



City of
Kelowna

DP24-0019
940 – 1070 Frost Rd

Development Permit

Purpose

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

Development Process

Jan 16, 2024

Development Application Submitted



Staff Review & Circulation



Apr 8, 2024



Development Permit

Council
Approvals

Building Permit

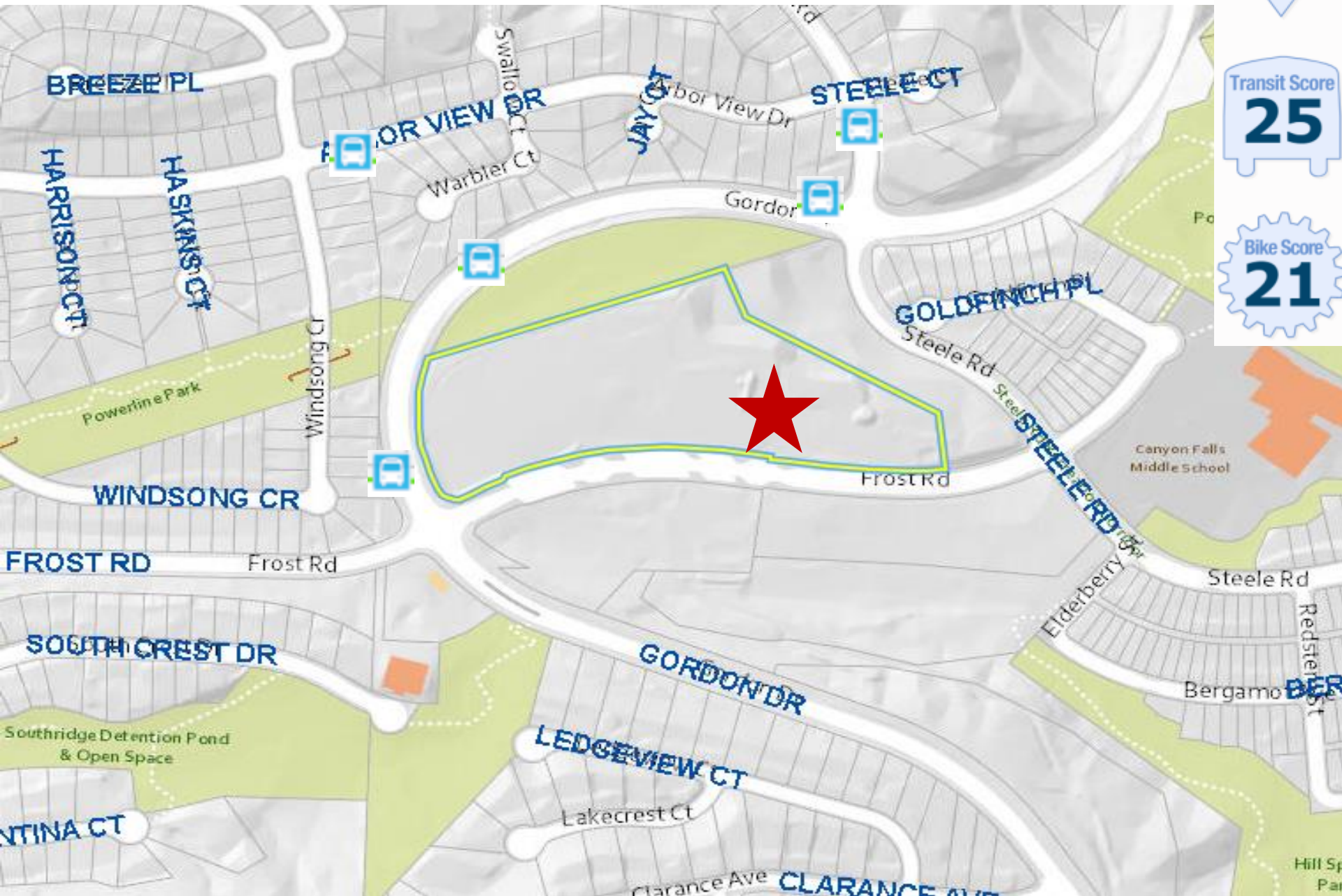
Context Map



Walk Score
7

Transit Score
25

Bike Score
21



Subject Property Map



Technical Details

- ▶ Phase 3
- ▶ 1 Commercial Building
 - ▶ Single Storey
 - ▶ 513m² of commercial space
- ▶ Surface parking lot
 - ▶ 342 stalls on all three phases
- ▶ 3 Large Trees

Site Plan



Elevations



North Elev.



East Elev.



South Elev.



West Elev.

Materials Board



9c - WEATHERING
STEEL - CORTEN



5b - SAND STUCCO GREY



2c - FIBRE CEMENT
PANEL SIDING



3a - DRYSTACK STONE



2b - "WOOD"
COMPOSITE PLANKS

Landscape Plan



Rendering – NW



OCP Design Guidelines

- ▶ Design buildings to reflect internal function.
- ▶ Design façade with multiple storefronts through individual signage, entrances, and canopies.
- ▶ Base new development with logical movements to allow intensification over time.

Staff Recommendation

- ▶ Staff recommend **support** for the proposed development permit as it:
 - ▶ Meets majority of OCP Design Guidelines
 - ▶ Aligns with OCP Policy for the Ponds Village Centre