

REPORT TO COUNCIL



Date: August 22nd, 2022

To: Council

From: City Manager

Department: Development Planning

Application: DP22-0128

Owner: 0954654 BC Ltd., Inc.No.
BC0954654

Address: 988 & 1090 Frost Road

Applicant: Callahan Property Group

Subject: Development Permit Application

Existing OCP Designation: VC – Village Centre

Existing Zone: C3lp – Community Commercial (Liquor Primary) and C3 – Community Commercial

1.0 Recommendation

THAT Council authorize the issuance of Development Permit No. DP22-0128 for Lot 1 District Lot 579 SDYD Plan EPP29197, located at 988 Frost Road, Kelowna, BC and Lot 3 District Lot 579 SDYD Plan EPP22118, located at 1090 Frost Road, Kelowna, BC subject to the following:

1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
2. The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
3. Landscaping to be provided on the land be in accordance with Schedule "C";
4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

Purpose

To issue a Development Permit for the form and character of several commercial buildings located in the Ponds Village Centre.

2.0 Development Planning

Staff are recommending support the proposed form and character Development Permit for a commercial site located in the Ponds Village Centre. The subject property has been identified as commercial in both the Neighbourhood 3 Area Structure Plan and the 2040 Official Community Plan (OCP). If approved, the proposal will contribute to completing the vision of The Ponds Village Centre.

The proposal includes four commercial buildings that would contain roughly 7,773 m² of commercial space. These commercial businesses will provide for a large portion of the Upper Mission area, as there are currently limited commercial uses. The proposal meets the majority of the Form and Character Guidelines, as a variety of materials and colours are proposed. The Landscape Plan indicates that there will be trees, shrubs and grasses planted along all three street frontages with additional plantings located throughout the site.

This is the first of a two-part phase and the second phase will require a separate Development Permit. The applicant has indicated that no variances are required as part of the subject proposal. Overall, Staff believe the form and character is strong and the commercial businesses will be incorporated well into the neighbourhood.

3.0 Proposal

3.1 Background

Development of 'The Ponds' neighborhood is guided by the Neighbourhood 3 Area Structure Plan (ASP) created in 2007. The plan envisioned a substantial mixed-use 'Village Centre' with places to live, work, shop, and socialize, that will be the focal point of the community and would accommodate a range of residential housing forms, an elementary school, and an array of parks, pathways, and natural areas.

The subject property was identified as mixed use/commercial, and the objective of this site was to establish a conveniently located village centre of a scale sufficient to provide commercial services to meet the day-to-day needs of residents throughout the neighbourhood. The Village Centre in Neighbourhood 3 is planned to accommodate 150,000 – 300,000 ft² of commercial floor area. This means the Ponds Village Centre is going to accommodate a large portion of Upper Mission.

3.2 Project Description

The subject properties are 13.49 acres in size and are in the Ponds Village Centre. The proposed commercial development consists of four buildings, ranging in size and height. These buildings are sited throughout phase 1 of the site and will be entirely commercial uses.

The buildings are designed with several different materials and colours, which include vertical light and dark siding, brown and charcoal metal panel, sand stucco, brick, dry stack stone and light fibre cement panels. The architect has indicated that the colours and materials were chosen as they were inspired from the surrounding region including the Myra Canyon Trestles. The Landscape Plan shows that there will be shade trees located throughout the property including buffering Frost Road, Gordon Drive and Powerline Park, and perennial grasses, shrubs, deciduous and coniferous trees, as well as seating areas located throughout the subject property.

The subject properties are the first of two phases for the Ponds Commercial site. The applicant has indicated that the intention of phase two is to create smaller buildings that will be pedestrian oriented and have pedestrian connectivity throughout the site.

3.3 Site Context

The subject property is in The Ponds Village Centre, the Future Land Use Designation is VC – Village Centre and the property is in the Permanent Growth Boundary (PGB). The properties to the South are vacant, however, multi-family development is currently proposed. Canyon Falls Middle School and single-family developments currently surround the site.

The surrounding area has the Future Land Use Designations of VC – Village Centre, PSU – Public Services/Utilities, SMU – Suburban – Multiple Unit, NAT – Natural Area, EDINST – Educational / Institutional and S-RES – Suburban Residential.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	P3 – Parks and Open Space	Powerline Park
East	RU3 – Small Lot Housing	Single-Family Dwellings
South	C3 – Community Commercial and A1 – Agriculture 1	Vacant Properties
West	RU1 – Large Lot Housing	Single-Family Dwellings

Subject Property Map: 988 & 1090 Frost Road



3.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	C3 ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1300 m ²	31,668 m ²
Min. Lot Width	40.0 m	265.0 m
Min. Lot Depth	30.0 m	108.0 m

Development Regulations		
Max. Floor Area Ratio	1.0	0.25
Max. Site Coverage (buildings)	50%	24.5%
Max. Height	10.0 m	15.0 m
Min. Front Yard	3.0 m	3.0 m
Min. Side Yard (West)	0.0 m	3.0 m
Min. Side Yard (East)	0.0 m	0.0 m
Min. Rear Yard	0.0 m	3.0 m
Other Regulations		
Min. Parking Requirements	234	311
Min. Bicycle Long-Term Parking	16	18
Min. Bicycle Short-Term Parking	10	36
Min. Loading Space	4	5

4.0 Current Development Policies

4.1 Kelowna Official Community Plan (OCP)

Objective 7.1 Create more complex communities in Suburban Neighbourhoods	
Policy 7.1.1 Area Structure Plan Consistency.	<p>Support development that is consistent with adopted Area Structure Plans (ASPs) in Suburban Neighbourhoods. Require amendments to ASPs where proposals include significant increases to the number of residential units beyond those signalled in an ASP or where proposals are likely to require significant changes to planned transportation, parks, and utility infrastructure.</p> <p><i>The proposed commercial site is consistent with the Area Structure Plan (ASP) developed for 'The Ponds Village Centre'. If approved, it will contribute to completing the neighbourhood village centre.</i></p>
Policy 7.1.2 Suburban Village Centre Services.	<p>Encourage the provision of a range of services by developing Suburban Village Centres that are scaled to support residential development in the surrounding neighbourhood. Such services may include, but are not limited to:</p> <ul style="list-style-type: none"> • Food, retail, services and programs; • Banks and credit unions; • Medical, health and wellness services; • Day cares and schools; and <p>Places of worship and other community gathering spaces.</p> <p><i>The proposed commercial site will provide opportunities for food, retail, and other services into the Village Centre.</i></p>
Policy 7.1.4. The Ponds Village Centre.	<p>Support development in the Ponds Village Centre that includes the following characteristics:</p> <ul style="list-style-type: none"> • A mix of commercial and residential development to a maximum height of approximately four storeys; and <p>Orientation of buildings towards Frost Road, with minimal surface parking between the road and the buildings.</p> <p><i>This is the first of two phases. This phase will provide commercial along Frost Road with parking at the rear. The second phase will include residential.</i></p>

5.0 Application Chronology

Date of Application Received: June 1st, 2022

Date Public Consultation Completed: N/A

Report prepared by: Tyler Caswell, Planner

Reviewed by: Dean Strachan, Community Planning & Development Manager

Reviewed by: Terry Barton, Development Planning Department Manager

Approved for Inclusion: Ryan Smith, Divisional Director, Planning & Development Services

Attachments:

Attachment A: Draft Development Permit DP22-0128

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: Applicant's Rationale

Attachment C: OCP: Form and Character Guidelines Checklist