

Development Permit DP22-0128



This permit relates to land in the City of Kelowna municipally known as 988 & 1090 Frost Road

and legally known as Lot 1 District Lot 579 SDYD Plan EPP29197 and Lot 3 District Lot 579 SDYD Plan EPP22118

and permits the land to be used for the following development:

C3lp – Community Commercial (Liquor Primary) and C3 – Community Commercial

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council's Decision August 22nd, 2022

Decision By: COUNCIL

Development Permit Area: Form & Character DPA

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

Future Land Use Designation: VC – Village Centre

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE


This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

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

Applicant: Callahan Property Group

Terry Barton
Development Planning Department Manager
Planning & Development Services

Date of Issuance

ATTACHMENT		A
This forms part of application		
# DP22-0128		
Planner Initials	TC	 City of Kelowna DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C";
- d) 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.

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) An Irrevocable Letter of Credit **OR** certified cheque in the amount of **\$1,138,868.75**


Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. INDEMNIFICATION

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

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**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

PROJECT DATA (2022-04-28 / DR)

CIVIC ADDRESS:

988 Frost Road, Kelowna, BC

LEGAL DESC:

Part of Lot A, District Lot 579, Plan EPP9618 EXCEPT Plans EPP9638 & EPP15721
Part of the S 1/2 of District Lot 579 SDYD EXCEPT Plans KAP77336, KAP86178, KAP86917
KAP87090, KAP87918, EPP9619, EPP9638, EPP12863 & EPP15721

AHJ:

City of Kelowna - Bylaw 10500 (2011 OCP) - Bylaw 8000 (2011 Zoning)

Zoning:

C3rls - Community Commercial (Section 14 - CZ)

PROJECT STATS	PROPOSED	C3rls - REQ'D / PERM'D	COMPLIES (Y/N)
3.2) Principal Use:	Retail Store, Gen	Retail Store, Gen	Y
3.4.a) Subdivision Regs:	~265m W x 108m D	40m W x 30m D = 1200m2	Y
3.4.c) Lot Area:	31,688 m2 (341,087 sf)	1300m2	Y
3.5.a) FAR:	7,773 m2 (0.25x)	1.0x	Y
3.5.b) Lot Coverage:	7,773 m2 (24.5%)	50%	Y
3.5.c) Max Height:	10m-1sty (32'-10")	LESSER of 15m or 4 storey	Y
3.5.d) Front Yard:	3m (9'-10")	3m (9'-10")	Y
3.5.e) Side Yard:	3m (9'-10")	0m (0')	Y
Interior Side Yard:	0m (0')	0m (0')	Y
3.5.f) Rear Yard:	3m (9'-10")	0m (0')	Y

PARKING STATS (t8.3.2)	PROPOSED	REQ'D / PERM'D	COMPLIES (Y/N)
Primary Use:	Commercial	Commercial	Y
Vehicle per Min/Max:	4.00 per 100m2	3.0 / 4.0 per 100m2	Y
Vehicle Count Min/Max:	312	234 / 312	Y
Accessible (t.8.2.19):	16	7 (2 van)	Y

LOADING STATS (t8.4)	PROPOSED	REQ'D / PERM'D	COMPLIES (Y/N)
Primary Use:	Commercial	Commercial	Y
Loading per:	1 per 1500m2	1 per 1900m2	Y
Loading Count:	5	4	Y

BICYCLE STATS (t8.5)	PROPOSED	REQ'D / PERM'D	COMPLIES (Y/N)
Primary Use:	Commercial	Commercial	Y
Bicycles Long-term:	18	16 (1 per 500m2)	Y
Bicycles Short-term:	36	GREATER of 2 per ENTRY or 1 per 750m2	Y



SCHEDULE

This forms part of application

DP22-0128

TC

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City of Kelowna
DEVELOPMENT PLANNING

MAP



View 01: Gordon Dr



View 02: Frost Rd



View 03: Frost Rd



View 04 Frost Rd

DESIGN RATIONALE

INTRODUCTION

The proposed development is approximately seven acres in size and is located at the intersection of Gordon Drive and Frost Road in the Ponds area of Upper Mission in Kelowna. The development is bounded by the two roads to the west and south and by the Hydro right of way / Powerline Park to the north, with the remaining undeveloped property to the east.

The site is designated as a Village Centre and as such is designed to serve the immediate surrounding area, providing basic day to day services for the area and serves as a hub of activity for the surrounding community. The site plan offers a number of public spaces that provide a community amenity, creating small activity hubs and allows residents to travel shorter distances for day-to-day errands.

Strong visual references throughout the development - along the perimeter and within the development are critical in establishing this development as a "place maker" for the neighbourhood. The stylized wood trestle elements are a nod to the iconic train trestles in the outlying areas of Kelowna and have been integrated into the design of the buildings, signage and landscape to create elements that are recognizable character for the site. Along with the use of brick on some buildings, we have layered an historic patina on a modern design aesthetic to create a striking neighbourhood centre.

COLOURS AND MATERIALS

Materials and colours have been selected to create a rich and textured palette. Taking cues from the local environment, the colour palette is rich in natural earth tones from warm greys and blacks, through to ambers, taupes and reds. The materials used inherently provide much of the rendered colours - from brick, stone, stucco, metal panels and canopies.

PEDESTRIAN ORIENTED / CONNECTIVITY

The proposed development has been designed to incorporate fundamental qualities and characteristics required for a successful village retail development. The larger retail anchors are positioned to create a natural flow, drawing patrons across the development, inviting movement past medium and smaller stores infilling between the anchors. The retail units are designed to activate both the internal circulation system as well as along Frost Road, with ample glazing, a mix of materials and active entrances on all sides of the units. The following principles have been considered in the development of the site plan:

- Large sidewalks throughout the site create another level of public gathering areas that act as informal seating areas with benches and also can act as extension of patio areas associated with potential restaurant and café spaces.
- A localized internal vehicle circulation route provides access to all retail storefronts.
- Strong visual connections throughout the site promote shoppers circulating through the development.
- All retail, restaurants and service uses are at grade
- Strategically locating landscaping and street trees to maximize pedestrian comfort.

INTEGRATE NATURE

The overall plan integrates landscaping that reflects the surrounding natural environment. Street trees along the perimeter of the site as well as trees within the site create a comfortable, well planted development. The landscape design reflects the natural environment through the use of indigenous trees, shrubs and grasses, along with the use of hard landscaping materials including benches and planters using local aggregate in the mix.

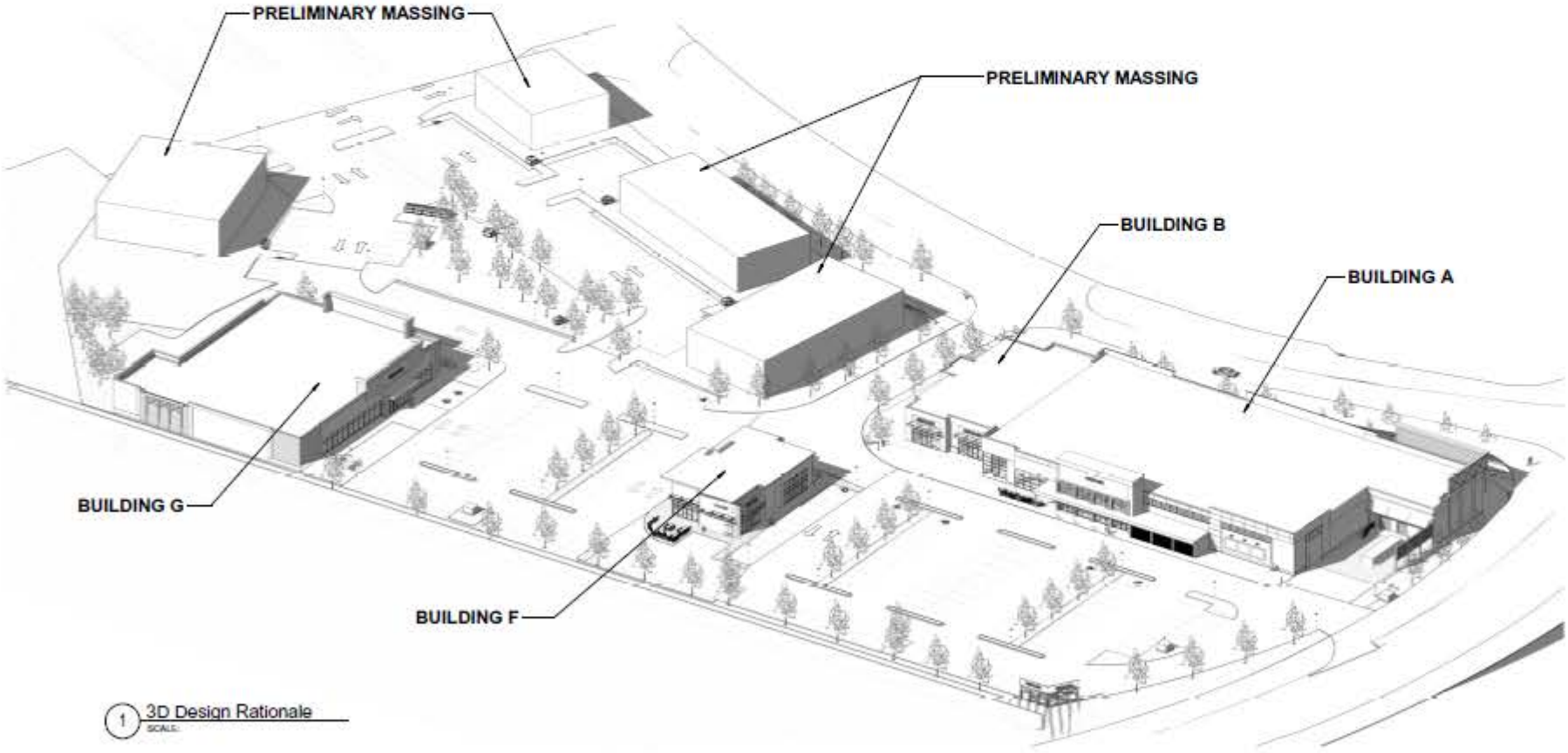
SOCIAL INTERACTION + CULTURAL / ARTISITIC EXPRESSION

The development integrates small-scale spaces where the public can experience and participate in local cultural programs, public events and performances. Opportunities for local art exist within the public spaces.

CPTED

CPTED principles are integrated into the design on all levels of the development from site layout, landscaping, lighting and individual building design. Considerations incorporated into the conceptual design include:

- View corridors throughout the development present long uninterrupted vistas
- Natural surveillance is maximized through visual connections to streets along the perimeter and through the development.
- Pathways with integrated landscaping will come with low plantings and high canopies to provide view corridors with no areas of concealment.
- Buffer plantings will include a number of plants to discourage traffic through the buffer areas.
- Lighting levels will be appropriate, balancing security with comfort and ambience.
- Landscaping used to screen the parking areas will be designed to allow visibility from the streets offering a good level of surveillance for cars and pedestrians.
- Exterior building materials will be impact resistant and come with graffiti resistant finishes (texturing and coating)
- Extensive glazing provides visibility and transparency and opportunities for "eyes on the street".



SCHEDULE

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Planner Initials TC

A


City of
Kelowna
DEVELOPMENT PLANNING

PRINCIPALS

Christopher Block
M.Arch, Architect ABC, AIA,
SAA, SAA, 1233 AP 853-C

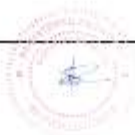
Marcus S. Prokhor
CPA, CFP

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2022-05-25

COMMERCIAL
DEVELOPMENT SITE

988 Frost Road, Kelowna, BC

DESIGN RATIONALE

PROJECT NO: 22045
DATE: 05/24/2022
SCALE:

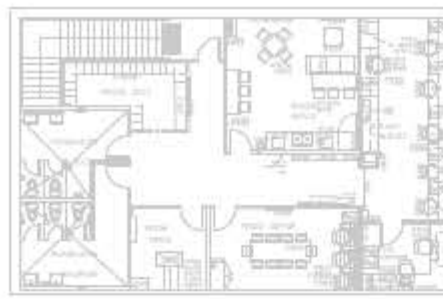


SCHEDULE A

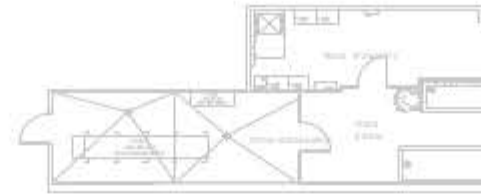
This forms part of application
DP22-0128

TC

City of Kelowna
DEVELOPMENT PLANNING



BLDG A - MEZZANINE OFFICE
SCALE: 3/32" = 1'-0"

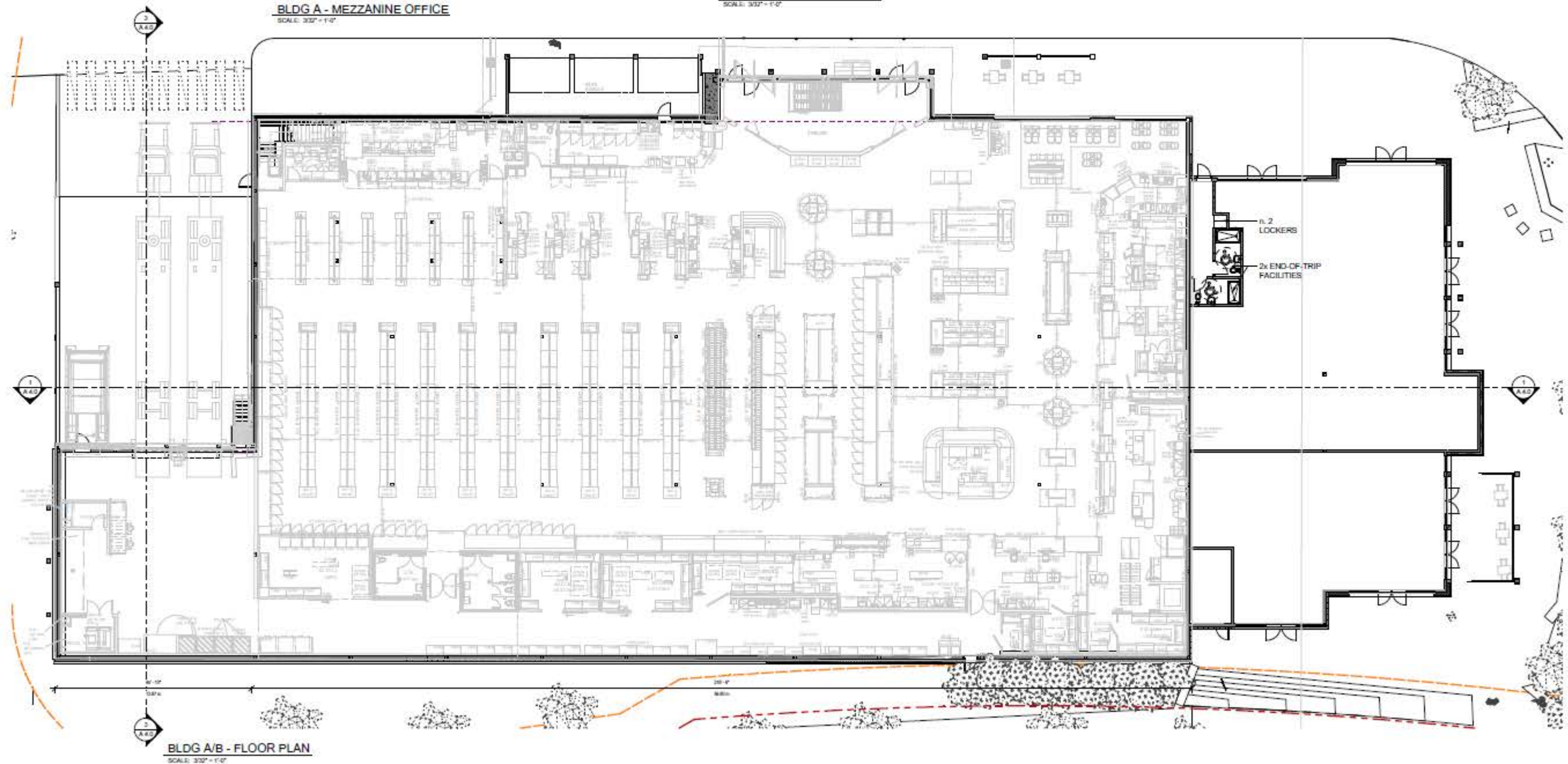


BLDG A - MECH. MEZZANINE
SCALE: 3/32" = 1'-0"

SCHEDULE A

This forms part of application
DP22-0128

Plan/Sheet
1/04/18 TC



BLDG A/B - FLOOR PLAN
SCALE: 3/32" = 1'-0"

PRINCIPALS

Christopher Block
M.Arch, Architect AIBC, AIA,
SAA, GAA, LEED AP BD+C

Marcus S. Prosser
IDEX, CDR

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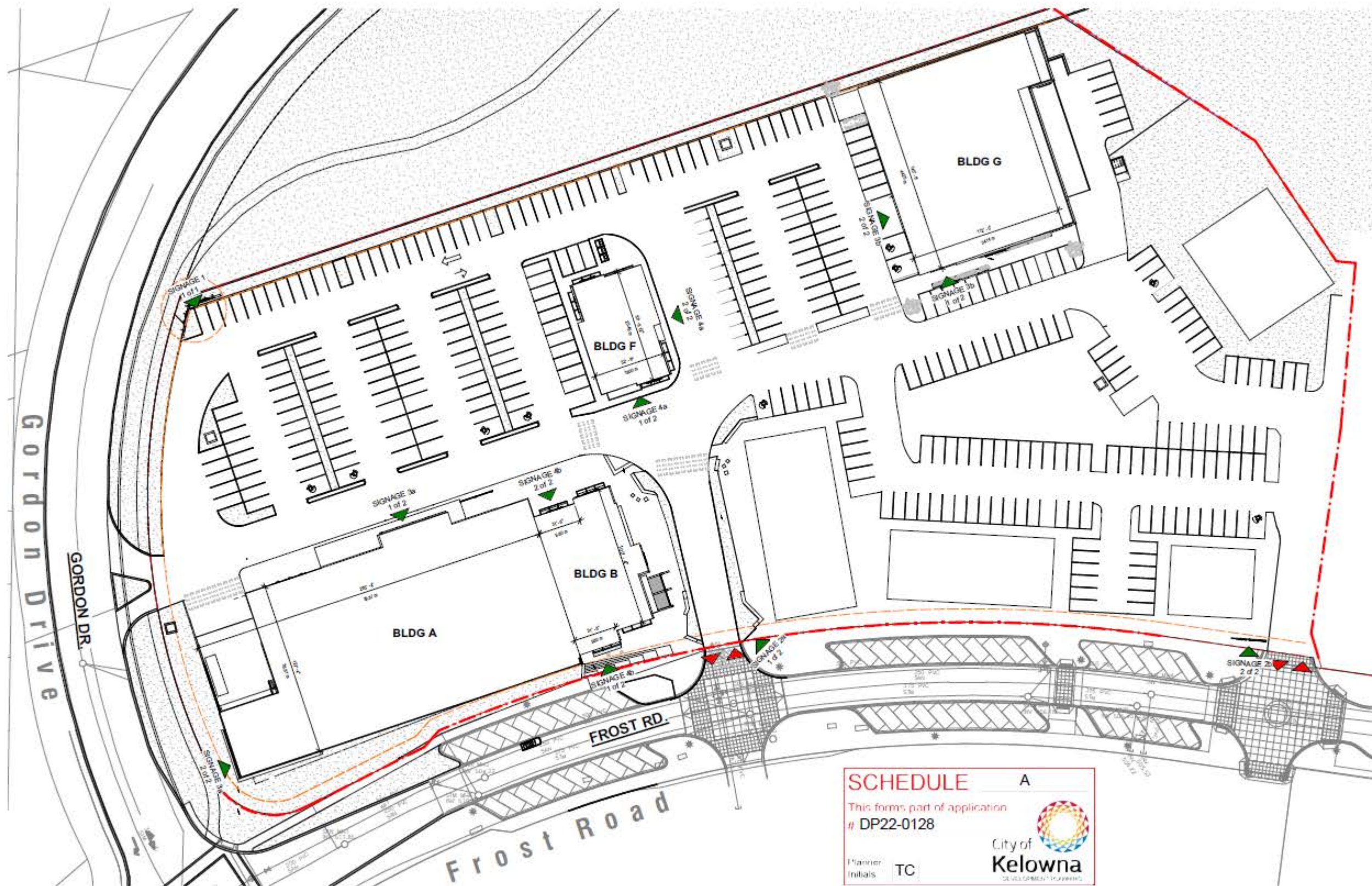


**COMMERCIAL
DEVELOPMENT SITE**

988 Frost Road, Kelowna, BC

BUILDING A/B FLOOR PLAN

PROJECT NO: 22005
DATE: 08/04/22
SCALE: 3/32" = 1'-0"



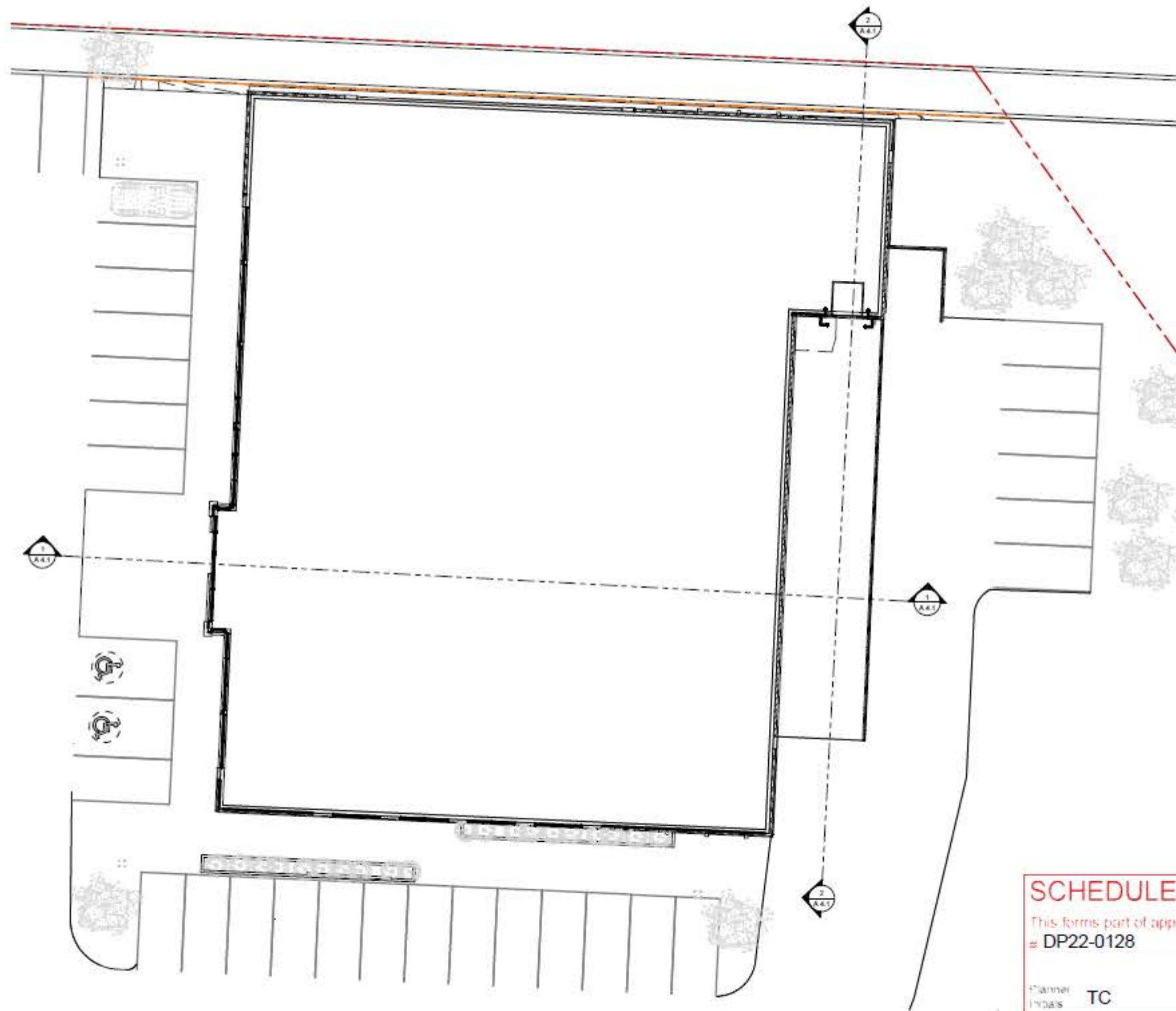
SCHEDULE

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This forms part of application
DP22-0128

Planner Initials TC





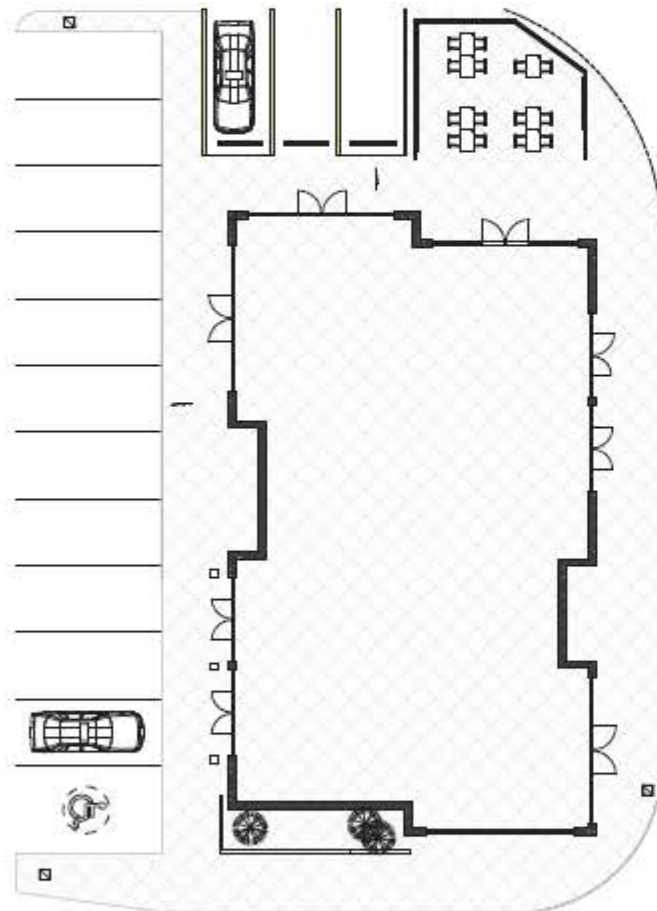
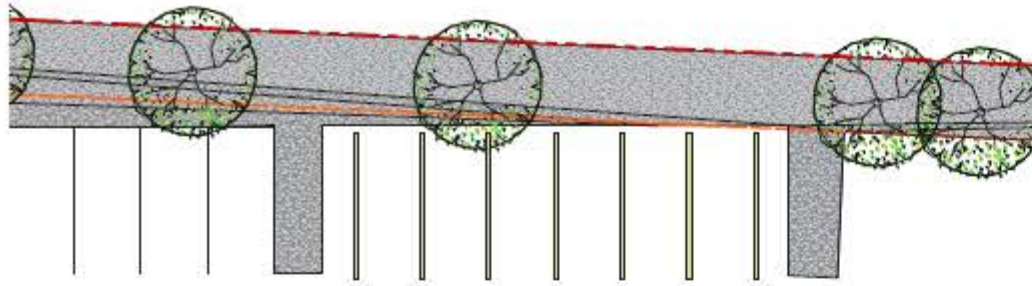
3 BLDG G - FLOOR PLAN
SCALE: 3/32" = 1'-0"

SCHEDULE A

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DP22-0128

Planner: TC

City of Kelowna
DEVELOPMENT PLANNING



SCHEDULE A

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DP22-0128

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

1 B3 FIN FLR
SCALE: 3/32" = 1'-0"

PRINCIPALS

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M.Arch, Architect (B.C., A.A.
S.A.A., O.A., L.E.E.D. APED+C

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CRP, CDP

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**COMMERCIAL
DEVELOPMENT SITE**

988 Frost Road, Kelowna, BC

BUILDING F FLOOR PLAN

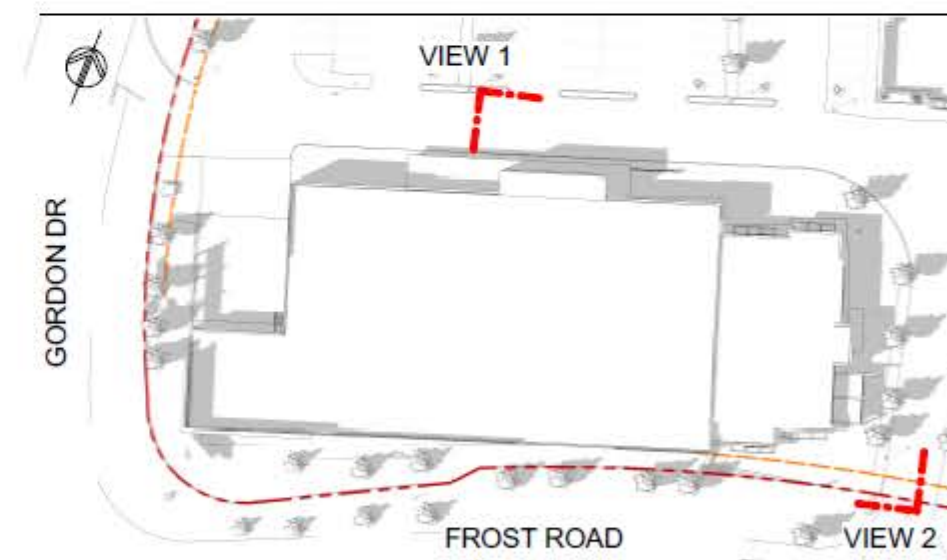
PROJECT NO: 22065
DATE: 04/26/22
SCALE: 3/32" = 1'-0"



BLDG A/B - VIEW 1 - NORTH



BLDG A/B - VIEW 2 - EAST



BLDG A/B KEY PLAN



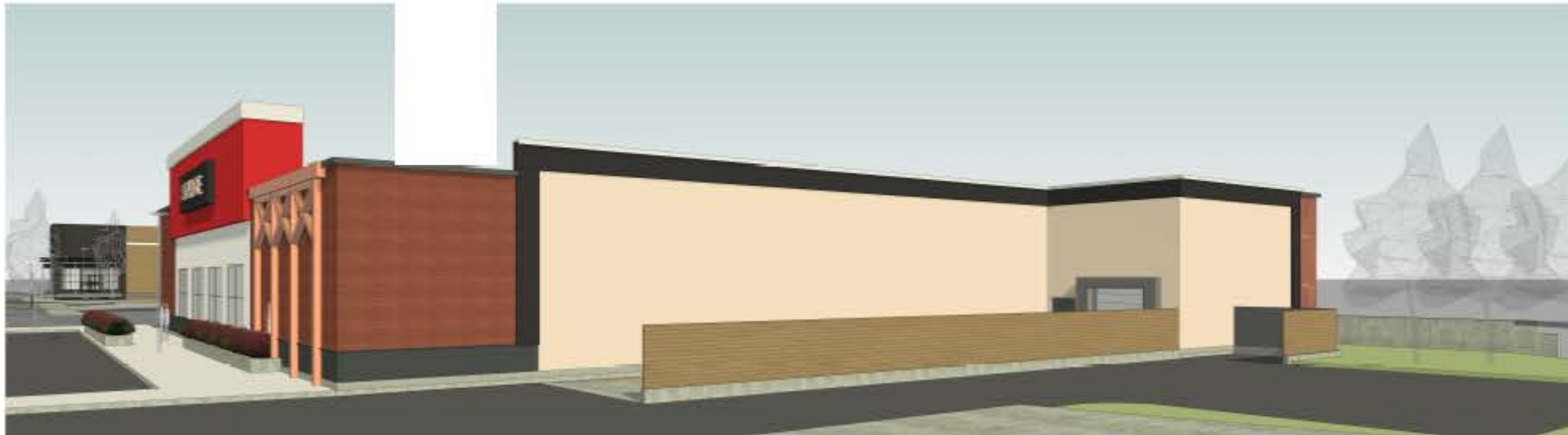
BLDG A/B - VIEW 3 - NORTH



BLDG A/B - VIEW 4 - SOUTH WEST



BLDG A/B KEY PLAN



SCHEDULE B

This forms part of application
DP22-0128

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

PRINCIPALS

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M.Arch, Architect ABC, AIA,
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Marcel S. Proskow
CRA, CDP

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2022-05-20

**COMMERCIAL
DEVELOPMENT SITE**

988 Frost Road, Kelowna, BC

3D VIEWS BLDG G

PROJECT No: 22055
DATE: 04/29/22
SCALE:

A 2.1a



SCHEDULE B

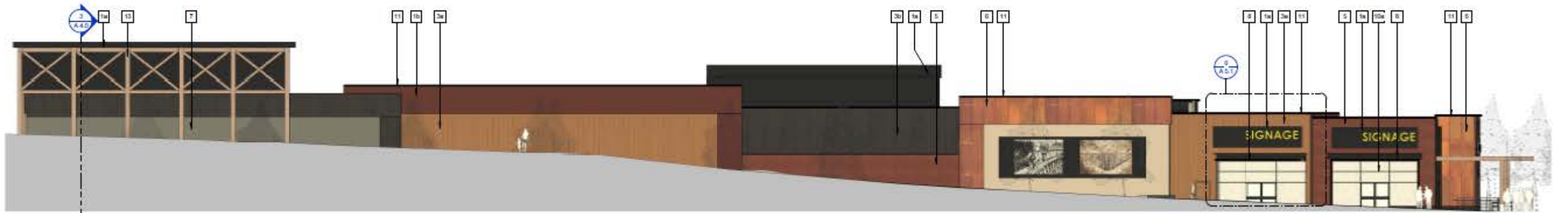
This forms part of application
DP22-0128

Planner initials TC

City of Kelowna
DEVELOPMENT PLANNING



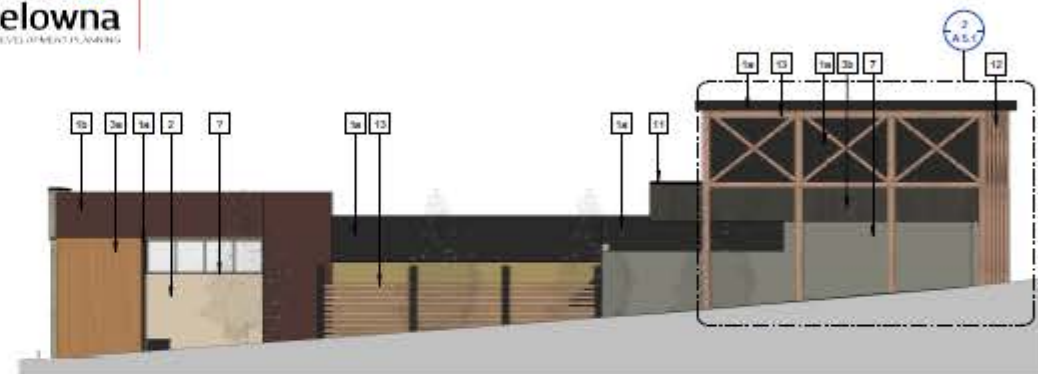
1 BLDG A/B - NORTH ELEVATION
SCALE: 3/32" = 1'-0"



2 BLDG A/B - SOUTH ELEVATION - FROST ROAD
SCALE: 3/32" = 1'-0"



3 BLDG A/B - EAST ELEVATION
SCALE: 3/32" = 1'-0"



4 BLDG A/B - WEST ELEVATION - GORDON DR
SCALE: 3/32" = 1'-0"

- 1a PRE-FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: BLACK
- 1b PRE-FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: DARK BROWN
- 1c PRE-FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: RED
- 1d PRE-FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: WHITE
- 2 FIBER CEMENT PANEL BOARD, COLOUR: SANDSTONE
- 3a VERTICAL WOODEN PLANKS
- 3b DARK GREY VERTICAL PLANKS
- 3c DARK GREY HORIZONTAL PLANKS
- 4 HORIZONTAL WOODEN PLANKS
- 5a BEIGE STUCCO
- 5b GREY STUCCO
- 6 EXPOSED, DARK RED BRICKS
- 7 METAL PANEL
- 8 DRYSTACK STONE
- 9 PRE-FINISHED METAL & GLASS CANOPY, PAINTED, COLOUR: BLACK
- 10 CANVAS AWNING, COLOUR: BLACK, FABRIC SHALL CONFORM TO CANULC 5108 PER SCS 3.1 (S.E.)
- 10a CLEAR GLAZING IN ALUMINUM FRAME, COLOUR: CHARCOAL
- 10b SPANDREL GLASS
- 11 PREFINISHED METAL FLASHING, COLOUR: BLACK
- 12 EXPANDED METAL MESH
- 13 TIMBER
- 14 EXPOSED CONCRETE
- 15 BLACK STONE

PRINCIPALS

Christopher Block
M Arch, Architect ABC, AIA,
SAA, CAA, LEED AP SD+C

Manoel S. Preskott
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2022-05-20

COMMERCIAL
DEVELOPMENT SITE

988 Frost Road, Kelowna, BC

BUILDING AB ELEVATIONS

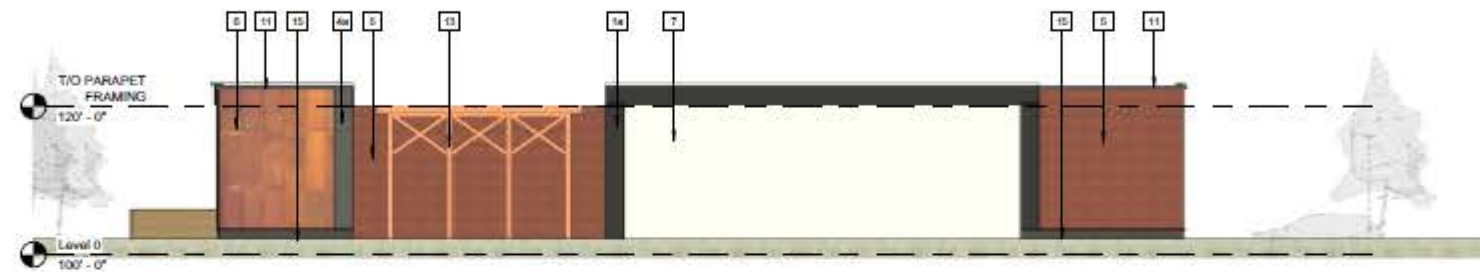
PROJECT NO. 22665
DATE: 05/24/2022
SCALE: As Indicated

A 3.0



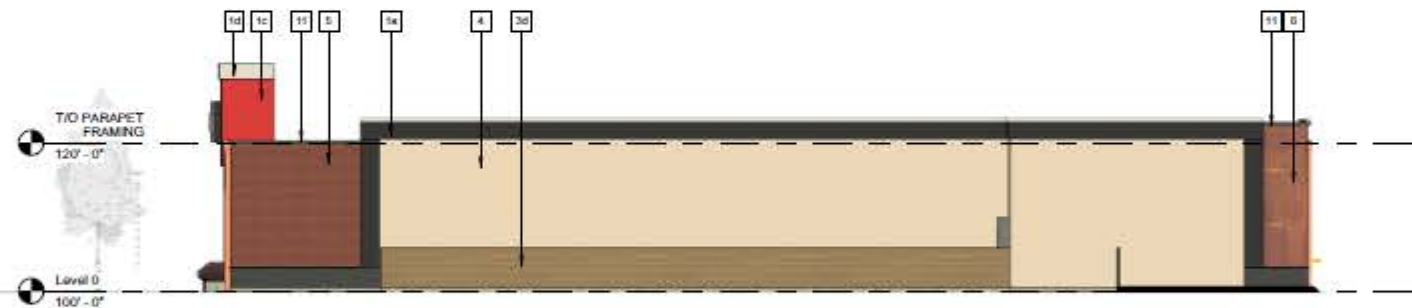
BLDG G - S ELEVATION

SCALE: 3/32" = 1'-0"



BLDG G - N ELEVATION

SCALE: 3/32" = 1'-0"



BLDG G - E ELEVATION

SCALE: 3/32" = 1'-0"



BLDG G - W ELEVATION

SCALE: 3/32" = 1'-0"

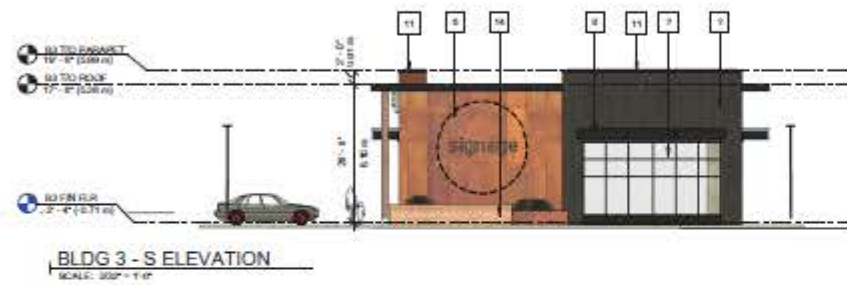
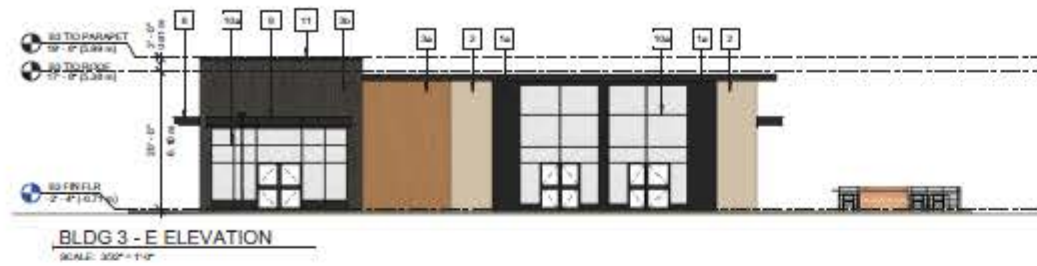
- 1a PRE-FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: BLACK
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- 1d PRE-FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: WHITE
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- 1a VERTICAL WOODEN PLANKS
- 1b DARK GREY VERTICAL PLANKS
- 1c DARK GREY HORIZONTAL PLANKS
- 1d HORIZONTAL WOODEN PLANKS
- 1 BEIGE STUCCO
- 1a GREY STUCCO
- 1 EXPOSED, DARK RED BRICKS
- 1 METAL PANEL
- 7 DRYSTACK STONE
- 9 PRE-FINISHED METAL & GLASS CANOPY, PAINTED, COLOUR: BLACK
- 9 CANVAS AWNING, COLOUR: BLACK, FABRIC SHALL CONFORM TO CANULC 5108 PER BCC 3.1.1E.1
- 10a CLEAR GLAZING IN ALUMINUM FRAME, COLOUR: CHARCOAL
- 10b SPANDREL GLASS
- 11 PRE-FINISHED METAL FLASHING, COLOUR: BLACK
- 12 EXPANDED METAL MESH
- 13 TIMBER
- 14 EXPOSED CONCRETE
- 15 SLACK STONE

SCHEDULE B

This forms part of application # DP22-0128

Planner Initials: TC

City of Kelowna
DEVELOPMENT PLANNING



- 14 PRG FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: BLACK
- 15 PRG FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: DARK BROWN
- 16 PRG FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: RED
- 17 FIBER CEMENT PANEL BOARD, COLOUR: SANDSTONE
- 18 VERTICAL WOODEN PLANKS
- 19 DARK GREY VERTICAL PLANKS
- 20 DARK GREY HORIZONTAL PLANKS
- 21 BRUSH STUCCO
- 22 EXPOSED, DARK RED BRICK
- 23 CORTEN METAL PANEL
- 24 CRISTALCO STONE
- 25 PRG FINISHED METAL & GLASS CANOPY, PAINTED, COLOUR: BLACK
- 26 CANVAS AWNING, COLOUR: BLACK, FABRIC SHALL CONFORM TO CANVULC 518M FOR 3000.3.1.15.1
- 27 CLEAR GLAZING IN ALUMINUM FRAME, COLOUR: CHAMPAGNE
- 28 SPANDREL GLASS
- 29 PRG FINISHED METAL FLASHING, COLOUR: BLACK
- 30 EXPANDED METAL MESH
- 31 TIMBER COLUMN
- 32 RAMMED EARTH FINISH



SCHEDULE B
This forms part of application
DP22-0128

Planner Initials: TC

City of Kelowna
DEVELOPMENT PLANNING

PRINCIPAL

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Marcel S. Prosser
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2022-05-25

**COMMERCIAL
DEVELOPMENT SITE**
988 Frost Road, Kelowna, BC

BUILDING 3 ELEVATIONS

PROJECT No: 22065
DATE: 04/26/22
SHEET: As Indicated

A 3.2

LOCAL IDENTITY - MATERIALS & CHARACTER

The creation of successful cultural landmarks require recognition of existing natural beauty combined with visionary placemaking.

SCHEDULE B

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City of Kelowna
DEVELOPMENT PLANNING



VERTICAL LIGHT SIDING



VERTICAL DARK SIDING



METAL PANEL



BROWN METAL PANEL



CHARCOAL METAL PANEL



SAND STUCCO



RETAINING WALL



BRICK



DRYSTACK STONE



LIGHT FIBRE CEMENT PANEL

LOCAL PRECEDENT - BUILDING & SITE DESIGN

Integration of natural elements and earth-friendly materials.



BRICK VENEER & BLACK ALUM FASCIA PANEL



LANDSCAPING PLANTERS & CONCRETE



WOOD TRESTLES



ACCENT PANELS



VERTICAL DARK SIDING



ALUMINUM STOREFRONT



GLASS OVERHEAD DOORS



BROWN METAL PANEL

PRINCIPALS

Christopher Block
M. Arch, Architect, RBC, AIA,
SAA, SAA, LEED AP BD+C

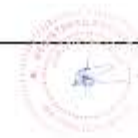
Marcel S. Preskow
DRA, CDR

ADDRESS

6 The Metro Building
1001-1005 Burrard St.
Vancouver, BC Canada V6C 2G9

T: +1 604 687 3282
F: +1 604 687 3282
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2022-05-25

COMMERCIAL DEVELOPMENT SITE

988 Frost Road, Kelowna, BC

DESIGN ELEMENTS

PROJECT NO: 22608
DATE: 05/19/22
SCALE:

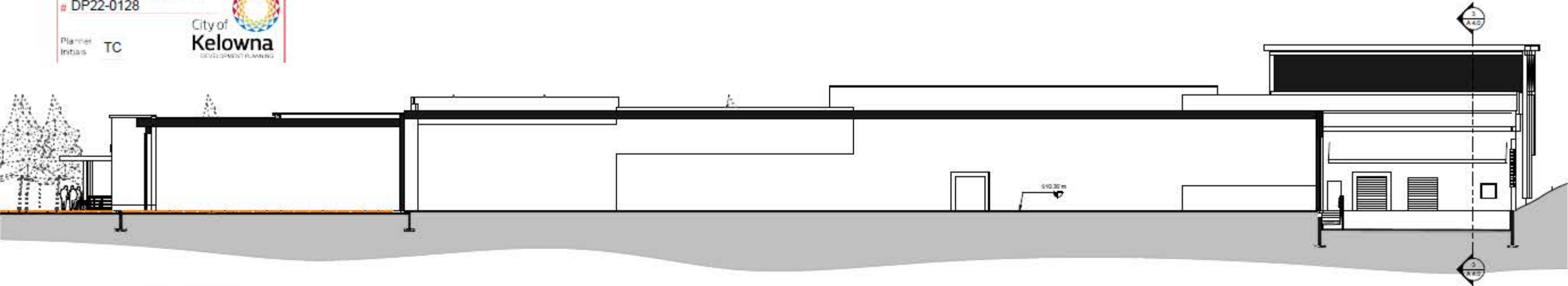
A 3.4

SCHEDULE B

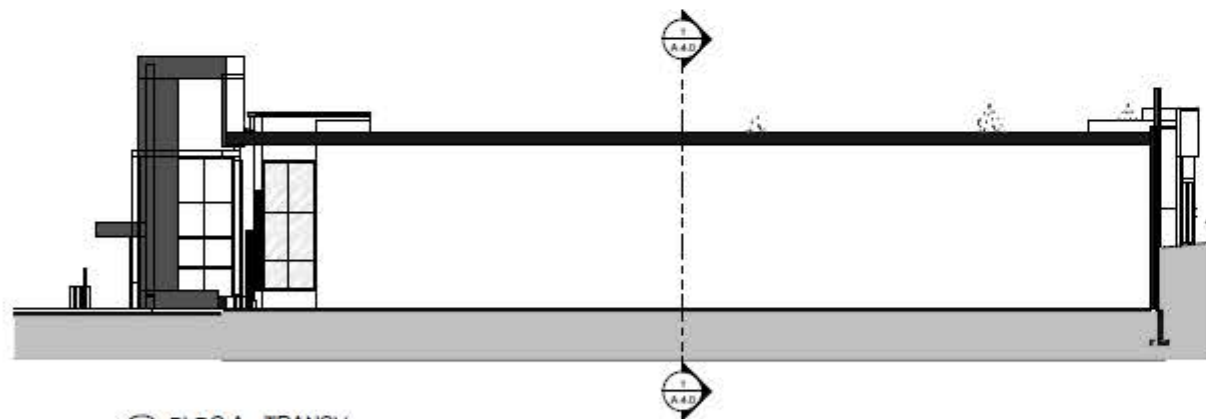
This forms part of application
DP22-0128

Planner
Initials TC

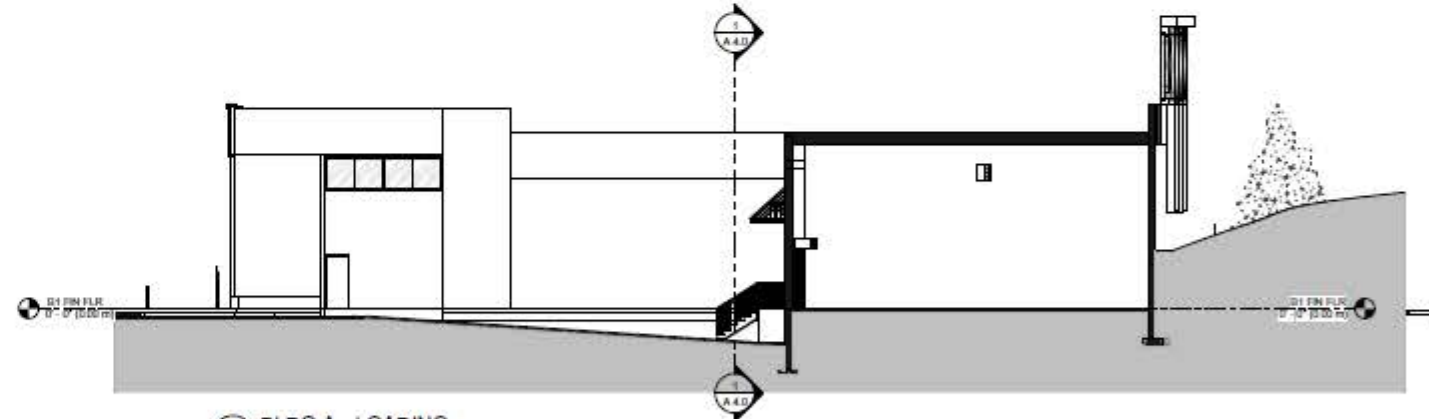
City of
Kelowna
DEVELOPMENT PLANNING



1 BLDG A/B - LONG
SCALE: 3/32" = 1'-0"



2 BLDG A - TRANSV
SCALE: 3/32" = 1'-0"



3 BLDG A - LOADING
SCALE: 3/32" = 1'-0"

PRINCIPALS

Christopher Wood
M.Arch, Architect AIBC, AIA,
SAA, SNA, LEED AP BD+C

Marcus E. Prosser
DRA, CIP

ADDRESS

• The Marine Building
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• office@collabor8.ca
• www.collabor8.ca

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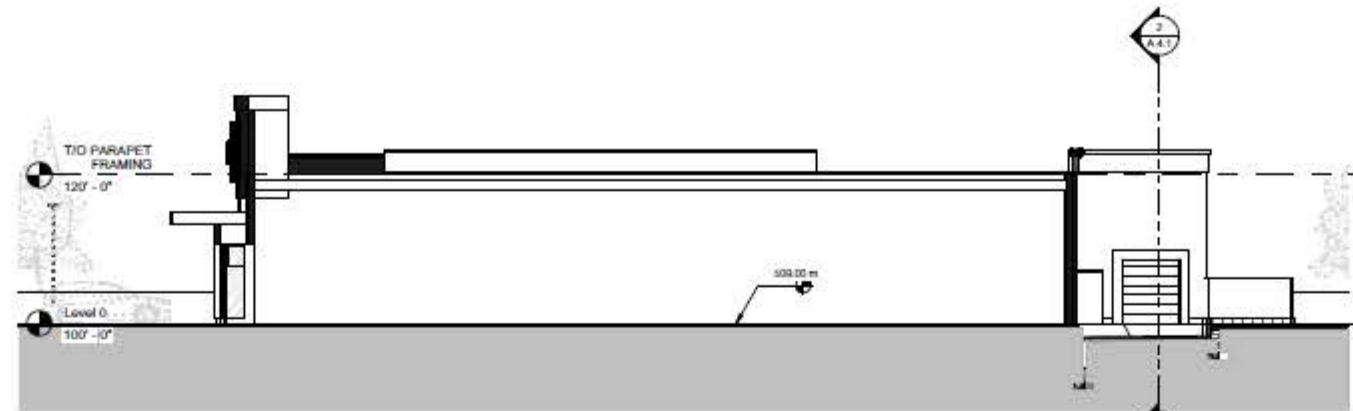
2022-05-25

**COMMERCIAL
DEVELOPMENT SITE**
988 Frost Road, Kelowna, BC

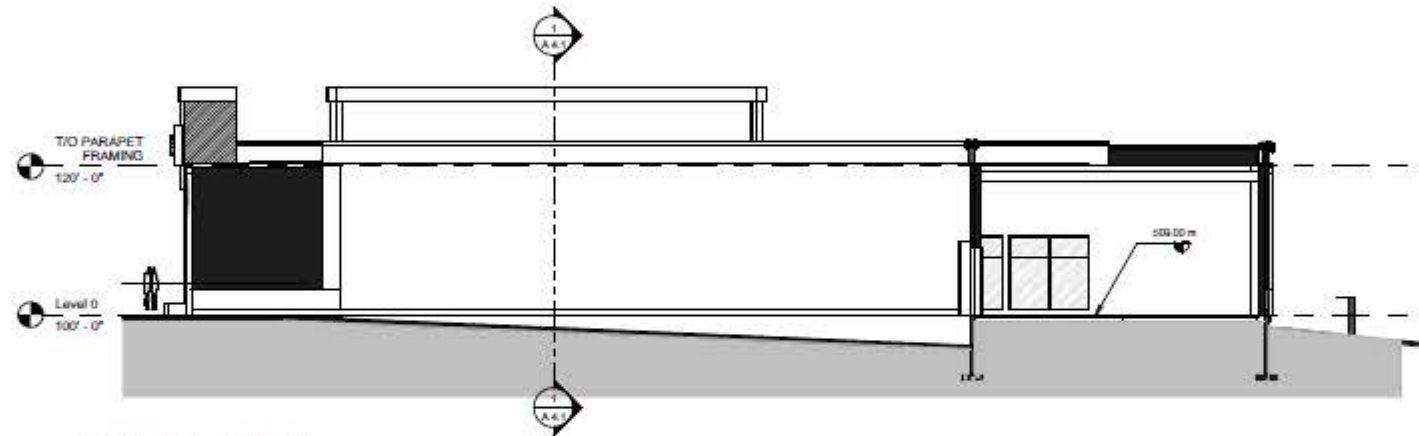
SECTIONS BLDG A/B

PROJECT NO: 22005
DATE: 05/24/2022
SCALE: 3/32" = 1'-0"

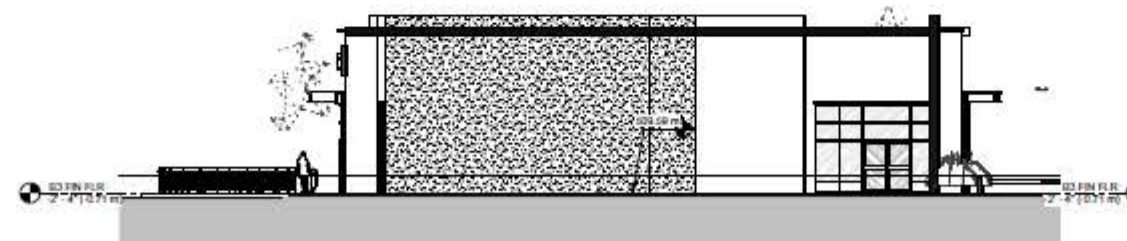
A 4.0



1 BLDG G - TRANSV
SCALE: 3/32" = 1'-0"



2 BLDG G - LOADING
SCALE: 3/32" = 1'-0"



4 BLDG F - LONG
SCALE: 3/32" = 1'-0"

SCHEDULE B

This forms part of application
DP22-0128

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

PRINCIPALS

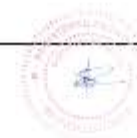
Christopher Blod
M.Arch, Architect AIBC, AIA,
SAA, SAA, LEED AP BD+C
Marcel S. Prokhor
CPA, CFP

ADDRESS

The Metro Building
101 200 Street St
Vancouver, BC Canada V6T 2G1

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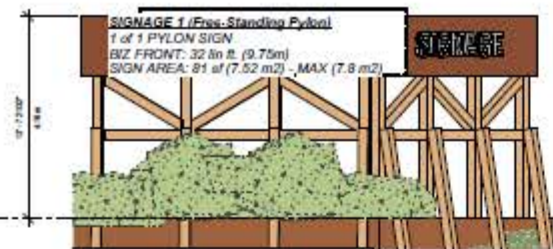
2022-05-25

**COMMERCIAL
DEVELOPMENT SITE**
988 Frost Road, Kelowna, BC

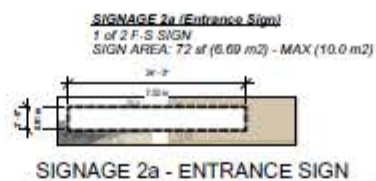
SECTIONS BLDG F & G

PROJECT No: 22005
DATE: 05/24/2022
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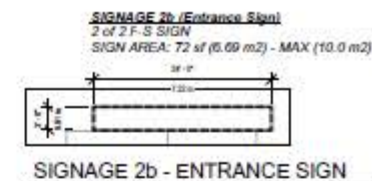
A 4.1



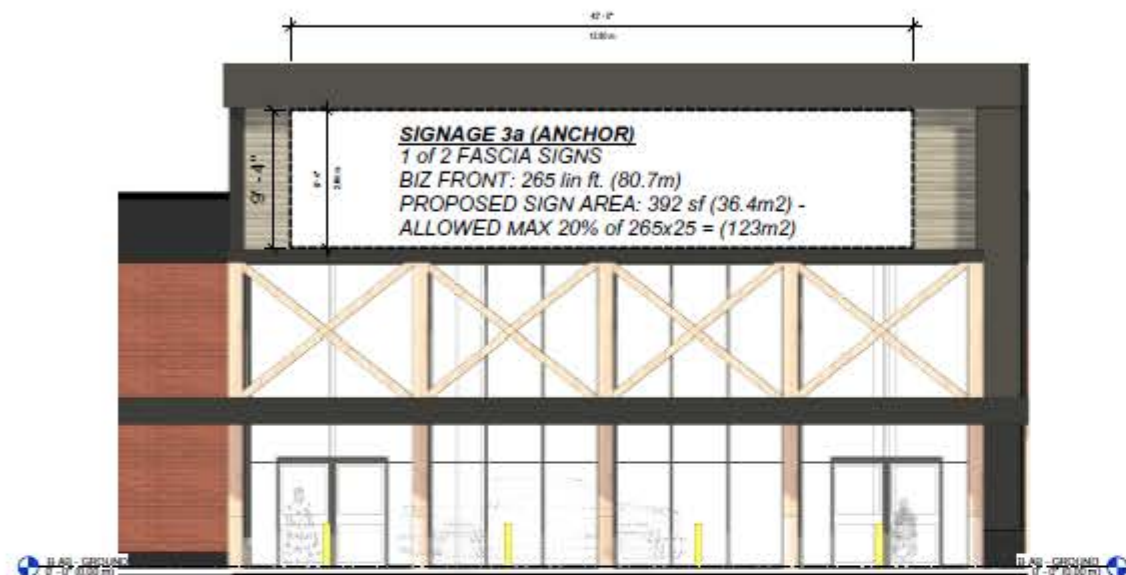
SIGNAGE 1 - FREE-STANDING (PYLON)



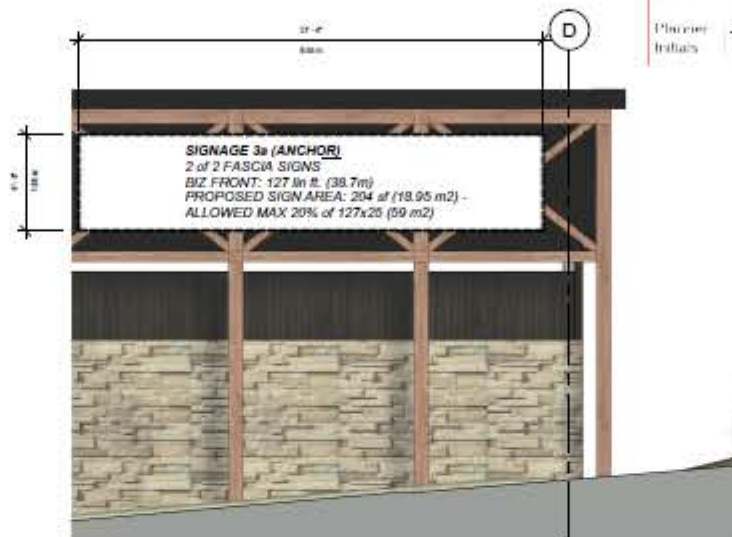
SIGNAGE 2a - ENTRANCE SIGN



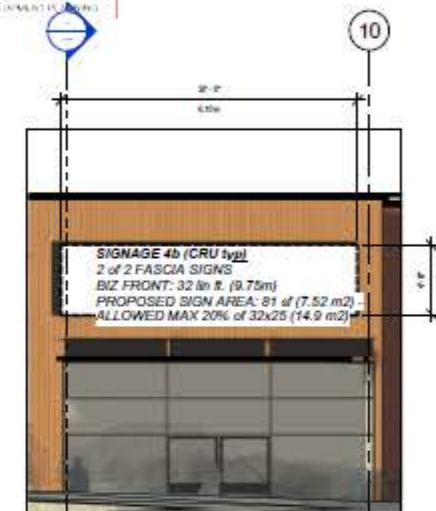
SIGNAGE 2b - ENTRANCE SIGN



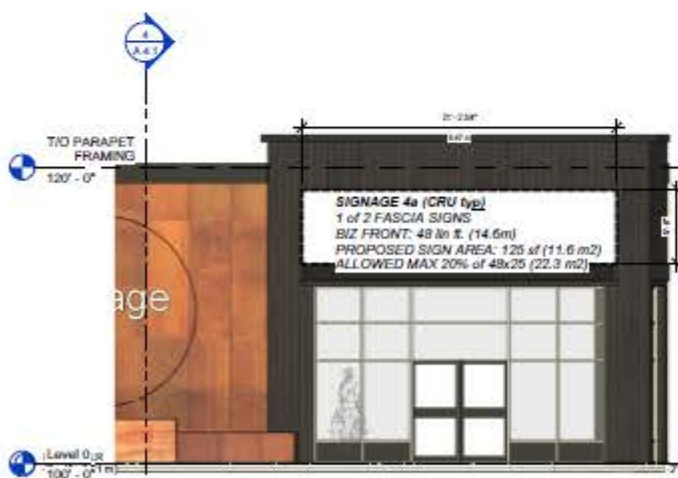
SIGNAGE 3a - 1 of 2 FASCIA ANCHOR



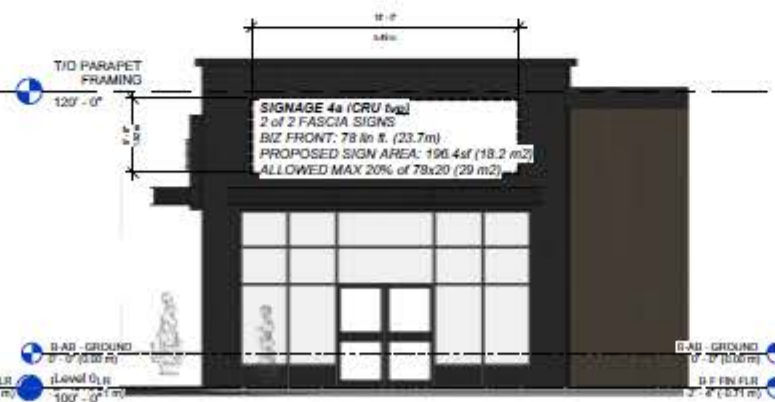
SIGNAGE 3a - 2 of 2 FASCIA ANCHOR



SIGNAGE 4b - 1 of 2 FASCIA CRU



SIGNAGE 4a - 1 of 2 FASCIA CRU



SIGNAGE 4a - 2 of 2 FASCIA CRU



SIGNAGE 3b - 1 of 2 FASCIA ANCHOR

CALLAHAN PROPERTY GROUP

COMMERCIAL DEVELOPMENT SITE

KELOWNA
AUGUST 2022

SCHEDULE C

This forms part of application
DP22-0128

Planner Initials: TC

City of Kelowna
DEVELOPMENT PLANNING





SCHEDULE C

This forms part of application
DP22-0128

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



SCALE: 1:400

ISSUED FOR:		
NO.	DESCRIPTION	DATE
1	REVISION	2022-08-06
2	REVISION	2022-08-06
3	REVISION	2022-08-06

SCHEDULE C

This forms part of application
DP22-0128

Planner
Initials TC



POWERLINE PARK



LEGEND:

- EXISTING TREES
- PROPOSED TREES
- PROPERTY LINE
- DEVELOPMENT BOUNDARY
- ASPHALT ROAD & PARKING (BY OTHERS)
- CONCRETE PAVING (BY OTHERS)
- EXISTING UNIT PAVERS
- UNIT PAVERS TO MATCH EXISTING
- UNIT PAVERS TO CONCRETE
- DECORATIVE ROCK MULCH
- SOD
- SHRUB PLANTING
- PERENNIAL / ORNAMENTAL GRASSES PLANTING
- CORTEN STEEL PLANTERS
- CAFETERIA (BY OTHERS)
- OUTDOOR BENCH
- CUBES/STAIRING
- BIKE RACKS
- LANDSCAPE SEATING WALLS
- BENCHES ON LANDSCAPE SEATING WALLS
- PERGOLA

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	Tree Planting (3)	3	Tree	150.00	450.00
2	Gravel with Planting (5)	5	Gravel	100.00	500.00
3	Unit Pavers (2)	2	Paver	200.00	400.00
4	Concrete Paving (1)	1	Concrete	100.00	100.00
5	Retaining Wall (By Others)	1	Wall	100.00	100.00
6	Electrical Transformer (By Others)	1	Transformer	100.00	100.00
7	Perennial / Ornamental Grass & Shrub Planting	1	Planting	100.00	100.00
8	Gleditsia triacanthos var. inermis 'Skyline' Thornless Honeylocust	1	Tree	150.00	150.00
9	Cercidiphyllum japonicum Katsura Tree	1	Tree	150.00	150.00
10	Molok Bins (By Others)	1	Bin	100.00	100.00
11	Pylon Sign (By Others)	1	Sign	100.00	100.00
12	Decorative Rock Mulch	1	Mulch	100.00	100.00
13	Sod	1	Sod	100.00	100.00
14	Shrub Planting	1	Planting	100.00	100.00
15	Perennial / Ornamental Grasses Planting	1	Planting	100.00	100.00
16	Corten Steel Planters	1	Planter	100.00	100.00
17	Cafeteria (By Others)	1	Cafeteria	100.00	100.00
18	Outdoor Bench	1	Bench	100.00	100.00
19	Cubes/Stairing	1	Cube	100.00	100.00
20	Bike Racks	1	Rack	100.00	100.00
21	Landscape Seating Walls	1	Wall	100.00	100.00
22	Benches on Landscape Seating Walls	1	Bench	100.00	100.00
23	Pergola	1	Pergola	100.00	100.00

NOTES:

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- PLANT MATERIAL SELECTIONS INDICATED HEREIN ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
- ALL PLANTING BEDS SHALL HAVE AN APPROVED MULCH.
- ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

LANDSCAPE PLAN - ON SITE
(1 OF 3)

LDP 2

PROJECT NO.: 1010-01 DATE: 2022-02-28



SCALE: 1:200

NO.	DESCRIPTION	DATE
1	REVISED FOR DEVELOPMENT PERMIT	2022-02-28
2	REVISED FOR DEVELOPMENT PERMIT	2022-02-28



- LEGEND:**
- EXISTING TREES
 - PROPOSED TREES
 - PROPERTY LINE
 - DEVELOPMENT BOUNDARY
 - ASPHALT ROAD & PARKING (BY OTHERS)
 - CONCRETE PAVING (BY OTHERS)
 - EXISTING UNIT PAVERS
 - UNIT PAVERS TO MATCH EXISTING
 - UNIT PAVERS TO CONCRETE
 - DECORATIVE ROCK MULCH
 - SOD
 - SHRUB PLANTING
 - PERENNIAL/ORNAMENTAL GRASSES PLANTING
 - CORTEN STEEL PLANTERS
 - CAFETABLES (BY OTHERS)
 - OUTDOOR BENCH
 - CUBES SEATING
 - BIKE RACKS
 - LANDSCAPE SEATING WALLS
 - BENCHES ON LANDSCAPE SEATING WALLS
 - PERGOLA

ITEM NO.	ITEM NAME	QUANTITY	UNIT	PRICE	TOTAL
1	EXISTING TREES	1	EA	100.00	100.00
2	PROPOSED TREES	1	EA	100.00	100.00
3	PROPERTY LINE	1	EA	100.00	100.00
4	DEVELOPMENT BOUNDARY	1	EA	100.00	100.00
5	ASPHALT ROAD & PARKING (BY OTHERS)	1	EA	100.00	100.00
6	CONCRETE PAVING (BY OTHERS)	1	EA	100.00	100.00
7	EXISTING UNIT PAVERS	1	EA	100.00	100.00
8	UNIT PAVERS TO MATCH EXISTING	1	EA	100.00	100.00
9	UNIT PAVERS TO CONCRETE	1	EA	100.00	100.00
10	DECORATIVE ROCK MULCH	1	EA	100.00	100.00
11	SOD	1	EA	100.00	100.00
12	SHRUB PLANTING	1	EA	100.00	100.00
13	PERENNIAL/ORNAMENTAL GRASSES PLANTING	1	EA	100.00	100.00
14	CORTEN STEEL PLANTERS	1	EA	100.00	100.00
15	CAFETABLES (BY OTHERS)	1	EA	100.00	100.00
16	OUTDOOR BENCH	1	EA	100.00	100.00
17	CUBES SEATING	1	EA	100.00	100.00
18	BIKE RACKS	1	EA	100.00	100.00
19	LANDSCAPE SEATING WALLS	1	EA	100.00	100.00
20	BENCHES ON LANDSCAPE SEATING WALLS	1	EA	100.00	100.00
21	PERGOLA	1	EA	100.00	100.00

- NOTES:**
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 - ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

SCHEDULE C

This forms part of application # DP22-0128

Planner Initials: TC

City of Kelowna
DEVELOPMENT PLANNING



- LEGEND:**
- EXISTING TREES
 - PROPOSED TREES
 - PROPERTY LINE
 - DEVELOPMENT BOUNDARY
 - ASPHALT ROAD & MARKINGS (BY OTHERS)
 - CONCRETE PAVING (BY OTHERS)
 - EXISTING UNIT PAVES
 - UNIT PAVES TO MATCH EXISTING
 - UNIT PAVES TO CONCRETE
 - DECORATIVE ROCK MULCH
 - SOD
 - SHRUB PLANTING
 - PERENNIAL/ORNAMENTAL GRASSES PLANTING
 - CORTEN STEEL PLANTERS
 - CAFETABLES (BY OTHERS)
 - OUTDOOR BENCH
 - CUBE SEATING
 - BIKE RACK
 - LANDSCAPE SAFING WALLS
 - DECKS OR LANDSCAPE SEATING WALLS
 - PERGOLA

ITEM	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	EXISTING TREES	10	EA	150.00	1,500.00
2	PROPOSED TREES	20	EA	200.00	4,000.00
3	PROPERTY LINE	1	LINEAL FT	10.00	10.00
4	DEVELOPMENT BOUNDARY	1	LINEAL FT	10.00	10.00
5	ASPHALT ROAD & MARKINGS (BY OTHERS)	1	LINEAL FT	10.00	10.00
6	CONCRETE PAVING (BY OTHERS)	1	LINEAL FT	10.00	10.00
7	EXISTING UNIT PAVES	1	LINEAL FT	10.00	10.00
8	UNIT PAVES TO MATCH EXISTING	1	LINEAL FT	10.00	10.00
9	UNIT PAVES TO CONCRETE	1	LINEAL FT	10.00	10.00
10	DECORATIVE ROCK MULCH	1	LINEAL FT	10.00	10.00
11	SOD	1	LINEAL FT	10.00	10.00
12	SHRUB PLANTING	1	LINEAL FT	10.00	10.00
13	PERENNIAL/ORNAMENTAL GRASSES PLANTING	1	LINEAL FT	10.00	10.00
14	CORTEN STEEL PLANTERS	1	LINEAL FT	10.00	10.00
15	CAFETABLES (BY OTHERS)	1	LINEAL FT	10.00	10.00
16	OUTDOOR BENCH	1	LINEAL FT	10.00	10.00
17	CUBE SEATING	1	LINEAL FT	10.00	10.00
18	BIKE RACK	1	LINEAL FT	10.00	10.00
19	LANDSCAPE SAFING WALLS	1	LINEAL FT	10.00	10.00
20	DECKS OR LANDSCAPE SEATING WALLS	1	LINEAL FT	10.00	10.00
21	PERGOLA	1	LINEAL FT	10.00	10.00

- NOTES:**
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SCHEDULE C

This forms part of application
DP22-0128

Planner Initials **TC**

City of Kelowna
DEVELOPMENT PLANNING

SCHEDULE

C

This forms part of application
DP22-0128

Planner
Initials

TC

City of
Kelowna
DEVELOPMENT PLANNING



POWERLINE PARK

EXISTING SIDEWALK

EXISTING CONCRETE
SIDEWALK

SOD PLANTING
(10' x 15')

EXISTING TURF

MATCH LINE - LDP 6

BLDG F

LEGEND:

- EXISTING TREES
- PROPOSED TREES
- PROPERTY LINE
- DEVELOPMENT BOUNDARY
- ASPHALT ROAD & PARKING (BY OTHERS)
- CONCRETE PAVING (BY OTHERS)
- EXISTING UNIT PAVERS
- UNIT PAVERS TO MATCH EXISTING
- UNIT PAVERS TO CONCRETE
- DECORATIVE ROCK MULCH
- SOD
- SHRUB PLANTING
- PERENNIAL/ORNAMENTAL GRASSES PLANTING
- CORTEN STEEL PLANTERS
- CAFETABLES (BY OTHERS)
- OUTDOOR BENCH
- CUBESTEATING
- BIKE RACKS
- LANDSCAPE SEATING WALLS
- BENCHES ON LANDSCAPE SEATING WALLS
- PERGOLA

NOTES:

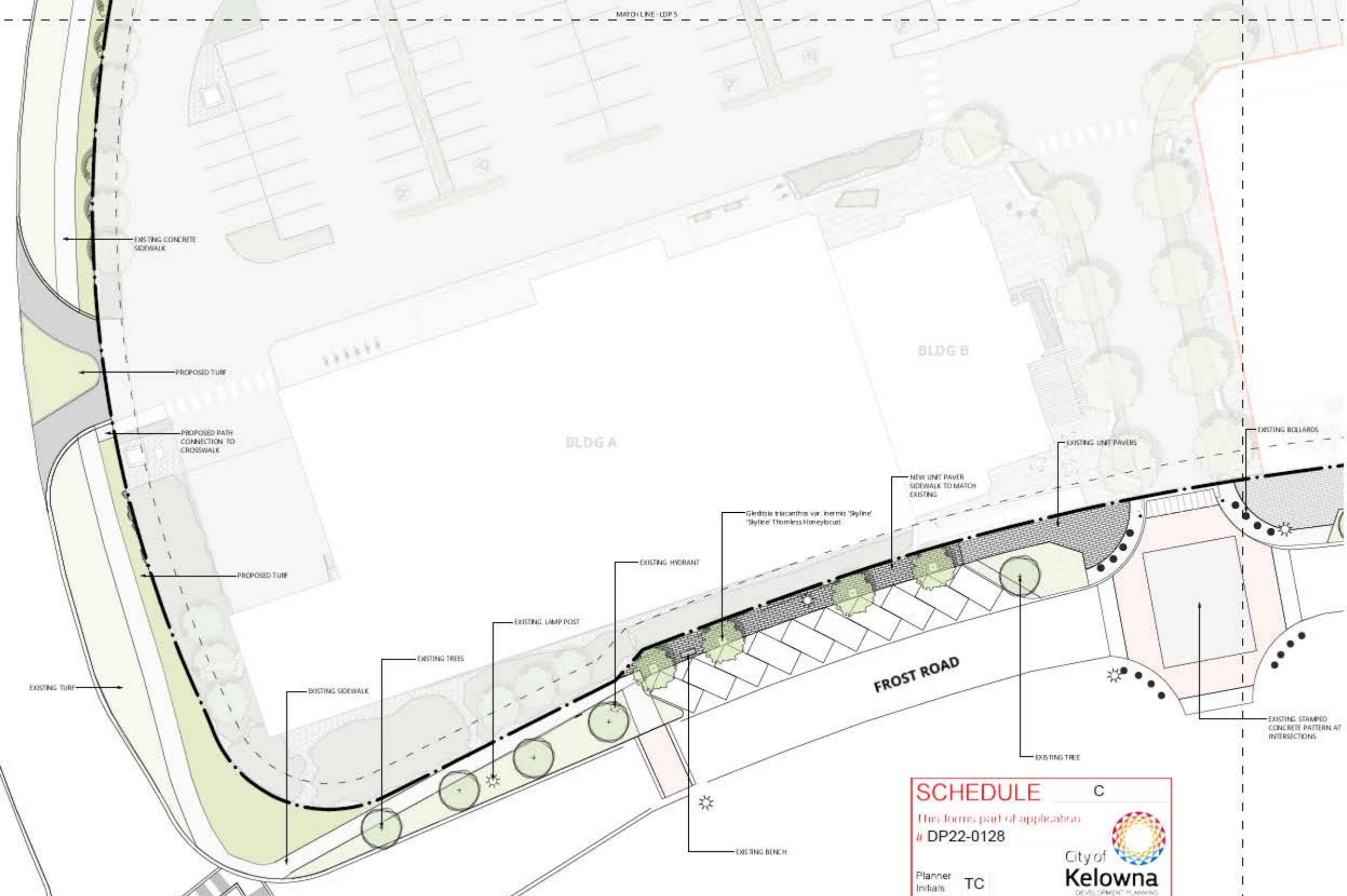
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5. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.



SCALE: 1:200

ISSUED FOR:

NO.	DESCRIPTION	DATE
1	REVISION FOR PERMIT	2022-09-14
2	REVISION FOR PERMIT	2022-09-14



- LEGEND:**
- EXISTING TREES
 - PROPOSED TREES
 - PROPERTY LINE
 - DEVELOPMENT BOUNDARY
 - ASPHALT ROAD & PARKING (BY OTHERS)
 - CONCRETE PAVING (BY OTHERS)
 - EXISTING UNIT PAVERS
 - UNIT PAVERS TO MATCH EXISTING
 - UNIT PAVERS TO CONCRETE
 - DECORATIVE ROCK MULCH
 - SED
 - SHRUB PLANTING
 - PERENNIAL/ORNAMENTAL GRASSES PLANTING
 - CORTEN STEEL PLANTERS
 - CAFETERIAS (BY OTHERS)
 - OUTDOOR BENCH
 - CUBESITTING
 - BIKE RACKS
 - LANDSCAPE SEATING WALLS
 - BENCHES ON LANDSCAPE SEATING WALLS
 - PERGOLA

DATE	DESCRIPTION	BY	CHECKED BY	DATE	DATE	DATE
2022-01-28	PRELIMINARY	CTQ	CTQ	2022-01-28	2022-01-28	2022-01-28
2022-01-28	FINAL	CTQ	CTQ	2022-01-28	2022-01-28	2022-01-28

- NOTES:**
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 - ALL PLANTING BEDS SHALL HAVE AN APPROVED MULCH.
 - ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

SCHEDULE C

This forms part of application # DP22-0128

Planner Initials: TC

City of Kelowna
DEVELOPMENT PLANNING



ISSUED FOR:		
NO.	DESCRIPTION	DATE
1	REVISION (DEVELOPMENT PERMIT)	2022-01-28
2	REVISION (DEVELOPMENT PERMIT)	2022-01-28

SCHEDULE

This forms part of application # DP22-0128

Planner Initials TC

C



City of Kelowna

DEVELOPMENT PLANNING

LEGEND:

LOW WATER REQUIREMENTS GRASSES / PERENNIALS

MEDIUM WATER REQUIREMENTS SHRUBS

HIGH WATER REQUIREMENTS SOY




- NOTES
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 5. ALL PLANTING BEDS SHALL HAVE AN APPROVED MULCH.
 6. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.



ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING


COMMERCIAL DEVELOPMENT SITE

CALLAHAN PROPERTY GROUP



SEAL

NORTH



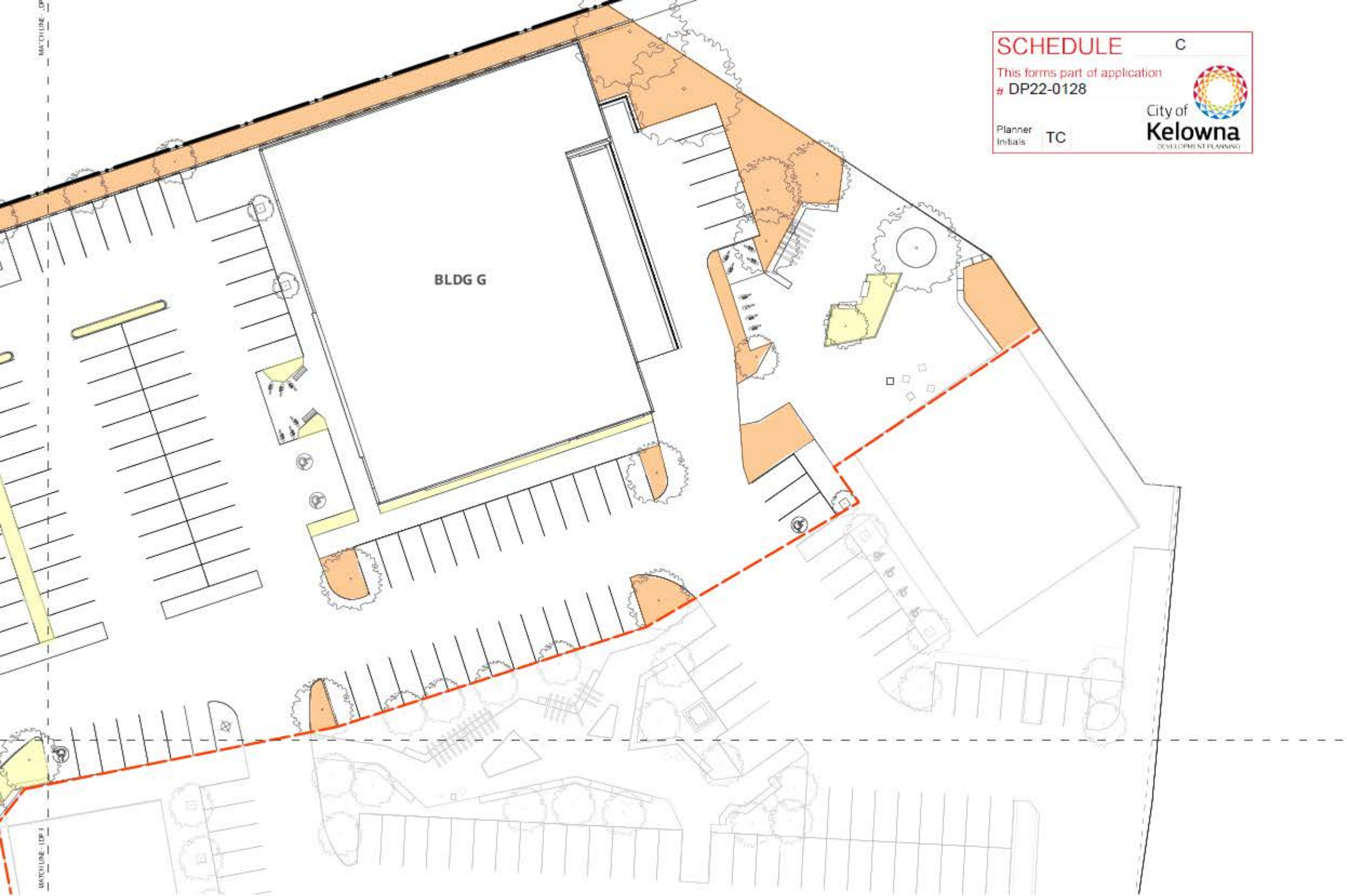
ISSUED FOR:

NO.	DESCRIPTION	DATE
1	DESIGNED FOR	2022-04-04
2	DESIGNED FOR	2022-04-04
3	DESIGNED FOR	2022-04-04

LANDSCAPE PLAN - WATER CONSERVATION (1 OF 3)

LDP 7

PROJECT NO.: 21345 DATE: 2022-04-19



SCHEDULE C

This forms part of application
DP22-0128

Planner Initials TC


City of
Kelowna
DEVELOPMENT PLANNING

- LEGEND:
- LOW WATER REQUIREMENTS GRASSES / PERENNIALS
 - MEDIUM WATER REQUIREMENTS SHRUBS
 - HIGH WATER REQUIREMENTS TREES

- NOTES:
- THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
 - THE LANDSCAPE DESIGN INDICATED HEREIN IS CONCEPTUAL; HOWEVER, IT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 - ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - PLANT MATERIAL SELECTIONS INDICATED HEREIN ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 - ALL PLANTING BEDS SHALL HAVE AN APPROVED MULCH.
 - ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

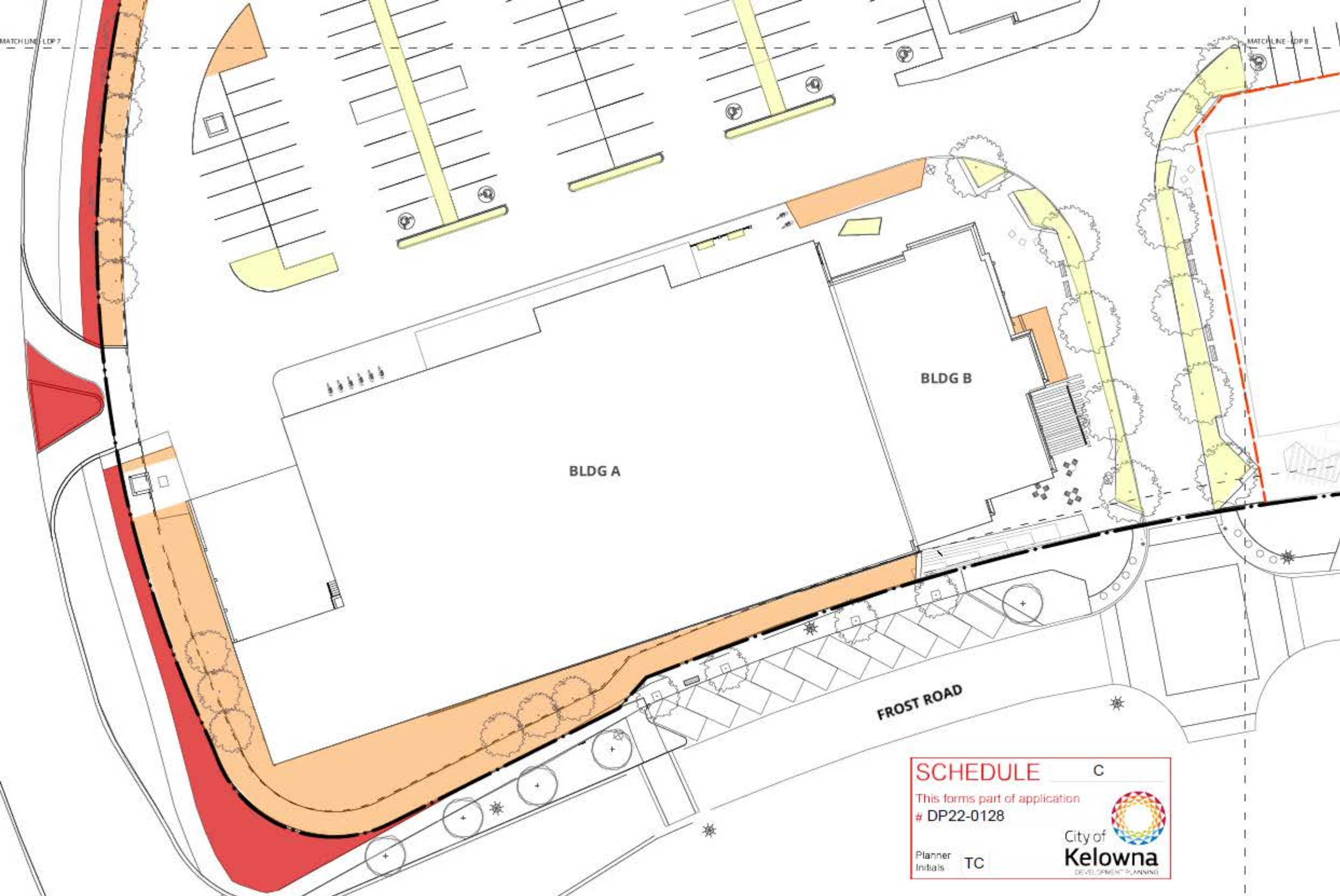


NORTH



SCALE: 1:200

ISSUED FOR:		
NO.	DESCRIPTION	DATE
1	PRELIMINARY DESIGN	2022-04-14
2	REVISION	2022-04-14



LEGEND:

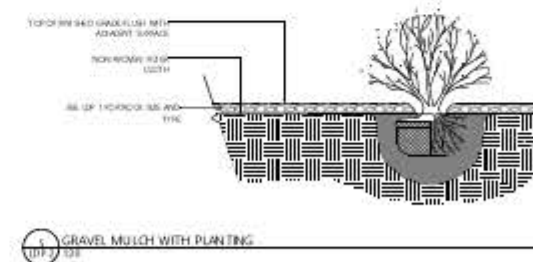
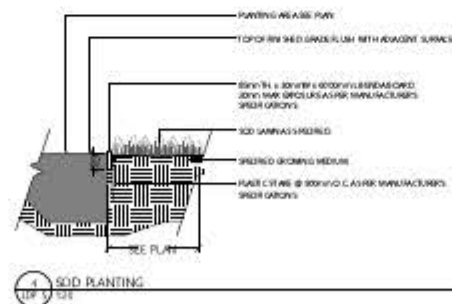
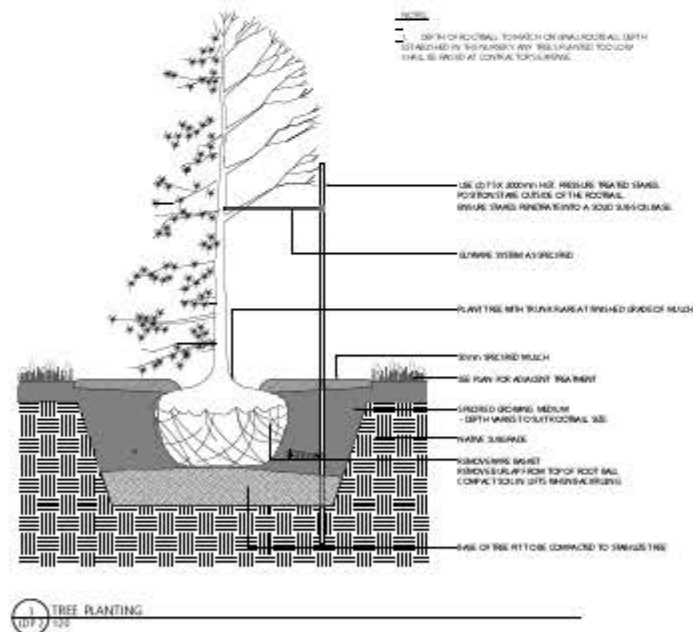
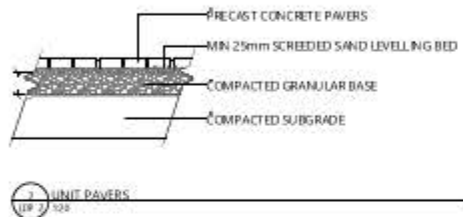
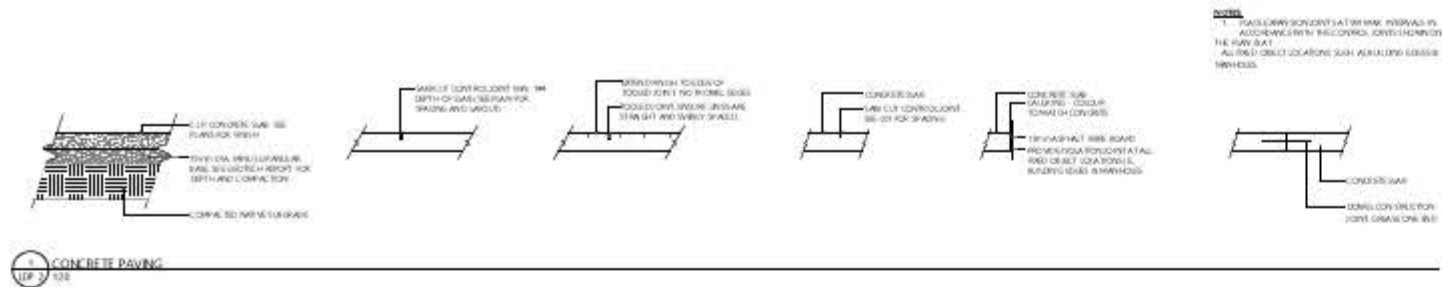
- LOW WATER REQUIREMENTS GRASSES / PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOIL

- NOTES:**
1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
 2. THE LANDSCAPE DESIGN INDICATED HEREIN IS CONCEPTUAL; HOWEVER, IT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
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 5. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.

SCHEDULE C

This forms part of application
DP22-0128

Planner Initials TC

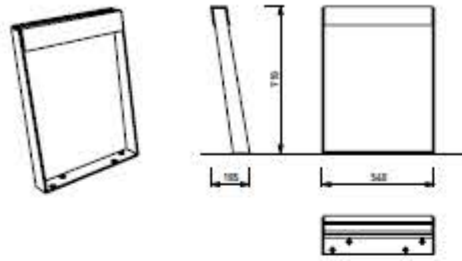


SCHEDULE C

This forms part of application
DP22-0128

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING



8 BIKE RACK
LDP 10.2



9 BENCH
LDP 10.2

SCHEDULE C

This forms part of application
DP22-0128

Planner Initials TC

City of
Kelowna
DEVELOPMENT PLANNING



SCALE: 1:400

ISSUED FOR:		
NO.	DESCRIPTION	DATE
1	DESIGN FOR DEVELOPMENT PERMIT	2022-04-04
2	DESIGN FOR DEVELOPMENT PERMIT	2022-04-20

DETAILS (2 OF 2)

LDP 10.2

PROJECT NO.: 22045 DATE: 2022-04-19

August 4, 2022

Mayor and Council:



We are pleased to have Council consider our application for the first buildings of Phase I of the Ponds Commercial development on Frost Road in the Upper Mission area. This development has been long awaited by the South Mission community and in a time when many retailers are reducing their brick and mortar footprint and opting for more online consumer communication. We expect this to come as a very welcomed addition to the south slopes.

In addition to market conditions over the past decade, the connectivity brought by the construction of South Perimeter Road to the Crawford community were major factors in tenant commitments which were required in order to submit this Development Permit application. This development as planned will be anchored by two major tenants as seen in the current submission which will act as an impetus for the next Phase in which we will see smaller CRUs housing additional amenities needed in the Upper Mission community.

Respecting the policies in OCP 2040, it is our intention to create smaller buildings that communicate with the adjacent roadways and are even more pedestrian oriented. Entrances to the CRUs will be accessible and visible from the public road where possible, encouraging pedestrian entry.

Given the smaller scale nature of the buildings in Phase 2, the design and layout will foster even greater pedestrian connectivity throughout the entire site. Smaller buildings along Frost Road will provide additional glazing and storefronts to activate the street, and pedestrian pathways between the buildings will provide further finer scale connections through the site to the road system, providing pedestrians and cyclists multiple accesses to the site.

The buildings in the second phase will be grouped around an extensive green area in the centre of the site, which will break up the parking into smaller well landscaped parking enclaves and will also act as a social centre for the site as a whole.

Pedestrian routes along wide sidewalks front all the buildings and create a continuous loop throughout Phase 2 seamlessly connecting with the pedestrian sidewalks provided in Phase 1. The continuous pedestrian loop is fully integrated to the central green space through multiple pedestrian connections, further enhancing the social nature of the central greenspace.

Compliance with OCP 2040 Policies

Policy 7.1.2. Suburban Village Centre Services

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:

- **Food, retail, services and programs;**
- **Banks and credit unions;**
- **Medical, health and wellness services;**
- Daycares and schools; and
- Places of worship and other community gathering spaces.

Policy 7.1.3. Pedestrian Oriented Village Centres.

Promote human scaled, walkable Suburban Village Centres. Approaches shall include, but not be limited to:

- **Locating retail, restaurants and service uses at grade;**
- **Public gathering places such as urban plazas;**
- **Providing clear, comfortable pedestrian routes through surface parking lots; and**
- **Strategically locating landscaping and street trees to maximize pedestrian comfort.**

Policy 7.1.4. The Ponds Village Centre.

Support development in the Ponds Village Centre that includes the following characteristics:

- **A mix of commercial** and residential development to a maximum height of approximately four storeys; and
- **Orientation of buildings towards Frost Road, with minimal surface parking between the road and the buildings.**

Policy 7.2.4. Boulevard and Neighbourhood Trees.

Encourage subdivision plantings of **street trees** and individual **lot trees** to create a comfortable suburban environment over the long term.

Policy 7.3.1. Private Open Space.

Encourage the development of private open space amenities as part of new multi-unit residential development in Suburban Neighbourhoods.

We look forward to your favorable approval of this development to help keep people off the roads and shopping in their neighborhood.



Kim McKechnie
Senior Manager, Land Development

ATTACHMENT		B
This forms part of application		
# DP22-0128		
Planner Initials	TC	 City of Kelowna <small>DEVELOPMENT PLANNING</small>

FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 6.o: RETAIL, COMMERCIAL AND INDUSTRIAL						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE (1 is least complying & 5 is highly complying)	N/A	1	2	3	4	5
6.1 General Guidelines						
6.1.1 Relationship to the Street	N/A	1	2	3	4	5
a. Orient the long side of each building to be parallel to the public street.						✓
b. Locate entries to be visible and directly accessible from the public street.		✓				
c. For buildings fronting highways, entries can be located away from the street, as long as there is a direct pedestrian connection to the site.			✓			
d. Avoid blank walls adjacent to the highway, streets, walkways, parks, or other amenity spaces.					✓	
6.1.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Locate buildings to ensure good sight lines for vehicular and pedestrian traffic.				✓		
b. Provide direct, safe, continuous, and clearly defined pedestrian access from public sidewalks, parking areas, and transit stops to building entrances.			✓			
c. Use large canopy trees to define the public realm (e.g. at the sidewalk and property edge facing the street)						✓
d. Distribute trees and landscaping throughout the site in order to: <ul style="list-style-type: none"> • Soften property edges facing the street; • Define internal roads, pedestrian routes, and open spaces; • Create pleasant pedestrian conditions; • Screen parking, loading, service, and utility areas; • Manage stormwater on-site; and • Break up large rows of parking by substituting a parking stall with a canopy tree in planter every 8-10 parking stalls; 					✓	
e. Provide on-site bio-retention facilities (e.g. bioswales, rain gardens) to collect, store and filter stormwater from parking areas.						✓
f. Use permeable materials such as paving blocks or permeable concrete in parking areas to maximize rainwater infiltration.		✓				
g. Pedestrian pathways should provide clear sight lines and connect the following: <ul style="list-style-type: none"> • Parking areas to building entrances; • Main building entrances to public sidewalks (where applicable); • Main building entrances to transit stopes (where applicable); • Between buildings on adjacent lots. 			✓			

h. Provide separation between vehicular routes (especially truck access/loading) and pedestrian routes on-site to avoid conflict and distinguish pedestrian routes from driving surfaces by using varied paving treatments and/or raising walkways to curb level.			✓			
i. Base new development on an internal circulation pattern that allows logical movement throughout the site and that will accommodate, and not preclude, intensification over time.		✓				
6.1.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Design site accesses to provide the potential for future shared access with neighbours and to minimize curb cuts.				✓		
b. Where practical, link access drives and parking lots of adjacent properties in order to allow for circulation of vehicles between sites.						✓
c. The preferred location for main parking areas is at the rear and/or side of the building. Avoid locating large parking areas between the building and the street.					✓	
d. Where parking areas are visible from the street, screen them using strategies such as tree planting, berming, low walls, decorative fencing and/or hedging.			✓			
e. Break parking areas into smaller blocks defined by landscaping in order to minimize the amount of paved areas.				✓		
f. Locate loading, utilities, mechanical equipment and garbage collection areas away from public view by: <ul style="list-style-type: none"> Integrating these facilities into the footprint of the building; or Screening using fencing, walls, and/or landscaping 					✓	
6.1.4 Building Articulation, Features, and Materials	N/A	1	2	3	4	5
a. Avoid facing unarticulated facades to the street and use projections, recesses, arcades, awnings, color, and texture to improve the pedestrian experience					✓	
b. Design primary entrances to face the street, exhibit design emphasis, and provide weather protection by means of canopy or recessed entry.		✓				
c. Design buildings such that their form and architectural character reflect the building's internal function and use (e.g. an industrial building, a large format retail mall).						✓
d. Design signage as an integral element of the building's façade and to be compatible in scale and design with the design, color and material of the building.					✓	
e. Allow for brand identification where there are multiple buildings and uses on a site, but avoid individual corporate image, color, and signage back-lit signs from dominating the site.						✓
f. Locate, size and design ground-mounted signs to be oriented to pedestrians as opposed to vehicles.		✓				
g. Provide shielded, down lighting to provide security and ambient lighting while minimizing light pollution and spill over lighting into adjacent properties.					✓	

h. Provide weather protection at building entrances close to transit stops, and in areas with pedestrian amenities.	✓					
i. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.						✓
j. Use an integrated, consistent range of materials and colors and provide variety by, for example, using accent colors.						✓
6.3 Large Format Retail						
6.3.1 Relationship to the Street	N/A	1	2	3	4	5
a. Locate active uses at grade, such as restaurants, boutique shops, food concessions and waiting areas and use clear windows and doors to make the pedestrian level façade highly transparent	✓					
6.3.2 Site Planning and Landscaping	N/A	1	2	3	4	5
a. Break parking areas into smaller blocks defined by landscaped islands and pedestrian paths (min. 1.5 m wide) in order to minimize the amount of paved areas.		✓				
b. Design the internal circulation pattern to have direct connections to surrounding streets.						✓
c. Provide publicly-accessible open space on-site to provide places to linger.				✓		
d. Provide site furnishings, such as seating, bike racks, and shelters at building entrances and amenity areas.						✓
6.3.3 Site Servicing, Access, and Parking	N/A	1	2	3	4	5
a. Provide sheltered bicycle parking in visible and well-lit locations near building entrances and pedestrian walkways.						✓
6.3.4 Building Articulation, Features & Materials	N/A	1	2	3	4	5
a. Design the façade of buildings with multiple storefronts so that each is defined through individual signage, entrances, canopies, and/or materiality.						✓
b. Wrap large format retail uses with smaller retail units around the periphery with individual entries accessed from the fronting sidewalk or open space.		✓				