads will provide a connected loop for vehicles, multi-modal pathways and utilities to the Development. Highway 97, Highway 33, Kelowna International Airport and downtown Kelowna are all conveniently located near the Development.
4. Open space and trail networks have been designed in conjunction with the existing golf water features to improve and enhance the areas available for water management, wildlife habitat and public access. The existing golf course water hazards are not only part of the golf course, but also form part of the effective water management system for the Development.
5. The evolution of the industrial business park. In addition to being located next to a nine-hole golf course, this master plan creates a campus feel for future business looking for an attractive location for appealing to and retaining a talented workforce. The master plan concept includes a sport dome intended for indoor pickleball use. This indoor participant recreation service is a principal use under the I-2 zone.

MAY 6, 2025



Artistic conceptual rendering of proposed development





# Land Use Context



## Property Information

### Site Summary

The Subject Site is comprised of a single lot at the municipal boundary between the City of Kelowna and the Central Okanagan Regional District. The site's legal information is:

- Civic Address: 480 Penno Road
- PID: 029-491-843
- Legal Description: LOT B, PLAN EPP41714, DISTRICT LOT 123, OSOYOOS DIV OF YALE LAND DISTRICT

The lot size is 106 acres (428,709 metres squared).



Municipal Boundaries

- City of Kelowna
- Central Okanagan Regional District
- Municipal Boundary
- Site



MAY 6, 2025

### Surrounding Land Use

The Subject Site is located adjacent to agricultural uses on all sides, with predominantly ALR-designated lots to the north, east and south.

One of Kelowna's key light-industrial districts is located to the west of the Subject Site, near the Penno Road access. The majority of parcels in this area are zoned I-2.

A single residential-designated lot lies immediately to the Subject Site's southeast corner, in the Central Okanagan Regional District.



Land Use Site Context

- Agricultural
- Industrial
- Residential
- Site



MAY 6, 2025

## Transportation and Connectivity

### National and International Connections

The Subject Site is ideally situated to take advantage of national and international connections. The site lies just off of Highway 97, the key freight transportation route through the Okanagan Valley. The highway links the Subject Site to the Lower Mainland to the southwest, and Calgary, and other parts of Canada to the north.

The Subject Site also crucially lies approximately 3 kilometres (5 minute drive) from YLW Airport. YLW is one of Canada's 10 busiest airports by yearly passenger count (over 2 million) and moves approximately 1.8 million tons of cargo. Continued expansion of YLW airport will require additional supporting land uses nearby, including light industrial and logistics businesses.

### Local and Regional Connections

The Subject Site is well-connected by the City of Kelowna's local heavy truck routes. The Acland Road/Rutland Road North truck route runs just west of the site and connects to locations further south in Kelowna, as well as to the Sexsmith Road truck route which connects to Glenmore Road to the west. These local truck routes connect the Subject Site both to the highway, as well as to other industrial areas in Kelowna, including at the Landmark District and in the Kelowna North End.

### Bicycle/Multi-Use Path Connections

The site has potential to be well connected to the City's bicycle and multi-use path networks. The popular Rail Trail lies just west of Highway 97. Acland Road, to the West, and Old Vernon Road, to the South both have established bike lanes which connect to the Rail Trail. Bicycle and multi-use pathways within the subject site can easily extend to the existing bicycle lane system.



Site Transportation



Existing Site Photos



Existing trees, SE corner of the site



Existing workshop space, along the E edge of the site



Existing water trap used as stormwater retention pond



The current water level in Simpson's Pond, along the W edge of the site



Existing condition of the S edge of the site



MAY 6, 2025

24-075-21-04-01

Existing Site Photos



Residential neighbour, along the SE corner



Existing condition of the N edge of the site



Existing farm structures and vegetation, along the N edge of the site



Existing entrance into parking lot from cart path



View of mountain range to the W of the site



MAY 6, 2025



# Policy Analysis



## OCP Designation

### Growth District

480 Penno Road is located in the Gateway Growth District. Policies in this area are intended to limit the erosion of industrial land and retaining these lands as primarily employment uses that serve the specific needs of industrial employers.

### Existing Land Use Designation

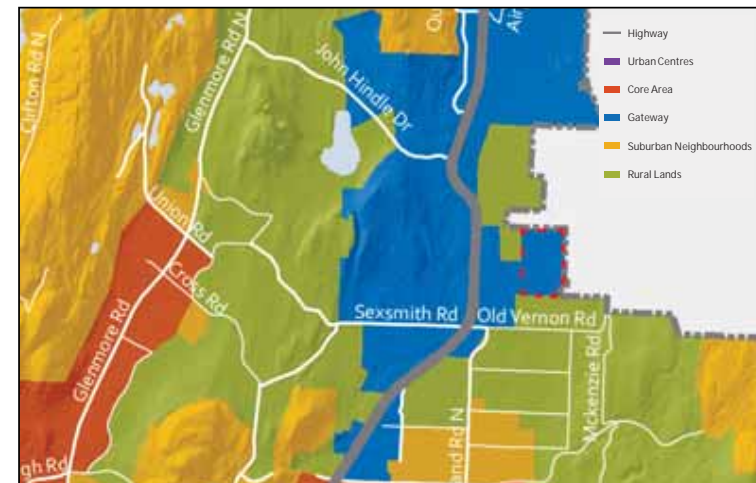
480 Penno Road is designated as Private Recreation (REC) in the City of Kelowna 2040 Official Community Plan.

	Private Recreation (REC)
Purpose	Privately owned properties that complement public parks by offering specific outdoor recreational activities.
Allowable Uses	<ul style="list-style-type: none"> <li>Recreation and cultural services</li> <li>Limited retail commercial to support recreational uses</li> </ul>
Supported Forms	Variable to support recreational uses
Maximum Density	N/A

### Proposed Land Use Designation

This application proposes an OCP amendment to designate the western portion of 480 Penno Road (the Development Parcel) as Industrial (IND), better aligning this site with its "Gateway" Growth District designation.

	Industrial (IND)
Purpose	Industrial lands should be protected and new and creative ways for these lands to maintain the economic viability are key to retaining them.
Allowable Uses	<ul style="list-style-type: none"> <li>Industrial uses including manufacturing, repair, processing, storage and distribution</li> <li>Accessory retail and office uses.</li> </ul>
Supported Forms	Buildings up to approximately 4 storeys.
Maximum Density	N/A



Kelowna OCP - Growth Districts



Kelowna OCP - Land Use Designations



## Gateway Growth District

As described in the introduction of The Gateway in Chapter 6 of the 2040 Official Community Plan:

The Gateway represents the entryway to Kelowna and plays a unique role as a driver of innovation and economic growth in the Okanagan region. It includes the Kelowna International Airport, which welcomes visitors from around the world, and straddles Highway 97 which is traveled by thousands of people every day and is a significant goods movement corridor. The Gateway is also home to UBC's Okanagan Campus, connecting international students to Kelowna, and connecting local students to the world.

The Development at 480 Penno Road is located within the Gateway Growth District and aligns with the OCP vision and objectives for industrial growth for Kelowna and the Okanagan region.

The Gateway is the City's northern commercial entryway starting at Reid's Corner, anchored by Kelowna International Airport, UBCO and positioned along Highway 97. The Gateway is the key corridor for transporting goods and services and is a driver of regional development, innovation, job creation, and sustainable economic growth for the entire Okanagan.

Growing the industrial land supply in this strategic location will help to minimize the erosion of Kelowna's industrial base, and keep the City competitive in attracting new industrial businesses. Furthermore, 480 Penno Road is the largest single parcel of non-ALR land available for industrial growth.

### Alignment with Growth District Objectives and Policies

This application aligns with the Gateway Growth District's policies and will help meet the objectives set out for this area of Kelowna:

Objective 6.4: Support the continued development of industrial lands.

*Policy 6.4.1. Erosion of Industrial Lands. Discourage the re-designation of industrial lands in the Gateway and ensure their use for industrial purposes to protect employment, production manufacturing, warehousing, logistics and repair functions in the City. This includes limiting residential and commercial uses within industrial areas that promote speculation, which make developing industrial uses challenging.*

**Application Response:** The Development will add new industrial lands into the Gateway to help to offset the erosion of Kelowna's industrial land base in other parts of the City.

*Policy 6.4.3. Reid's Corner. Support continued development of Reid's Corner, centred on the intersection of Rutland Road and Old Vernon Road, by encouraging the consolidation of smaller lots into larger properties to facilitate industrial uses. Discourage commercial development, except where it serves the nearby employees of those industrial uses.*

**Application Response:** The Development is located in the Reid's Corner industrial neighbourhood and allows for larger parcels of industrial lands than currently exist.

*Policy 6.4.7. Support development of industrial lands in the Gateway, recognizing the important role that industrial activities play in meeting employment and service needs of the city and region.*

**Application Response:** The Development will maintain industrial uses on strategically-located lands, well-connected to Highway 97, major truck routes, the airport and UBCO with the provision of approximately 35 acres of industrial site area.

Objective 6.6: Promote greater inclusivity and public safety in the Gateway.

*Policy 6.6.2. Private Open Space. Encourage the development of private open space amenities as part of new residential development in the University South Village Centre. In addition, encourage public accessible private open space in industrial and Regional Commercial lands.*

**Application Response:** The Development includes considerable Private Open Space, with a total of approximately 11 acres set aside for open area, habitat area, landscape buffer and trails.

Objective 6.7: Protect and preserve agricultural land and its capacity.

*Policy 6.7.1. Protect Agricultural Land. Retain the agricultural land base for the long-term by supporting the ALR and by protecting agricultural lands from urban development and the impacts of adjacent development and redevelopment.*

**Application Response:** The property at 480 Penno Road is the largest parcel of non-ALR land in the Reid's Crossing neighbourhood. The Development would not erode existing ALR lands and would reduce pressure to development ALR into industrial uses elsewhere in the region.

Objective 6.8: Ensure compatible urban-rural interface.

*Policy 6.8.2. Urban-Rural Interface Uses. Where a property is adjacent to agricultural lands, encourage land uses that are compatible with adjacent agricultural uses.*

**Application Response:** The Development will maintain golf course uses on the eastern portion of the site, adjacent to important agricultural lands.



## Gateway Growth District

*Policy 6.8.3. Urban-Rural Buffers. Where a property is adjacent to the ALR, ensure that development limits associated negative impacts on adjacent agricultural operations by including appropriate buffers, setbacks and site planning.*

**Application Response:** The Development provides the required buffers and setbacks when adjacent to ALR properties.

Objective 6.11: Maintain access to goods movement and reduce dependence on the automobile where possible.

*Policy 6.8.11. Pedestrian and Biking Connectivity. With new developments, require dedication of onsite walking and biking paths to provide links to adjacent parks, schools, transit stops, recreation facilities, employment areas and other important activity areas.*

**Application Response:** The Development provides an innovative open space and connectivity network for an industrial park, with numerous pathways connecting through the site, and between key habitat areas. The Development is located near the Okanagan Rail Trail.



Gateway Growth District character areas



MAY 6, 2025

## Zoning Designation

### Existing Zoning

480 Penno Road is currently zoned as P3 - Parks and Open Space in the City of Kelowna Zoning Bylaw 12735.

	P3 - Parks and Open Space
Purpose	The purpose is to provide a zone for the preservation and enhancement of open space and limited public facilities.
Allowable Uses	Food Primary Establishment, Parks, Outdoor Recreation
Maximum Density	0.1 FAR
Maximum Building Height	10 metres
Building Setbacks	6.0m (Front), 4.5m (Flanking Side), 3.0m (Side), 3.0m Rear
Minimum Lot Size	Total Area: N/A Width: N/A Depth: N/A
Maximum Lot Coverage	N/A

### Proposed Zoning

This application proposes to rezone the Subject Site to I2 - Industrial and P3 - Parks and Open Space.

	I2 - Industrial
Purpose	The purpose is to provide a zone for general industrial uses.
Allowable Uses	Alcohol Production, Automotive and Equipment, Boat Storage, Bulk Fuel Depot, Commercial Storage, Cultural and Recreational Services, Food Primary Establishment, General Industrial Use, Liquor Primary Establishment, Indoor Recreational Services, Temporary Shelter, Warehousing
Maximum Density	1.5 FAR
Maximum Building Height	16 metres
Building Setbacks	6.0m (Front), 4.5m (Flanking Side), 3.0m (Side), 3.0m Rear
Minimum Lot Size	Total Area: 4,000m <sup>2</sup> Width: 40m Depth: 35m
Maximum Lot Coverage	60%



Kelowna Zoning - Land Use Designations



## The Evolution of the Industrial Business Park: The Importance of Recreation

What does the employment space of the future look like? The industrial business park at 480 Penno Road will strive to be better than the traditional and typical business parks of the region. The strategic location in the Gateway growth district with close proximity to Highway 97, UBCO and Kelowna International Airport will make this Development an attractive location for new and expanding businesses to establish themselves. These new businesses will want to attract and retain the best employees for further growth and success.

The accessible and adjacent recreation opportunities are not only a great placemaking feature, but also an attractive amenity feature for future businesses and their employees. This business park of the future will have employment space located next to a nine-hole golf course with a clubhouse, a trail network adjacent to water features and wildlife habitat and indoor recreational activities such as pickleball.

The effort to save Kelowna Springs Golf Course as a nine-hole golf course created challenges and opportunities for the site planning. Retaining Holes 1 through 9 created a non-linear property line between the golf course and the business park. The property line is a challenge to create efficient lot and building shapes in the future, but the convoluted property line allows for unique opportunities to retain additional water features and connect this area with a trail network.

The open space and water features create publicly accessible trails and a visual buffer between the buildings. Overall, the business park will feel more like a business campus with its scale and feel. The golf course and clubhouse will be open and operational from day 1 of the business park. Contrast the development at 480 Penno Road with more traditional business parks which are vehicle-centric, lack for amenities and generally discourage movement of pedestrians.



Conceptual sketch showing the 9-hole golf course, pickleball court and industrial park.



## Wildlife Habitat

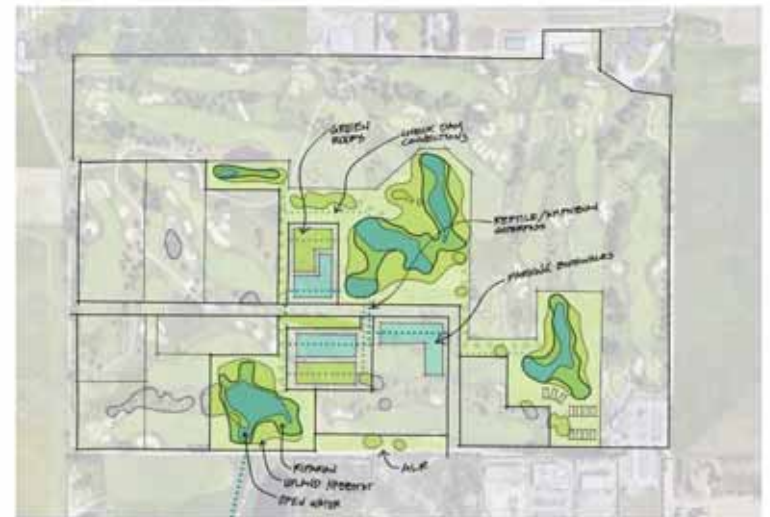
Space has been set aside within the development around existing water retention areas. Currently, these artificial ponds offer little habitat value. Restoration will start with curated regrading of the banks of these ponds to establish a riparian flood shelf. Water-loving riparian plants will be introduced, such as cattails and sedges, and patches of willows will be placed at the transitional edges into the upland areas to provide shelter for birds and erosion control. Finally, design of the core habitat areas will feature establishment of native tree and shrub species as well as no-mow naturalized grass and meadow areas in the upland portions.

The design will focus on creating strong connections between the key habitat areas both on and offsite, turning the site into a fully integrated ecological restoration opportunity. The principal offsite habitat connection is with Simpson's Pond to the West. Special attention will be given to creating links for the movement of species and nutrients throughout the site and beyond. Pedestrian paths and setbacks will feature patchwork habitats, such as dry creek beds, linking both the terrestrial and aquatic wildlife. The design proposes that certain industrial lots and locations between the habitat cores / park areas, may feature green roofs, bioswales, and wildlife underpasses. This will provide additional forage, cover and connection opportunities for insect, bird and amphibian communities. All of these strategies culminate into a dynamic and comprehensive habitat plan.

In addition to ecological protection and the introduction of aquatic and native plants to create a healthy ecosystem, park areas may incorporate wildlife viewing structures and interpretive signage to connect people with nature.



Conceptual sketch of riparian restoration area around existing pond





# Concept Plan

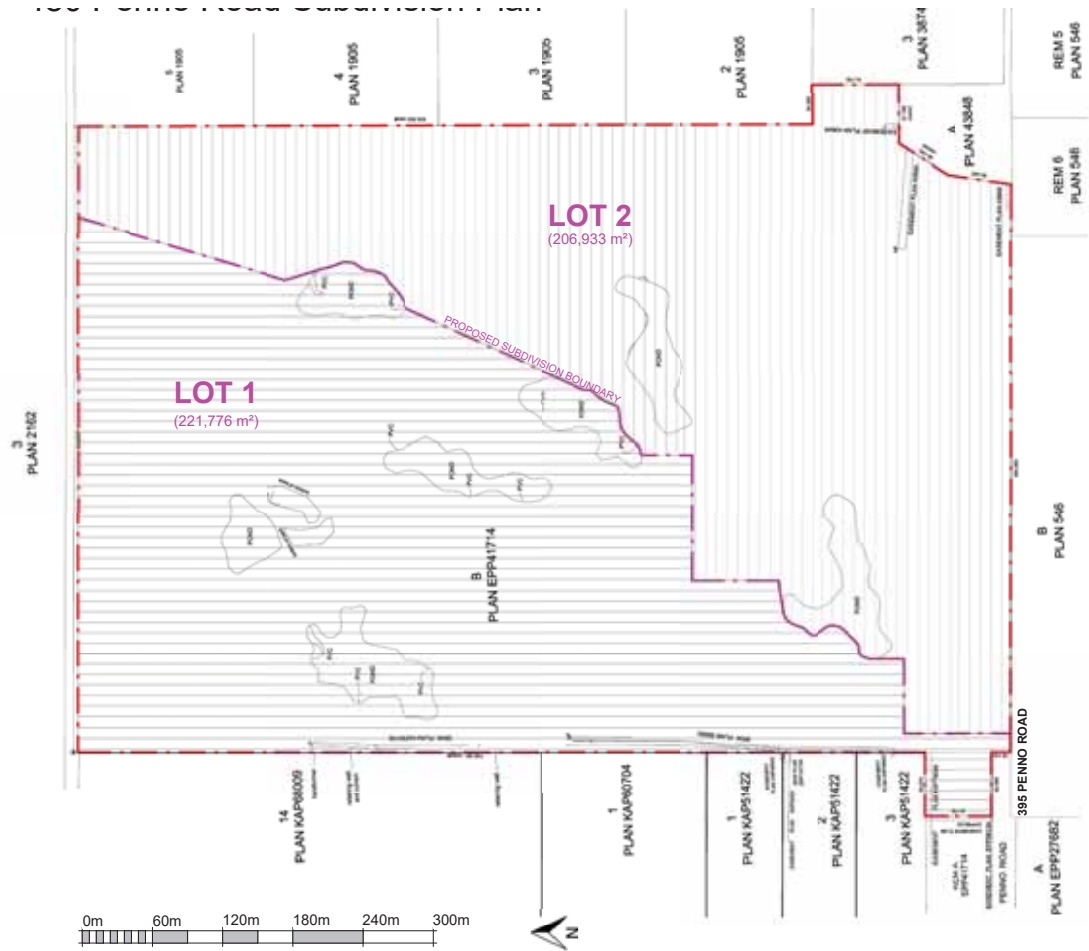


### Proposed Subdivision Plan

This development application seeks a subdivision of the subject property to create two separate legal lots. Final property line alignment and exact lot areas to be determined by legal survey and the creation of a Preliminary Layout Review (PLR). Road access and frontage to be determined through subdivision process and servicing agreement with City.

The West Lot (Lot 1) is the Development area for the OCP Amendment and Rezoning application. Lot 1 will be approximately 54.8 acres (22.2hectares). Lot 1 proposed zoning is I-2 General Industrial.

The East Lot (Lot 2) will be comprised of approximately 51.2 acres (20.7 hectares). Lot 2 will remain as P-3 zoning as the Kelowna Springs 9-hole golf course.



Conceptual Subdivision Plan



MAY 6, 2025

### Proposed Site Concept

The overall concept for 480 Penno Road involves subdividing the property to create two separate legal lots with two land use designations.

The eastern portion of the site will remain as Private Recreation (REC) in the OCP, and remain zoned P3 - Recreation and Open Space. Kelowna Springs Golf Course will continue to operate as a privately operated business with a lease for the golf course on this lot.

The Development on the western portion of the site is proposed to be Industrial in the OCP, and rezoned to I-2 General Industrial to accommodate a new industrial business park. The business park would be accessed and serviced by an internal road that connects to Penno Road at the south and Hereron Road at the north. An extension of Hereron Road is required from Acland Road to the west. Internal strata lots would be created in various sizes within the Development. The Development would be built in phases starting from the south end and moving north. The first building to be built would be the pickleball sports dome (a separate development permit for the sports dome will be submitted at the appropriate time).

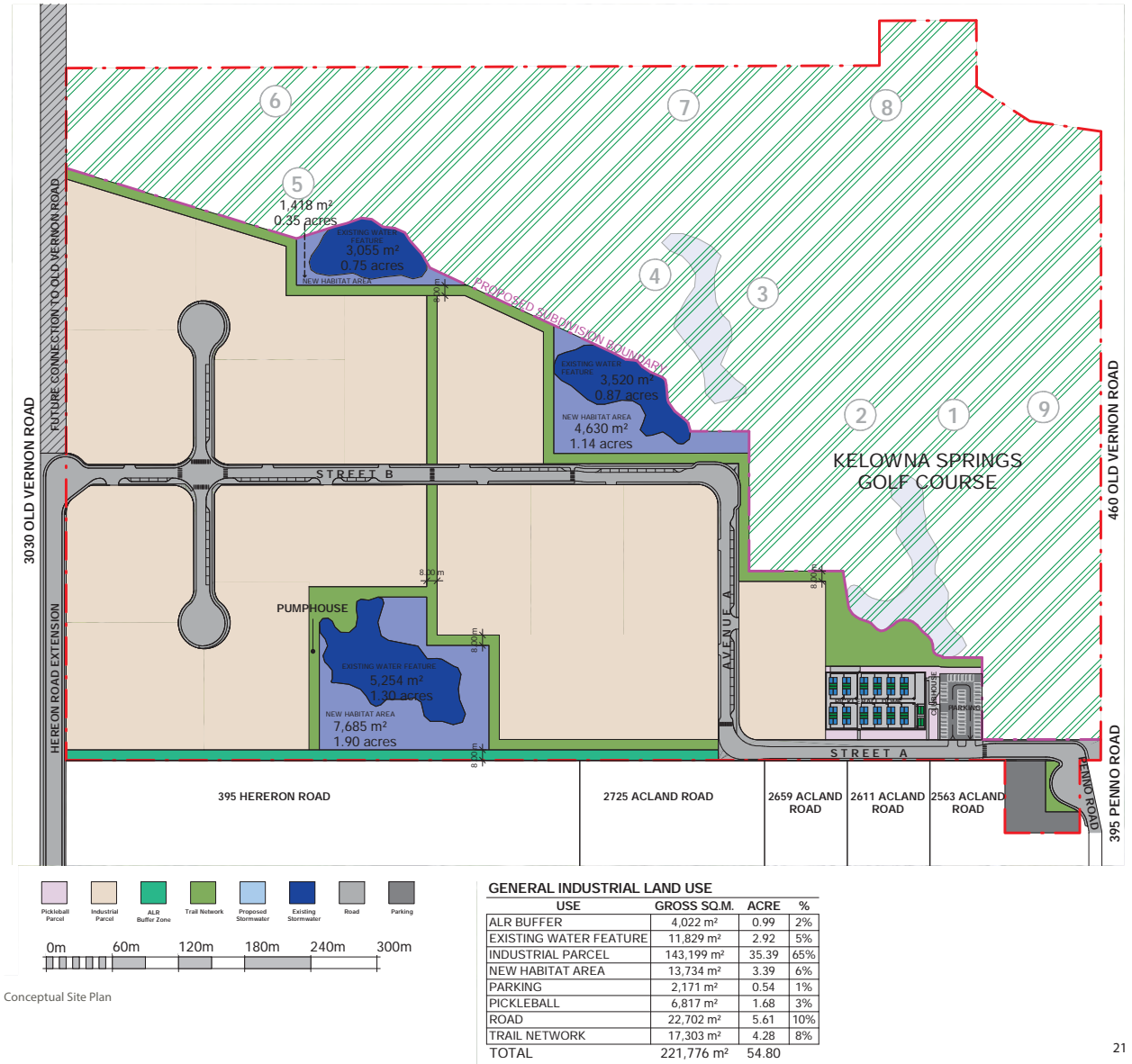
In total, the Development would have the following approximate areas:

- 140,000m<sup>2</sup> of strata industrial site area,
- 47,000m<sup>2</sup> of parks, trails habitat and landscape buffer areas, and
- 3,500m<sup>2</sup> for pickleball sports dome.

### Water Management and Flood Mitigation

The western half of the property at 480 Penno Road lies within the Mill Creek Flood Plain. This places some of the proposed Development and some of the 9-hole golf course within the flood plain. Any development and construction activity within the flood plain will follow the regulations of the City of Kelowna Mill Creek Flood Plain Regulation Bylaw No. 10248.

MAY 6, 2025



### Proposed Circulation Plan

A new internal street network is proposed to be constructed to industrial standards and cross sections. This road network could be private strata or dedicated City roads.

The main access point to the property remains from Penno Road and provides access to the business park development and the Kelowna Springs Golf Course.

A new access road would be constructed to the north west corner of the property using the existing Hereron Road right of way. Permission for this road right of way extension have been obtained from the neighbour to north at 3030 Old Vernon Road.

In addition, the Development has planned a complete pedestrian pathway network, allowing users and nearby residents to access the site without barriers. This includes access to the industrial lots as well as entry to the open space and recreational areas within the Development.

The Development will also include a multi-use pathway, accomodating cycling and other urban mobility options.

#### Legend

- |  |                             |  |   |
|--|-----------------------------|--|---|
|  | Public Road                 |  | Vehicular Strata Lot / Parking Entrance |
|  | Strata Road                 |  | Pedestrian Crossing                     |
|  | Pedestrian Sidewalk / Trail |  | Proposed Subdivision Boundary           |
|  | Multi-Use Pathway           |  |   |



Conceptual Circulation Plan



## Proposed Road Profiles

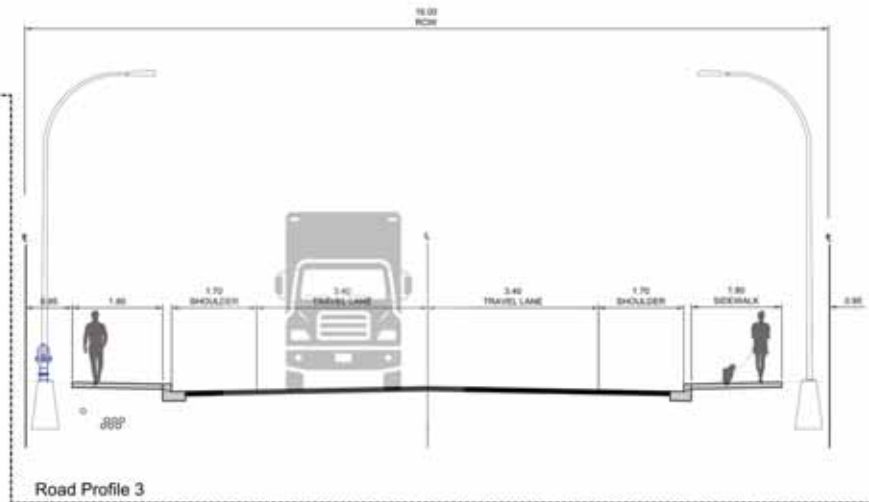
**Road Profile 1** - A multi-use pathway is designed on one side of the road, while the boulevards are designed as bioswales.

**Road Profile 2** - Sidewalks are designed like landscape paths through the green spaces, allowing pedestrians to viewing access to the ponds and golf course. Parallel parking areas are provided on one side of the road.

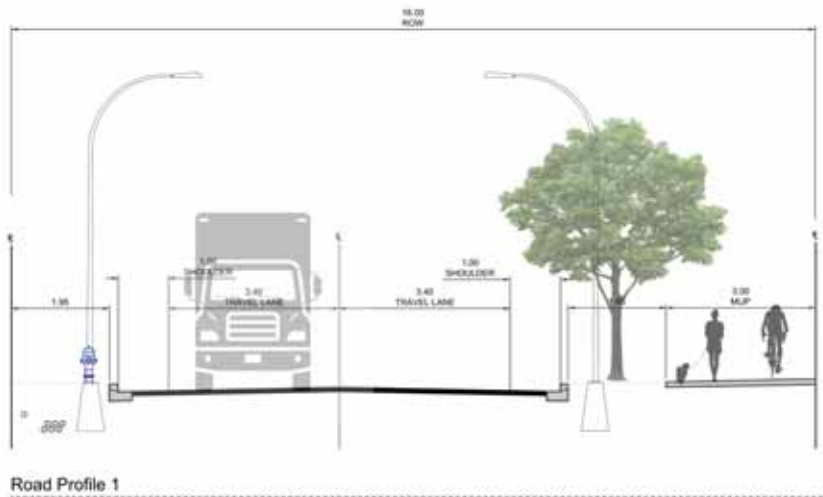
**Road Profile 3** - A common road cross-section with straight sidewalks and boulevards on both sides, along with designated crosswalks.



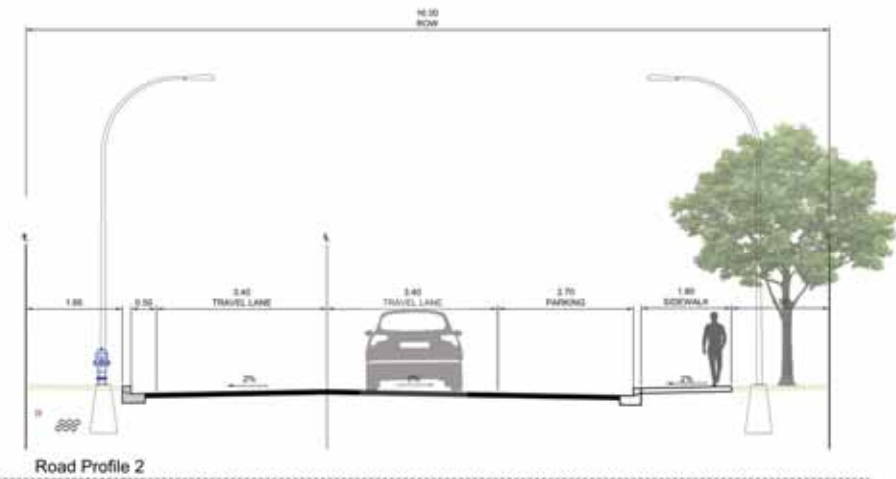
Key Map



Road Profile 3



Road Profile 1



Road Profile 2



### Proposed Phasing Plan

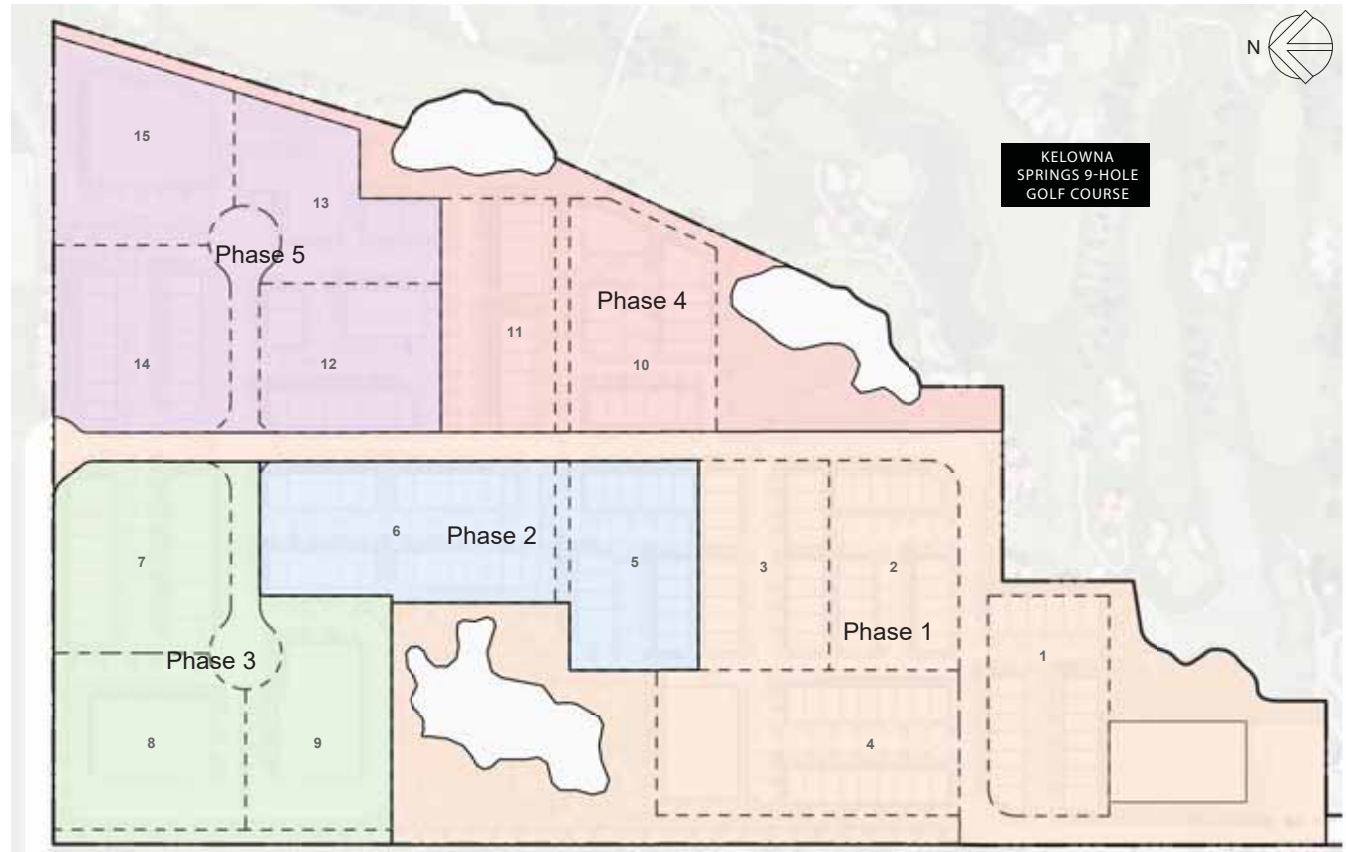
The proposed development is anticipated to proceed in multiple phases starting from the southwest corner and moving northwards in phases.

Phase 1 will include the new internal road, utilities and water management infrastructure. The initial industrial lots would be developed including the proposed pickleball sports dome as the first structure to be constructed.

Phase 2 and 3 will continue the industrial lot development towards the north. These phases include expansion of the perimeter trail network.

Phases 4 and 5 will develop the eastern side of the development. These phases will include the completion of the multi-use pathway and the interface buffer with the Kelowna Springs 9-hole golf course.

Subject to market conditions, the development is expected to take 5-10 years for full build-out.



Conceptual Phasing Plan.



### Built Form Precedents

The proposed built form of the development is intended to represent a modern and green industrial park. The strata industrial buildings are anticipated to be a range of sizes and forms depending on tenant, characterized by architectural variation high-quality materials.

Reflecting the special attention paid to the natural environment in the project's landscape plan, the buildings will meet a high standard of environmental sustainability.



Built Form Precedence Images



MAY 6, 2025



# Landscape



## Landscape Concept Plan

### LINKING NATURE

1. Convert the existing water retention areas to ecological habitats. Regrade pond edges to create benches for water-loving riparian plants and incorporate coarse woody debris to create nesting opportunities for wildlife.
2. Restore upland habitat through the planting of native shrub and tree species to create shade and shelter for birds, and to provide erosion control.
3. Connect ecological habitats by incorporating green corridors and boulevards throughout the site to link to the larger off-site habitat network.
4. Retain existing trees, where possible, for shade provision, habitat value, and to blend industrial and surrounding uses.

### LINKING INDUSTRY

1. Plan a well-developed transportation system, including private internal roads, sidewalks, bike lanes, landscape paths and boardwalks, to blend industrial functions with recreational activities.

### LINKING COMMUNITY

1. Design recreational features, such as natural playgrounds, picnic areas, and seating opportunities, in the habitat periphery and pocket parks, ensuring that both staff and nearby residents can access these spaces.
2. Provide pickleball courts to provide additional opportunities for private recreation space on the site.
3. Showcase the workings of the wetland and the restoration with viewing facilities and interpretive signage, making it a site for natural education for nearby schools and the whole community.



Conceptual Landscape Plan



### Creation of Public Green Spaces

The project **GOAL** is to create a green, ecological and recreational industrial space.

1. **Industrial Zone in Nature**  
A Green, Liveable and Sustainable Industrial Zone for Kelowna
2. **Sustainable Working and Living**  
Strengthen Green Effort, become a recreational space for employees and nearby residents
3. **Ecological Restoration**  
Restore wildlife habitats and public education

The proposed development seeks achieve our goal in two ways.

First, it will maintain a 9-hole golf course on site comprised of Kelowna Springs' existing front 9 holes.

Second, the proposed development will provide a network of publicly-accessible green spaces throughout the site. This includes pocket parks and landscaped stormwater ponds, as well as pedestrian paths and green corridors. These paths will be part of the ALR landscape buffers, as well as integrated into the green corridors running within the site.

As the current golf course is private property and exclusively available to paying golfers, access to this green space is limited. The proposed development will provide publicly-accessible green space for the whole community, without an access fee. This green space will strive to be naturalized as opposed to the manicured feel of the existing golf course.

### Legend

- |                               |                                       |
|-------------------------------|---------------------------------------|
| ① Existing 9-hole Golf Course | ⑤ Restoration Area                    |
| ②a Existing Parking Areas     | ⑥ ALR Buffer with Pedestrian Pathways |
| ②b New Parking Area           | ⑦ Linear Trail Network                |
| ③ Existing Clubhouse          | ⑧ Pocket Park & Amenity Areas         |
| ④ Pickleball Facility         |                                       |



Conceptual Public Space Strategy



### Open Space and Public Access Strategy

The **GOAL** is to create an green, ecological and recreational industrial space.

1. **Industrial Zone in Nature**  
A Green, Liveable and Sustainable Industrial Zone for Kelowna
2. **Sustainable Working and Living**  
Strengthen Green Effort, become a recreational space for employees and nearby residents
3. **Ecological Restoration**  
Restore wildlife habitats and public education

#### Public Access Strategy

- ① Restore the existing water retention areas as ecological habitats, inviting both people and wildlife.
- ② Provide public park areas, picnic areas and pickleball courts to transform key locations into recreational areas.
- ③ Provide wildlife viewing structures and interpretive signage to allow for educational opportunities.

### Legend

 Seating Opportunity	 Development Sign
 Picnic Area/ Plaza	 Natural Play Feature or Outdoor Exercise Node
 Wildlife Viewing Structure	 Interpretive Signage
 Boardwalk	 Existing trees to be retained
 Wildlife Viewing Opportunity	 Restoration/ Habitat Areas
 Wayfinding Sign	 Sculpture Walk



Functional Amenity Diagram



Restoration / Habitat



Natural Play



Wildlife Viewing Struc

Landscape Precedents



### Landscape Precedents

The landscape design should strive to blend naturalized habitats within a larger industrial development.

Park areas should utilize a palette of natural materials and plants. Pond plantings could include cattails, sedges, and patches of willows at the transitional edges. Upland areas will include a mix of open meadow areas, native shrub plantings and shade trees.

Site furnishings should use nature-friendly materials, throughout the site, such as natural stone and wood. Interfaces with developed areas, may supplement natural materials with asphalt, concrete and metal for increased accessibility.

Recreational amenities will include:

- pickleball courts near existing clubhouse and golf course
- benches for seating opportunities along walkways and at plaza nodes
- shaded picnic areas
- viewing platforms and/or boardwalks through naturalized areas
- gravel or asphalt pathways for cycling and walking
- open turf areas
- natural play structures for children
- wayfinding signage



Landscape & Amenity Precedence Images



### Proposed Tree Palette

Blending Climate-Resilient Native Species with Ornamental, Drought and Pollutant Tolerant Species for a Balanced Landscape

The vision for 480 Penno Road is to enhance habitat areas with climate-resilient, drought-tolerant native species, while brightening up commercial spaces with pollutant and drought-tolerant ornamental varieties.

The selected tree species offer a range of options in form, mature size, wildlife benefits, and aesthetics, through their foliage and floral styles. This will allow flexibility to use these on both industrial lots and within habitat areas.

The mix of both evergreen and deciduous species provide year-round interest, but also achieve project goals of providing shade and shelter, landscaping of narrow spaces between lots, or as feature/wayfinding elements.



Ginkgo biloba 'Haika'



Quercus palustris 'Green Pillar'



Tilia tomentosa 'Sterling'



Picea glauca



Pinus sylvestris



Syringa reticulata 'Ivory Silk'



Populus tremuloidea



### Proposed Planting Palette - Habitat Areas

#### Climate-Resilient Native Species

In addition to trees, it is important to provide a palette for low-level plantings, including shrubs, perennials, and grasses.

There are two main uses for the site; public open spaces / wildlife areas and industrial strata lots, which require different considerations to be suitable for their unique conditions.

To create a self-sustaining habitat, the selected native plants have demonstrated their ability to thrive in a changing climate while providing year-round interest through spring and summer blooms, as well as autumn and winter foliage.

With native wildlife in mind, all chosen plants offer shelter, pollination opportunities, or serve as a food source for local species.

SEASONAL INTEREST	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<i>Achillea millefolium</i>												
<i>Arctostaphylos uva-ursi</i>												
<i>Holodiscus discolor</i>												
<i>Mahonia aquifolium</i>												
<i>Philadelphus lewisii</i>												
<i>Rosa woodsii</i>												
<i>Salix exigua</i>												
<i>Sambucus caerulea</i>												



Rosa woodsii



Holodiscus discolor



Achillea millefolium



Philadelphus lewisii



Mahonia aquifolium



Salix exigua



Sambucus caerulea



### Proposed Planting Palette - Industrial Strata Lot Areas

#### Drought- and Pollutant-Tolerant Ornamental Species

For commercial plantings, it is essential to select self-sustaining plants that are not only drought-tolerant but also hardy and resilient to car pollutants and foot traffic.

The perennials and shrubs chosen for these areas provide year-round interest through vibrant flowers in spring and summer, autumn foliage color, or evergreen presence during winter.

SEASONAL INTEREST	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEPT	OCT	NOV	DEC
<i>Calamagrostis x acutiflora</i> 'Karl Foerster'												
<i>Festuca glauca</i> 'Elijah Blue'												
<i>Ginkgo biloba</i> 'Mariken'												
<i>Lavandula angustifolia</i> 'Hidcote'												
<i>Nepeta faassenii</i> 'Walker's Low'												
<i>Prunus laurocerasus</i> 'Otto Luyken'												
<i>Rudbeckia fulgida</i> 'Goldstrum'												
<i>Sedum spectabile</i> 'Autumn Joy'												
<i>Spiraea betulifolia</i> 'Tor'												



*Sedum spectabile* 'Autumn Joy'



*Calamagrostis x acutiflora* 'Karl Foerster'



*Ginkgo biloba* 'Mariken'



*Festuca glauca* 'Elijah Blue'



*Spiraea betulifolia* 'Tor'



*Prunus laurocerasus* 'Otto Luyken'



*Rudbeckia fulgida* 'Goldstrum'



*Nepeta faassenii* 'Walker's Low'



*Lavandula angustifolia* 'Hidcote'



MAY 6, 2025

### ALR Adjacencies

The Subject Site is bordered by Agricultural Land Reserve lands to the north, east (except for 2550 Old Vernon Road), the south and part of the neighbouring properties to the west.

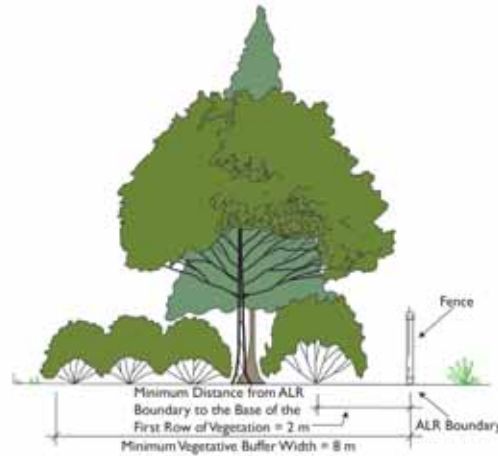
As per the City of Kelowna's OCP, an 8.0 metre landscaped buffer is provided along the site boundaries with ALR lands. Further setbacks from this buffer of at least 2.0 metres will be required for all buildings to ensure a minimum of 10.0 metre setback for all industrial buildings from the ALR lands.

The landscape buffer will both separate the industrial uses from active farming operations, as well as provide locations for pedestrian pathways, connecting to the other open spaces provided on site.

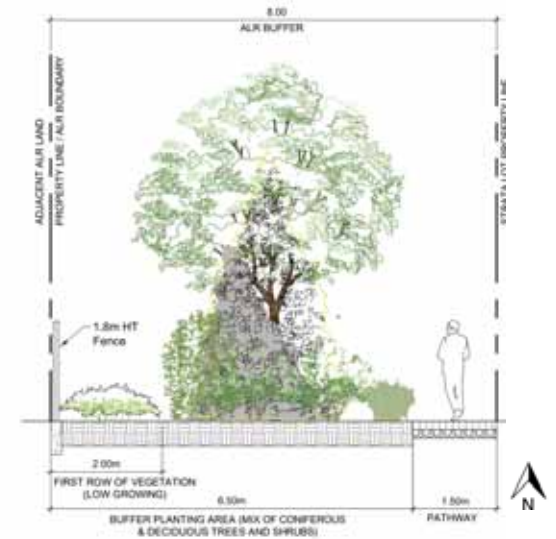
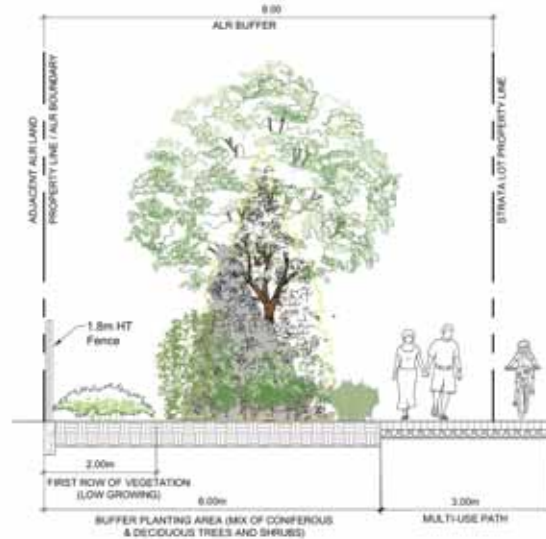
The proposed ALR buffer on the site is a modified version of the Buffer Standard for Urban-side Non-Residential Buffers. It will meet the following requirements per the Ministry of Agriculture (MOA) 'Guide to Edge Planning' Standards:

- Single row deciduous or coniferous (with at least 60% evergreen conifers) or just coniferous trees
- Triple row trespass inhibiting shrubs
- Single row screening shrubs
- Solid wood fence or chain link fence with a height of 6 feet (1.8 metres)
- Leave 2 m of low growing or no vegetation from ALR boundary.

Pedestrian pathways are proposed within the buffer for certain areas of the site. The MOA standards allow for some passive recreation to take place within these buffers, noting "If paths and passive recreational uses (e.g. picnic areas) are part of the landscaped buffer, the recreational features will not take up more than 1/3 the width of the buffer and they will be located away from the agricultural area boundary."



ALR Buffer Standard for Urban-side Non-Residential Buffer (Courtesy of Ministry of Agriculture 'Guide to Edge Planning' Standards)



Modified Proposals for the Urban-side Non-Residential Buffer (Includes multi-use path or pedestrian pathway) for some site areas)



MAY 6, 2025

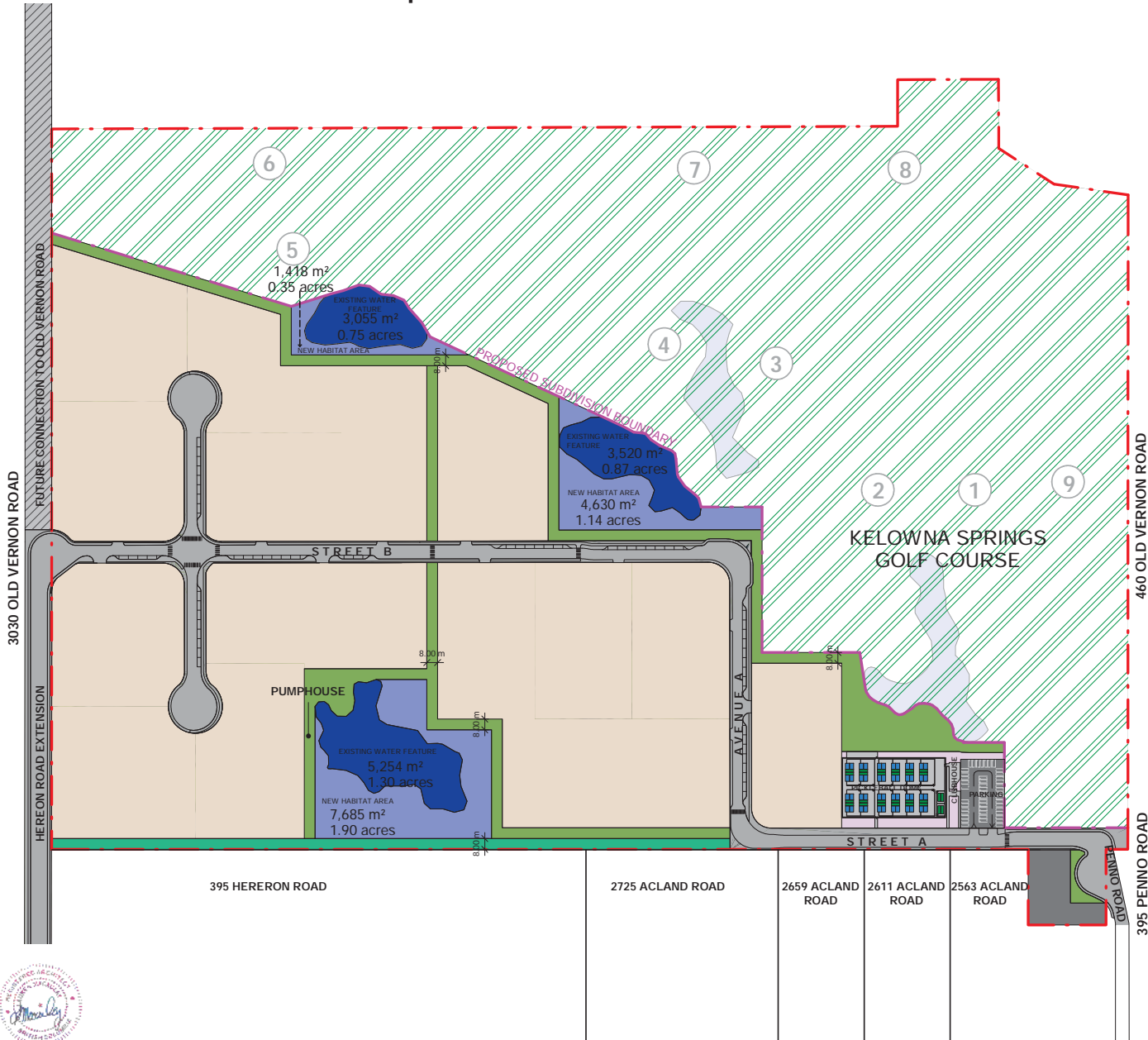


# Appendices



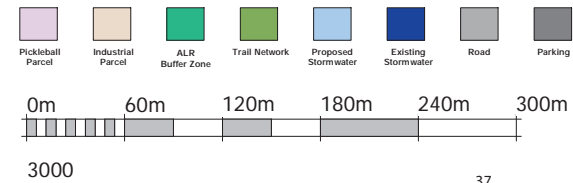


# 480 Penno Road - Proposed Industrial Business Park



## GENERAL INDUSTRIAL LAND USE

USE	GROSS SQ.M.	ACRE	%
ALR BUFFER	4,022 m <sup>2</sup>	0.99	2%
EXISTING WATER FEATURE	11,829 m <sup>2</sup>	2.92	5%
INDUSTRIAL PARCEL	143,199 m <sup>2</sup>	35.39	65%
NEW HABITAT AREA	13,734 m <sup>2</sup>	3.39	6%
PARKING	2,171 m <sup>2</sup>	0.54	1%
PICKLEBALL	6,817 m <sup>2</sup>	1.68	3%
ROAD	22,702 m <sup>2</sup>	5.61	10%
TRAIL NETWORK	17,303 m <sup>2</sup>	4.28	8%
<b>TOTAL</b>	<b>221,776 m<sup>2</sup></b>	<b>54.80</b>	





REZONING & MASTERPLANNING:

Arcadis Professional Services (Canada) Inc.  
1353 Ellis St Unit 202  
Kelowna, BC V1Y 1Z9  
T 250-980-3432

Contact:  
Lauren Macaulay, Architect (AIBC)  
Director  
lauren.macaulay@arcadis.com

