Development Permit

DP23-0002

This permit relates to land in the City of Kelowna municipally known as

500 Asher Road

and legally known as

Lot A Section 26 Township 26 ODYD Plan EPP128601

and permits the land to be used for the following development:

Apartment Housing

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Council Approval:	**July 10th, 2023**
Development Permit Area:	Form and Character
Existing Zone:	UC4 – Rutland Urban Centre
Future Land Use Designation:	UC – Urban Centre

This Development Permit is valid for two (2) years from the date of approval, with no opportunity to extend.

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner:	285 Dougall Road Development Ltd., Inc.No. BC1348727
Applicant:	Steve Belt – Zeidler Architecture

_____

Terry Barton
Development Planning Department Manager
Planning & Development Services

_____

Date of Issuance

ATTACHMENT A
This forms part of application
DP23-0002
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

1. SCOPE OF APPROVAL

This Development Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this permit, noted in the Terms and Conditions below.

The issuance of a permit limits the permit holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific variances have been authorized by the Development Permit. No implied variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

2. CONDITIONS OF APPROVAL

THAT Council authorizes the issuance of Development Permit No. DP23-0002 for Lot A Section 26 Township 26 ODYD Plan EPP128601 located at 500 Asher Road, Kelowna, BC, subject to the following:

a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";

b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";

c) Landscaping to be provided on the land be in accordance with Schedule "C";

d) 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;

e) The applicant be required to make a payment into the Public Amenity & Streetscape Capital Reserve Fund as established by Bylaw No. 12386 in accordance with Table 6.8.a. in Zoning Bylaw No. 12375;

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

3. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property owner of the day. Should the Developer carry out the development as per the conditions of this permit, the security shall be returned to the Developer or his or her designate following proof of Substantial Compliance as defined in Bylaw No. 12310. There is filed accordingly:

a) An Irrevocable Letter of Credit **OR** certified cheque **OR** a Surety Bond in the amount of **$286,743.75**

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

4. PUBLIC AMENITY & STREETSCAPE CAPITAL RESERVE FUND

Public Amenity & Streetscape Capital Reserve Fund Payment in the amount of **$84,780.00** based on a rate of $20.40 per m^2 of lot area, required for 4,155.93 m^2.

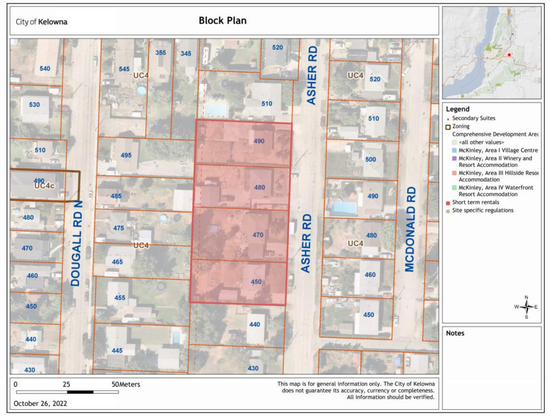
5. INDEMNIFICATION

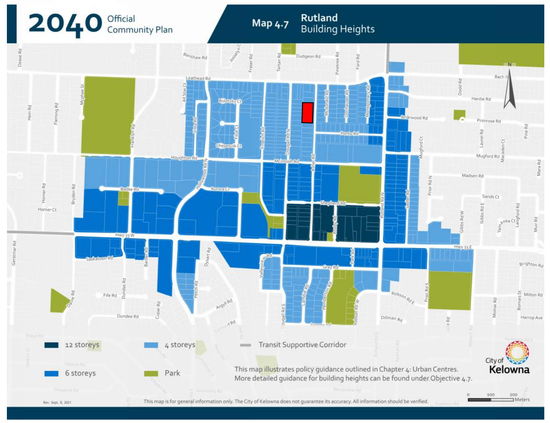
Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.

All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the Landscape Agreement or their designates.





1 DP1.01 **Block Plan**
NOT TO SCALE

PROJECT INFORMATION

OWNER:	
DP APPLICANT:	ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS:	450 - 490 Asher Road
LEGAL ADDRESS:	PLAN KAP12455 LOT 5 SECTION 26 TOWNSHIP 26 PLAN KAP12455 LOT 6 SECTION 26 TOWNSHIP 26 PLAN KAP12455 LOT 7 SECTION 26 TOWNSHIP 26 PLAN KAP12455 LOT 8 SECTION 26 TOWNSHIP 26
PARCEL AREA:	4,155.93 m² / 44,734.06 ft² / 1.03 acre
LANDUSE BYLAW:	ZONING BYLAW - BYLAW NO. 12375
ZONING:	UC4
GENERAL DESCRIPTION:	6 STOREY WOOD-FRAME MULTI-FAMILY BUILDING
PRINCIPAL USES / FLOOR:	RESIDENTIAL
UNIT TYPE BREAKDOWN:	

LEVEL	2 BED UNIT	1 BED+DEN	1 BED UNIT	STUDIO	TOTALS
LEVEL 1	5		18		23
LEVEL 2	7	1	17	1	26
LEVEL 3	7	1	17	1	26
LEVEL 4	7	1	17	1	26
LEVEL 5	7	1	17	1	26
	33	4	86	4	127

CLAUSE	REQUIREMENT	PROVIDED
MAXIMUM SITE COVERAGE: SECTION 14.11 URBAN CENTRE ZONE DEVELOPMENT	RESIDENTIAL STREET MAX. SITE COVERAGE = 85% SITE AREA = 4,155.93 m² SITE COVERAGE = 4,155.93 m² x 0.85 = 3,532.54 m²	BUILDING COVERAGE = 1,844.27 m²
FLOOR AREA RATIO (F.A.R.): (SECTION 14.14 - DENSITY AND HEIGHT)	MAXIMUM BASE DENSITY 1.6 F.A.R. (4 STOREYS) (= 6,685.66 m²) MAXIMUM PUBLIC AMENITY & STREETSCAPE BONUS 1.6 F.A.R. + 0.5 F.A.R. = 2.1 F.A.R. (=8,774.93 m²) NET-AREA IS MEASURED TO THE INSIDE FACE OF THE EXTERIOR WALLS AND CENTRE LINE OF GLAZING	**Level / Area (m²) / Area (ft²)** — **FAR 1.84** LEVEL 1: 1376.0 m² / 14810.9 ft² LEVEL 2: 1566.6 m² / 16863.2 ft² LEVEL 3: 1566.6 m² / 16863.2 ft² LEVEL 4: 1566.6 m² / 16863.2 ft² LEVEL 5: 1566.6 m² / 16863.2 ft² 7642.6 m² / 82263.8 ft²
BUILDING AREA CALCULATIONS	INDUSTRY STANDARD AREA CALCULATIONS –	

LEVEL	GROSS FLOOR AREA m²	GROSS FLOOR AREA ft²	TOTAL (LEASABLE) m²	TOTAL (LEASABLE) ft²
LEVEL 1	1746.43 m²	18798.4 ft²	1416.94 m²	15252 ft²
LEVEL 2	1803.08 m²	19408.2 ft²	1609.93 m²	17329 ft²
LEVEL 3	1803.08 m²	19408.2 ft²	1609.93 m²	17329 ft²
LEVEL 4	1803.08 m²	19408.2 ft²	1609.93 m²	17329 ft²
LEVEL 5	1803.08 m²	19408.2 ft²	1609.93 m²	17329 ft²
GRAND TOTAL	8958.75 m²	96431.2 ft²	7856.64 m²	84568 ft²

SITE COVERAGE: IMPERMEABLE SURFACE	MAX. SITE COVERAGE OF ALL BUILDINGS, STRUCTURES, AND IMERMEABLE SURFACES: = 90% PARCEL AREA x 10% = PERMEABLE SURFACE AREA 4,178.54 m² x 10% = 417.85 m²	PERMEABLE AREA / Area (m²) / Area (ft²) BEYOND P1: 578.58 m² / 6228 ft² INFILTRATION TANK: 65.08 m² / 701 ft² TOTAL: 643.66 m² / 6928 ft² **% PERMEABLE 15.5**
SETBACKS: SECTION 14.11 - DEVELOMENT REGULATIONS	FRONT SETBACK (ASHER RD.): 2 m (GROUND ORIENTED) SIDE SETBACK: 0 m SIDE SETBACK ABOVE 16 m = 4 m REAR SETBACK: 0 m REAR SETBACK ABOVE 16 m = 4 m	FRONT (ASHER RD.) - 3m SIDE (NORTH) - 8.355m SIDE (SOUTH) - 4.278m REAR - 3.295m SIDE/REAR ABOVE 16m - 4m
BUILDING HEIGHT (SECTION 14.14 - DENSITY AND HEIGHT)	MAX. BASE HEIGHT: 4 STOREYS (18 m) MAX. HEIGHT WITH BONUS F.A.R.: 2 ADDITIONAL STOREYS (8 m) = 6 STOREYS (26 m)	6 STOREYS, 18m

AMENITY SPACE: (SECTION 14.11 - DEVELOPMENT REGULATIONS)	THE REQUIRED MINUMUM AMENITY 7.5 m² PER BACHELOR x 4 UNITS = 30m² 15.0 m² PER 1-BED x 90 UNITS = 1,350m² 25.0 m² PER 2-BED OR GREATER x 33 = 825m² TOTAL REQUIRED AMENITY = 2,205m² 4.0 m² / DWELLING UNIT OF COMMON AMENITY SPACE 4 m² x 127 UNIT = 508 m²

Level	TYPE	Area	Area (ft²)
LEVEL 1	COMMON	569.32 m²	6128.1 ft²
LEVEL 1	PRIVATE	164.39 m²	1769.5 ft²
LEVEL 2	PRIVATE	167.25 m²	1800.2 ft²
LEVEL 3	PRIVATE	166.65 m²	1793.8 ft²
LEVEL 4	PRIVATE	166.65 m²	1793.8 ft²
LEVEL 5	PRIVATE	166.90 m²	1796.5 ft²
LEVEL 6	COMMON	924.42 m²	9950.3 ft²
		2325.57 m²	25032.2 ft²

MOTOR VEHICLE PARKING REQUIREMENTS: (Table 8.3.1 - Urban Centre)	MULTI-RESIDENTIAL DEVELOPMENT ## RESIDENT PARKING STALLS PER UNIT 0.8 STALLS / STUDIO UNIT x 4 UNITS = 3.2 0.9 STALLS / 1 BED UNIT x 86 UNITS = 77.4 1.0 STALLS / 2 BED UNIT x 37 UNITS = 37.0 (INCLUDES 1BED+DEN) TOTAL RESIDENTIAL PAKRING STALLS = 117.6 (118) ## VISITOR PARKING STALLS PER UNIT 0.14 STALLS / UNIT x 127 UNITS = 18 TOTAL PARKING STALLS REQUIRED = 136

LEVEL	TYPE	COUNT
P1	BF - STANDARD	3
P1	SMALL	59
P1	STANDARD	46
P1		108
LEVEL 1	BF - VAN	1
LEVEL 1	SMALL	1
LEVEL 1	STANDARD	26
LEVEL 1		28
TOTAL		136

SMALL CAR % 43.7

BICYCLE PARKING REQUIREMENTS: (###)	CLASS I BICYCLE PARKING STALLS REQD: = 0.75 CLASS I BICYCLE STALLS PER UNIT x 127 UNITS = 96 50% OF REQUIRED BICYCLE PARKING TO BE FLOOR MOUNTED (48) CLASS II BICYCLE STALLS PER UNIT = 6 CLASS II BICYCLE STALLS PER ENTRANCE x 1 ENTRANCE = 6	CLASS I BICYCLE STALLS PROVIDED: FLOOR MOUNTED (BIKE ROOM) = 58 WALL MOUNTED (PARKING STALLS) = 46 TOTAL = 104 CLASS II BICYCLE STALLS PROVIDED: FLOOR MOUNTED = 6
LANDSCAPE: TABLE 7.2 TREE SOIL VOLUMES	TREE GROUPINGS: MIN. SOIL VOLUME SINGLE SM. TREE = 15 m³; CLUSTER SM. TREES = 12 m³ SINGLE MED. TREE = 20 m³; CLUSTER MED. TREES = 18 m³ SINGLE LG. TREE = 30 m³; CLUSTER LG. TREES = 25 m³ 1. 1 MED. = 20 m³ 2. 1 LG = 30 m³ 3. 1 SM. + 1 LG. = 12 + 25 = 37 m³ 4. 1 LG = 30 m³ 5. 1 LG = 30 m³ 6. 1 LG = 30 m³ 7. 1 SM. + 1 LG. = 12 + 25 = 37 m³	TREE SOIL VOLUMES: 1. 22.15 m³ 2. 31.97 m³ 3. 45.15 m³ 4. 33 m³ 5. 33 m³ 6. 35 m³ 7. 38.9 m³


5

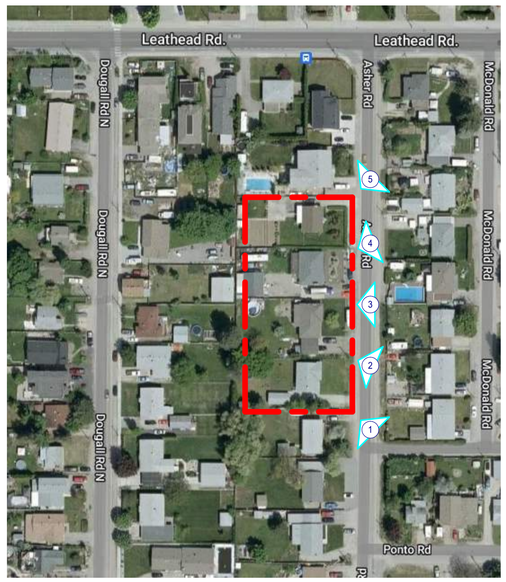

3


1


4


2

2 DP1.01 **Site Photos**
NOT TO SCALE



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TROIKA 20 CELEBRATING 20 YEARS

NOTE

REGISTERED ARCHITECT JAMES D. BROWN 2023-05-24 BRITISH COLUMBIA

SCHEDULE A
This forms part of application
DP23-0002
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

NO.	ISSUE/ REVISION	DATE
C	DEVELOPMENT PERMIT - RESPONSE 2	2023-06-06
B	DEVELOPMENT PERMIT - RESPONSE 1	2023-05-24
A	ISSUED FOR DEVELOPMENT PERMIT	2022-11-30

NOT FOR CONSTRUCTION

PROJECT

ASHER RD.

PROJECT ADDRESS

500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

TITLE

PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

PROJECT NO.	DRAWN	CHECKED
222-051	Author	Checker

DRAWING NO. DP1.01

REVISION NO. C

SITE PLAN OF LOT A SECTION 26 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP128601

CLIENT: TROIKA MANAGEMENT CORP.
PID: 031-947-859

CIVIC ADDRESS: 480 ASHER ROAD, KELOWNA, BC

HORIZONTAL COORDINATE SYSTEM: UTM 11 NAD83(CSRS)
VERTICAL DATUM: CGVD28 (DERIVED FROM CANNET STA BC_KELOWNA)

FIELD SURVEY COMPLETED: MAY 19, 2023

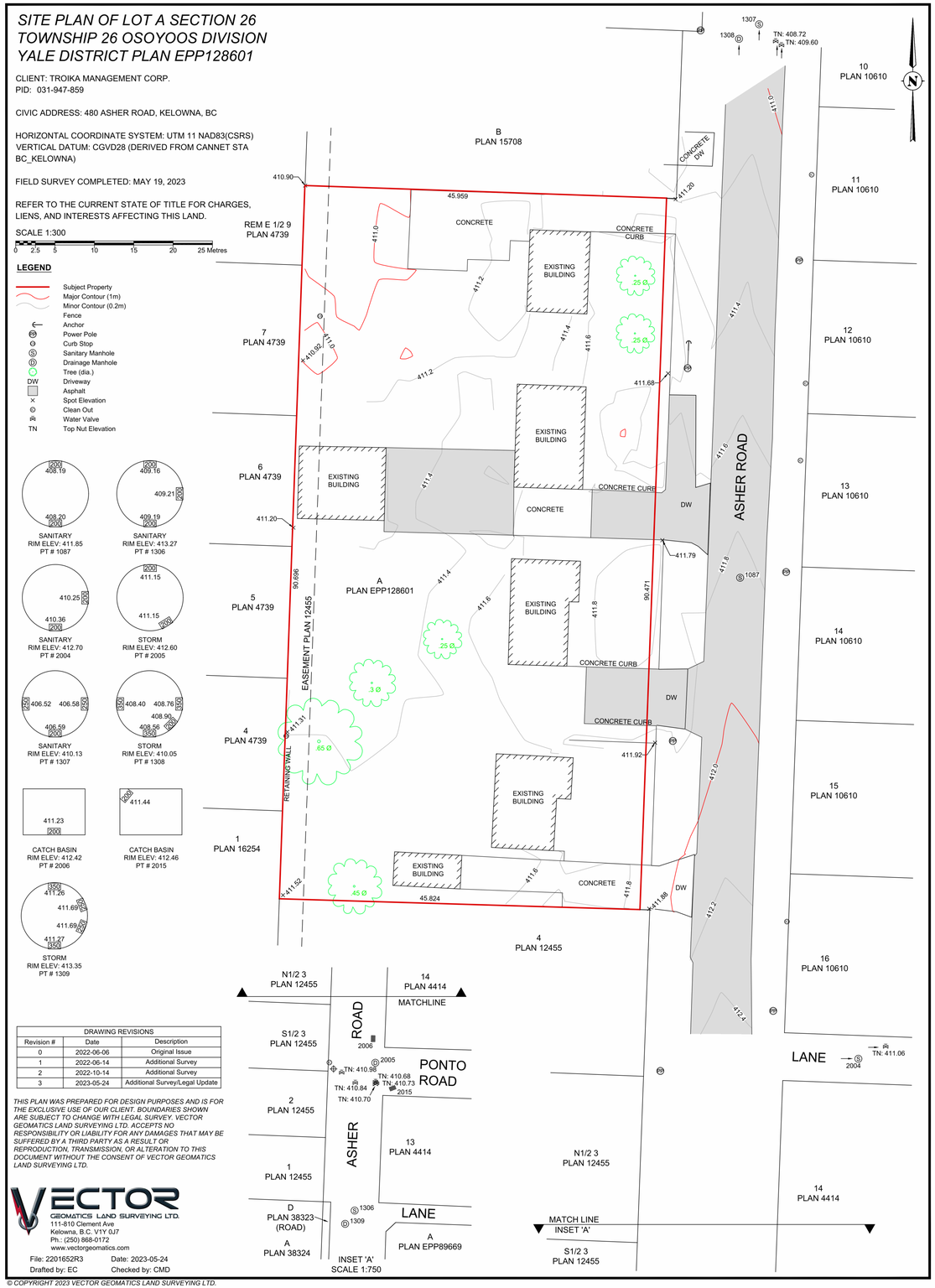
REFER TO THE CURRENT STATE OF TITLE FOR CHARGES, LIENS, AND INTERESTS AFFECTING THIS LAND.

SCALE 1:300

0 2.5 5 10 15 20 25 Metres

LEGEND

- Subject Property
- Major Contour (1m)
- Minor Contour (0.2m)
- Fence
- Anchor
- Power Pole
- Curb Stop
- Sanitary Manhole
- Drainage Manhole
- Tree (dia.)
- DW Driveway
- Asphalt
- Spot Elevation
- Clean Out
- Water Valve
- TN Top Nut Elevation



DRAWING REVISIONS		
Revision #	Date	Description
0	2022-06-06	Original Issue
1	2022-06-14	Additional Survey
2	2022-10-14	Additional Survey
3	2023-05-24	Additional Survey/Legal Update

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111-810 Clement Ave
Kelowna, B.C. V1Y 0J7
Ph.: (250) 868-0172
www.vectorgeomatics.com

File: 2201652R3 Date: 2023-05-24
Drafted by: EC Checked by: CMD

NOTE: ALL INFORMATION OBTAINED FROM SITE SURVEY PERFORMED BY 'VECTOR GEOMATICS AND LAND SURVEYING LTD' ON JUNE 13, 2021 IN ACCORDANCE WITH THE PROVISIONS OF THE SURVEYS ACT. THE LEGAL SURVEY DEPICTED ON THIS SHEET IS FOR REFERENCE ONLY. 'ZEIDLER ARCHITECTURE' ASSUMES NO RESPONSIBILITY FOR THE ACCURACY AND CONTENT OF THIS SURVEY INFORMATION DEPICTED HEREIN

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NOT FOR CONSTRUCTION

PROJECT

ASHER RD.

PROJECT ADDRESS

500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

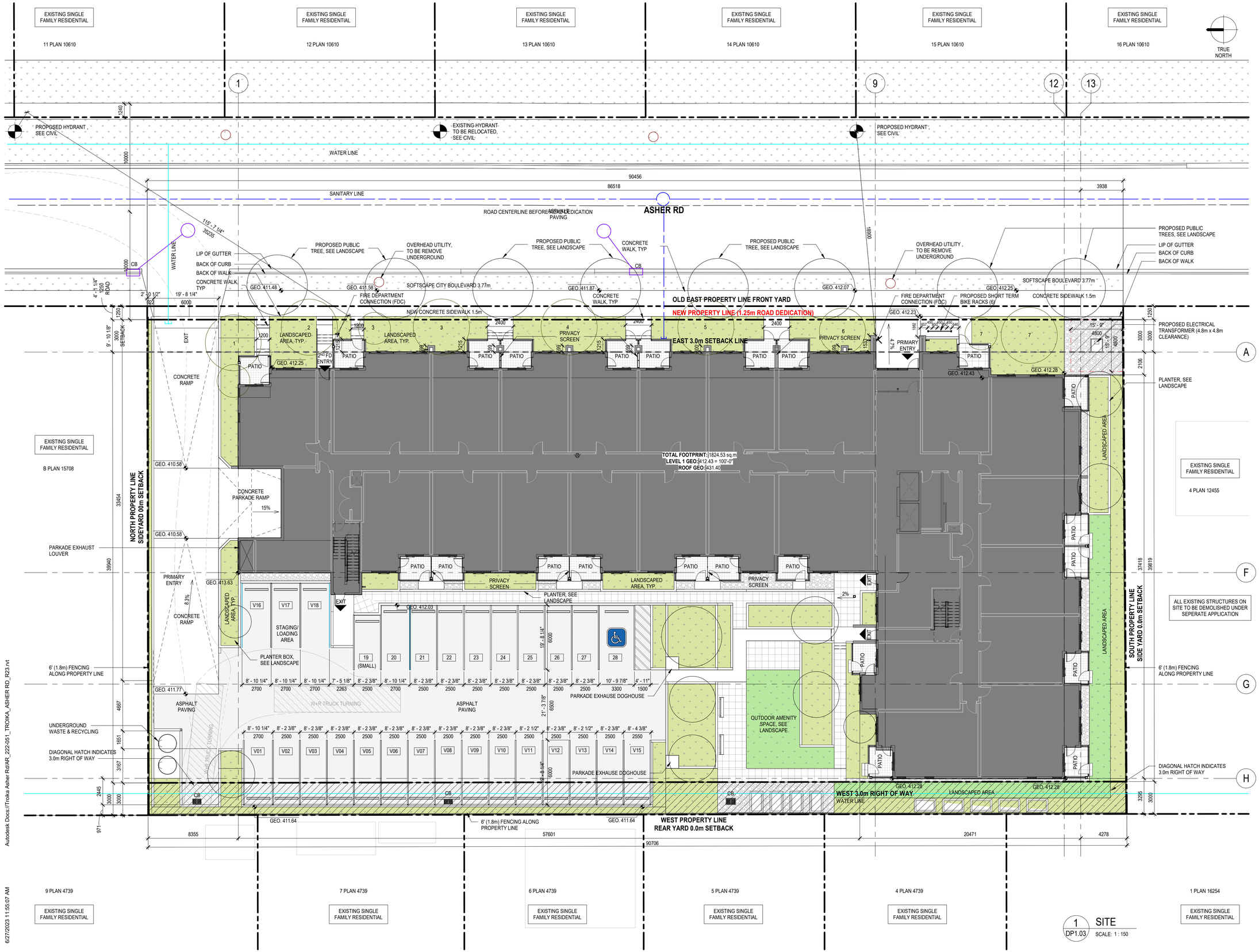
TITLE

SITE SURVEY

PROJECT NO.	DRAWN	CHECKED
222-051	Author	Checker

DRAWING NO. DP1.02

REVISION NO. B



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NOTE

CONTRACTOR MUST CHECK AND VERIFY ALL DIMENSIONS ON THE JOB. ANY DISCREPANCY OR CONTRADICTORY INFORMATION WITHIN THIS SET OF DRAWINGS AND / OR OTHER CONSULTANTS' DRAWINGS MUST BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING.

REGISTERED ARCHITECT JAMES D. BROWN 2023-06-28 BRITISH COLUMBIA

SCHEDULE A
This forms part of application
DP23-0002
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

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C	DEVELOPMENT PERMIT - RESPONSE 2	2023-06-06
B	DEVELOPMENT PERMIT - RESPONSE 1	2023-05-24
A	ISSUED FOR DEVELOPMENT PERMIT	2022-11-30

NOT FOR CONSTRUCTION

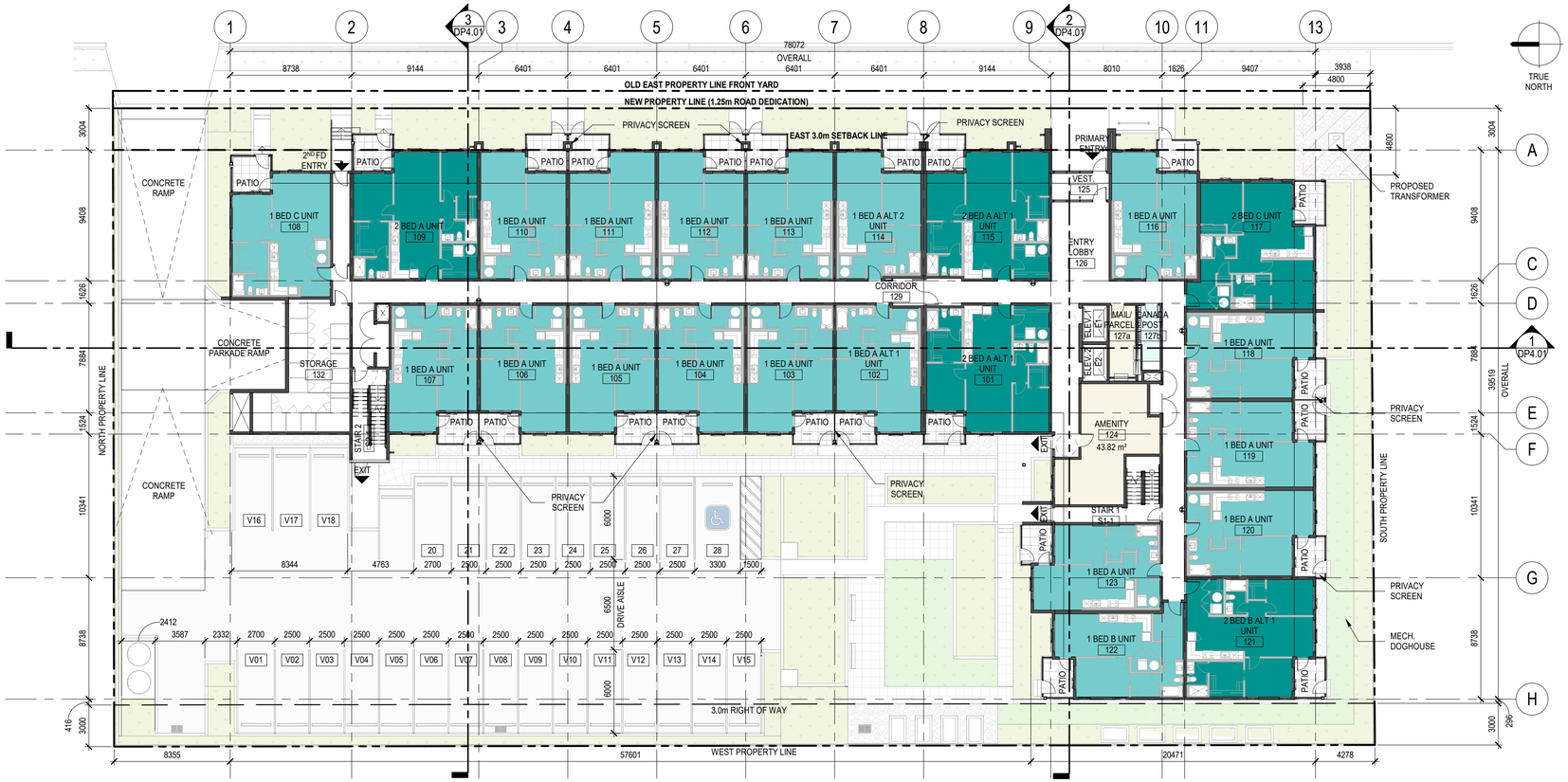
PROJECT
ASHER RD.

PROJECT ADDRESS
500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

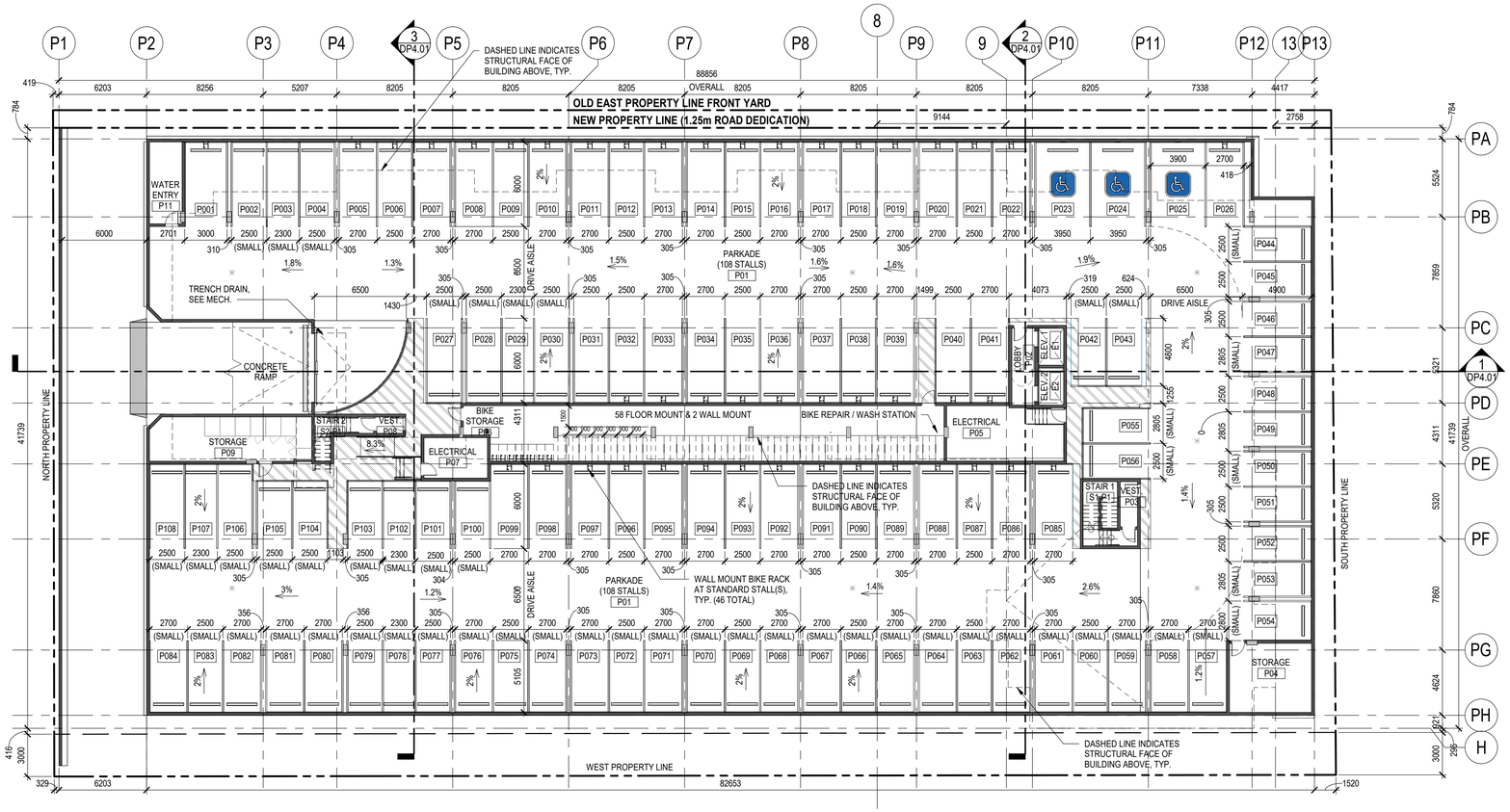
TITLE
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
222-051	Author	Checker

DRAWING NO. DP1.03
REVISION NO. C



2 DP2.01 LEVEL 1
SCALE: 1/16" = 1'-0"



1 DP2.01 PARKADE
SCALE: 1/16" = 1'-0"

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PROJECT
ASHER RD.

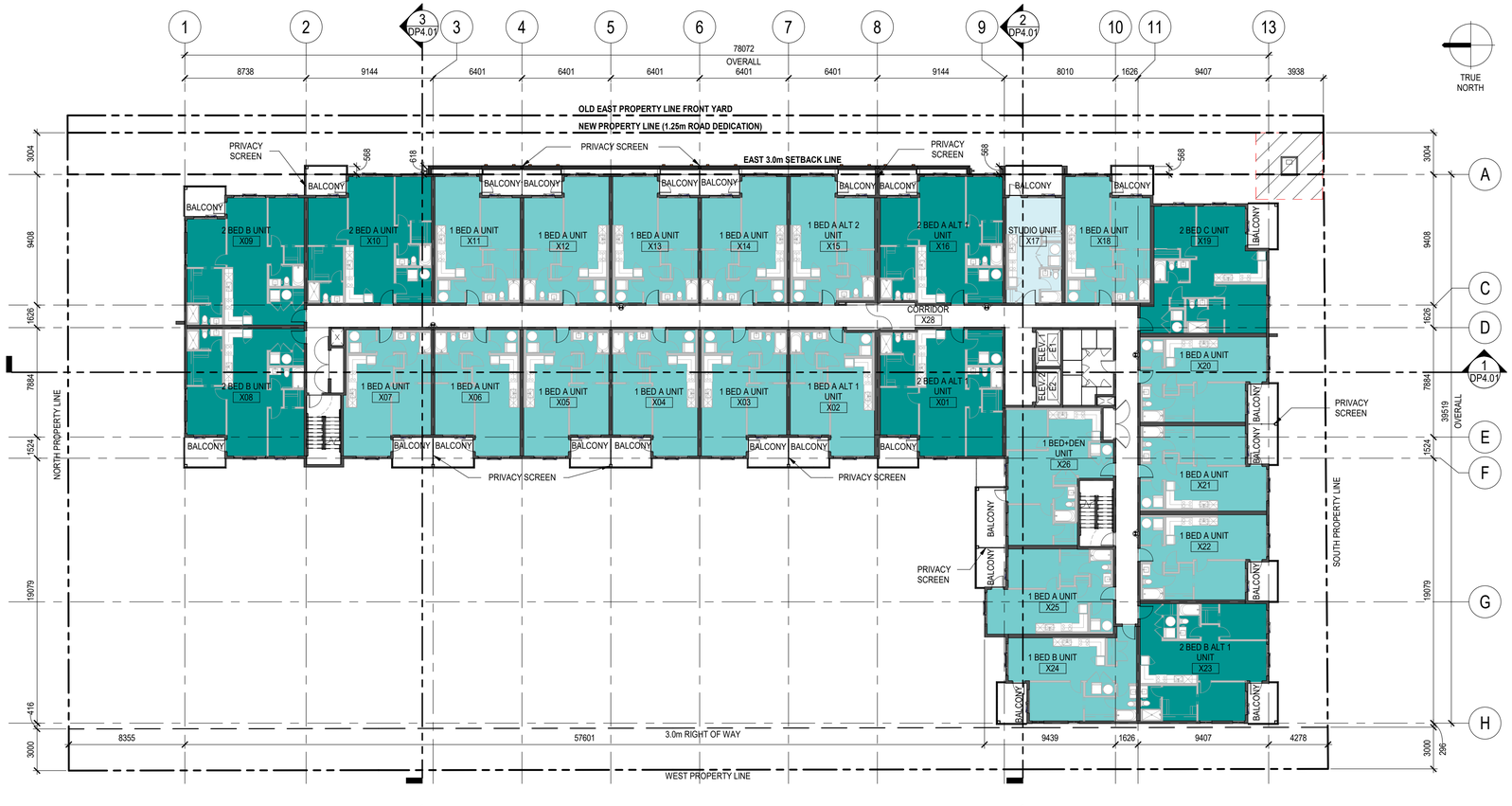
PROJECT ADDRESS
500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

TITLE
FLOOR PLANS - P1 - L1

PROJECT NO.	DRAWN	CHECKED
222-051		

DRAWING NO.
DP2.01

REVISION NO. C



2 DP2.02 LEVEL 3
SCALE: 1/16" = 1'-0"

1 DP2.02 LEVEL 2
SCALE: 1/16" = 1'-0"

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6/27/2023 11:55:18 AM

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TROIKA 20 CELEBRATING 20 YEARS

NOTE

REGISTERED ARCHITECT JAMES D. BROWN 2023-06-28 BRITISH COLUMBIA

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City of Kelowna DEVELOPMENT PLANNING

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A	ISSUED FOR DEVELOPMENT PERMIT	2022-11-30

NOT FOR CONSTRUCTION

PROJECT

ASHER RD.

PROJECT ADDRESS

500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

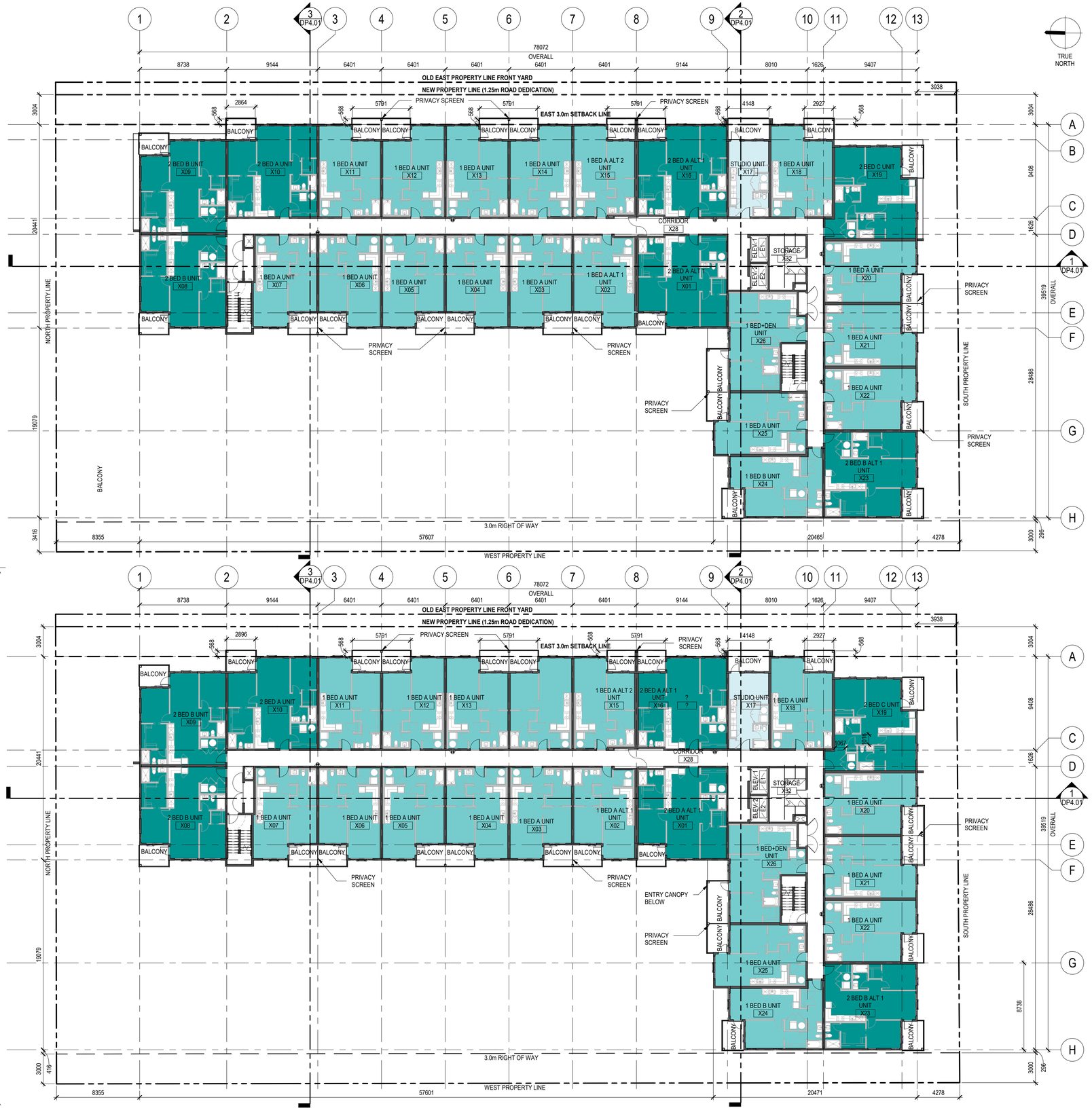
TITLE

FLOOR PLANS - L2 - L3

PROJECT NO.	DRAWN	CHECKED
222-051	Author	Checker

DRAWING NO. DP2.02

REVISION NO. B



2 LEVEL 5
2 DP2.03 SCALE: 1/16" = 1'-0"

1 LEVEL 4
1 DP2.03 SCALE: 1/16" = 1'-0"

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TROIKA 20 CELEBRATING 20 YEARS

NOTE

REGISTERED ARCHITECT JAMES D. BROWN 2023-06-28 BRITISH COLUMBIA

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A	ISSUED FOR DEVELOPMENT PERMIT	2022-11-30

NOT FOR CONSTRUCTION

PROJECT
ASHER RD.

PROJECT ADDRESS
500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

TITLE
FLOOR PLANS - L4 - L5

PROJECT NO.	DRAWN	CHECKED
222-051	Author	Checker

DRAWING NO. DP2.03
REVISION NO. B

1 DP2.04 LEVEL 6
SCALE: 1/16" = 1'-0"

TRUE NORTH

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TROIKA CELEBRATING 20 YEARS

NOTE

REGISTERED ARCHITECT JAMES D. BROWN 2023-06-29 BRITISH COLUMBIA

SCHEDULE A
This forms part of application
DP23-0002
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

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C	DEVELOPMENT PERMIT - RESPONSE 2	2023-06-06
B	DEVELOPMENT PERMIT - RESPONSE 1	2023-05-24
A	ISSUED FOR DEVELOPMENT PERMIT	2022-11-30

NOT FOR CONSTRUCTION

PROJECT

ASHER RD.

PROJECT ADDRESS

500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

TITLE

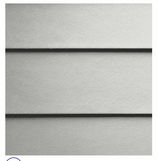
FLOOR PLANS - L6 - ROOF

PROJECT NO.	DRAWN	CHECKED
222-051	Author	Checker

DRAWING NO. DP2.04

REVISION NO. C

MATERIAL LEGEND	
1A	CEMENTITIOUS BOARD CLADDING (HARDIE, SILVER SAND)
1B	CEMENTITIOUS BOARD CLADDING (HARDIE, DRIFTWOOD GREY)
2A	CEMENTITIOUS PANEL CLADDING (HARDIE, SILVER SAND)
2B	CEMENTITIOUS PANEL CLADDING (HARDIE, DRIFTWOOD GREY)
3	WOOD APPARENT CLADDING (WOOD APPEARANCE)
4	CHICAGO BRICK (ANTHRACITE)
9A	DOUBLE GLAZED VINYL WINDOW (WHITE EXTERIOR)
9B	DOUBLE GLAZED VINYL WINDOW (BLACK EXTERIOR)
7A+B	METAL PICKET GUARDRAIL (WHITE+BLACK POWDER COAT)
10	ALUMINUM SOFFIT (WOOD APPEARANCE)


1A


1B


2A

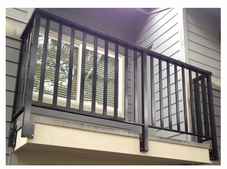

2B


3


6


9A


9B

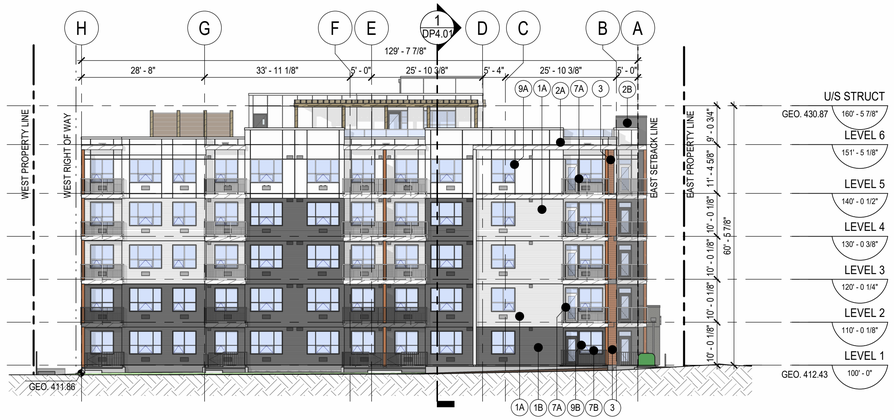

7A+B


10

5 DP3.01 3D PERSPECTIVE - SE ROOF
SCALE: 12" = 1'-0"

3 DP3.01 3D PERSPECTIVE - FRONT
SCALE: 12" = 1'-0"

4 DP3.01 3D PERSPECTIVE - SE CORNER
SCALE: 12" = 1'-0"



2 DP3.01 SOUTH ELEVATION
SCALE: 1 : 200

1 DP3.01 EAST ELEVATION
SCALE: 1 : 200

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Calgary, Alberta T2P 1G7
T 403 233 2525 | zeidler.com

NOTE

REGISTERED ARCHITECT JAMES D. BROWN 2023-05-26 BRITISH COLUMBIA

SCHEDULE B
This forms part of application
DP23-0002
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

NO.	ISSUE/ REVISION	DATE
B	DEVELOPMENT PERMIT - RESPONSE 1	2023-05-24
A	ISSUED FOR DEVELOPMENT PERMIT	2022-11-30

NOT FOR CONSTRUCTION

PROJECT
ASHER RD.

PROJECT ADDRESS
500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

TITLE
ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
222-051	Author	Checker

DRAWING NO. **DP3.01**
REVISION NO. B

MATERIAL LEGEND	
1A	CEMENTITIOUS BOARD CLADDING (HARDIE, SILVER SAND)
1B	CEMENTITIOUS BOARD CLADDING (HARDIE, DRIFTWOOD GREY)
2A	CEMENTITIOUS PANEL CLADDING (HARDIE, SILVER SAND)
2B	CEMENTITIOUS PANEL CLADDING (HARDIE, DRIFTWOOD GREY)
3	WOOD APPARENT CLADDING (WOOD APPEARANCE)
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9A	DOUBLE GLAZED VINYL WINDOW (WHITE EXTERIOR)
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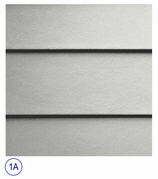
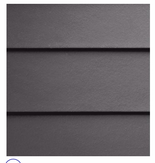
7A+B	METAL PICKET GUARDRAIL (WHITE+BLACK POWDER COAT)
10	ALUMINUM SOFFIT (WOOD APPEARANCE)


1A


1B


2A


2B


3


6


9A

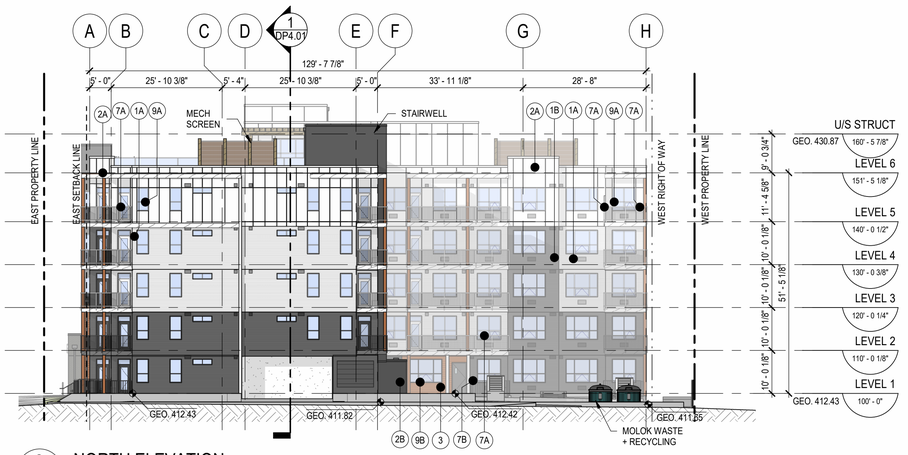

9B


7A+B

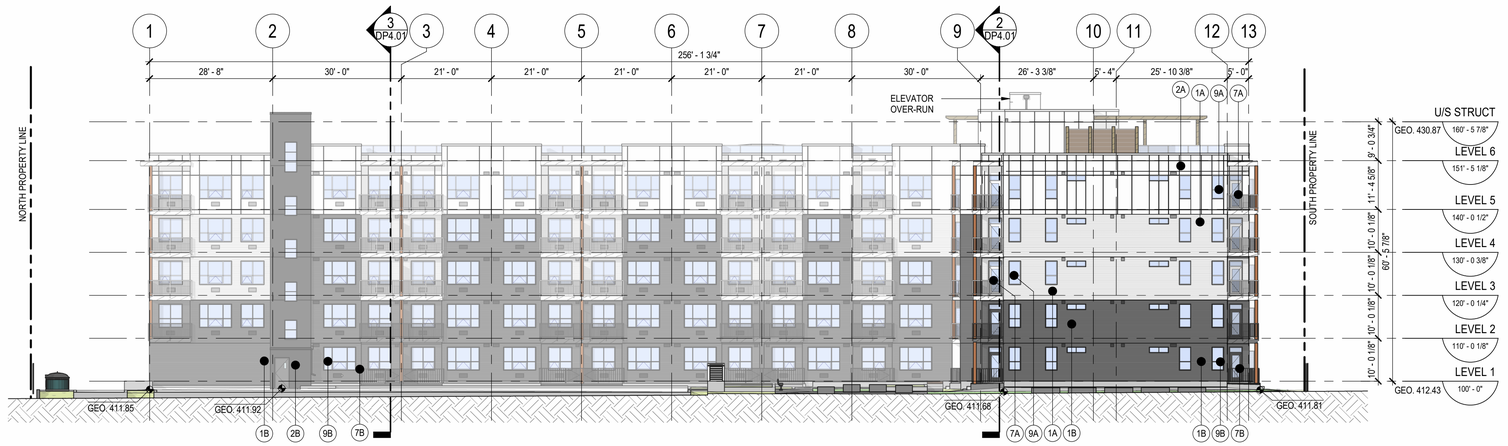

10

4 DP3.02 3D PERSPECTIVE - NE CORNER
SCALE: 12" = 1'-0"

3 DP3.02 3D PERSPECTIVE - NW CORNER
SCALE: 12" = 1'-0"



2 DP3.02 NORTH ELEVATION
SCALE: 1 : 200



1 DP3.02 WEST ELEVATION
SCALE: 1 : 200

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TROIKA CELEBRATING 20 YEARS

NOTE

REGISTERED ARCHITECT JAMES D. BROWN 2023-05-24 BRITISH COLUMBIA

SCHEDULE B
This forms part of application
DP23-0002
Planner Initials TC
City of Kelowna DEVELOPMENT PLANNING

NO.	ISSUE/ REVISION	DATE
B	DEVELOPMENT PERMIT - RESPONSE 1	2023-05-24
A	ISSUED FOR DEVELOPMENT PERMIT	2022-11-30

NOT FOR CONSTRUCTION

PROJECT

ASHER RD.

PROJECT ADDRESS

500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

TITLE

ELEVATIONS

PROJECT NO.	DRAWN	CHECKED
222-051	Author	Checker

DRAWING NO. **DP3.02** REVISION NO. B

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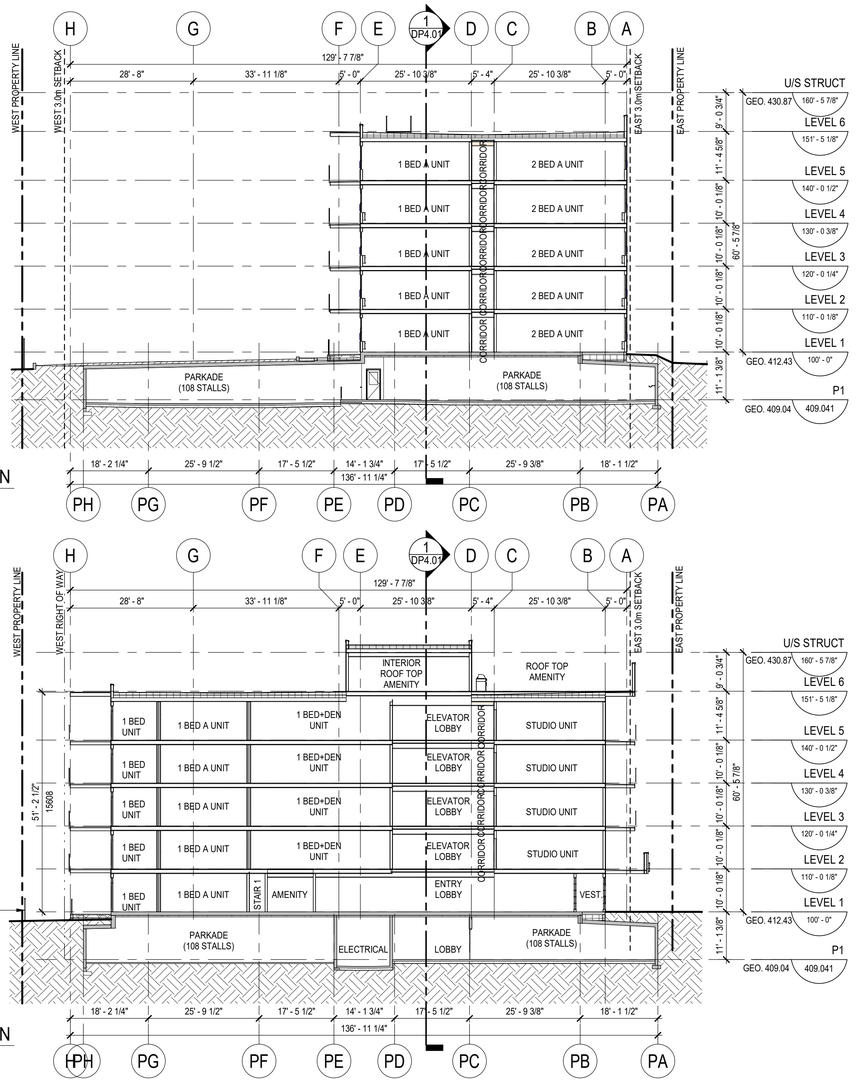
6/7/2023 11:14:48 AM

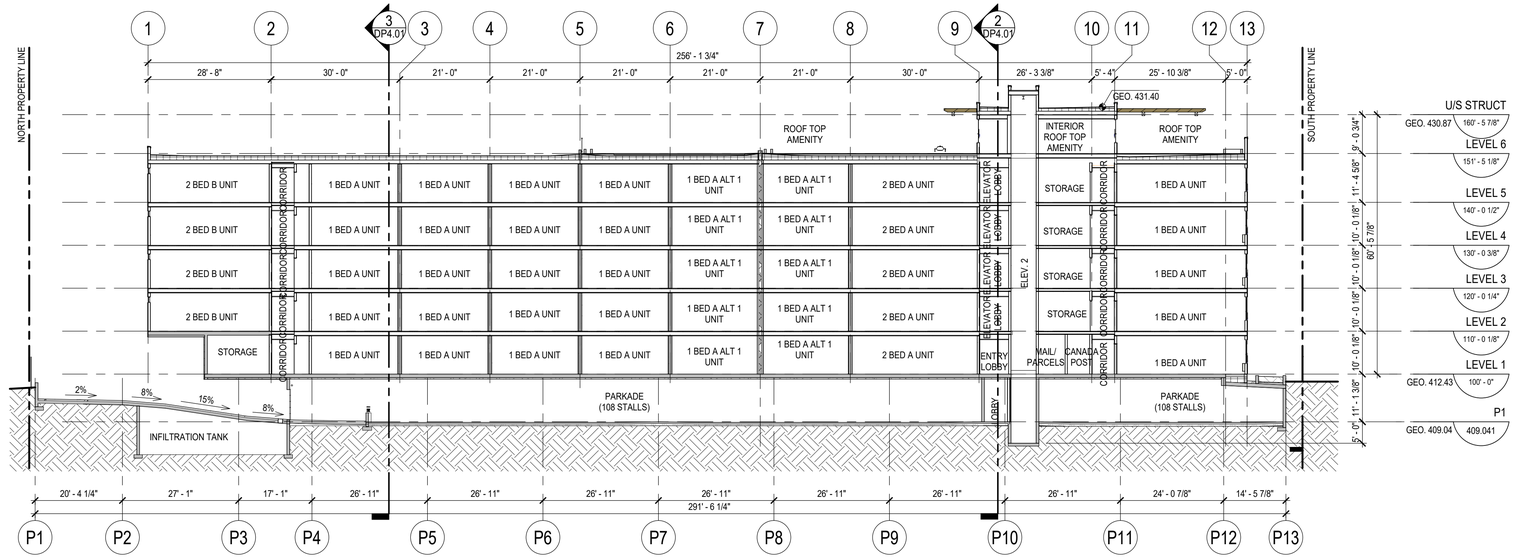


3 DP4.01 BUILDING SECTION

SCALE: 1 : 200

2 DP4.01 BUILDING SECTION

SCALE: 1 : 200



1 DP4.01 BUILDING SECTION

SCALE: 1 : 200

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TROIKA 20 CELEBRATING 20 YEARS

NOTE

REGISTERED ARCHITECT
JAMES D. BROWN
2023-05-24
BRITISH COLUMBIA

SCHEDULE B

This forms part of application
DP23-0002

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

NO.	ISSUE/ REVISION	DATE
B	DEVELOPMENT PERMIT - RESPONSE 1	2023-05-24
A	ISSUED FOR DEVELOPMENT PERMIT	2022-11-30

NOT FOR CONSTRUCTION

PROJECT

ASHER RD.

PROJECT ADDRESS

500 ASHER ROAD
KELOWNA, BRITISH COLUMBIA, V1X 3H7

TITLE

BUILDING SECTIONS

PROJECT NO.	DRAWN	CHECKED
222-051	Author	Checker

DRAWING NO.

DP4.01

REVISION NO.

B

SCHEDULE C

This forms part of application

DP23-0002

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- CONCRETE PAVING (REFER ARCHITECT)
- UNIT PAVERS
- BERGO DECKING MATERIAL
- TOWNHOUSE PATIO (REFER ARCHITECT)
- CRUSHED FINES 75mm DEPTH
- ARTIFICIAL TURF
- SOD PLANTING
- SHRUB PLANTING
- 1.8m SCREEN FENCE (REFER ARCHITECT)
- LANDSCAPE BOULDER
- BIKE RACK

DINING AREA UNDER TRELLIS

GARDEN BOXES

PLANTER WALLS

PLANTING

FULL ON SITE PLANT LIST WITH QUANTITIES - GROUND FLOOR AND 2ND FLOOR

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
	Trees					
6	*Acer palmatum 'Bloodgood'*	'Bloodgood' japanese Maple	6cm Cal	B&B	4.5 x 4.5m	4.5m o/c
2	*Acer rubrum 'Red Rocket'*	'Red Rocket' Maple	6cm Cal	B&B	10 x 4.5m	4.5m o/c
2	*Amalanchier x Grandifolia 'Autumn Brilliance'*	Autumn Brilliance Service Berry	6cm Cal	B&B	4.5 x 4.5m	4.5m o/c
6	*Cercidiphyllum japonicum*	Katsura Tree	6cm Cal	B&B	9 x 12m	12m o/c
1	*Cercis canadensis 'Forest Pansy'*	'Forest Pansy' Redbud	6cm Cal	B&B	6 x 7.5m	7.5m o/c
3	*Syringa reticulata 'Ivory Silk'*	Ivory Silk Tree Lilac	6cm Cal	B&B	6 x 4.5m	4.5m o/c
	Shrubs					
2	*Berberis thunbergii 'Sunsation'*	Sunsation Barberry	#02	Potted	1.2 x 1.2m	1.2m o/c
50	*Buxus 'Green Gem'*	Green Gem Boxwood	#02	Potted	1.2 x 0.9m	0.9m o/c
14	*Cornus alba 'Bailhalo'*	Ivory Halo Dogwood	#02	Potted	1.5 x 1.5m	1.5m o/c
20	*Mahonia repens*	Oregon Grape	#02	Potted	0.6 x 0.9m	1.5m o/c
37	*Rosa 'Morden Blush'*	Morden Blush Rose	#02	Potted	0.9 x 0.9m	0.9m o/c
2	*Sambacus nigra 'Black Lace'*	Black Lace Elderberry	#02	Potted	1.8 x 1.8m	1.8m o/c
17	*Spirea japonica 'Gold Mound'*	Gold Mound Spirea	#02	Potted	0.9 x 1.2m	1.2m o/c
10	*Syringa meyeri 'Miss Kim'*	Miss Kim Lilac	#02	Potted	1.8 x 1.5m	1.5m o/c
19	*Taxus media 'Tauntonii'*	Tauntonii Yew	#02	Potted	1.2 x 1.5m	1.5m o/c
	Ornamental Grasses					
78	*Pennisetum alopecuroides 'Little Bunny'*	Little Bunny Fountain Grass	#01	Potted	0.6 x 0.6m	0.6m o/c
	Perennials					
8	*Geranium sanguineum*	Dwarf Pink Geranium	#01	Potted	0.3 x 0.6m	0.3m o/c
13	*Hydrangea paniculata 'Dharma'*	Dharma Pee Gee Hydrangea	#02	Potted	2.4m x 2.4m	2.4m o/c
10	*Lavendula angustifolia 'Munstead'*	Munstead Lavender	#02	Potted	0.6 x 0.75m	0.75m o/c
9	*Nepetea faassenii 'Walker's Low'*	Walker's Low Catmint	#01	Potted	0.6 x 0.9m	0.9m o/c

NOTES:

1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
2. ALL PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO THE MINIMUM STANDARDS SET OUT IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
3. PLANT MATERIAL SELECTIONS INDICATED HEREIN ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON
4. ALL PLANTING BEDS TO RECIEVE 50mm OF ROCK MULCH.
5. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
6. TREE AMOUNT BASED ON KELOWNA BYLAW CALCULATION OF (1) TREE PER 10m OF FRONTAGE SETBACK (90.4 lm). WITH (9) TREES REQUIRED, 5 LARGE, 2 MEDIUM, 2 SMALL.
7. SOIL DEPTH TO BE AS FOLLOWS:
SHRUB AREAS - 300mm MIN. TREES - 1000mm MIN.
UNLESS OTHERWISE NOTED (IE. ON STRUCTURE)
LAWN AREAS - 150mm MIN.

ctq ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

450 - 490 ASHER ROAD - MULTI-FAMILY DEVELOPMENT

TROIKA MANAGMENT CORP.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS — REGISTERED MEMBER — DAVE JOHNSTON — 385

NORTH

SCALE : 1 : 200

ISSUED FOR :

NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-06-07
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-05-26
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-04-27
0	ISSUED FOR DEVELOPMENT PERMIT	2022-11-28

LANDSCAPE PLAN - ON SITE - GROUND FLOOR

LDP2.1

PROJECT NO. : 22039-10 DATE :2022-11-21

SCHEDULE C

This forms part of application

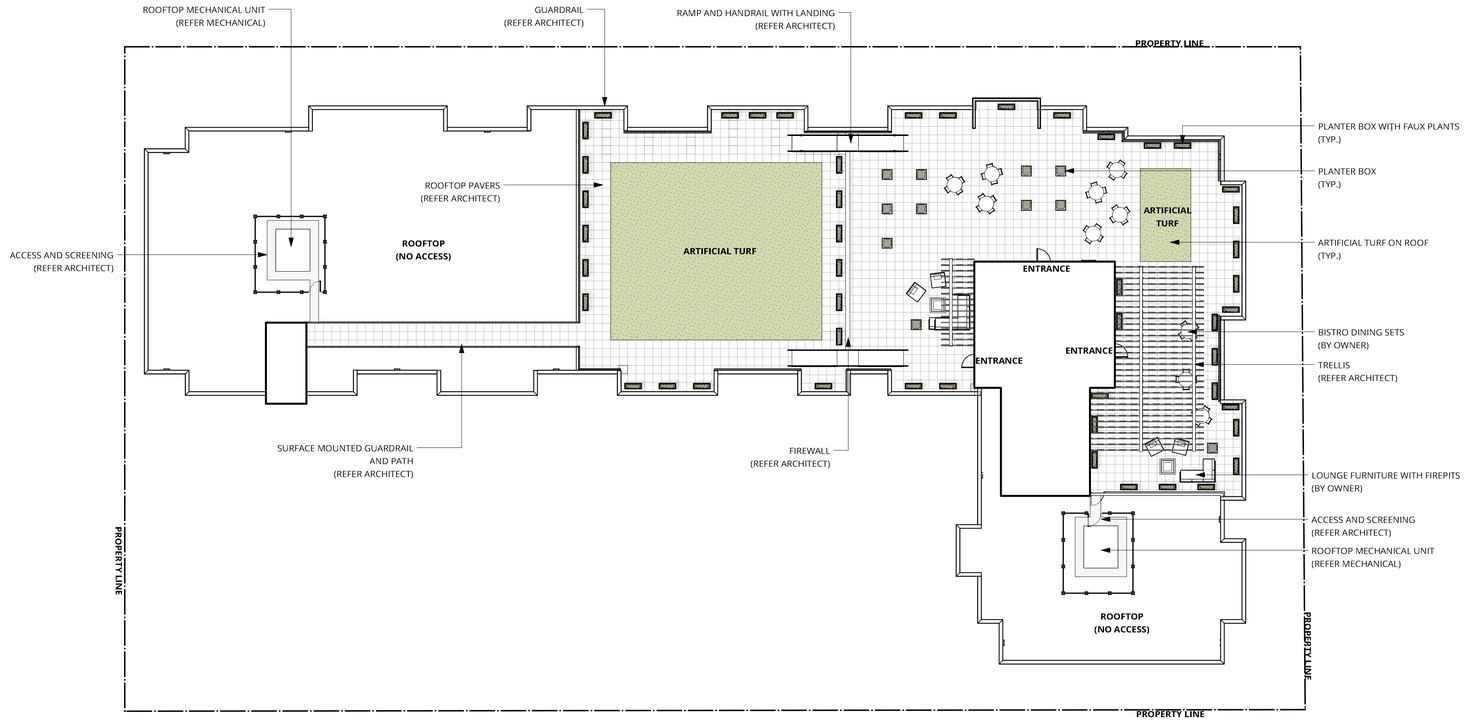
DP23-0002

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

LEGEND:

- PROPERTY LINE
- ROOFTOP PAVERS
- ARTIFICIAL TURF
- PLANTING AREA

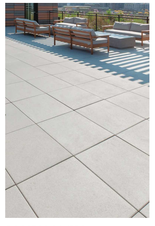


LOUNGE AREA UNDER TRELLIS

ARTIFICIAL TURF AND BBQ AREA

LOUNGE AND FIREPIT AREA

FAUX PLANTS & PLANTER



ROOFTOP PAVERS

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ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

450 - 490 ASHER ROAD - MULTI-FAMILY DEVELOPMENT

TROIKA MANAGMENT CORP.

SEAL

REGISTERED MEMBER BYRON DOUGLAS 2023

NORTH

SCALE : 1 : 200

ISSUED FOR :

NO.	DESCRIPTION	DATE
4	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-06-28
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-06-07
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-05-26
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-04-27
0	ISSUED FOR DEVELOPMENT PERMIT	2022-11-28

LANDSCAPE PLAN- ON SITE - ROOFTOP

LDP2.2

PROJECT NO. : 22039-10 DATE :2023-02-01

SCHEDULE C

This forms part of application

DP23-0002

City of Kelowna
DEVELOPMENT PLANNING

Planner Initials TC

LEGEND:

- PROPOSED TREES
- PROPERTY LINE
- CONCRETE PAVING (REFER ARCHITECT)
- UNIT PAVERS
- BERGO DECKING MATERIAL
- TOWNHOUSE PATIO (REFER ARCHITECT)
- CRUSHED FINES 75mm DEPTH
- ARTIFICIAL TURF
- SOD PLANTING
- SHRUB PLANTING
- 1.8m SCREEN FENCE (REFER ARCHITECT)
- LANDSCAPE BOULDER
- BIKE RACK

FULL OFF SITE PLANT LIST WITH QUANTITIES - GROUND FLOOR AND 2ND FLOOR

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	Mature Plant Size (Ht.xWd.)	SPACING
	Trees					
8	*Acer freemanii 'Jeffersed'*	Autumn Blaze Maple	6cm Cal	B&B	15 x 12m	10m o/c

NOTES:

1. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.
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3. PLANT MATERIAL SELECTIONS INDICATED HEREIN ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON
4. ALL LANDSCAPE AREAS ARE TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. SOIL DEPTH TO BE AS FOLLOWS:
   SHRUB AREAS - 300mm MIN. TREES - 1000mm MIN. UNLESS OTHERWISE NOTED (IE. ON STRUCTURE)
   LAWN AREAS - 150mm MIN.

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ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

450 - 490 ASHER ROAD - MULTI-FAMILY DEVELOPMENT

TROIKA MANAGMENT CORP.

SEAL

NORTH

SCALE : 1 : 200

ISSUED FOR :

NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-06-07
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-05-26
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-04-27
0	ISSUED FOR DEVELOPMENT PERMIT	2022-11-28

LANDSCAPE PLAN - OFF SITE - GROUND FLOOR

LDP3.1

PROJECT NO. : 22039-10 DATE :2022-11-21

SCHEDULE C

This forms part of application

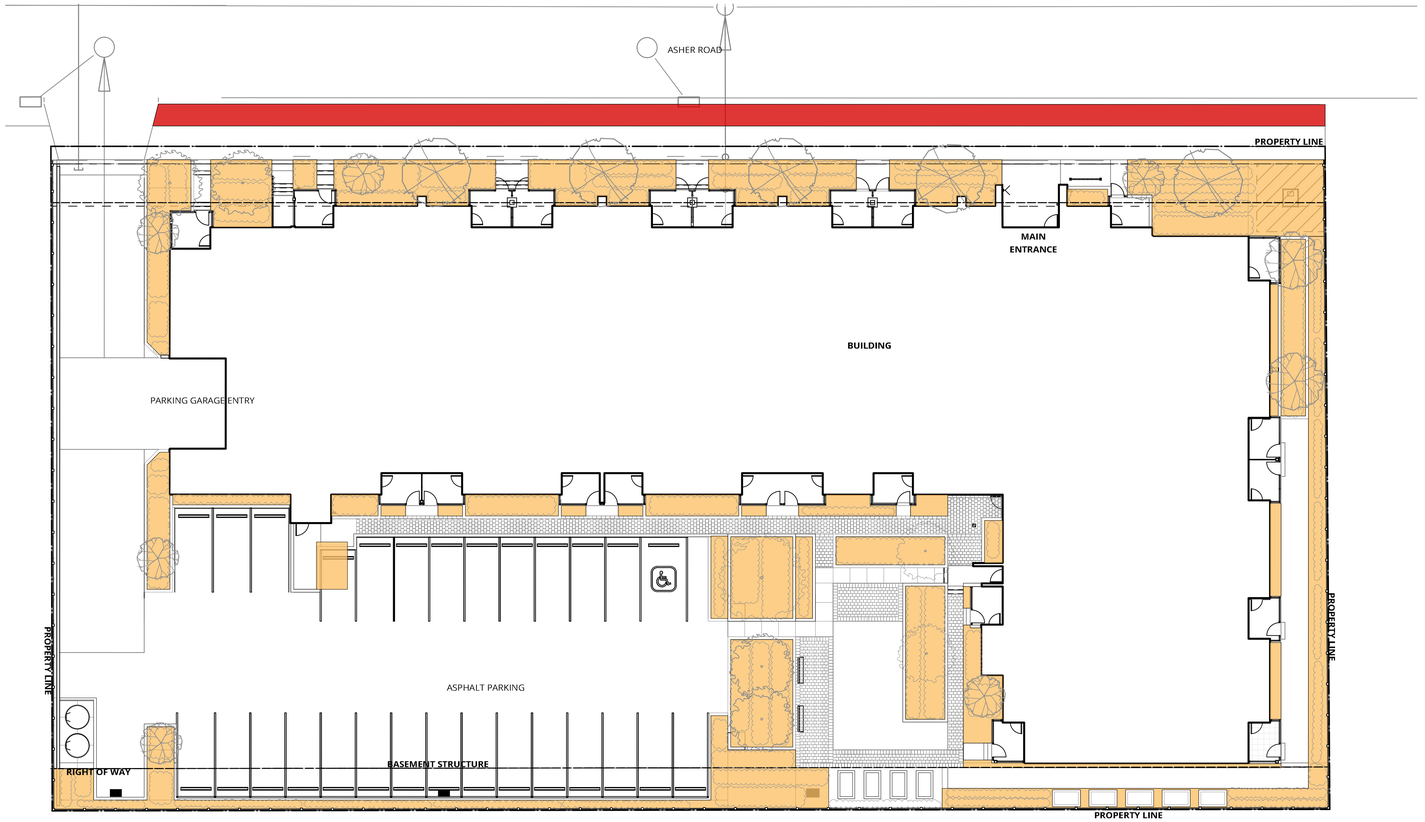
DP23-0002

Planner Initials TC

City of Kelowna
DEVELOPMENT PLANNING

LEGEND:

- LOW WATER REQUIREMENTS GRASSES / PERENNIALS
- MEDIUM WATER REQUIREMENTS SHRUBS
- HIGH WATER REQUIREMENTS SOD



ctq
ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

450 - 490 ASHER ROAD - MULTI-FAMILY DEVELOPMENT

TROIKA MANAGMENT CORP.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
DAVE JOHNSTON
385

NORTH

SCALE : 1 : 200

NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-06-07
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-05-26
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-04-27
0	ISSUED FOR DEVELOPMENT PERMIT	2022-11-28

ISSUED FOR :

WATER CONSERVATION PLAN - GROUND FLOOR

LDP4.1

PROJECT NO. : 22039-10 DATE :2022-11-21

SCHEDULE C

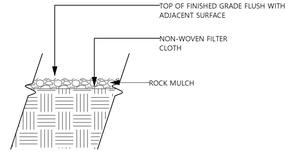
This forms part of application

DP23-0002

Planner Initials TC

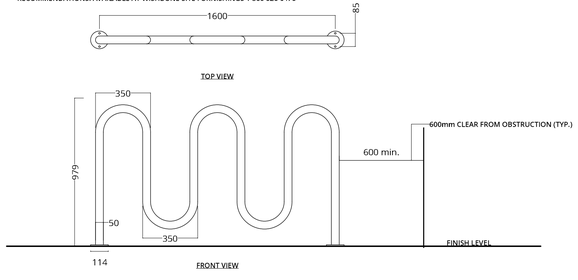
City of Kelowna
DEVELOPMENT PLANNING

NOTES:
ROCK MULCH TO BE BROWN SUGAR 1" TO 2" CLEAR CRUSH. AVAILABLE FROM BC ROCKS 250 862 0862 OR APPROVED EQUAL.



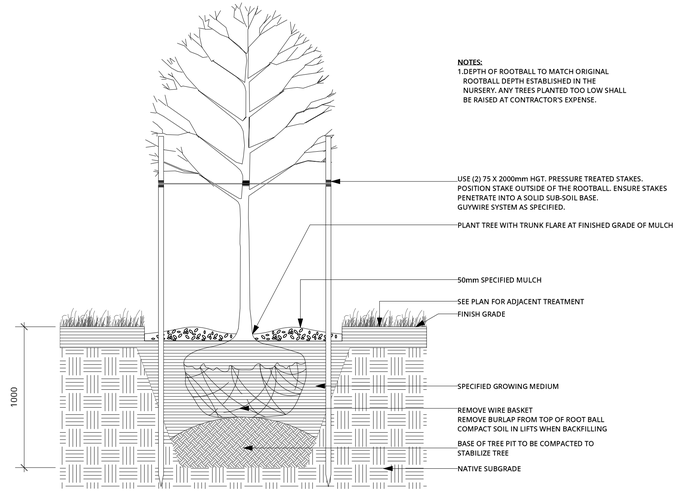
1 LDP5.1 ROCK MULCH - SECTION
NTS

NOTES:
1. BIKE RACK TO BE SURF BIKE RACK MODEL "SPBRP-7" (UP TO 7 SPACE) COLOUR-BLACK SURFACE MOUNTED WITH TAMPER RESISTANT BOLTS PER MANUFACTURER'S RECOMMENDATIONS. AVAILABLE AT WISHBONE SITE FURNISHINGS 1 866 626 0476



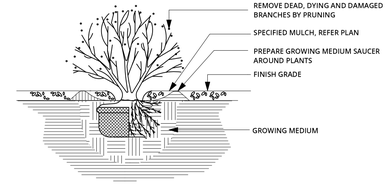
2 LDP5.1 BIKE RACK - ELEVATION
NTS

NOTES:
1.DEPTH OF ROOTBALL TO MATCH ORIGINAL ROOTBALL DEPTH ESTABLISHED IN THE NURSERY. ANY TREES PLANTED TOO LOW SHALL BE RAISED AT CONTRACTOR'S EXPENSE.



3 LDP5.1 TREE PLANTING - SECTION
NTS

NOTES:
1. REMOVE CONTAINER WITHOUT DISTURBING THE ROOT SYSTEM OF THE PLANT.
2. CONTRACTOR TO ALLOW FOR SETTLEMENT WHEN PLANTING.



4 LDP5.1 SHRUB PLANTING - SECTION
NTS

ctq ENGINEERING
LANDSCAPE ARCHITECTURE
URBAN PLANNING

450 - 490 ASHER ROAD - MULTI-FAMILY DEVELOPMENT

TROIKA MANAGMENT CORP.

SEAL

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
DAVE JOHNSTON
365

SCALE : AS SHOWN

ISSUED FOR :

NO.	DESCRIPTION	DATE
3	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-06-07
2	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-05-26
1	RE-ISSUED FOR DEVELOPMENT PERMIT	2023-04-27
0	ISSUED FOR DEVELOPMENT PERMIT	2022-11-28

LANDSCAPE DETAILS

LDP5.1

PROJECT NO. : 22039-10 DATE :2023-02-01

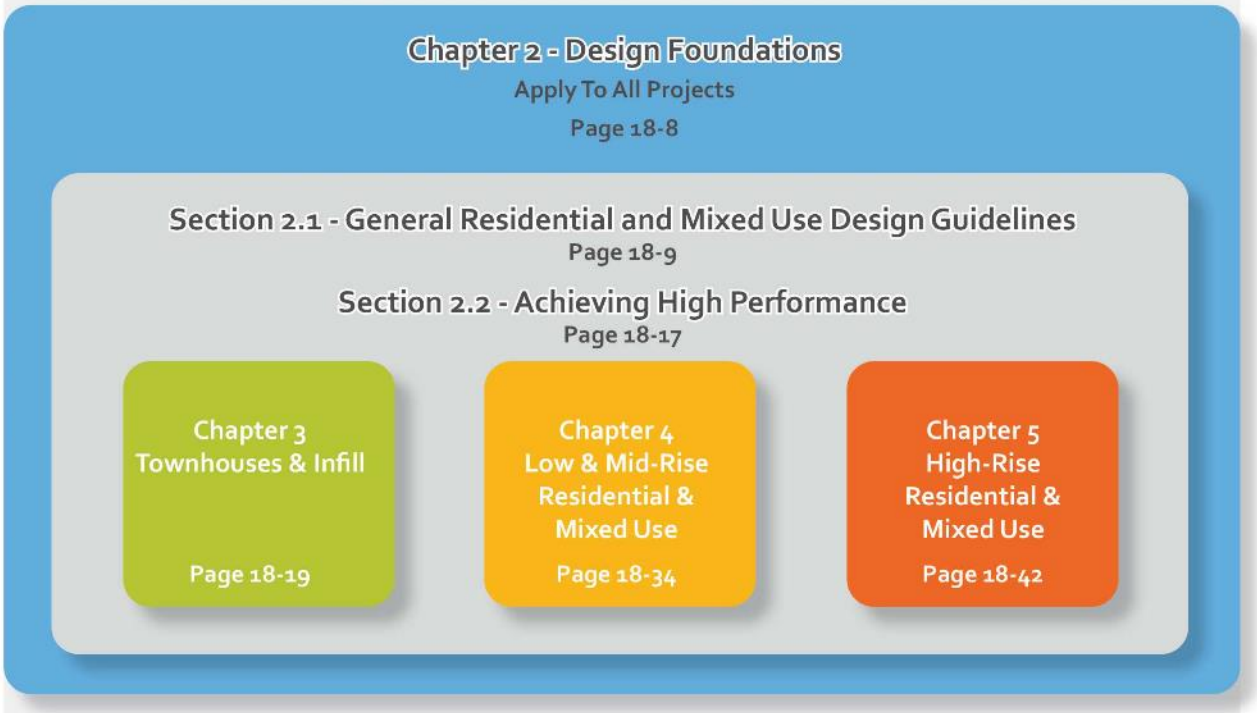
FORM & CHARACTER – DEVELOPMENT PERMIT GUIDELINES

Chapter 2 - The Design Foundations : apply to all projects and provide the overarching principles for supporting creativity, innovation and design excellence in Kelowna.

- Facilitate Active Mobility
- Use Placemaking to Strengthen Neighbourhood Identity
- Create Lively and Attractive Streets & Public Spaces
- Design Buildings to the Human Scale
- Strive for Design Excellence

The General Residential and Mixed Use Guidelines : provide the key guidelines that all residential and mixed use projects should strive to achieve to support the Design Foundations.

- The General Guidelines are supplement by typology-specific guidelines (e.g., Townhouses & Infill on page 18-19, High-Rise Residential and Mixed-Use on page 18-42), which provide additional guidance about form and character.



*Note: Refer to the Design Foundations and the Guidelines associated with the specific building typology.

Consideration has been given to the following guidelines as identified in Chapter 18 of the City of Kelowna 2040 Official Community Plan:

SECTION 2.0: GENERAL RESIDENTIAL AND MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
2.1 General residential & mixed use guidelines						
2.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Orient primary building facades and entries to the fronting street or open space to create street edge definition and activity.						✓
b. On corner sites, orient building facades and entries to both fronting streets.	✓					
c. Minimize the distance between the building and the sidewalk to create street definition and a sense of enclosure.						✓
d. Locate and design windows, balconies, and street-level uses to create active frontages and 'eyes on the street', with additional glazing and articulation on primary building facades.						✓
e. Ensure main building entries are clearly visible with direct sight lines from the fronting street.						✓
f. Avoid blank, windowless walls along streets or other public open spaces.						✓
g. Avoid the use of roll down panels and/or window bars on retail and commercial frontages that face streets or other public open spaces.	✓					
h. In general, establish a street wall along public street frontages to create a building height to street width ration of 1:2, with a minimum ration of 11:3 and a maximum ration of 1:1.75. • Wider streets (e.g. transit corridors) can support greater streetwall heights compared to narrower streets (e.g. local streets); • The street wall does not include upper storeys that are setback from the primary frontage; and • A 1:1 building height to street width ration is appropriate for a lane of mid-block connection condition provided the street wall height is no greater than 3 storeys.						✓
2.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Provide a transition in building height from taller to shorter buildings both within and adjacent to the site with consideration for future land use direction.			✓			
b. Break up the perceived mass of large buildings by incorporating visual breaks in facades.						✓
c. Step back the upper storeys of buildings and arrange the massing and siting of buildings to: • Minimize the shadowing on adjacent buildings as well as public and open spaces such as sidewalks, plazas, and courtyards; and • Allow for sunlight onto outdoor spaces of the majority of ground floor units during the winter solstice.						✓

2.1.3 Site Planning	N/A	1	2	3	4	5
a. Site and design buildings to respond to unique site conditions and opportunities, such as oddly shaped lots, location at prominent intersections, framing of important open spaces, corner lots, sites with buildings that terminate a street end view, and views of natural features.	✓					
b. Use Crime Prevention through Environmental Design (CPTED) principles to better ensure public safety through the use of appropriate lighting, visible entrances, opportunities for natural surveillance, and clear sight lines for pedestrians.						✓
c. Limit the maximum grades on development sites to 30% (3:1)						✓
d. Design buildings for 'up-slope' and 'down-slope' conditions relative to the street by using strategies such as: • Stepping buildings along the slope, and locating building entrances at each step and away from parking access where possible; • Incorporating terracing to create usable open spaces around the building • Using the slope for under-building parking and to screen service and utility areas; • Design buildings to access key views; and • Minimizing large retaining walls (retaining walls higher than 1 m should be stepped and landscaped).						✓
e. Design internal circulation patterns (street, sidewalks, pathways) to be integrated with and connected to the existing and planed future public street, bicycle, and/or pedestrian network.						✓
f. Incorporate easy-to-maintain traffic calming features, such as on-street parking bays and curb extensions, textured materials, and crosswalks.					✓	
g. Apply universal accessibility principles to primary building entries, sidewalks, plazas, mid-block connections, lanes, and courtyards through appropriate selection of materials, stairs, and ramps as necessary, and the provision of wayfinding and lighting elements.					✓	
2.1.4 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Locate off-street parking and other 'back-of-house' uses (such as loading, garbage collection, utilities, and parking access) away from public view.						✓
b. Ensure utility areas are clearly identified at the development permit stage and are located to not unnecessarily impact public or common open spaces.					✓	
c. Avoid locating off-street parking between the front façade of a building and the fronting public street.						✓
d. In general, accommodate off-street parking in one of the following ways, in order of preference: • Underground (where the high water table allows) • Parking in a half-storey (where it is able to be accommodated to not negatively impact the street frontage);						✓

• Garages or at-grade parking integrated into the building (located at the rear of the building); and • Surface parking at the rear, with access from the lane or secondary street wherever possible.						
e. Design parking areas to maximize rainwater infiltration through the use of permeable materials such as paving blocks, permeable concrete, or driveway planting strips.				✓		
f. In cases where publicly visible parking is unavoidable, screen using strategies such as: • Landscaping; • Trellises; • Grillwork with climbing vines; or • Other attractive screening with some visual permeability.	✓					
g. Provide bicycle parking at accessible locations on site, including: • Covered short-term parking in highly visible locations, such as near primary building entrances; and • Secure long-term parking within the building or vehicular parking area.						✓
h. Provide clear lines of site at access points to parking, site servicing, and utility areas to enable casual surveillance and safety.						✓
i. Consolidate driveway and laneway access points to minimize curb cuts and impacts on the pedestrian realm or common open spaces.						✓
j. Minimize negative impacts of parking ramps and entrances through treatments such as enclosure, screening, high quality finishes, sensitive lighting and landscaping.					✓	
2.1.5 Streetscapes, Landscapes, and Public Realm Design	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Site buildings to protect mature trees, significant vegetation, and ecological features.		✓				
b. Locate underground parkades, infrastructure, and other services to maximize soil volumes for in-ground plantings.						✓
c. Site trees, shrubs, and other landscaping appropriately to maintain sight lines and circulation.						✓
d. Design attractive, engaging, and functional on-site open spaces with high quality, durable, and contemporary materials, colors, lighting, furniture, and signage.					✓	
e. Ensure site planning and design achieves favourable microclimate outcomes through strategies such as: • Locating outdoor spaces where they will receive ample sunlight throughout the year; • Using materials and colors that minimize heat absorption; • Planting both evergreen and deciduous trees to provide a balance of shading in the summer and solar access in the winter; and • Using building mass, trees and planting to buffer wind.						✓
f. Use landscaping materials that soften development and enhance the public realm.						✓

g. Plant native and/or drought tolerant trees and plants suitable for the local climate.						✓
h. Select trees for long-term durability, climate and soil suitability, and compatibility with the site's specific urban conditions.						✓
i. Design sites and landscapes to maintain the pre-development flows through capture, infiltration, and filtration strategies, such as the use of rain gardens and permeable surfacing.						✓
j. Design sites to minimize water use for irrigation by using strategies such as: • Designing planting areas and tree pits to passively capture rainwater and stormwater run-off; and • Using recycled water irrigation systems.				✓		
k. Create multi-functional landscape elements wherever possible, such as planting areas that also capture and filter stormwater or landscape features that users can interact with.						✓
l. Select materials and furnishings that reduce maintenance requirements and use materials and site furnishings that are sustainably sourced, re-purposed or 100% recycled.						✓
m. Use exterior lighting to complement the building and landscape design, while: • Minimizing light trespass onto adjacent properties; • Using full cut-off lighting fixtures to minimize light pollution; and • Maintaining lighting levels necessary for safety and visibility.						✓
n. Employ on-site wayfinding strategies that create attractive and appropriate signage for pedestrians, cyclists, and motorists using a 'family' of similar elements.				✓		
2.1.6 Building Articulation, Features and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Express a unified architectural concept that incorporates variation in façade treatments. Strategies for achieving this include: • Articulating facades by stepping back or extending forward a portion of the façade to create a series of intervals or breaks; • Repeating window patterns on each step-back and extension interval; • Providing a porch, patio, or deck, covered entry, balcony and/or bay window for each interval; and • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce each interval.				✓		
b. Incorporate a range of architectural features and details into building facades to create visual interest, especially when approached by pedestrians. Include architectural features such as: bay windows and balconies; corner feature accents, such as turrets or cupolas; variations in roof height, shape and detailing; building entries; and canopies and overhangs. Include architectural details such as: Masonry such as tiles, brick, and stone; siding including score lines and varied materials to distinguish between floors; articulation of columns and pilasters;					✓	

ornamental features and art work; architectural lighting; grills and railings; substantial trim details and moldings / cornices; and trellises, pergolas, and arbors.						
c. Design buildings to ensure that adjacent residential properties have sufficient visual privacy (e.g. by locating windows to minimize overlook and direct sight lines into adjacent units), as well as protection from light trespass and noise.				✓		
d. Design buildings such that their form and architectural character reflect the buildings internal function and use.						✓
e. Incorporate substantial, natural building materials such as masonry, stone, and wood into building facades.			✓			
f. Provide weather protection such as awnings and canopies at primary building entries.						✓
g. Place weather protection to reflect the building's architecture.						✓
h. Limit signage in number, location, and size to reduce visual clutter and make individual signs easier to see.						✓
i. Provide visible signage identifying building addresses at all entrances.						✓

SECTION 4.0: LOW & MID-RISE RESIDENTIAL MIXED USE						
RATE PROPOSALS COMPLIANCE TO PERTINENT GUIDELINE *(1 is least complying & 5 is highly complying)*	**N/A**	**1**	**2**	**3**	**4**	**5**
4.1 Low & mid-rise residential & mixed use guidelines						
4.1.1 Relationship to the Street	**N/A**	**1**	**2**	**3**	**4**	**5**
i. Ensure lobbies and main building entries are clearly visible from the fronting street.						✓
j. Avoid blank walls at grade wherever possible by: • Locating enclosed parking garages away from street frontages or public open spaces; • Using ground-oriented units or glazing to avoid creating dead frontages; and • When unavoidable, screen blank walls with landscaping or incorporate a patio café or special materials to make them more visually interesting.						✓
Residential & Mixed Use Buildings						
k. Set back residential buildings on the ground floor between 3-5 m from the property line to create a semi-private entry or transition zone to individual units and to allow for an elevated front entryway or raised patio. • A maximum 1.2 m height (e.g. 5-6 steps) is desired for front entryways. • Exceptions can be made in cases where the water table requires this to be higher. In these cases, provide a larger patio and screen parking with ramps, stairs and landscaping.						✓

l. Incorporate individual entrances to ground floor units accessible from the fronting street or public open spaces.						✓
m. Site and orient buildings so that windows and balconies overlook public streets, parks, walkways, and shared amenity spaces while minimizing views into private residences.				✓		
4.1.2 Scale and Massing	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Residential building facades should have a maximum length of 60 m. A length of 40 m is preferred.			✓			
b. Residential buildings should have a maximum width of 24 m.				✓		
c. Buildings over 40 m in length should incorporate a significant horizontal and vertical break in the façade.				✓		
d. For commercial facades, incorporate a significant break at intervals of approximately 35 m.	✓					
4.1.3 Site Servicing, Access, and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. On sloping sites, floor levels should step to follow natural grade and avoid the creation of blank walls.						✓
b. Site buildings to be parallel to the street and to have a distinct front-to-back orientation to public street and open spaces and to rear yards, parking, and/or interior court yards: • Building sides that interface with streets, mid-block connections and other open spaces and should positively frame and activate streets and open spaces and support pedestrian activity; and • Building sides that are located away from open spaces (building backs) should be designed for private/shared outdoor spaces and vehicle access.						✓
c. Break up large buildings with mid-block connections which should be publicly-accessible wherever possible.				✓		
d. Ground floors adjacent to mid-block connections should have entrances and windows facing the mid-block connection.	✓					
4.1.4 Site Servicing, Access and Parking	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Vehicular access should be from the lane. Where there is no lane, and where the re-introduction of a lane is difficult or not possible, access may be provided from the street, provided: • Access is from a secondary street, where possible, or from the long face of the block; • Impacts on pedestrians and the streetscape is minimised; and • There is no more than one curb cut per property.						✓
b. Above grade structure parking should only be provided in instances where the site or high water table does not allow for other parking forms and should be screened from public view with active retail uses, active residential uses, architectural or landscaped screening elements.					✓	
c. Buildings with ground floor residential may integrate half-storey underground parking to a maximum of 1.2 m above grade, with the following considerations:						✓

• Semi-private spaces should be located above to soften the edge and be at a comfortable distance from street activity; and • Where conditions such as the high water table do not allow for this condition, up to 2 m is permitted, provided that entryways, stairs, landscaped terraces, and patios are integrated and that blank walls and barriers to accessibility are minimized.						
4.1.5 Publicly-Accessible and Private Open Spaces	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Integrate publicly accessible private spaces (e.g. private courtyards accessible and available to the public) with public open areas to create seamless, contiguous spaces.		✓				
b. Locate semi-private open spaces to maximize sunlight penetration, minimize noise disruptions, and minimize 'overlook' from adjacent units.						✓
Outdoor amenity areas						
c. Design plazas and urban parks to: • Contain 'three edges' (e.g. building frontage on three sides) where possible and be sized to accommodate a variety of activites; • Be animated with active uses at the ground level; and • Be located in sunny, south facing areas.	✓					
d. Design internal courtyards to: • Provide amenities such as play areas, barbecues, and outdoor seating where appropriate. • Provide a balance of hardscape and softscape areas to meet the specific needs of surrounding residents and/or users.				✓		
e. Design mid-block connections to include active frontages, seating and landscaping.	✓					
Rooftop Amenity Spaces						
f. Design shared rooftop amenity spaces (such as outdoor recreation space and rooftop gardens on the top of a parkade) to be accessible to residents and to ensure a balance of amenity and privacy by: • Limiting sight lines from overlooking residential units to outdoor amenity space areas through the use of pergolas or covered areas where privacy is desired; and • Controlling sight lines from the outdoor amenity space into adjacent or nearby residential units by using fencing, landscaping, or architectural screening.						✓
g. Reduce the heat island affect by including plants or designing a green roof, with the following considerations: • Secure trees and tall shrubs to the roof deck; and • Ensure soil depths and types are appropriate for proposed plants and ensure drainage is accommodated.						✓
4.1.6 Building Articulation, Features, and Materials	**N/A**	**1**	**2**	**3**	**4**	**5**
a. Articulate building facades into intervals that are a maximum of 15 m wide for mixed-use buildings and 20 m wide for residential buildings. Strategies for articulating buildings should consider the potential impacts on energy performance and include:				✓		

• Façade Modulation – stepping back or extending forward a portion of the façade to create a series of intervals in the façade; • Repeating window pattern intervals that correspond to extensions and step backs (articulation) in the building façade; • Providing a porch, patio, deck, or covered entry for each interval; • Providing a bay window or balcony for each interval, while balancing the significant potential for heat loss through thermal bridge connections which could impact energy performance; • Changing the roof line by alternating dormers, stepped roofs, gables, or other roof elements to reinforce the modulation or articulation interval; • Changing the materials with the change in building plane; and • Provide a lighting fixture, trellis, tree or other landscape feature within each interval.						
b. Break up the building mass by incorporating elements that define a building's base, middle and top.				✓		
c. Use an integrated, consistent range of materials and colors and provide variety, by for example, using accent colors.						✓
d. Articulate the façade using design elements that are inherent to the buildings as opposed to being decorative. For example, create depth in building facades by recessing window frames or partially recessing balconies to allow shadows to add detail and variety as a byproduct of massing.						✓
e. Incorporate distinct architectural treatments for corner sites and highly visible buildings such as varying the roofline, articulating the façade, adding pedestrian space, increasing the number and size of windows, and adding awnings or canopies.	✓					
f. Provide weather protection (e.g. awnings, canopies, overhangs, etc.) along all commercial streets and plazas with particular attention to the following locations: • Primary building entrances;, • Adjacent to bus zones and street corners where people wait for traffic lights; • Over store fronts and display windows; and • Any other areas where significant waiting or browsing by people occurs.						✓
g. Architecturally-integrate awnings, canopies, and overhangs to the building and incorporate architectural design features of buildings from which they are supported.				✓		
h. Place and locate awnings and canopies to reflect the building's architecture and fenestration pattern.				✓		
i. Place awnings and canopies to balance weather protection with daylight penetration. Avoid continuous opaque canopies that run the full length of facades.				✓		
j. Provide attractive signage on commercial buildings that identifies uses and shops clearly but which is scaled to the pedestrian rather than the motorist. Some exceptions can be made for buildings	✓					

	located on highways and/or major arterials in alignment with the City's Sign Bylaw.						
k.	Avoid the following types of signage: • Internally lit plastic box signs; • Pylon (stand alone) signs; and • Rooftop signs.						✓
l.	Uniquely branded or colored signs are encouraged to help establish a special character to different neighbourhoods.						✓

zeidler

PARTNERS
VAIDILA BANELIS | ARCHITECT AAA, AIBC, SAA, OAA, MRAIC, LEED® AP
STEPHEN BUGBEE | ARCHITECT AAA, AIBC, SAA, MAA, NSAA, MRAIC, CAA, AIA (IA)
JAMES D BROWN | ARCHITECT AAA, AIBC, MRAIC
R. SEAN CRAWFORD | LICENSED INTERIOR DESIGNER, AAA, IDC, IDA, NCIDQ
JEAN GUY BELIVEAU
BILL MITCHELL

DESIGN RATIONALE

November 28, 2022

To: To whom it may concern,

Re: Development Permit Application for 450 Asher Road

Background

The proposed project builds on Kelowna's Official Community Plan for the Rutland Urban Centre by taking 4 single family lots and combining them into a classically appealing rental apartment block. The increase to density provided by this project aligns with and will help support the future development of Rutland's Urban Centre by providing much needed residential units but will also locate tenants within walking distance of multiple amenities and alternative transportation options.

Site Context

Taking full advantage of the location, which is less than a block away from a "mixed-street" and a little over a block from a Transit Exchange, the future tenant will have easy access to all the amenities of the proposed Town Square and Rutland Green. Beyond the local amenities this project is also ideally located close to a major transit hub, which will provide more options for tenants to commute Downtown or to other local attractions.

Design

The design of the project balances the need for more density with the desire to provide a variety of high-quality rental apartment units. By providing many different unit types and sizes this project will maximize the opportunity to create positive community outcomes by increasing density while also increasing diversity. The classic design of the building provides an attractive street-oriented façade that has patios and balconies located to activate the major street front or overlooks the large outdoor amenity spaces. This will increase 'eyes on the street' while also not compromising tenant's privacy. In total this project will be a high-quality, visually appealing building that many will be happy to call home.

Sincerely,

Steven Belt **Intern Architect, AAA, M.Arch. (He/Him)**
Intern Architect | Zeidler Architecture
D 403 699 8437 | T 403 233 2525
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ATTACHMENT C
This forms part of application
DP23-0002
Planner Initials TC
City of Kelowna
DEVELOPMENT PLANNING

TROIKA

November 25, 2022

To whom it may concern,

Troika Developments is a progressive, future-focused land and real estate development company based in Kelowna BC. Founded in 2000, Troika has built sustainable communities through the development, construction, and management of: 2,500 residential units, 300,000 square feet of commercial real estate, and 1,200 acres of land. We are involved from start to finish in the creation of living spaces and communities, from the acquisition of under-utilized land, construction, sales and marketing right through to property management.

We are pleased to enclose our Development Permit Application for our proposed development at 450 Asher Road for your review and consideration.

From the beginning, Troika has been about maximizing positive, local outcomes and building a legacy through the development of communities. We understand that the motivations of our community are essential to how we define project success, and are focused on creating value, success, and lasting impacts on the cities and towns that we operate in. As Kelowna is the city we call home, this community deserves the best outcomes possible. We believe that this project will serve our community and benefit the city through increasing housing availability for citizens. Whether it's for sale condo, affordable rental, or lasting income generating rental properties, we strive for excellence in the execution of our business plans and believe we can create outcomes far beyond real estate.

Troika has demonstrated an ability to execute across Western Canada, with projects proposed or underway in Kelowna, Lake Country, Merritt, Prince George, Edmonton, Regina, and Winnipeg. Our experience working with municipalities in each location allow us to adapt our projects and quickly pivot when necessary to realize the best possible outcomes.

Should you have any questions concerning this application, please feel free to contact our offices to discuss. We appreciate the opportunity given to Troika Management Corp. to present this proposal for your consideration. We look forward to hearing from you in the near future.
Regards,

Troika Management Corp.

Josh Klassen
Development Manager
250.212.4110
josh@troikagroup.ca
#302-554 Leon Ave.
Kelowna, BC V1Y 6J6

ATTACHMENT C
This forms part of application
DP23-0002
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials TC

Adding Dimension.

Troika Management Corp.
302-554 Leon Ave | Kelowna, BC | V1Y 6J6
Phone: 250.869.4945 | Fax: 1.866.824.9417