

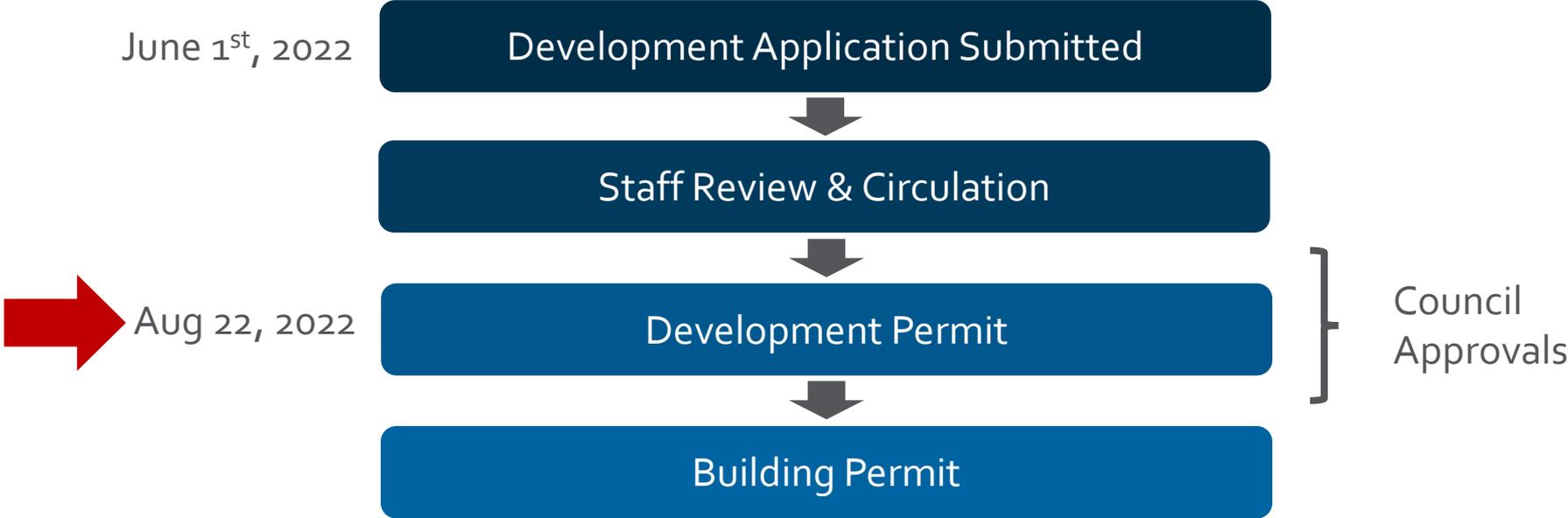


DP 22-0128
988 & 1090 Frost Road
Development Permit Application

Proposal

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

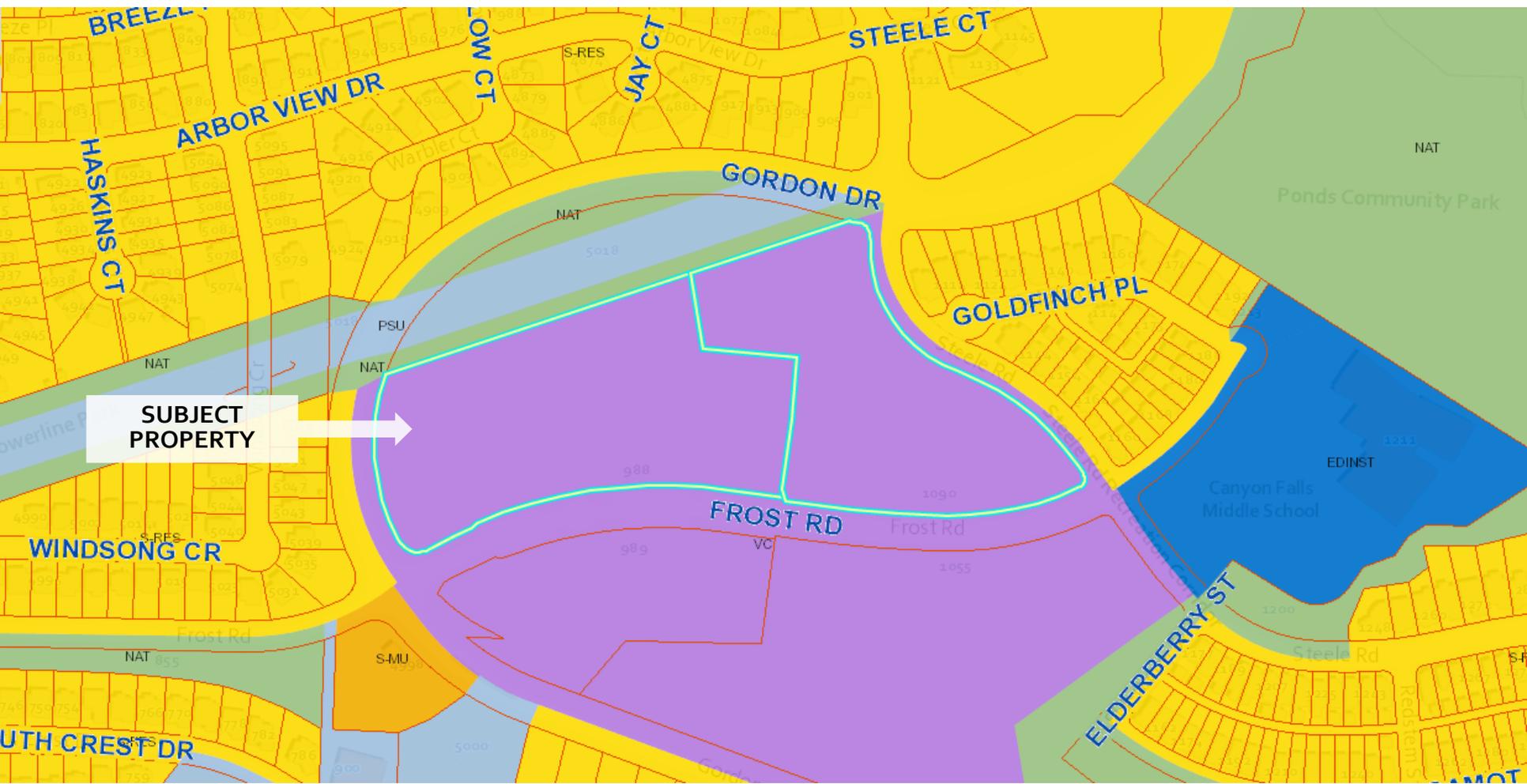
Development Process



Context Map



OCP Future Land Use



Subject Property Map



Project Details

- ▶ The Development Permit is for four commercial buildings located in the Ponds Village Centre.
 - ▶ This is the first of two phases.
 - ▶ The buildings range in size and height.
- ▶ The proposal includes rough 7,773 m² of commercial space.
- ▶ Several materials and colours are used on the site that take inspiration from the local landscape.
- ▶ No variances have been identified as part of the application.

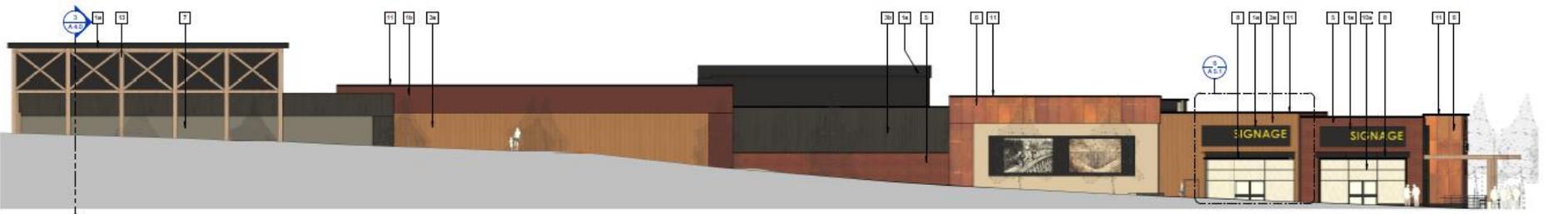
Site Plan



Elevations – Building A + B



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



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

- 14 PRE-FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: BLACK
- 15 PRE-FINISHED ALUMINUM COMPOSITE PANEL, COLOUR: DARK BROWN



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



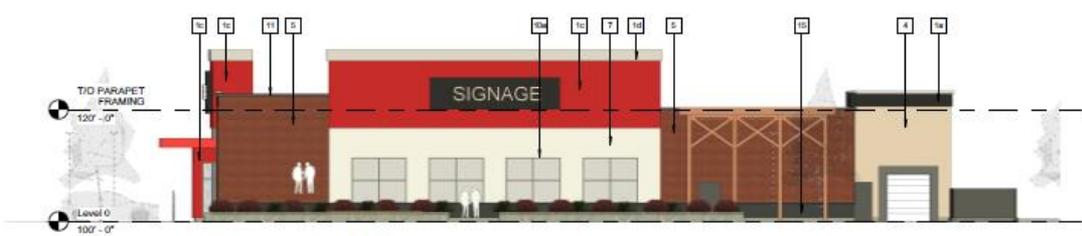
4 BLDG A/B - WEST ELEVATION - GORDON DR
SCALE: 3/32" = 1'-0"

Conceptual Rendering – Building A + B

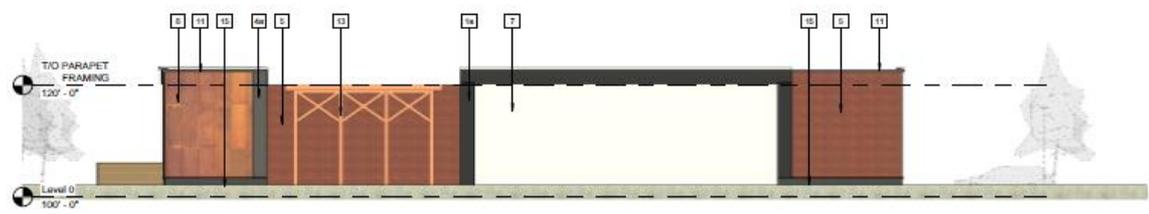


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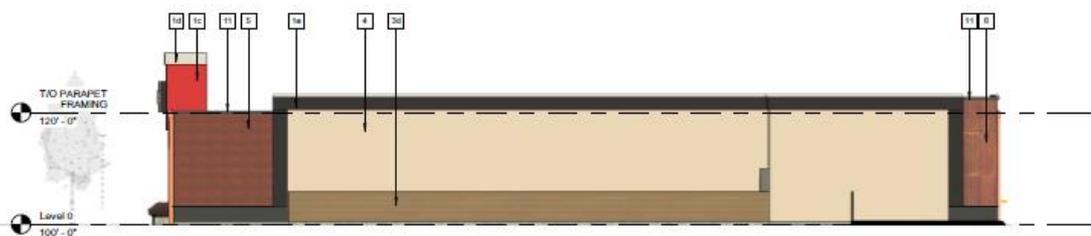
Elevations – Building G



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"



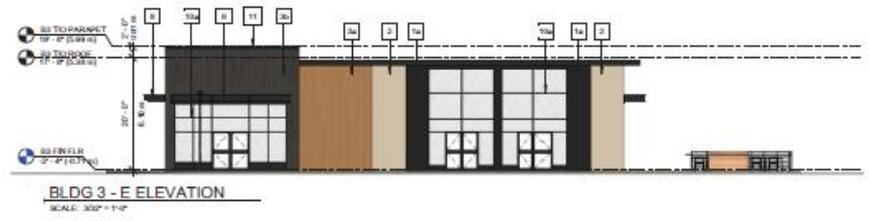
BLDG G - W ELEVATION
SCALE: 3/32" = 1'-0"

Conceptual Rendering – Building G

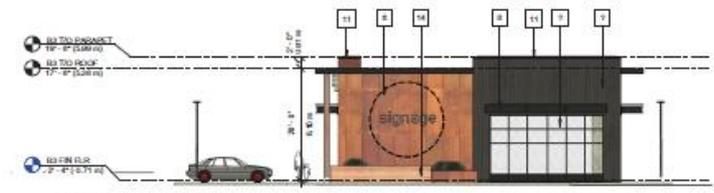


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Elevations – Building F



BLDG 3 - E ELEVATION
SCALE: 3/32" = 1'-0"



BLDG 3 - S ELEVATION
SCALE: 3/32" = 1'-0"



BLDG 3 - N ELEVATION
SCALE: 3/32" = 1'-0"



BLDG 3 - W ELEVATION
SCALE: 3/32" = 1'-0"

- 14 PRG FINISHED ALUMINIUM COMPOSITE PANEL, COLOUR: SLACK
- 13 PRG FINISHED ALUMINIUM COMPOSITE PANEL, COLOUR: DARK BROWN
- 12 PRG FINISHED ALUMINIUM COMPOSITE PANEL, COLOUR: RED
- 11 FIBER CEMENT PANEL BOARD, COLOUR: SANDSTONE
- 10 VERTICAL WOODEN PLANKS
- 09 DARK GREY VERTICAL PLANKS
- 08 DARK GREY HORIZONTAL PLANKS
- 07 BRICK STUCCO
- 06 EXPOSED, DARK RED BRICKS
- 05 CORTEN METAL PANEL
- 04 DRYSTACK STONE
- 03 PRG FINISHED METAL & GLASS CANOPY, PAINTED, COLOUR: BLACK
- 02 CARVING AWNING, COLOUR: BLACK, FABRIC SHALL CONFORM TO CANADA SP8 PER B003.2.5.15.1.
- 16 CLEAR GLAZING IN ALUMINIUM FRAME, COLOUR: CHARCOAL
- 15 SPANREL GLASS
- 14 PRG FINISHED METAL FLASHING, COLOUR: BLACK
- 13 EXPANDED METAL MESH
- 12 TIMBER COLUMN
- 11 RAINWATER DRAIN

Conceptual Rendering – Building F



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Materials



VERTICAL LIGHT SIDING



VERTICAL DARK SIDING



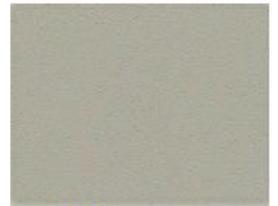
METAL PANEL



BROWN METAL PANEL



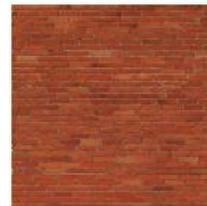
CHARCOAL METAL PANEL



SAND STUCCO



RETAINING WALL



BRICK



DRYSTACK STONE



LIGHT FIBRE CEMENT PANEL

Landscape Plan



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Staff Recommendation

- ▶ Staff recommend **support** of the proposed development:
 - ▶ Consistent with Area Structure Plan
 - ▶ Meets many of the Village Centre Guidelines
 - ▶ Will provide commercial businesses to the residents in the region.



Conclusion of Staff Remarks