



City of
Kelowna

Application No. DP23-0017 940 – 1030 Frost Road

Development Permit

Purpose

- ▶ To issue a Development Permit for the form and character of a commercial development.

Development Process

Feb 3, 2023

Development Application Submitted



Staff Review & Circulation



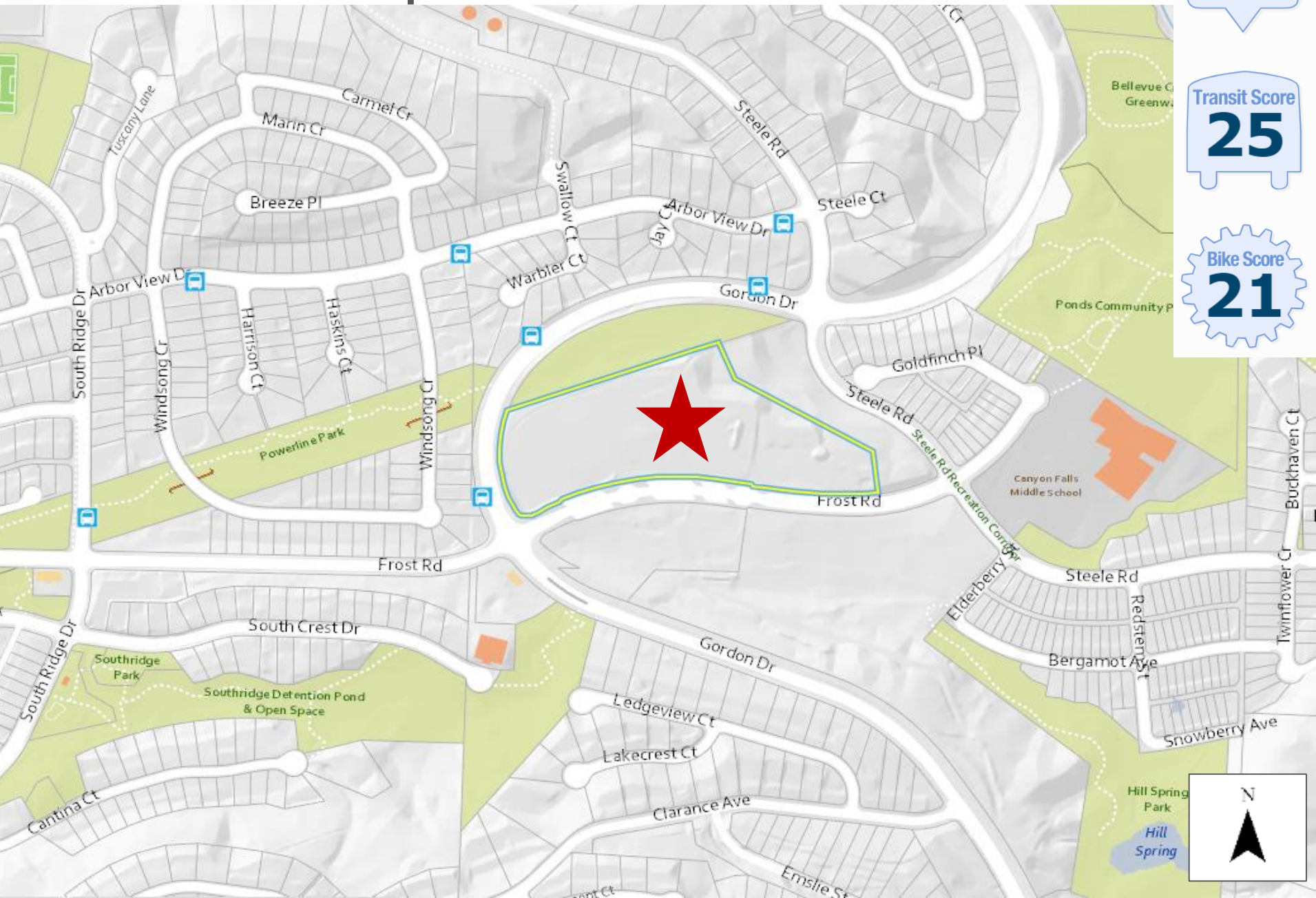
May 8, 2023

Development Permit

Council
Approval

Building Permit

Context Map



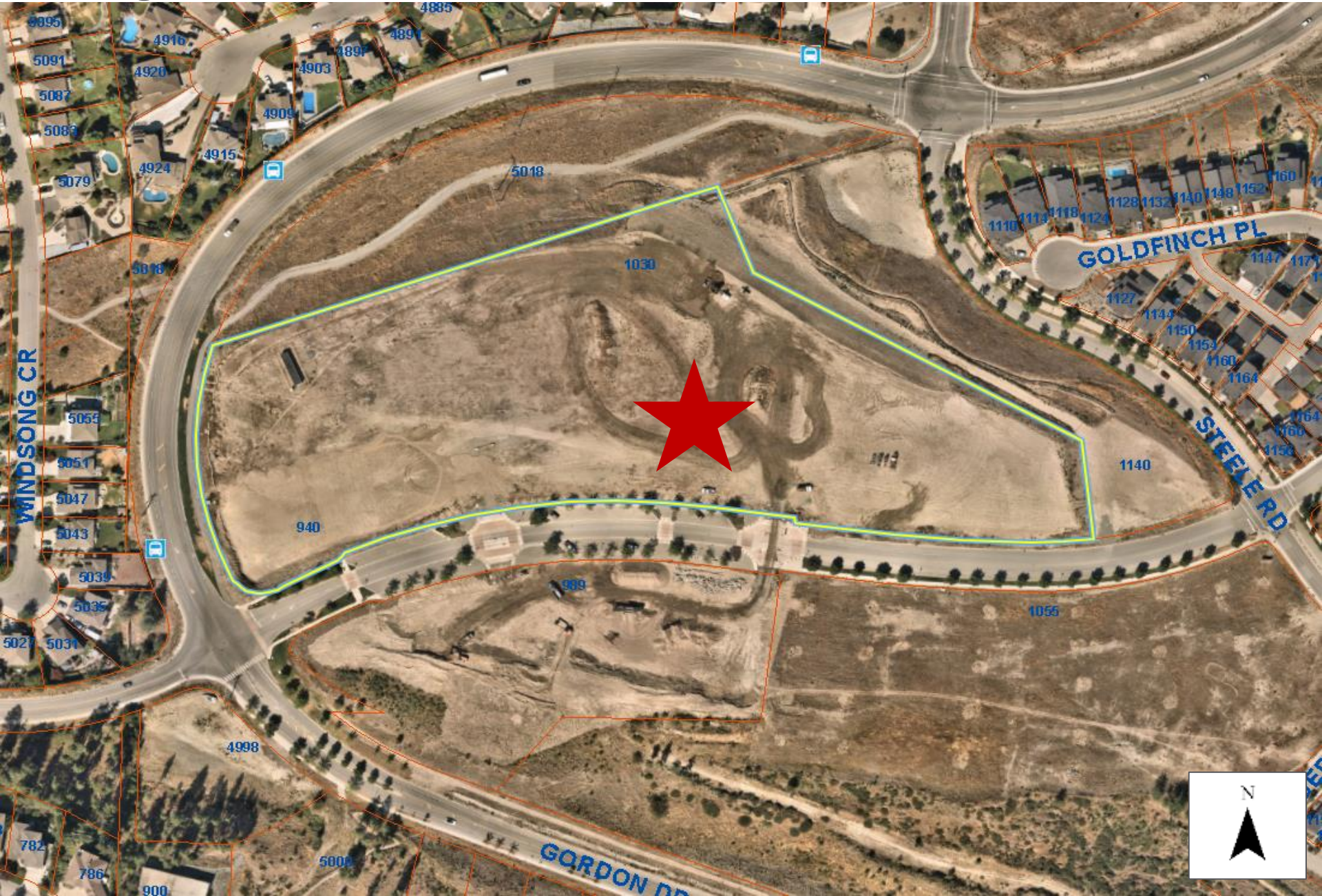
Walk Score
7

Transit Score
25

Bike Score
21



Subject Property Map



Technical Details

- ▶ 5 commercial buildings
 - ▶ Single storey
 - ▶ 3340 m² of commercial space
 - ▶ 3 are oriented towards Frost Road
- ▶ Surface parking lot
 - ▶ 106 vehicle parking stalls
- ▶ Materials coordinated with Phase 1
 - ▶ Take inspiration from natural landscape
- ▶ Landscaping
 - ▶ 74 trees

Overall Site Plan



Elevation – Building C



BLDG C - East Elev.
SCALE: 1/8" = 1'-0"



BLDG C - North Elev.
SCALE: 1/8" = 1'-0"



BLDG C - West Elev.
SCALE: 1/8" = 1'-0"



BLDG C - South Elev.
SCALE: 1/8" = 1'-0"

Elevation – Building D



BLDG D - SOUTH ELEV.
SCALE: 1/8" = 1'-0"



BLDG D - EAST ELEV.
SCALE: 1/8" = 1'-0"



BLDG D - NORTH ELEV.
SCALE: 1/8" = 1'-0"



BLDG D - WEST ELEV.
SCALE: 1/8" = 1'-0"

Elevation – Building E



BLDG E - North Elev.
SCALE: 1/8" = 1'-0"



BLDG E - East Elev.
SCALE: 1/8" = 1'-0"



BLDG E - South Elev.
SCALE: 1/8" = 1'-0"



BLDG E - West Elev.
SCALE: 1/8" = 1'-0"

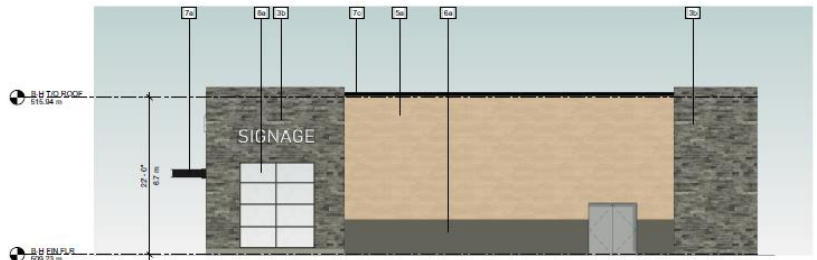
Elevation – Building H



BLDG H - South-West Elev.
SCALE: 1/8" = 1'-0"



BLDG H - North - West Elev.
SCALE: 1/8" = 1'-0"



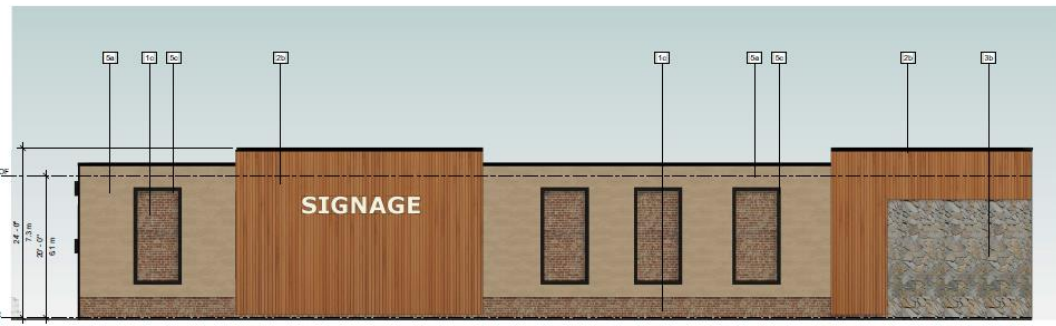
Elevation – Building I



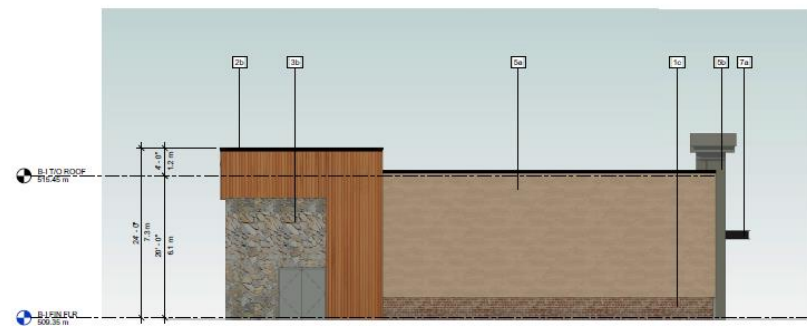
BLDG I - South-West Elev.
SCALE: 1/8" = 1'-0"



BLDG I - South-East Elev.
SCALE: 1/8" = 1'-0"



BLDG I - North-East Elev.
SCALE: 1/8" = 1'-0"



BLDG I - North-West Elev.
SCALE: 1/8" = 1'-0"

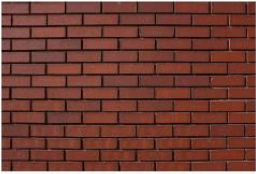
Materials Board



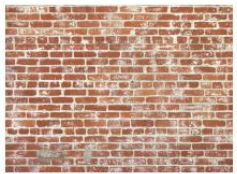
OKANAGAN LAKE



MYRA CANYON TRAIL



1a - BRICK DARK RED



1c - WASHED BRICK RED



1d - BRICK LIGHT GREY



5a - SAND STUCCO BEIGE



2a - CEMENT BOARD - DARK VERTICAL SIDING



2b - CEMENT BOARD - WOOD TEXTURE VERTICAL SIDING



2c - CEMENT BOARD FOG GREY



2d - WHITE VERTICAL SIDING



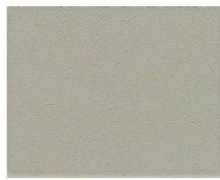
3a - DRYSTACK STONE



3b - DRYSTACK STONE



3c - STONE TILES



5b - SAND STUCCO GREY



MAIN ST KELOWNA, 1909



Illustration 4
Typical historic building facade showing major components

Landscape Plan - Southwest



Landscape Plan - East



Rendering



OCP Policies

- ▶ Policy 7.1.2 Suburban Village Centre Services
 - ▶ Encourage a range of services in Suburban Village Centres that are scaled to support residential development in surrounding neighbourhoods
- ▶ Policy 7.1.3 Pedestrian Oriented Village Centres
 - ▶ Provide human scaled, walkable Suburban Village Centres
- ▶ Policy 7.1.4 The Ponds Village Centre
 - ▶ Mixed of commercial and residential development to a maximum height of four storeys and orientation of buildings towards Frost Road

OCP Design Guidelines

- ▶ Orient buildings toward the street
- ▶ Distribute trees and landscaping throughout the site to soften property edges and define pedestrian routes
- ▶ Design site accesses and parking lots to link with adjacent development
- ▶ Provide articulated facades with various design features
- ▶ Consistent, integrated range of materials and colours

Staff Recommendation

- ▶ Staff recommend **support** for the proposed Development Permit as it:
 - ▶ Aligns with OCP Policy for the Ponds Village Centre
 - ▶ Conforms with the OCP Form and Character Design Guidelines for Commercial Development