

# REPORT TO COUNCIL



**Date:** May 15, 2023

**To:** Council

**From:** City Manager

**Department:** Development Planning

**Application:** DP21-0179      **Owner:** Highstreet Canyon Falls Apartments Ltd., Inc.No. BC1311111

**Address:** 1055 Frost Rd      **Applicant:** Highstreet Ventures Inc.

**Subject:** Development Permit

**Existing OCP Designation:** VC – Village Centre  
NAT – Natural Area

**Existing Zone:** P3 – Parks and Open Space  
RR1 – Large Lot Rural Residential  
MF3 – Apartment Housing

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## 1.0 Recommendation

THAT Council authorizes the issuance of Development Permit No. DP21-0179 for Lot 1 District Lot 579 SDYD Plan EPP74481, located at 1055 Frost Rd, Kelowna, BC subject to the following:

1. The dimensions and siting of the buildings to be constructed on the land be in accordance with Schedule "A";
2. The exterior design and finish of the buildings 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 amount of 125% of the estimated value of the Landscape Plan, as determined by a Registered Landscape Architect;

AND THAT the applicant be required to complete the above noted conditions of Council's approval of the Development Permit Application in order for the permits to be issued;

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

## 2.0 Purpose

To issue a Development Permit for the form and character of apartment housing.

## 3.0 Development Planning

Staff support the proposed Development Permit for the form and character of apartment housing. The proposal generally complies with Official Community Plan (OCP) policies by providing a multi-dwelling residential development to support commercial development within The Ponds Village Centre. The proposal conforms with the OCP Form and Character Development Permit Area Design Guidelines for Low & Mid-Rise Residential Development. Key guidelines that are met include:

- Orienting primary building facades towards to street;
- Designing the building for sloping conditions, including using the slope for under-building parking
- Locating off-street parking and other 'back-of-house' uses such as loading, garbage collection and utilities away from public view;
- Providing attractive, engaging, and functional on-site open spaces;
- Expressing a unified architectural concept that incorporates variation in façade treatments. Multiple buildings on site use an integrated, consistent range of materials and colors, but also provide variety with distinct architectural treatments.

## 4.0 Proposal

### 4.1 Background

The Neighbourhood 3 Area Structure Plan for "The Ponds" neighbourhood and related OCP amendments were adopted by Council on April 3, 2007. The Plan envisioned a substantial mixed-use 'Village Centre' with places to live, work, shop and socialize, that would be the focal point of the community and would accommodate a range of residential housing forms, a school, and an array of parks, pathways, and natural areas. The subject property was envisioned to provide low and medium density housing to complement and support commercial uses within the Village Centre.

The subject property was rezoned to the MF<sub>3</sub> – Apartment Housing zone on August 22, 2022. At the same meeting, the Development Permit for the first phase of commercial development in the Village Centre was approved by Council and is currently under construction. It includes a grocery store, pharmacy and additional commercial retail units. A Development Permit application for Phase 2 of the commercial development was approved by Council on May 8, 2023.

### 4.2 Project Description

The proposed development consists of four 5-storey apartment buildings and a single storey amenity building. The development consists of 296 units, including 32 bachelor units, 52 one-bedroom units, and 212 two-bedroom units.

Two distinct architectural treatments of the building are proposed. The southwest and northeast buildings have angled roofs, with white & grey fibre cement panel siding, grey metal corrugated panels, and wood coloured vinyl siding as an accent. The northwest and southeast buildings have flat roofs with primarily white, brown, grey fibre cement panel siding, and cherry vinyl siding as an accent.

465 parking stalls are provided within parkades on the lowest level of each building and a surface parking lot. The parkades are screened by ground-oriented townhomes on the north elevation of each building, and due to the sloping nature of the site, are below grade on the south elevations. 223 long-term bicycle parking spaces are provided within the parkades and bike storage rooms.

Substantial amenities are proposed including a community amenity building containing a fitness room, games area, kitchen, and lounge. Outdoor amenity space includes a communal patio, amphitheatre, pergola, and community garden. Additionally, the applicant would construct a trail access through City parkland to connect Elderberry Street with Gordon Drive.

4.3 Site Context

The subject property is part of The Ponds neighbourhood in the Upper Mission. It is located south of Frost Road and west of Steele Road and Elderberry Street. It is located directly across Steele Road from Canyon Falls Middle School and across Frost Road from a new commercial development (under-construction) which includes grocery store and pharmacy tenants with multiple additional CRUs. It is also adjacent to Hill Spring Park. Transit stops for Route 17 to the H2O Centre bus exchange are located approximately 300 m from the subject property on Gordon Drive.

Specifically, adjacent land uses are as follows:

Orientation	Zoning	Land Use
North	VC1 – Village Centre	Commercial (under construction)
East	P2 – Educational and Minor Institutional RU3 – Small Lot Housing	Canyon Falls Middle School Single Detached Housing
South	RR1 – Large Lot Rural Residential RU2 – Medium Lot Housing	Vacant Single Detached Housing
West	VC1 – Village Centre	Vacant

Subject Property Map: 1055 Frost Road



4.4 Zoning Analysis Table

Zoning Analysis Table		
CRITERIA	MF <sub>3</sub> ZONE REQUIREMENTS	PROPOSAL
Existing Lot/Subdivision Regulations		
Min. Lot Area	1400 m <sup>2</sup>	31,850 m <sup>2</sup>
Min. Lot Width	30.0 m	~ 80 m
Min. Lot Depth	30 m	~230 m
Development Regulations		
Max. Floor Area Ratio	1.8	0.95
Max. Site Coverage (buildings)	65%	26.4%
Max. Site Coverage (buildings, parking, driveways)	85%	37.7%
Max. Height	22 m and 6 storeys	17.44 m and 5 storeys
Min. Front Yard	3.0 m	3.0 m
Min. Side Yard (east)	3.0 m	3.0 m
Min. Side Yard (west)	3.0 m	3.0 m
Min. Rear Yard	4.5 m	> 4.5 m
Other Regulations		
Min. Parking Requirements	457 stalls	465 stalls
Min. Bicycle Parking	222 spaces	223 spaces
Min. Common & Private Amenity Space	6320 m <sup>2</sup> Total 1184 m <sup>2</sup> Common	10,935 m <sup>2</sup> Total 7758 m <sup>2</sup> Common

5.0 Current Development Policies

Objective 7.1 Create more complete 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 signaled in an ASP or where proposals are likely to require significant changes to planned transportation, parks and utility infrastructure.</p> <p><i>Apartment housing is generally consistent with the Neighbourhood 3 ASP which designated the site for multi-family housing to support commercial uses in 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"> <li>• A mix of commercial and residential development to a maximum height of four storeys; and</li> <li>• Orientation of the buildings towards Frost Road, with minimal surface parking between the road and the buildings.</li> </ul> <p><i>The proposed development consists of four residential buildings, with ground-oriented units along Frost Road and no surface parking between the buildings and the road. The buildings are five storeys in total height, but due to the sloping nature of the site, are only perceived to be four storeys from the south elevations.</i></p>

**6.o Application Chronology**

Date of Application Received: April 6, 2021

**Report prepared by:** Mark Tanner, Planner II

**Reviewed by:** Jocelyn Black, Urban Planning 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 DP21-0179

Schedule A: Site Plan and Floor Plans

Schedule B: Elevations

Schedule C: Landscape Plan

Attachment B: OCP Form and Character Development Permit Guidelines

Attachment C: Renderings