



# OCP 21-0010/Z 21-0032

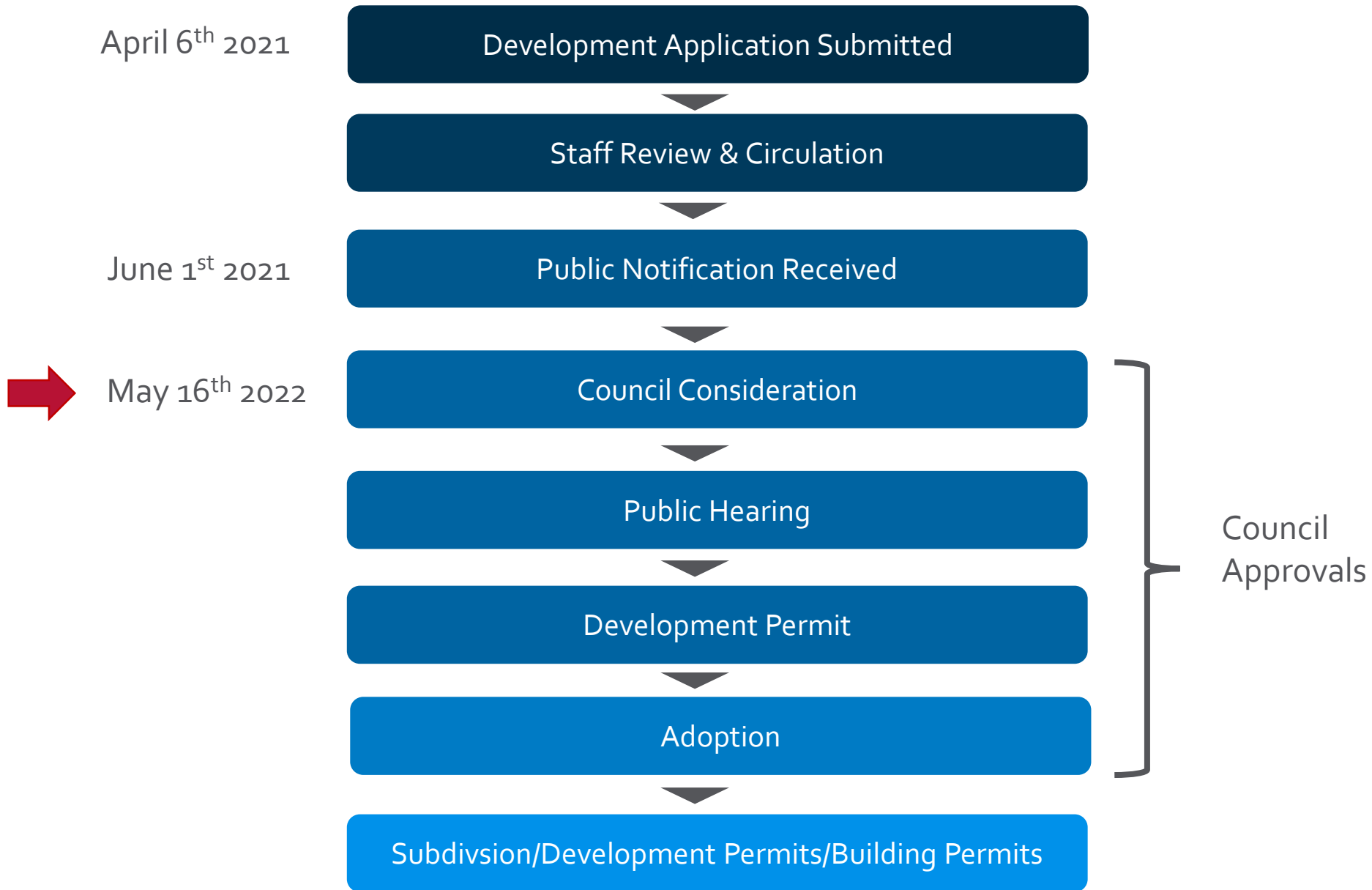
1055 Frost Road OCP/Zoning Bylaw Amendment



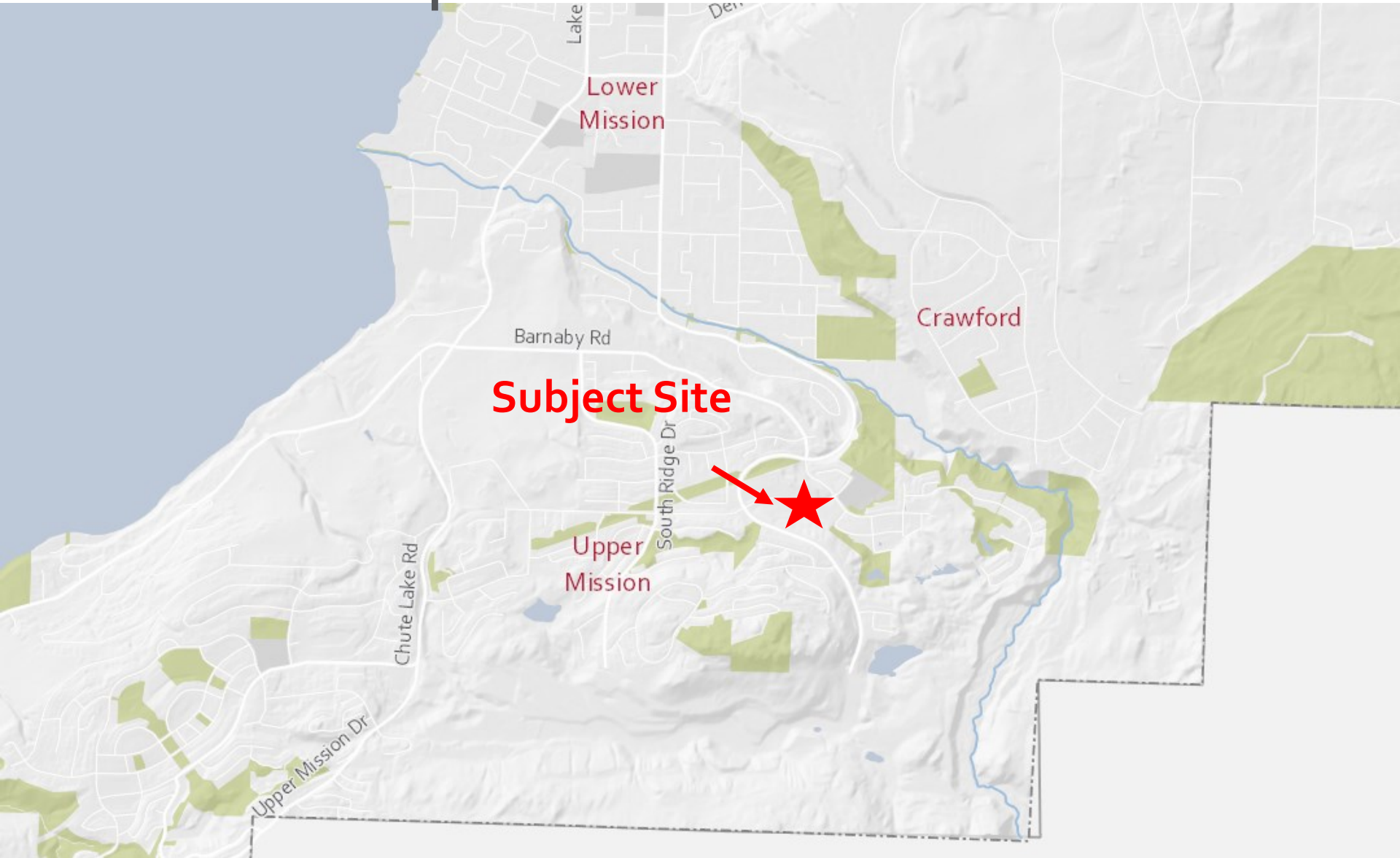
# Proposal

- ▶ Reconfigure the future land use designation of the subject property currently designated **VC – Village Centre, NAT – Natural Areas** facilitate
- ▶ Rezone portions the subject property from the **A1 – Agriculture 1 zone and RU1H – Large Lot Housing (Hillside Area) zone** to the **P3 – Parks and Open Space zone and RM5 – Medium Density Multiple Housing zone**
- ▶ If approved the amendments would facilitate a multi-family residential housing proposal on the subject site.

# Development Process



# Context Map



City of Kelowna



# Subject Site



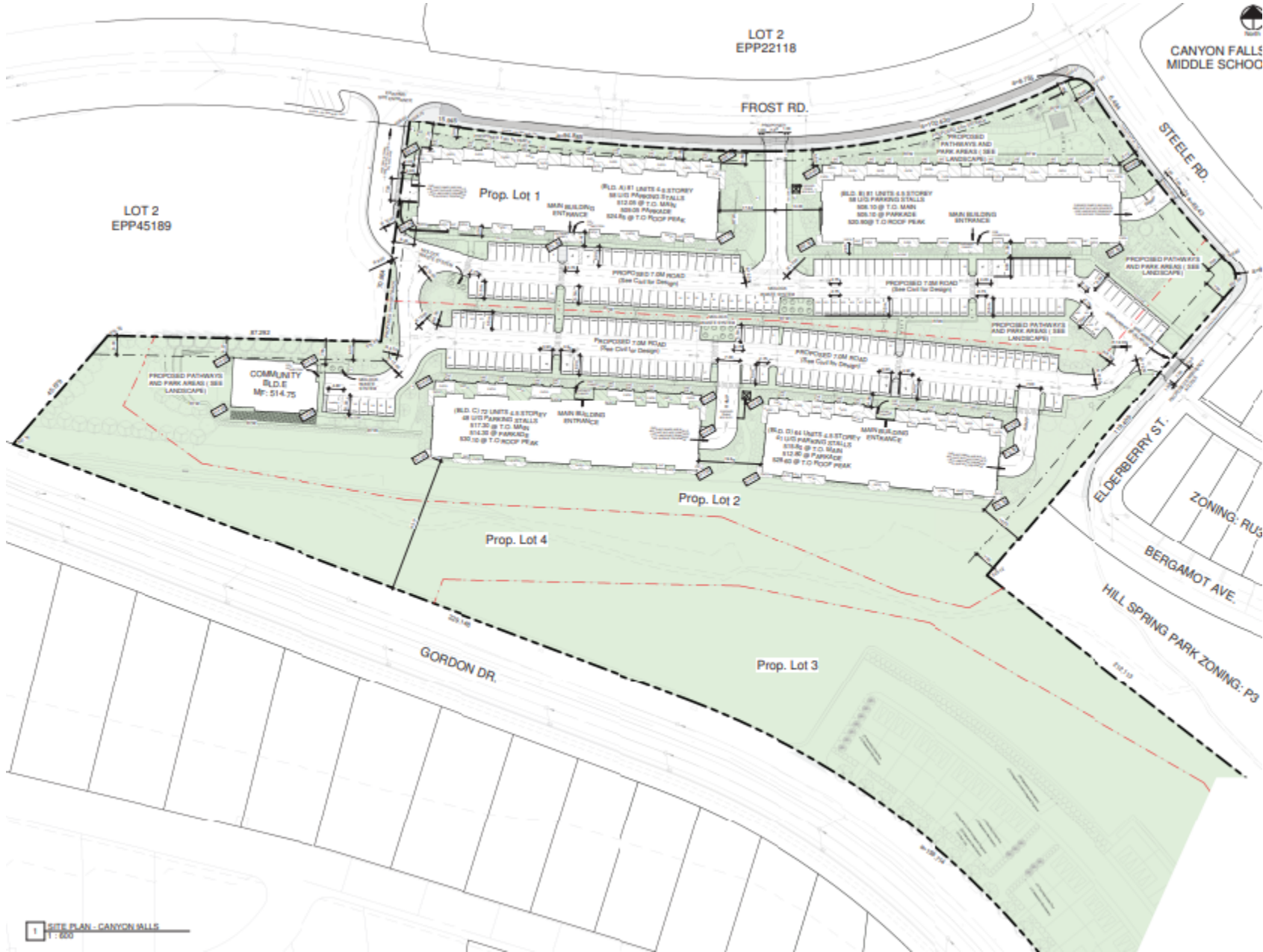




# Site Plan



CANYON FALLS  
MIDDLE SCHOOL





# Building Elevation (front)

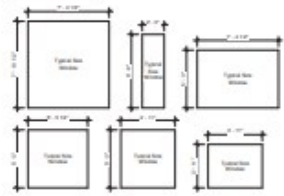


1 Building (A) North Elevation A  
1/8" = 1'-0"

**Exterior Finish Materials Legend**

- |   |  |   |
|---|--|---|
| 1. Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "Charcoal Grey"                                   | 7. Cement board butter line (All Sides) - Colour: White  | 15. 12 x 12 Clad beam - Colour: "Earth Tone"                |
| 16. Horizontal under texture siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alura - Colour: "Blue"                    | 8. Cement board butter line (All Sides) - Colour: Charcoal   | 16. Railings - Polished aluminum charcoal/glass             |
| 17. Horizontal under texture siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alura - Colour: "Grey"                    | 9. EZ Trim Finishing System - Colour: In match   | 16A. Railings - Polished aluminum charcoal                  |
| 18. Horizontal under texture siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alura - Colour: "Charcoal Grey"           | 9. Post Finish Board - Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "Charcoal" | 17. Vinyl cladding  |
| 2. Brick Veneer - Colour: Charcoal Grey   | 10. Post Finish Board - Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "White"   | 18. Concrete Pads - (W) membrane as per spec.               |
| 3. Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "Earth Tone"                                      | 11. 2 x 8 Clad beam - Colour: "Earth Tone"   | 19. Cement Faced Insulation Panels                          |
| 4. Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "White"   | 11A. 2 x 8 Pergola framing - Colour: "Earth Tone"  | 20. Exterior door - Colour: "Charcoal"                      |
| 5. Horizontal under texture siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alura Cedar Lip - Colour: "Mountain Cedar" | 12. 8 x 8 Clad post - Colour: "Earth Tone"   | 21. Vinyl Windows - Charcoal                                |
|   | 13. 8 x 8 Clad post - Colour: "Charcoal Grey"  | 22. Aluminum store front glazing - Charcoal anodized colour |
|   | 14. 12 x 12 Clad post - Colour: "Earth Tone"   | 23. Exterior Light  |
|   |  | 24. Concrete Sid  |
|   |  | 25. Unit Signage (Shown as dashed line)                     |

**Window Sizing Chart**



2 Building (A) North Elevation B  
1/8" = 1'-0"



# Building Elevation (rear)



1 Building (A) South Elevation A  
1/8" = 1'-0"

**Interior Finish Materials Legend**

- |   |  |   |
|---|--|---|
| 1. Vertical smooth panel siding (Straight Edge) - Product: Alura Smooth - Colour: "Charcoal Grey"                                   | 6. Cement based butter finish (All Sides) - Colour: White  | 15. 12 x 12 Clad beam - Colour: "Earth Tone"                  |
| 1a. Horizontal under texture siding (Straight Edge) 9 1/2" panel (7" Exposure) - Product: Alura - Colour: "Birch"                   | 7. Cement based butter finish (All Sides) - Colour: Charcoal   | 16. Railings - Polished aluminum channel w/ glass             |
| 1b. Horizontal under texture siding (Straight Edge) 9 1/2" panel (7" Exposure) - Product: Alura - Colour: "Birch"                   | 8. S2 Trim Finishing System - Colour to match  | 16a. Railings - Polished aluminum channel                     |
| 1c. Horizontal under texture siding (Straight Edge) 9 1/2" panel (7" Exposure) - Product: Alura - Colour: "Charcoal Grey"           | 9. Roof Fascia Board - Vertical smooth panel siding (Straight Edge) - Product: Alura Smooth - Colour: "White"  | 17. Window/door   |
| 2. Brick Veneer - Colour: Charcoal Grey   | 10. Roof Fascia Board - Vertical smooth panel siding (Straight Edge) - Product: Alura Smooth - Colour: "White" | 18. Concrete Patio - W/ membrane as per spec.                 |
| 3. Vertical smooth panel siding (Straight Edge) - Product: Alura Smooth - Colour: "Earth Tone"                                      | 11. 2 x 8 Clad beam - Colour: "Earth Tone"   | 19. Cement Faced Insulation Panels                            |
| 4. Vertical smooth panel siding (Straight Edge) - Product: Alura Smooth - Colour: "White"   | 11a. 2 x 8 Pegasus framing - Colour: "Earth Tone"  | 20. Exterior door - Colour: "Charcoal"                        |
| 5. Horizontal under texture siding (Straight Edge) 9 1/2" panel (7" Exposure) - Product: Alura Cedar Lap - Colour: "Mountain Cedar" | 12. 8 x 8 Clad post - Colour: "Earth Tone"   | 21. Vinyl Windows - Charcoal                                  |
|   | 13. 8 x 8 Clad post - Colour: "Charcoal Grey"  | 22. Aluminum store front glazing - Charcoal anodized aluminum |
|   | 14. 12 x 12 Clad post - Colour: "Earth Tone"   | 23. Exterior Light  |
|   |  | 24. Concrete Sit  |
|   |  | 25. Unit Signage (Shown as dashed line)                       |

**Material Colour Board**



2 Building (A) South Elevation B  
1/8" = 1'-0"

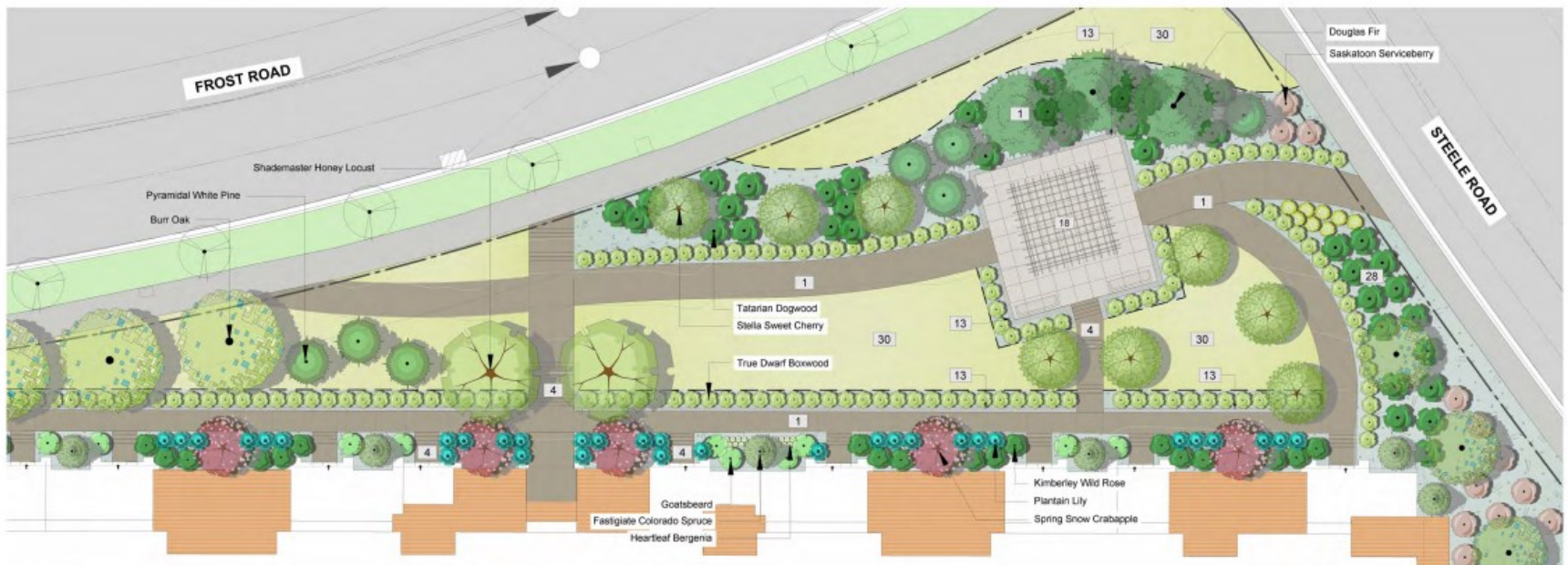
# Landscape Plan

**PLANT SCHEDULE - AREA 1**

SYMBOL	CODE	QTY	COMMON NAME	SIZE	PLANT	QTY	COMMON NAME	SIZE
(Green circle)	001	10	NOBISSEAN BARKET MAPLE	100MM CAL	001	10	NOBISSEAN BARKET MAPLE	100MM CAL
(Green circle)	002	1	AUTUMN FLAME MAPLE	300	002	1	AUTUMN FLAME MAPLE	300
(Green circle)	003	2	AUTUMN GALLERIA TREE FORM	100MM CAL	003	2	AUTUMN GALLERIA TREE FORM	100MM CAL
(Green circle)	004	2	DOUGLASS	100MM CAL	004	2	DOUGLASS	100MM CAL
(Green circle)	005	21	FLORIBUND CORYMPHE	300	005	21	FLORIBUND CORYMPHE	300
(Green circle)	006	2	SPRING BROWN CORYMPHE	100MM CAL	006	2	SPRING BROWN CORYMPHE	100MM CAL
(Green circle)	007	2	BURBY VASE PERSIAN PANSYCH	100MM CAL	007	2	BURBY VASE PERSIAN PANSYCH	100MM CAL
(Green circle)	008	2	PANFANTIC COLUMBID SPICE	300	008	2	PANFANTIC COLUMBID SPICE	300
(Green circle)	009	2	SLUMP FORM GLANDED ASPEN	100MM CAL	009	2	SLUMP FORM GLANDED ASPEN	100MM CAL
(Green circle)	010	11	STYLIUS PIR	300	010	11	STYLIUS PIR	300
(Green circle)	011	2	COMMON WHITE BIRCH	100MM CAL	011	2	COMMON WHITE BIRCH	100MM CAL
(Green circle)	012	2	RED TWIG DOGWOOD	100MM CAL	012	2	RED TWIG DOGWOOD	100MM CAL
(Green circle)	013	2	SMOOTH BARK DOGWOOD	100MM CAL	013	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	014	2	SMOOTH BARK DOGWOOD	100MM CAL	014	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	015	2	SMOOTH BARK DOGWOOD	100MM CAL	015	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	016	2	SMOOTH BARK DOGWOOD	100MM CAL	016	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	017	2	SMOOTH BARK DOGWOOD	100MM CAL	017	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	018	2	SMOOTH BARK DOGWOOD	100MM CAL	018	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	019	2	SMOOTH BARK DOGWOOD	100MM CAL	019	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	020	2	SMOOTH BARK DOGWOOD	100MM CAL	020	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	021	2	SMOOTH BARK DOGWOOD	100MM CAL	021	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	022	2	SMOOTH BARK DOGWOOD	100MM CAL	022	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	023	2	SMOOTH BARK DOGWOOD	100MM CAL	023	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	024	2	SMOOTH BARK DOGWOOD	100MM CAL	024	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	025	2	SMOOTH BARK DOGWOOD	100MM CAL	025	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	026	2	SMOOTH BARK DOGWOOD	100MM CAL	026	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	027	2	SMOOTH BARK DOGWOOD	100MM CAL	027	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	028	2	SMOOTH BARK DOGWOOD	100MM CAL	028	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	029	2	SMOOTH BARK DOGWOOD	100MM CAL	029	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	030	2	SMOOTH BARK DOGWOOD	100MM CAL	030	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	031	2	SMOOTH BARK DOGWOOD	100MM CAL	031	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	032	2	SMOOTH BARK DOGWOOD	100MM CAL	032	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	033	2	SMOOTH BARK DOGWOOD	100MM CAL	033	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	034	2	SMOOTH BARK DOGWOOD	100MM CAL	034	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	035	2	SMOOTH BARK DOGWOOD	100MM CAL	035	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	036	2	SMOOTH BARK DOGWOOD	100MM CAL	036	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	037	2	SMOOTH BARK DOGWOOD	100MM CAL	037	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	038	2	SMOOTH BARK DOGWOOD	100MM CAL	038	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	039	2	SMOOTH BARK DOGWOOD	100MM CAL	039	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	040	2	SMOOTH BARK DOGWOOD	100MM CAL	040	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	041	2	SMOOTH BARK DOGWOOD	100MM CAL	041	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	042	2	SMOOTH BARK DOGWOOD	100MM CAL	042	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	043	2	SMOOTH BARK DOGWOOD	100MM CAL	043	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	044	2	SMOOTH BARK DOGWOOD	100MM CAL	044	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	045	2	SMOOTH BARK DOGWOOD	100MM CAL	045	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	046	2	SMOOTH BARK DOGWOOD	100MM CAL	046	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	047	2	SMOOTH BARK DOGWOOD	100MM CAL	047	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	048	2	SMOOTH BARK DOGWOOD	100MM CAL	048	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	049	2	SMOOTH BARK DOGWOOD	100MM CAL	049	2	SMOOTH BARK DOGWOOD	100MM CAL
(Green circle)	050	2	SMOOTH BARK DOGWOOD	100MM CAL	050	2	SMOOTH BARK DOGWOOD	100MM CAL



# Landscape Plan Features



**KEY NOTES**

SYMBOL	DESCRIPTION
1	CONCRETE
3	GRAVEL
4	CONCRETE
5	COMMUNITY
6	WOOD FENCE
12	LARGE FORM
13	SMALL FORM
16	PERICOLA RE
19	COMMUNITY
21	WASTE RECE
27	TREE INSTAL
28	SHRUB INSTA
30	SOD INSTAL
32	LANDSCAPE
35	NATURALIZ

# Staff Recommendation

- ▶ Staff support the proposal:
  - ▶ The proposal is consistent with the 2040 OCP VC – Village Centre Designation and Area Structure Plan
  - ▶ The proposed multi-family housing will support and compliment future commercial uses when the Ponds Village Centre is fully built-out.



## *Conclusion of Staff Remarks*