



City of
Kelowna

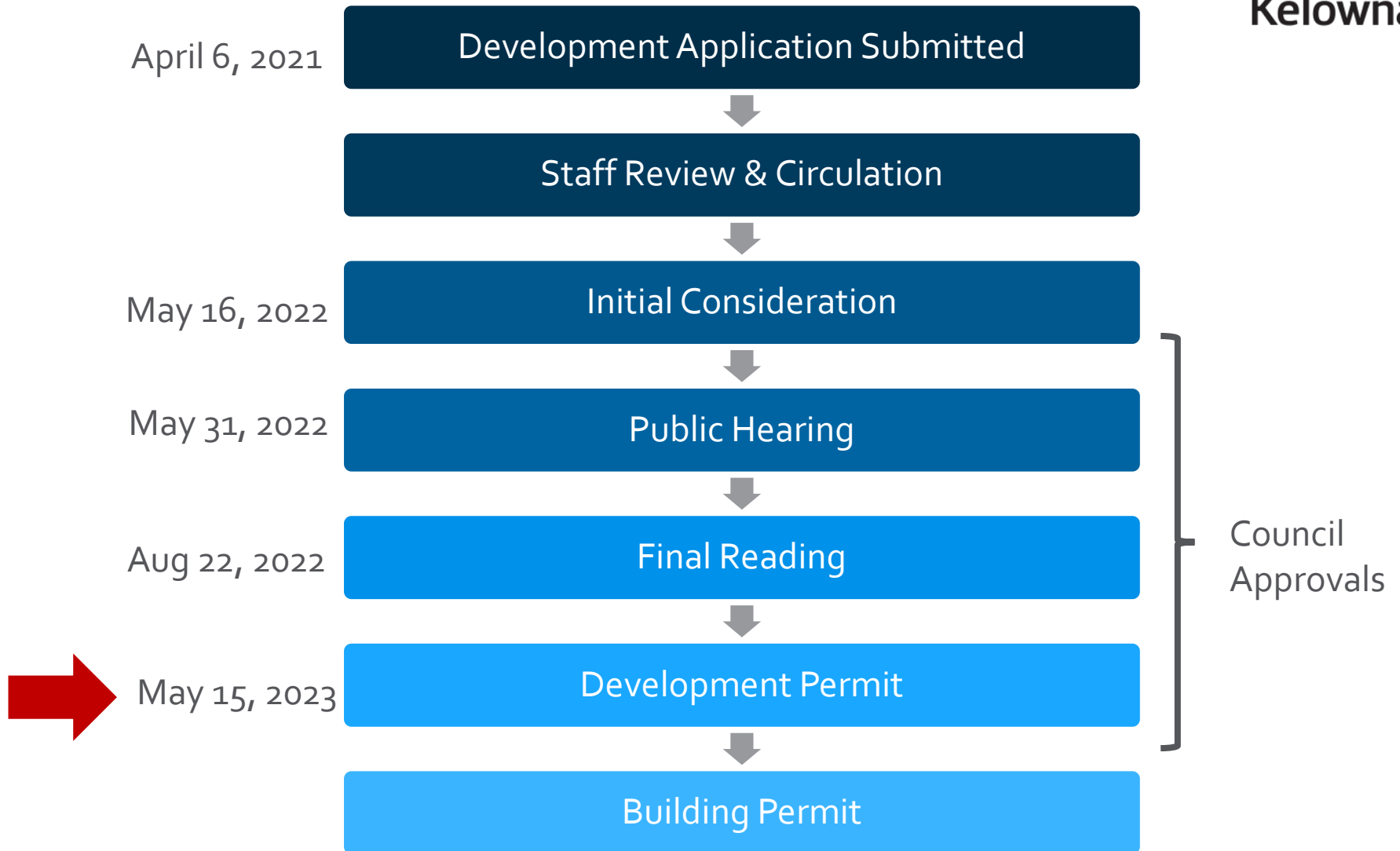
DP21-0179
1055 Frost Road

Development Permit

Purpose

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

Development Process

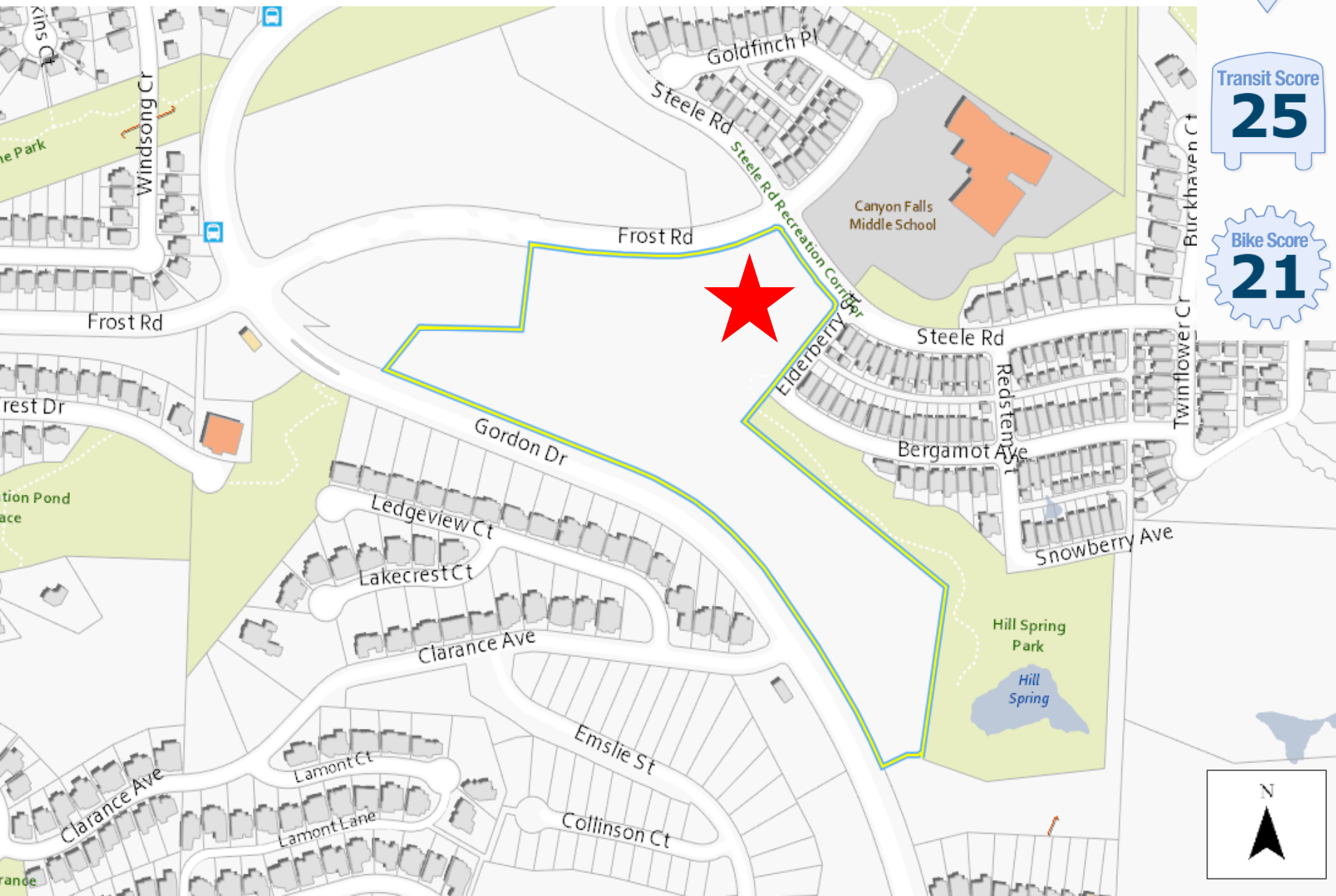


Context Map

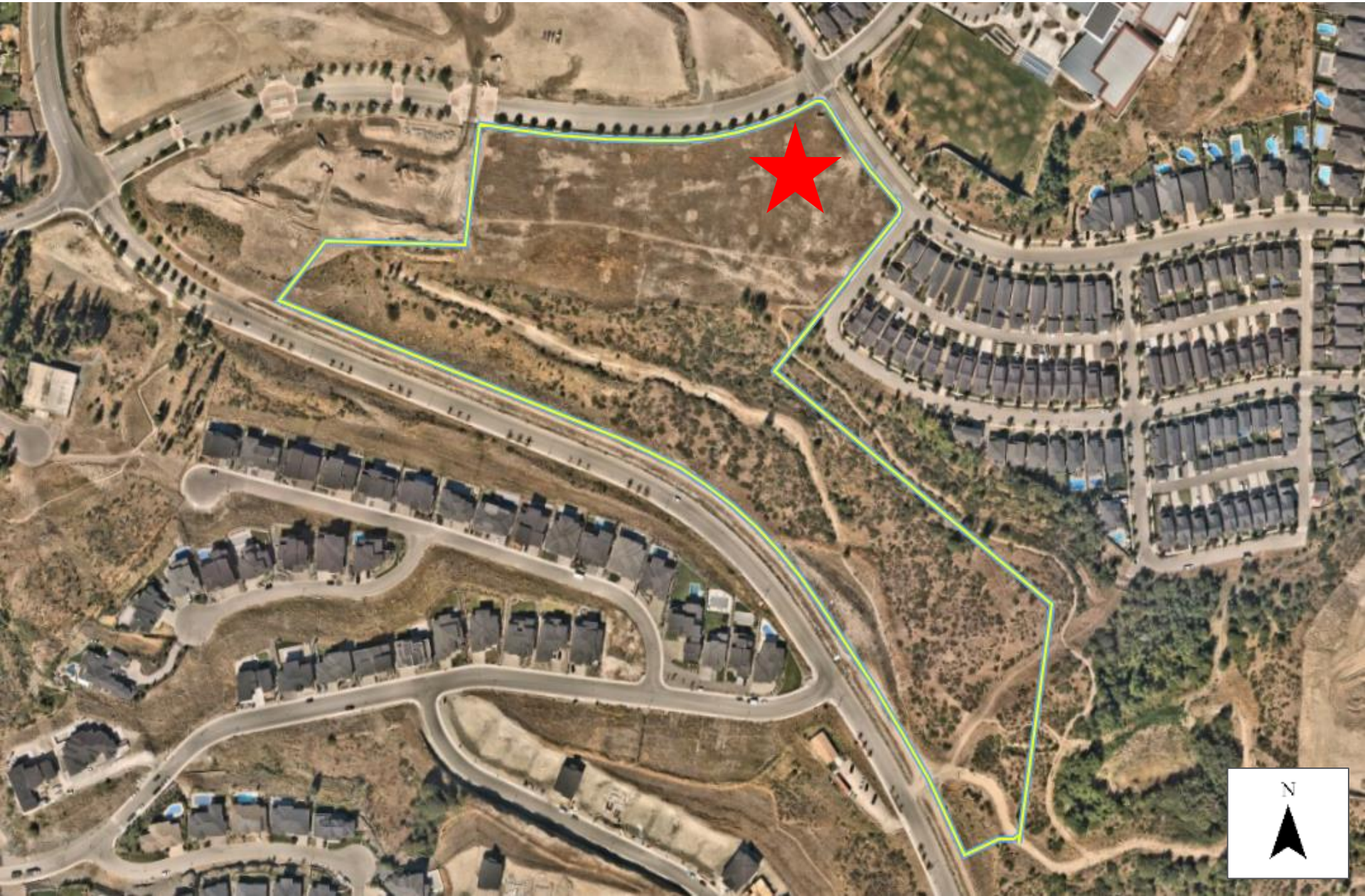
Walk Score
5

Transit Score
25

Bike Score
21



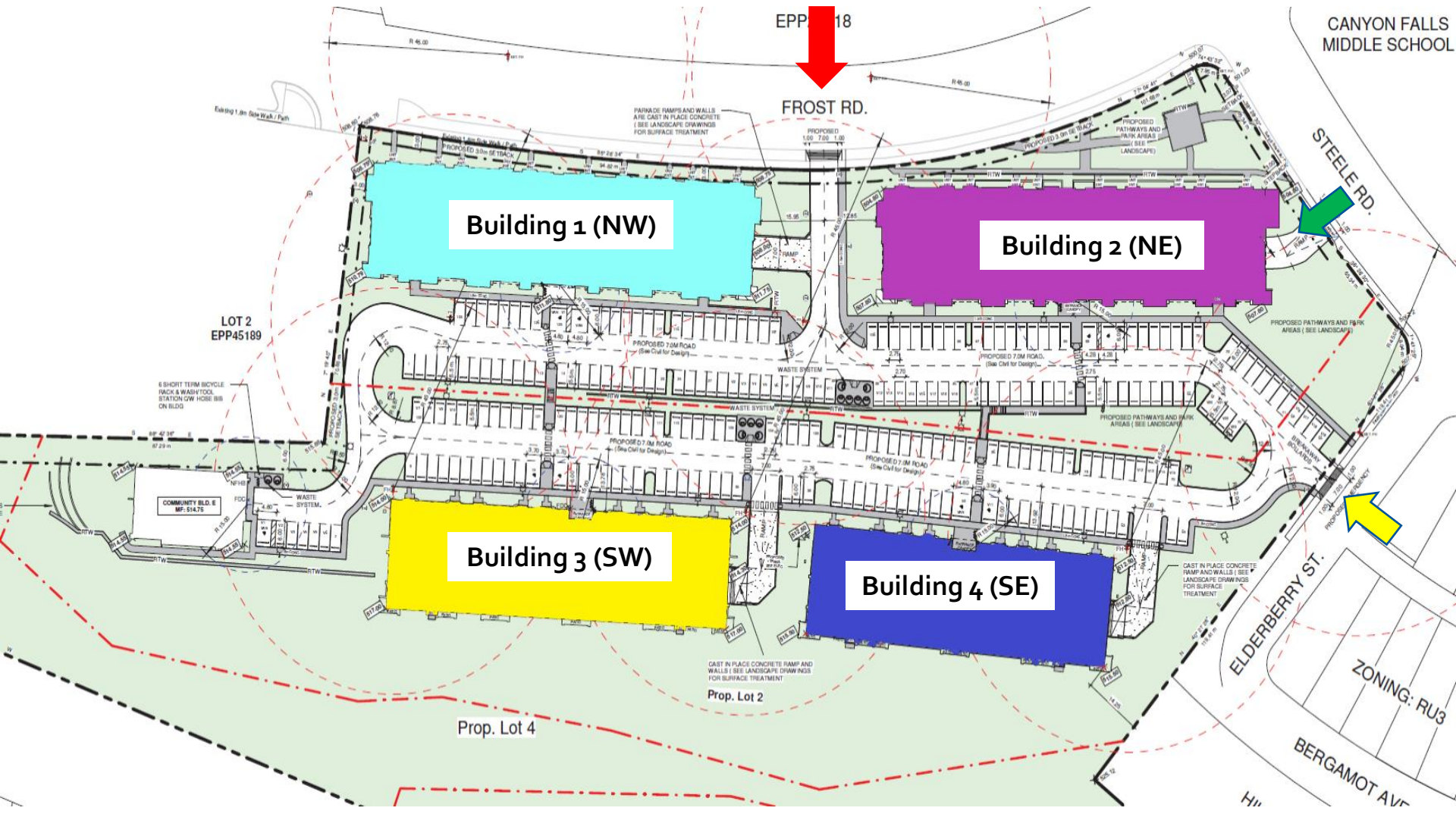
Subject Property Map



Technical Details

- ▶ Four 5-storey apartment buildings
 - ▶ 296 units
 - ▶ 32 bachelor units, 52 one-bedroom units, 212 two-bedroom units
- ▶ Surface parking & parkades
 - ▶ 465 parking stalls
 - ▶ 223 long-term bicycle stalls
- ▶ Indoor & outdoor amenities
 - ▶ Fitness room, games area, kitchen, lounge, patio, amphitheatre, pergola, community garden
- ▶ Landscaping
 - ▶ 209 new trees
 - ▶ Trail connection between Elderberry St & Gordon Dr

Site Plan



Building 1 Elevation - North



1 MW Building North Elevation A
1/8" = 1'-0"



2 MW Building North Elevation B
1/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

11	SEING	7J	TRIM FLASHING
1A	VERTICAL SMOOTH FIBRE CEMENT PANEL SEING (STRAIGHT EDGE) PRODUCT COLOUR WHITE	7A	CUSTOM METAL JOINTER FLASHING - COLOUR: LIGHT GREY
1B	VERTICAL SMOOTH FIBRE CEMENT PANEL SEING (STRAIGHT EDGE) COLOUR: BLACK	7B	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
1C	VERTICAL SMOOTH FIBRE CEMENT PANEL SEING - COLOUR: COPPER	7C	WINDOW FLASHING - COLOUR: CHARCOAL GREY
1D	VINYL SEING BY EXPOSURE - COLOUR: CHERRY	7D	TIE-BU WALL FLASHING - COLOUR: DARK GREY
1E	HORIZONTAL CLEAR TEXTURE FIBRE CEMENT SEING - COLOUR: REDWOOD	8J	DOORS/WINDOWS
1F	HORIZONTAL CLEAR TEXTURE FIBRE CEMENT SEING - COLOUR: DARK GREY	8A	INSULATED METAL DOOR - COLOUR: CHARCOAL GREY
1G	VERTICAL SMOOTH FIBRE CEMENT PANEL SEING (STRAIGHT EDGE) - COLOUR: GREY	8B	VINYL WINDOWS - COLOUR: CHARCOAL GREY
3J	STUCCO/SFS	8C	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: CHARCOAL GREY
3A	CONCRETE FACED INSULATION PANELS	8D	PATIO DOOR - COLOUR: CHARCOAL GREY
4J	FACE BOARDS	8E	DECORATIVE ELEMENTS
4A	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY	8A	RAILINGS - FINISHED ALUMINUM BLACK
5J	SOFFITS	8B	EXTERIOR LIGHT
5A	VINYL SOFFIT - COLOUR: MAPLE	8C	MECHANICAL SCREENING - COLOUR: LIGHT GREY
5B	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE	8D	RAN W/ R LASKER - COLOUR: GREY
8J	DECK FLOORS	8E	CANOPY POST - COLOUR: CHARCOAL GREY
8A	CONCRETE PATE - W MEMBRANE AS PER SPEC.	8F	CANOPY ISAM - COLOUR: CHARCOAL GREY
8B	VINYL DECKING	8G	DECK POST - COLOUR: WHITE
		8H	UNIT SIGNAGE (SHOWN AS DASHED LINE)

Building 1 Elevation – East / West



2 NW Building West Elevation
1/8" = 1'-0"



1 NW Building East Elevation
1/8" = 1'-0"

Building 1 Elevation - South



1 NW Building South Elevation A
1/8" = 1'-0"



2 NW Building South Elevation B
1/8" = 1'-0"

OUTSIDE FINISH MATERIALS LEGEND

1.1 SIDING	7.1 TRIMS/FLASHING
1a VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) PRODUCT: COLOUR: WHITE	7a CUSTOM METAL JOINTER FLASHING - COLOUR: "LIGHT GREY"
1b VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) COLOUR: BLACK	7b METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
1c VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING - COLOUR: COPPER	7c WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
1d VINYL SIDING (7" EXPOSURE) - COLOUR: CHERRY	7d TRIM WALL FLASHING - COLOUR: "DARK GREY"
1e HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: BLOWWOOD	8.1 DOORS/WINDOWS
1f HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING - COLOUR: DARK GREY	8a INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
1g VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) COLOUR: GREY	8b VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
3.1 STUCCO/EIFS	9.1 ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"
3a CONCRETE FACED INSULATION PANELS	9a PATIO DOOR - COLOUR: "CHARCOAL GREY"
4.1 FACE BOARDS	9b OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
4a DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY	9c DECORATIVE ELEMENTS
5.1 BOARDS	9c RAILING - FINISHED ALUMINUM BLACK
5a VINYL SKIRTT - COLOUR: MAPLE	9d EXTERIOR LIGHT
5b ALUMINUM SKIRTT W/ VENTED STRIPS - COLOUR: BEIGE	9e MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
6.1 DECK FLOORS	9f RAIN WATER LEADER - COLOUR: "GREY"
6a CONCRETE (PATIO - W MEMBRANE AS PER SPEC)	9f CANOPY POST - COLOUR: "CHARCOAL GREY"
6b VINYL DOCKING	9f CANOPY BEAM - COLOUR: "CHARCOAL GREY"
	9g DECK POST - COLOUR: "WHITE"
	9g UNIT SIGNAGE (SHOW AS DASHED LINE)

Building 2 Elevation - North



1 NE Building North Elevation B
1/8" = 1'-0"



2 NE Building North Elevation A
1/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND			
1.3	SOING	T3	TRIMS FLASHING
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SOING (STRAIGHT EDGE) - COLOUR WHITE	7a	CUSTOM METAL JOINTERS FLASHING - COLOUR LIGHT GREY
1b	VINYL SOING (P EXPOSURE) - COLOUR MAPLE W MATCHING TRIM	7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SOING (STRAIGHT EDGE) - COLOUR DARK GREY	7c	WINDOW FLASHING - COLOUR CHARCOAL GREY
1d	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SOING (STRAIGHT EDGE) 8-1/4" PANEL (P EXPOSURE) - COLOUR LIGHT GREY	7d	THRU WALL FLASHING - COLOUR GREY
2	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR GREY	8.1	DOORS WINDOWS
3	STUCCO EPS	8a	INSULATED METAL DOOR - COLOUR CHARCOAL GREY
3a	CONCRETE FACED INSULATION PANELS	8b	VINYL WINDOWS - COLOUR CHARCOAL GREY
4	RACE BOARD	8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR CHARCOAL GREY
4a	DECK TRIM (CARBON HORIZONTAL) - COLOUR DARK GREY	8d	PATIO DOOR - COLOUR CHARCOAL GREY
4b	ROOF FASCIA BOARD - PRODUCT COLOUR DARK GREY	8e	OVERHEAD DOOR - COLOUR CHARCOAL GREY
5	SOFFITS	9	DECORATIVE ELEMENTS
5a	VINYL SOFFIT - COLOUR GREY	9a	RAILINGS - FINISHED ALUMINUM BLACK
5b	ALUMINUM SOFFIT W VENTED STRIPS - COLOUR LIGHT GREY	9b	EXTERIOR LIGHT
6	DECK FLOORS	9c	MECHANICAL SCREENING - COLOUR LIGHT GREY
6a	CONCRETE PATIO - W MEMBRANE AS PER SPEC.	9d	RAIN WATER LEADER - COLOUR GREY
6b	VINYL DECKING	9e	CANOPY POST - COLOUR CHARCOAL GREY
		9f	CANOPY BEAM - COLOUR CHARCOAL GREY
		9g	DECK POST - COLOUR WHITE
		9h	UNIT SKINGS (SHOWN AS DASHED LINE)

Building 2 Elevation – East / West



1 NE Building West Elevation
1/8" = 1'-0"



2 NE Building East Elevation
1/8" = 1'-0"

Building 2 Elevation – South



1 NE Building South Elevation A
1/8" = 1'-0"



2 NE Building South Elevation B
1/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

13	SOING	72	TRIM FLASHING
14	VERTICAL SMOOTH FIBRE CEMENT PANEL SOING (STRAIGHT EDGE) - COLOUR: WHITE	73	CUSTOM METAL JOINT FLASHING - COLOUR: LIGHT GREY
14	VINYL SOING (5" EXPOSURE) - COLOUR: "WHITE" w/ MATCHING TRIM	74	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
14	VERTICAL SMOOTH FIBRE CEMENT PANEL SOING (STRAIGHT EDGE) - COLOUR: DARK GREY	75	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"
19	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY	76	THRUWALL FLASHING - COLOUR: "GREY"
31	HORIZONTAL CEDAR 1X6 TUBE FIBRE CEMENT SOING (STRAIGHT EDGE) 8'x4" PANEL (5" EXPOSURE) - COLOUR: LIGHT GREY	81	DOORS/WINDOWS
33	STUCCOIDS	81a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"
33a	CONCRETE FACED INSULATION PANELS	81b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"
43	RACE BOARD	81c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"
44	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: "DARK GREY"	82	FR TO DOOR - COLOUR: "CHARCOAL GREY"
46	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"	83	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"
53	SOFFITS	83	DECORATIVE ELEMENTS
53a	VINYL SOFFIT - COLOUR: GREY	83a	RAILINGS - FINISHED ALUMINUM BLACK
53b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: LIGHT GREY	83b	EXTERIOR LIGHT
63	DECK FLOORS	83c	MECHANICAL SCREENING - COLOUR: "LIGHT GREY"
63a	CONCRETE FR TO - W/ MEMBRANE AS PER SPEC.	83d	RAINWATER LEADER - COLOUR: "GREY"
63b	VINYL DECKING	83e	CANOPY POST - COLOUR: "CHARCOAL GREY"
		83f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"
		83g	DECK POST - COLOUR: "WHITE"
		83h	UNIT SIGNAGE (SHOWN AS DASHED LINE)

Building 3 Elevation – North



1 SW Building North Elevation B
1/8" = 1'-0"



2 SW Building North Elevation A
1/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

11	SIDING		73	TRIM FLASHING	
1a	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE		7a	CUSTOM METAL JOINTERS/FLASHING - COLOUR: "LIGHT GREY"	
1b	VINYL SIDING (2" EXPOSURE) - COLOUR: "MAPLE" w/ MATCHING TRIM		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
1c	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY		7c	WINDOW FLASHING - COLOUR: "CHARCOAL GREY"	
1d	VERTICAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY		7d	THRU-WALL FLASHING - COLOUR: "GREY"	
1e	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE) 8 1/4" PANEL (7" EXPOSURE) - COLOUR: LIGHT GREY		8	DOORS/WINDOWS	
2	STUCCOERS		8a	INSULATED METAL DOOR - COLOUR: "CHARCOAL GREY"	
3a	CONCRETE FACED INSULATION PANELS		8b	VINYL WINDOWS - COLOUR: "CHARCOAL GREY"	
4	FACE BOARDS		8c	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: "CHARCOAL GREY"	
4a	DECK FIRM BOARDS (HORIZONTAL - COLOUR: "DARK GREY")		8d	PATIO DOOR - COLOUR: "CHARCOAL GREY"	
4b	ROOF FASCIA BOARD - PRODUCT: COLOUR: "DARK GREY"		8e	OVERHEAD DOOR - COLOUR: "CHARCOAL GREY"	
5	SOFFITS		9	DECORATIVE ELEMENTS	
5a	VINYL SOFFIT - COLOUR: GREY		9a	RAILINGS - PREFINISHED ALUMINUM BLACK	
5b	ALUMINUM SOFFIT w/ VENTED STRIPS - COLOUR: LIGHT GREY		9b	EXTERIOR LIGHT	
6	DECK FLOORS		9c	METALLICAL SCREENING - COLOUR: "LIGHT GREY"	
6a	CONCRETE PATIO - w/ MEMBRANE AS PER SPEC.		9d	RAIN WATER LEADER - COLOUR: "GREY"	
6b	VINYL DECKING		9e	CANOPY POST - COLOUR: "CHARCOAL GREY"	
			9f	CANOPY BEAM - COLOUR: "CHARCOAL GREY"	
			9g	DECK POST - COLOUR: "WHITE"	
			9h	UNIT SIGNAGE	

Building 3 Elevation – East/West



Building 3 Elevation – South



1 SW Building South Elevation A
1/8" = 1'-0"



2 SW Building South Elevation B
1/8" = 1'-0"

INTERIOR FINISH MATERIALS LEGEND

1-1	CEILING	7-1	TRIM FLASHING
1-6	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: WHITE	7A	CUSTOM METAL JOINTS/FLASHING - COLOUR: LIGHT GREY
1-8	VINYL SIDING (P/EXPOSURE) - COLOUR: MAPLE w/ MATCHING TRIM	7B	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH
1-9	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY	7C	WINDOW FLASHING - COLOUR: CHARCOAL GREY
1-10	VERTICAL SMOOTH FIBRE CEMENT PANEL SIDING (STRAIGHT EDGE) - COLOUR: DARK GREY	7D	TRIM WALL FLASHING - COLOUR: GREY
1-11	HORIZONTAL STANDING SEAM CORRUGATED METAL CLADDING - COLOUR: GREY	8-1	DOORS/WINDOWS
1-12	HORIZONTAL CEDAR TEXTURE FIBRE CEMENT SIDING (STRAIGHT EDGE) 8-1/4" PANEL (2" EXPOSURE) - COLOUR: LIGHT GREY	8A	INSULATED METAL DOOR - COLOUR: CHARCOAL GREY
2	STUCCOES	8B	VINYL WINDOWS - COLOUR: CHARCOAL GREY
3A	CONCRETE FACED INSULATION PANELS	8C	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR: CHARCOAL GREY
4	FACE BOARDS	8D	PATIO DOOR - COLOUR: CHARCOAL GREY
4A	DECK TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY	8E	OVERHEAD DOOR - COLOUR: CHARCOAL GREY
4B	ROOF FASCIA BOARD - PRODUCT - COLOUR: DARK GREY	8-1	DECORATIVE ELEMENTS
5	SOFFITS	8A	RAILINGS - POLISHED ALUMINUM BLACK
5A	VINYL SOFFIT - COLOUR: GREY	8B	OUTSIDE LIGHT
5B	ALUMINUM SOFFIT w/ VENTED STRIPS - COLOUR: LIGHT GREY	8C	MECHANICAL SCREENING - COLOUR: LIGHT GREY
6-1	DOOR/FLOORS	8D	RAIN WATER LEADER - COLOUR: GREY
6A	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.	8E	CANOPY POST - COLOUR: CHARCOAL GREY
6B	VINYL SIDING	8F	CANOPY BEAM - COLOUR: CHARCOAL GREY
		8G	DECK POST - COLOUR: WHITE
		8H	UNIT SIGNAGE

Building 4 Elevation – North



1 SEE Building North Elevation B
3/8" = 1'-0"



2 SEE Building North Elevation A
3/8" = 1'-0"

EXTERIOR FINISH MATERIALS LEGEND

1.1	SIEMING		7.1	TRANSFLASHING	
1a	VERTICAL SMOOTH/FIBRE CEMENT PANEL SIEMING (STRAIGHT EDGE) PRODUCT: COLOUR WHITE		7a	CUSTOM METAL JOINTS/FLASHING - COLOUR: 'LIGHT GREY'	
1b	VERTICAL SMOOTH/FIBRE CEMENT PANEL SIEMING (STRAIGHT EDGE) - COLOUR: BLACK		7b	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
1c	VERTICAL SMOOTH/FIBRE CEMENT PANEL SIEMING - COLOUR: COPPER		7c	WINDOW FLASHING - COLOUR: 'CHARCOAL GREY'	
1d	VINYL SIEMING (BY EXPOSURE) - COLOUR: CHERRY		7d	TRILLIUM WALL FLASHING - COLOUR: 'DARK GREY'	
1e	HORIZONTAL CEDAR TIX TURE FIBRE CEMENT SIEMING - COLOUR: REDWOOD		8.1	DOORS/WINDOWS	
1f	HORIZONTAL CEDAR TIX TURE FIBRE CEMENT SIEMING - COLOUR: BARK GREY		8a	INSULATED METAL DOOR - COLOUR: 'CHARCOAL GREY'	
1g	VERTICAL SMOOTH/FIBRE CEMENT PANEL SIEMING (STRAIGHT EDGE) - COLOUR: GREY		8b	VINYL WINDOWS - COLOUR: 'CHARCOAL GREY'	
2	STUCCO/GIPS		8c	ALUMINUM STOREFRONT GLAZING MAIN ENTRANCE) - COLOUR: 'CHARCOAL GREY'	
2a	CONCRETE FACED INSULATION PANELS		8d	PATIO DOOR - COLOUR: 'CHARCOAL GREY'	
3	FACE BOARDS		8e	OVERHEAD DOOR - COLOUR: 'CHARCOAL GREY'	
3a	OSB TRIM BOARDS (HORIZONTAL) - COLOUR: DARK GREY		8f	DECORATIVE ELEMENTS	
4	SOFFITS		8g	RAILINGS - PREFINISHED ALUMINUM BLACK	
4a	VINYL SOFFIT - COLOUR: MAPLE		8h	EXTERIOR LIGHT	
4b	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR: BEIGE		8i	MECHANICAL SCREENING - COLOUR: 'LIGHT GREY'	
5	DECK FLOORS		8j	RAINWATER LEADER - COLOUR: 'GREY'	
5a	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC		8k	CANOPY POST - COLOUR: 'CHARCOAL GREY'	
5b	VINYL DECKING		8l	CANOPY BEAM - COLOUR: 'CHARCOAL GREY'	
			8m	DECK POST - COLOUR: 'WHITE'	
			8n	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

Building 4 Elevation – East/West



1 SE Building East Elevation
1/8" = 1'-0"



2 SE Building West Elevation
1/8" = 1'-0"

Building 4 Elevation – South



1 SE Building South Elevation A
1/8" = 1'-0"



2 SE Building South Elevation B
1/8" = 1'-0"

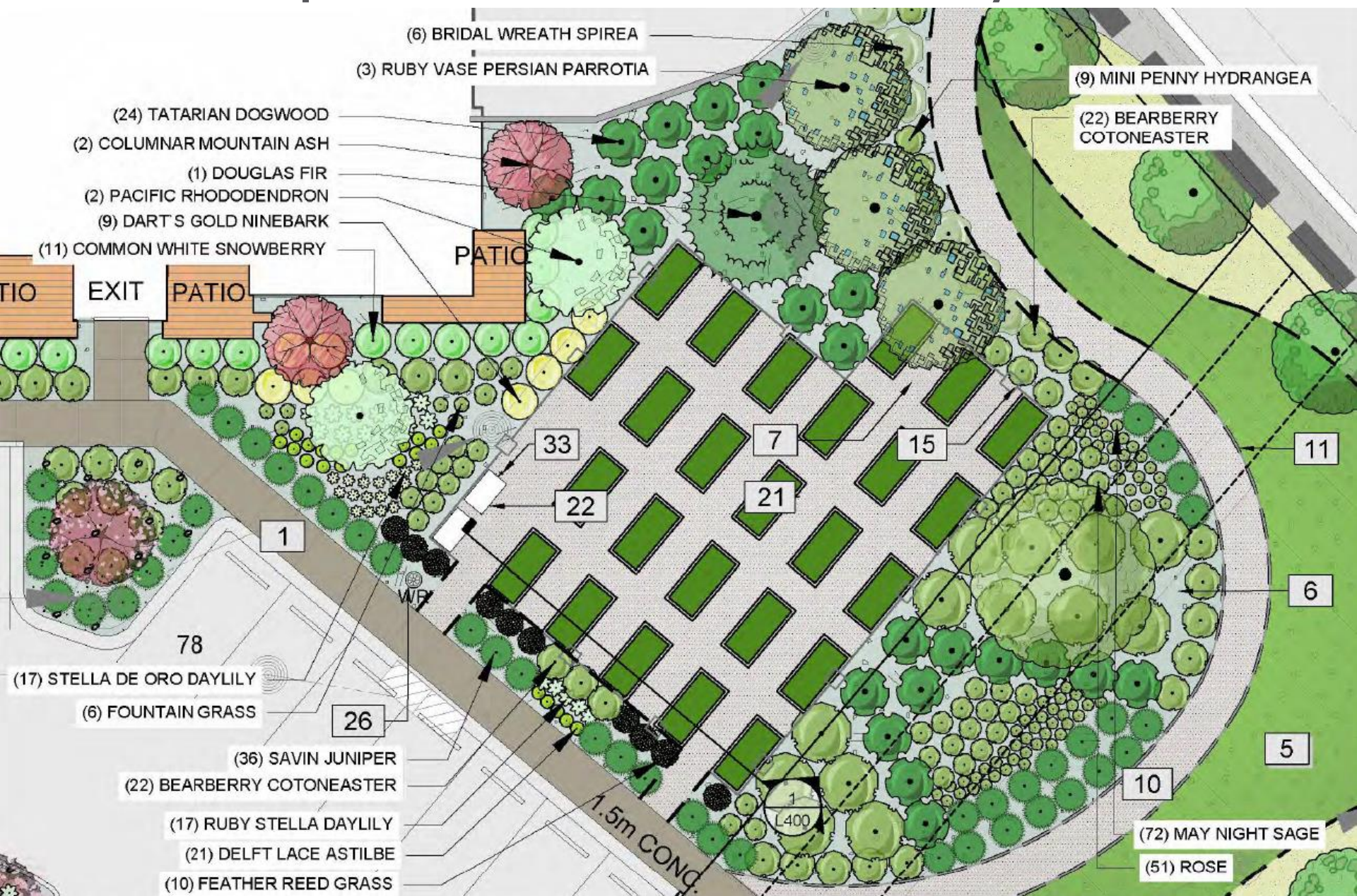
EXTERIOR FINISH MASTER LEGEND

11	SIING		73	TRIMSFLASHING	
14	VERTICAL (SMOOTH) FIBRE CEMENT PANEL SIING (STRAIGHT EDGE) PRODUCT COLOUR WHITE		74	CUSTOM METAL JOINTERS/FLASHING - COLOUR 'LIGHT GREY'	
15	VERTICAL (SMOOTH) FIBRE CEMENT PANEL SIING (STRAIGHT EDGE) - COLOUR BLACK		75	METAL FLASHING - COLOUR TO MATCH ADJACENT FINISH	
16	VERTICAL (SMOOTH) FIBRE CEMENT PANEL SIING - COLOUR COPPER		76	WINDOW FLASHING - COLOUR 'CHARCOAL GREY'	
18	VINYL SIING (P-POSSURE) - COLOUR 'CERISE'		78	TRISU WALL FLASHING - COLOUR 'DARK GREY'	
19	HORIZONTAL CEDAR 1X4 TURE FIBRE CEMENT SIING - COLOUR REDWOOD		81	DOORS/WINDOWS	
19	HORIZONTAL CEDAR 1X4 TURE FIBRE CEMENT SIING - COLOUR DARK GREY		84	INSULATED METAL DOOR - COLOUR 'CHARCOAL GREY'	
19	VERTICAL (SMOOTH) FIBRE CEMENT PANEL SIING (STRAIGHT EDGE) - COLOUR GREY		85	VINYL WINDOWS - COLOUR 'CHARCOAL GREY'	
20	VERTICAL (SMOOTH) FIBRE CEMENT PANEL SIING (STRAIGHT EDGE) - COLOUR GREY		86	ALUMINUM STOREFRONT GLAZING (MAIN ENTRANCE) - COLOUR 'CHARCOAL GREY'	
21	STUCCOERS		88	PATIO DOOR - COLOUR 'CHARCOAL GREY'	
34	CONCRETE FACED INSULATION PANELS		89	OVERHEAD DOOR - COLOUR 'CHARCOAL GREY'	
41	RACE BOARDS		91	DECORATIVE ELEMENTS	
44	DECK TRIM (BOARDS HORIZONTAL) - COLOUR DARK GREY		94	RAILINGS - POLISHED ALUMINUM BLACK	
51	SCOTTS		95	EXTERIOR LIGHT	
54	VINYL SOFFIT - COLOUR MAPLE		96	MECHANICAL SCREENING - COLOUR 'LIGHT GREY'	
55	ALUMINUM SOFFIT W/ VENTED STRIPS - COLOUR BEIGE		98	RAIN WATER LEADER - COLOUR 'GREY'	
61	DECK FLOORS		99	CANOPY POST - COLOUR 'CHARCOAL GREY'	
64	CONCRETE PATIO - W/ MEMBRANE AS PER SPEC.		99	CANOPY BEAM - COLOUR 'CHARCOAL GREY'	
94	VINYL DOORING		99	DECK POST - COLOUR 'WHITE'	
			99	UNIT SIGNAGE (SHOWN AS DASHED LINE)	

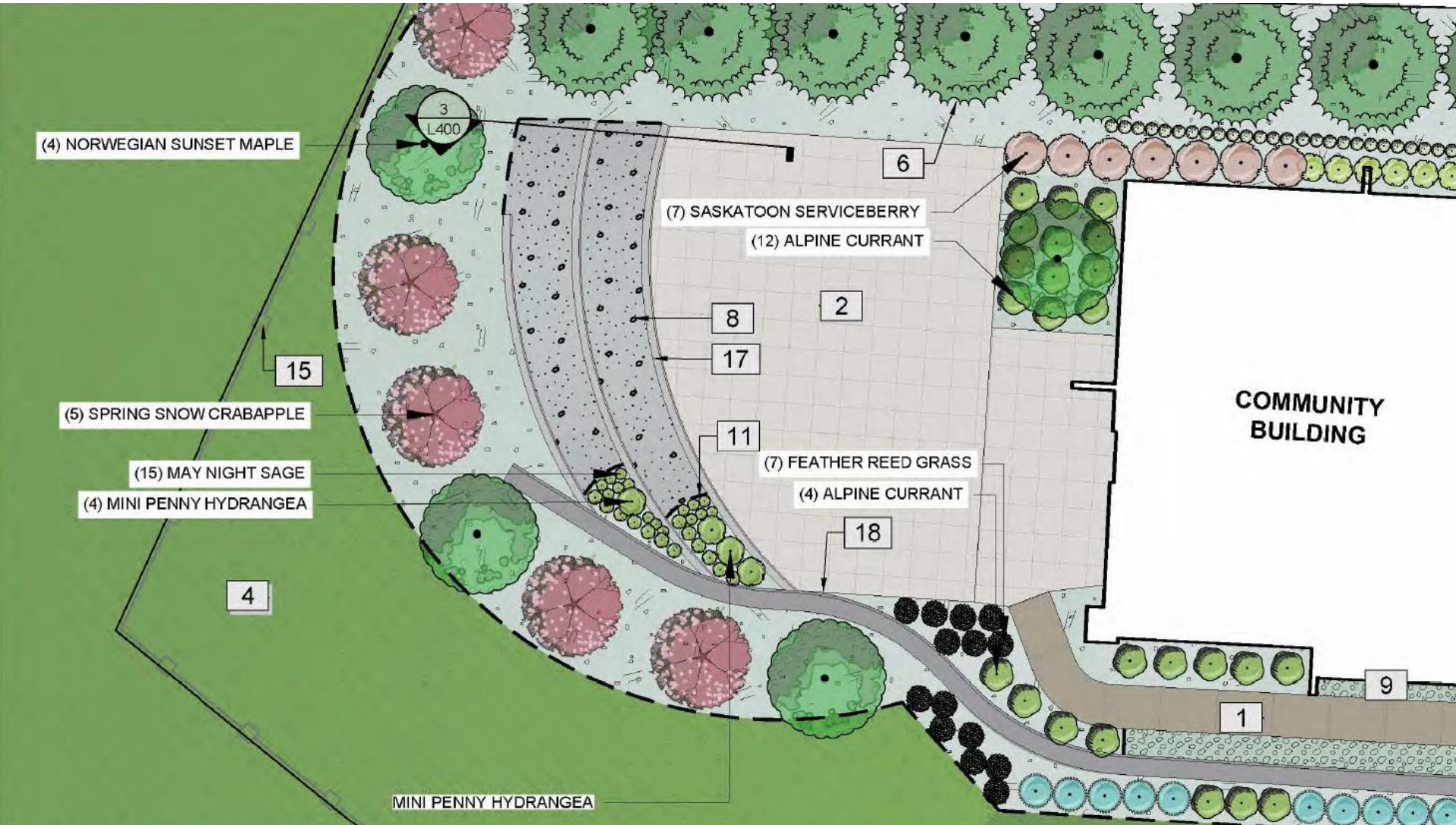
Landscape Plan - West



Landscape Plan – Community Garden



Landscape Plan – Patio & Ampitheatre



Landscape Plan – Corner Feature



Rendering



Rendering



Rendering



OCP Policies

- ▶ Policy 7.1.1 Area Structure Plan Consistency
 - ▶ Multi-family housing is consistent with the ASP
- ▶ Policy 7.1.4 Ponds Village Centre
 - ▶ Low-rise multi-family development
 - ▶ Oriented towards Frost Road

OCP Design Guidelines

- ▶ Orienting buildings towards the street
- ▶ Designing the buildings for sloping conditions
- ▶ Locating off-street parking away from public view
- ▶ Providing attractive, engaging, and functional on-site open spaces
- ▶ Expressing a unified architectural concept

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 Low-Rise Residential Development