

City of  
**Kelowna**

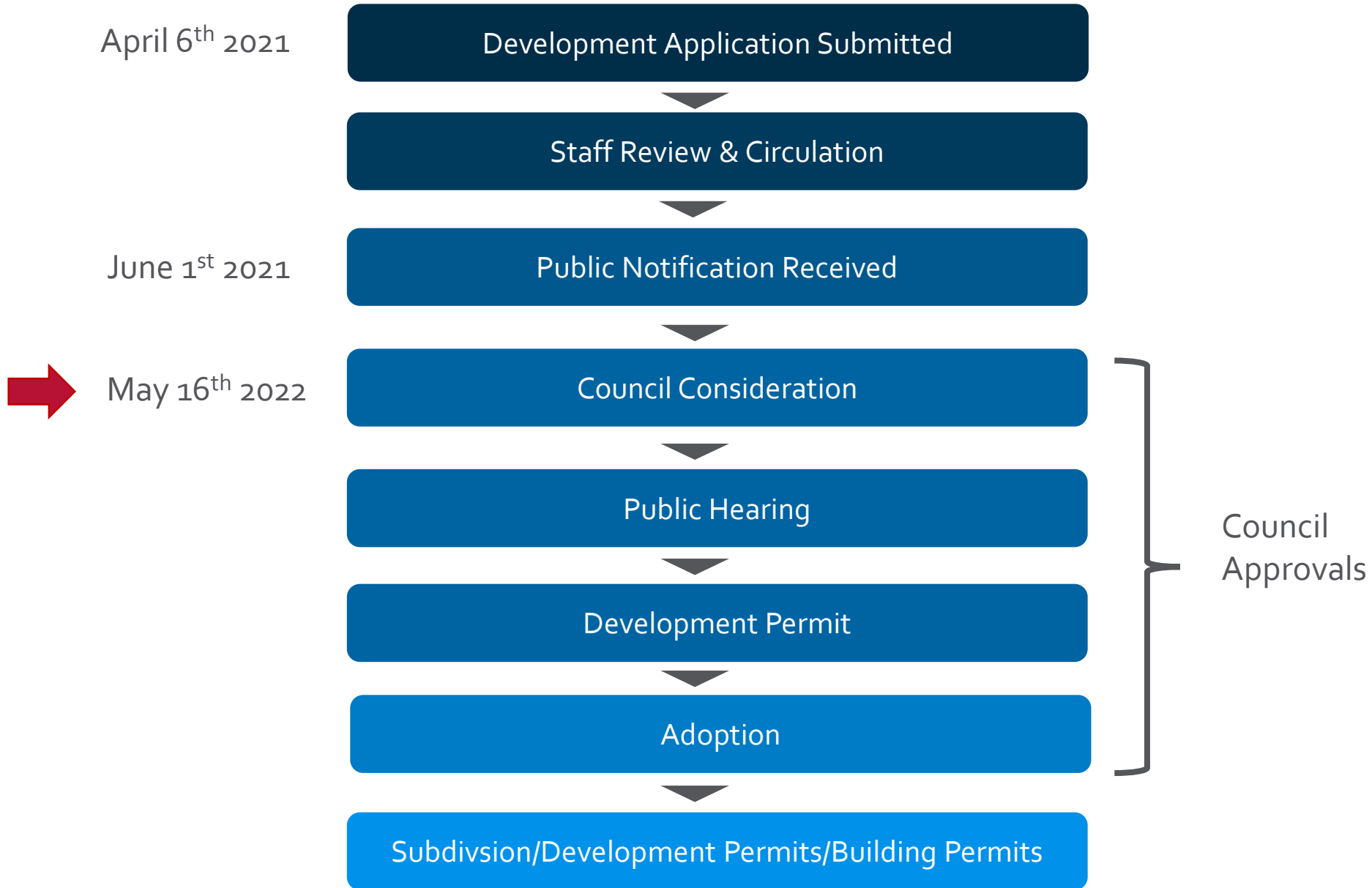
# OCP 21-0010/Z 21-0032

1055 Frost Road OCP/Zoning Bylaw Amendment

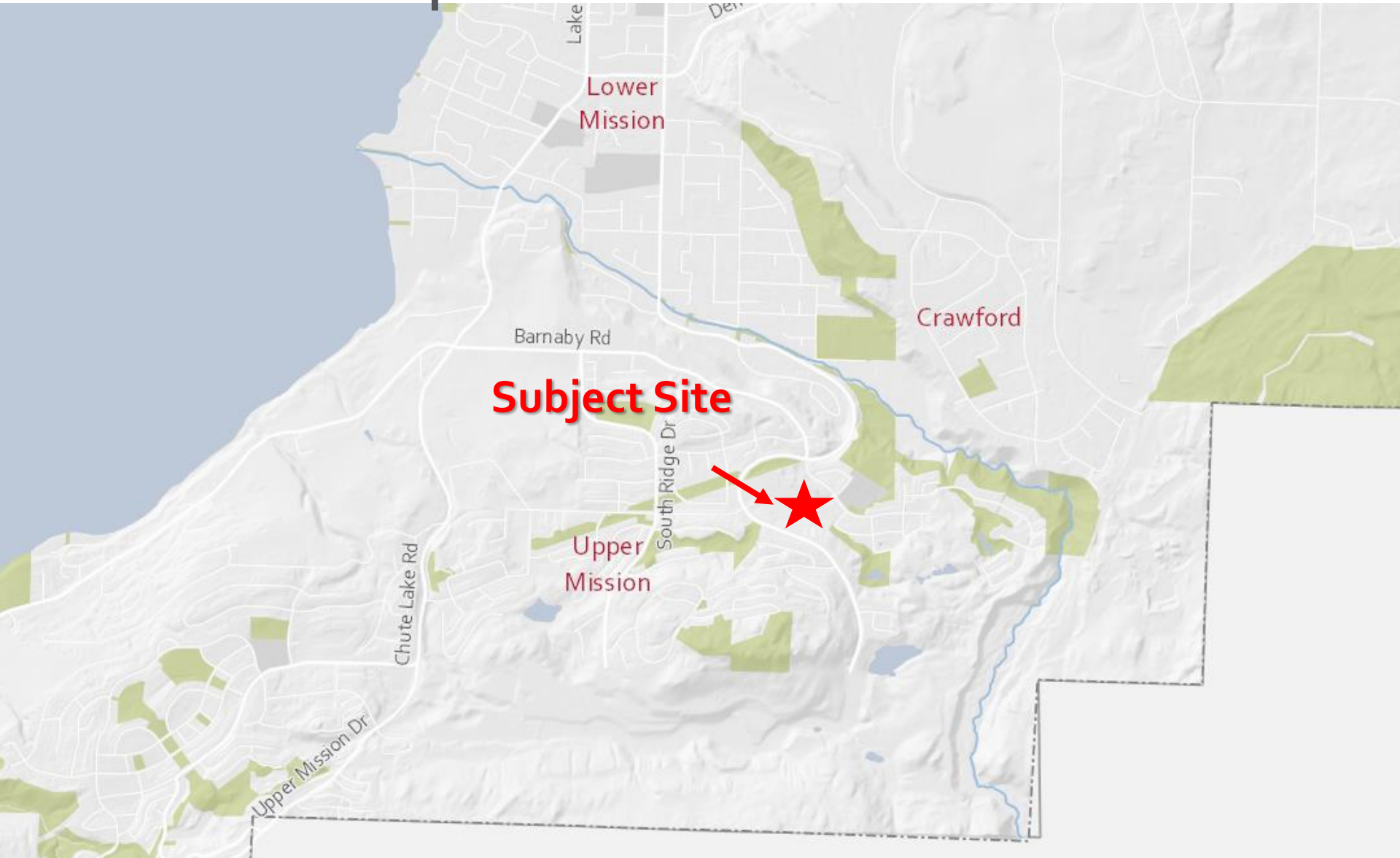
# Proposal

- ▶ 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



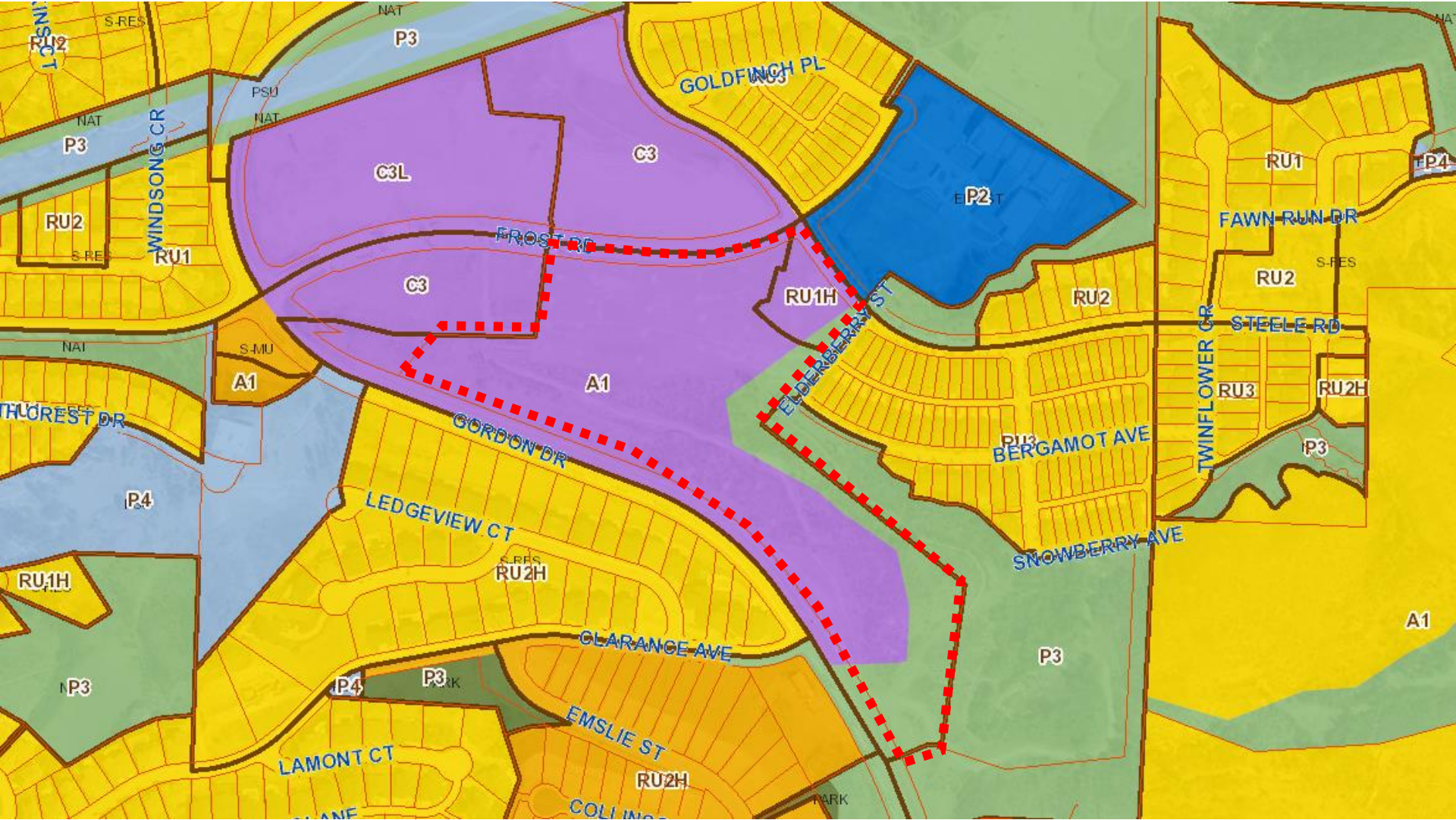
City of Kelowna



# Subject Site



# OCP/Zone Map



City of Kelowna

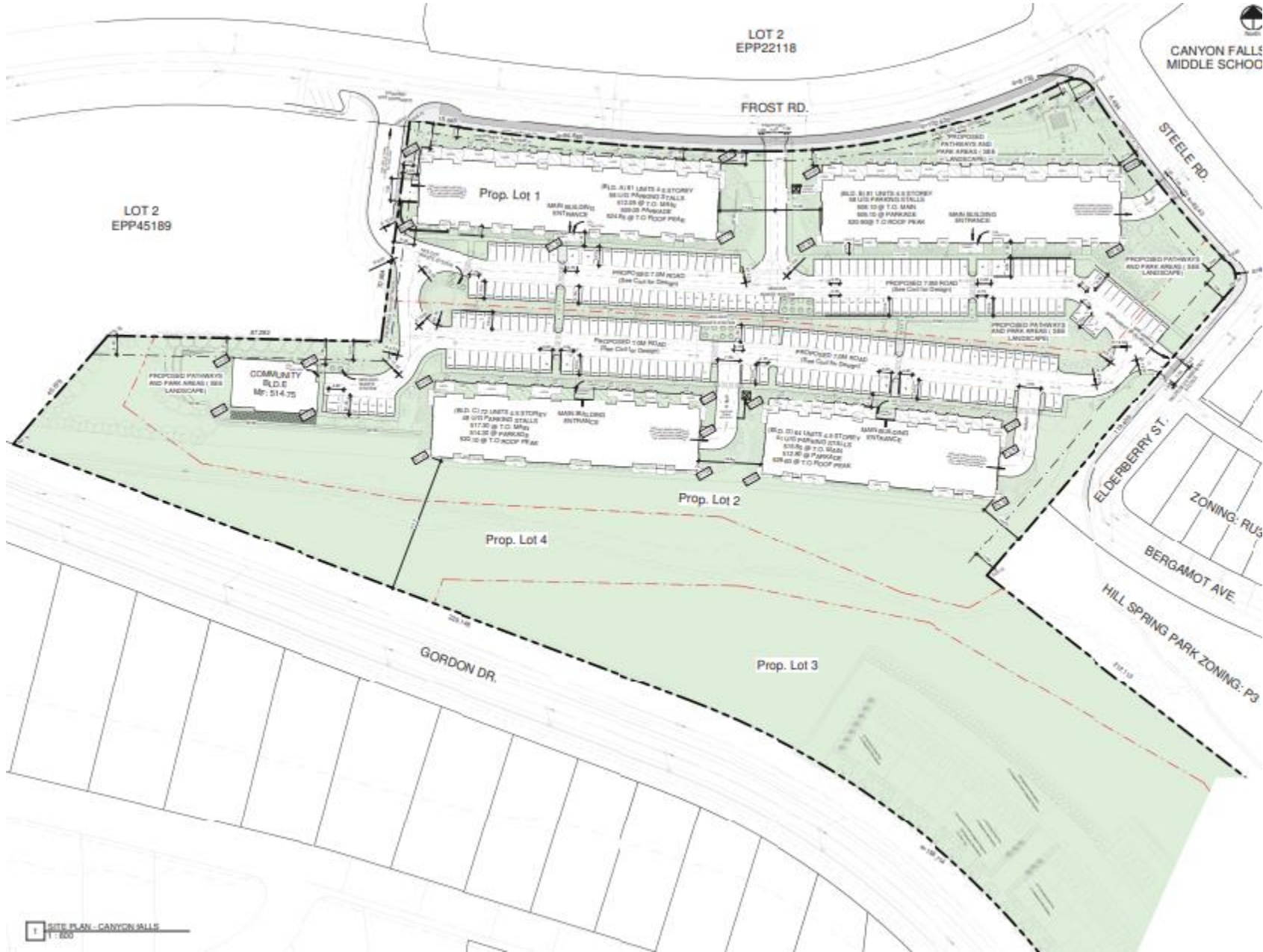




# Site Plan



CANYON FALLS MIDDLE SCHOOL





# Building Elevation (front)

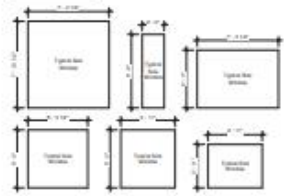


1 Building (A) North Elevation A  
1/8" = 1'-0"

**Material Finish Schedule Legend**

- |   |   |  |
|---|---|--|
| 1 Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "Charcoal Grey"                                  | 7 Cement board underlayment (All Sides) - Colour: White   | 15 12 x 12 Clad beam - Colour: "Dark Taupe"                  |
| 16 Horizontal underlayment siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alura - Colour: "Dark"                    | 8 Cement board underlayment (All Sides) - Colour: Charcoal  | 16 Railings - Polished aluminum, glass or glass              |
| 16 Horizontal underlayment siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alura - Colour: "Dark"                    | 9 22 Tonn Framing System - Colour: As noted   | 17 Vinyl cladding  |
| 16 Horizontal underlayment siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alura - Colour: "Charcoal Grey"           | 9 Red Faced Board - Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "White"  | 18 Concrete Pallets - 20" membrane as per spec.              |
| 2 Brick Spacer - Colour: Charcoal Grey  | 10 Red Faced Board - Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "White" | 19 Cement Faced Insulation Panels                            |
| 3 Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "Dark Taupe"                                     | 11 2 x 8 Clad beam - Colour: "Dark Taupe"   | 20 Exterior door - Colour: "Charcoal"                        |
| 4 Vertical smooth-panel siding (Straight Edge) - Product: Alura Smooth - Colour: "White"  | 11a 2 x 8 Pegboard framing - Colour: "Dark Taupe"   | 21 Vinyl Windows - Charcoal                                  |
| 6 Horizontal underlayment siding (Straight Edge) 8 1/2" panel (7" Exposure) - Product: Alura Cedar Lip - Colour: "Mountain Cedar" | 12 8 x 6 Clad post - Colour: "Dark Taupe"   | 22 Aluminum store front glazing - Charcoal anodized interior |
|   | 12a 2 x 8 Pegboard framing - Colour: "Dark Taupe"   | 23 Exterior Light  |
|   | 13 8 x 6 Clad post - Colour: "Charcoal Grey"  | 24 Concrete sill   |
|   | 14 12 x 12 Clad post - Colour: "Dark Taupe"   | 25 Unit Signage (Shown as detailed list)                     |

**Window Window Chart**



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



# Building Elevation (rear)

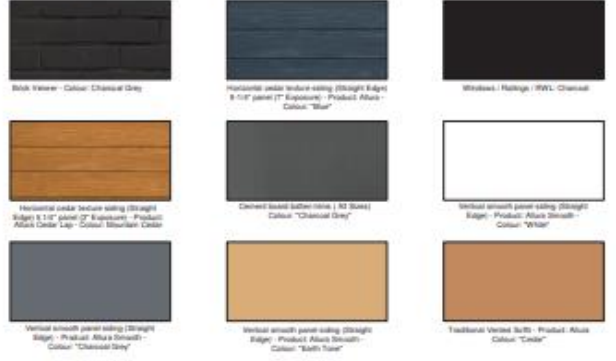


1 Building (A) South Elevation A  
1/8" = 1'-0"

**Material Finish Materials Legend**

- |   |  |   |
|---|--|---|
| 1. Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "Charcoal Grey"                                   | 6. Cement based lattice (tile) (All Sides) - Colour: "White"   | 15. 12 x 12 Clad brick - Colour: "Earth Tone"             |
| 1a. Horizontal cedar texture siding (Straight Edge) 9 1/4" panel (7" Exposure) - Product: Aluka - Colour: "Blue"                    | 7. Cement based lattice (tile) (All Sides) - Colour: "Charcoal"  | 16. Railings - Polished aluminum channel or glass         |
| 1b. Horizontal cedar texture siding (Straight Edge) 9 1/4" panel (7" Exposure) - Product: Aluka - Colour: "Grey"                    | 8. EZ Trim Roofing System - Colour: to match   | 17. Windowing   |
| 1c. Horizontal cedar texture siding (Straight Edge) 9 1/4" panel (7" Exposure) - Product: Aluka - Colour: "Charcoal Grey"           | 9. Roof Fascia Board - Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "Charcoal" | 18. Concrete Patio - W/ inserts as per spec.              |
| 2. Brick Veneer - Colour: Charcoal Grey   | 10. Roof Fascia Board - Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "White"   | 19. Cement Faced Insulation Panels                        |
| 3. Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "Earth Tone"                                      | 11. 2 x 8 Clad brick - Colour: "Earth Tone"  | 20. Exterior door - Colour: "Charcoal"                    |
| 4. Vertical smooth panel siding (Straight Edge) - Product: Aluka Smooth - Colour: "White"   | 11a. 2 x 8 Pergola framing - Colour: "Earth Tone"  | 21. Vinyl Windows - Charcoal                              |
| 5. Horizontal cedar texture siding (Straight Edge) 9 1/4" panel (7" Exposure) - Product: Aluka Cedar Lap - Colour: "Mountain Cedar" | 12. 8 x 8 Clad panel - Colour: "Earth Tone"  | 22. Aluminum storm door glazing - Charcoal anodized color |
|   | 13. 8 x 8 Clad panel - Colour: "Charcoal Grey"   | 23. Kabeer Light  |
|   | 14. 12 x 12 Clad panel - Colour: "Earth Tone"  | 24. Concrete Sit  |
|   |  | 25. Lock Splay (Shown as dashed line)                     |

**Material Colour Board**



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



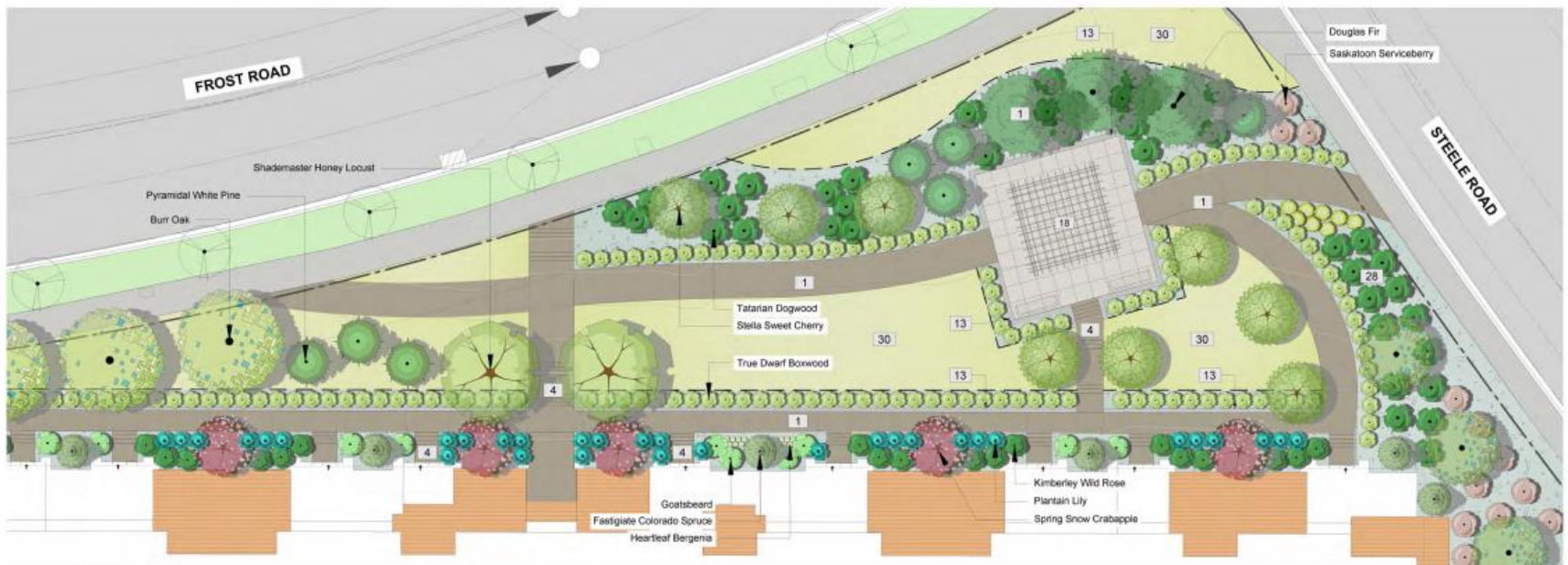
# Landscape Plan

**PLANT SCHEDULE - AREA 1**

SYMBOL	CODE	QTY	COMMON NAME	SIZE	PLANT	DATE	REMARKS
	001	10	WESTERN RED CEDAR	100	100	10/17	
	002	5	DAWN REDWOOD	100	100	10/17	
	003	1	ALYONIA PLANE TREE FORM	300	100	10/17	
	004	2	ALYONIA SPALLER TREE FORM	300	100	10/17	
	005	3	BOJINGO	100	100	10/17	
	006	10	FLORINDO ORNAMENTAL	300	100	10/17	
	007	5	SPRING GREEN PINEAPPLE	300	100	10/17	
	008	10	SPRING GREEN PINEAPPLE	300	100	10/17	
	009	10	PARTICULAR COLLARED SPICE	300	100	10/17	
	010	10	SLUMP FORM GLAZED SPICE	300	100	10/17	
	011	10	SPRING PINE	300	100	10/17	
	012	10	SPRING PINE	300	100	10/17	
	013	10	SPRING PINE	300	100	10/17	
	014	10	SPRING PINE	300	100	10/17	
	015	10	SPRING PINE	300	100	10/17	
	016	10	SPRING PINE	300	100	10/17	
	017	10	SPRING PINE	300	100	10/17	
	018	10	SPRING PINE	300	100	10/17	
	019	10	SPRING PINE	300	100	10/17	
	020	10	SPRING PINE	300	100	10/17	
	021	10	SPRING PINE	300	100	10/17	
	022	10	SPRING PINE	300	100	10/17	
	023	10	SPRING PINE	300	100	10/17	
	024	10	SPRING PINE	300	100	10/17	
	025	10	SPRING PINE	300	100	10/17	
	026	10	SPRING PINE	300	100	10/17	
	027	10	SPRING PINE	300	100	10/17	
	028	10	SPRING PINE	300	100	10/17	
	029	10	SPRING PINE	300	100	10/17	
	030	10	SPRING PINE	300	100	10/17	
	031	10	SPRING PINE	300	100	10/17	
	032	10	SPRING PINE	300	100	10/17	
	033	10	SPRING PINE	300	100	10/17	
	034	10	SPRING PINE	300	100	10/17	
	035	10	SPRING PINE	300	100	10/17	
	036	10	SPRING PINE	300	100	10/17	
	037	10	SPRING PINE	300	100	10/17	
	038	10	SPRING PINE	300	100	10/17	
	039	10	SPRING PINE	300	100	10/17	
	040	10	SPRING PINE	300	100	10/17	
	041	10	SPRING PINE	300	100	10/17	
	042	10	SPRING PINE	300	100	10/17	
	043	10	SPRING PINE	300	100	10/17	
	044	10	SPRING PINE	300	100	10/17	
	045	10	SPRING PINE	300	100	10/17	
	046	10	SPRING PINE	300	100	10/17	
	047	10	SPRING PINE	300	100	10/17	
	048	10	SPRING PINE	300	100	10/17	
	049	10	SPRING PINE	300	100	10/17	
	050	10	SPRING PINE	300	100	10/17	



# 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	PERGOLA RE
19	COMMUNITY
21	WASTE RECE
27	TREE INSTA
28	SHRUB INSTA
30	BOD INSTA
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*