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**CITY OF KELOWNA**

**MEMORANDUM**

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**Date:** June 12, 2023  
**File No.:** Z23-0022  
**To:** Urban Planning (MT)  
**From:** Development Engineering Manager (NC)  
**Subject:** 1120-1130 & 1104-1110 Lawson Ave  
1467 & 1459 Gordon Dr, and 1488 Aspen Ct



RU4 to MF3r

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The Development Engineering Department has the following comments associated with this application to rezone the subject properties from the RU4 - Duplex Housing zone to the MF3r - Apartment Housing (Rental Only) zone.

Works and Services attributable at time of Building Permit are contained in the Development Engineering memo under file DP23-0072.


The Development Engineering Technician for this file is Sarah Kelly (skelly@kelowna.ca).

**1. GENERAL**

- a. The following comments and requirements are valid for a period of two (2) years from the reference date of this memo, or until the application has been closed, whichever occurs first. The City of Kelowna reserves the rights to modify some or all items in this memo if the zone amendment bylaw is not adopted within this time.
- b. Comments and requirements contained herein assume the subject properties will be consolidated into a single lot.

**2. PROPERTY-RELATED REQUIREMENTS**

- a. Approx. 5 m road dedication along the frontage of Gordon Dr is required for a 28m ROW.
- b. Approx. 1.5 m road dedication along the frontage of Aspen Ct is required for an 18m ROW.
- c. A road dedication of 6.0 m radius at the corner of Gordon Dr & Lawson Ave and Lawson Ave & Aspen Ct is required.

  
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Nelson Chapman, P.Eng.  
Development Engineering Manager

SK

May 26, 2023

**RE: Z23-0022 DP23-0072 – Public Notification Summary and Information Session Summary**

To whom it may concern,

Troika Management is pleased to confirm the completion of the Neighbourhood Consultation for our proposed development located at our land assembly consisting of the following properties: 1459 Gordon Dr, 1467 Gordon Drive, 1104-1130 Lawson Avenue, and 1488 Aspen Ct.

**Public Notification – Completed May 9<sup>th</sup>, 2023**

We notified all owners/occupants located within a 50m radius of our properties by delivering an informational brochure (attached to this form) per Council Policy 367. Within the 50m radius, there were several apartment buildings that did not permit solicitors. For these homes, we delivered the brochure via Canada Post Mail Services.

For the remaining properties, we canvassed the homes providing the brochure and engaging in conversations with the occupants whenever possible. The majority of homeowners/occupants that were engaged identified as renters and were supportive of the proposal commenting on the necessity for more rental units. There was one resident who was very outspoken against the development community and our project. She specifically spoke as a renter for 9 years speaking to replacing rent-controlled units with potential market rate rentals and the need for more family sized units. We recognize this issue and spoke to the fact that the 9 rental units across the current subject properties consisted of only a single 3-bed unit. Our building will be replacing these 9 units with 130 rental units, including 6, 3-bed townhome units increasing the supply to the area.

Despite this opposition, it is worth noting that the only other main area of concern were street parking related. Our proposal recognizes this and we have worked hard with our team to avoid the need for a parking variance.

During this notification process, we have provided an opportunity for all owners/occupants to provide their feedback via email to both the Development Manager and the appropriate City Planner. We will diarize all communication received and provide it as the application progresses.

**Public Information Session – Completed May 23<sup>rd</sup>, 2023**

All residents within a 50m radius of our property were notified of an information session hosted by our team near to the subject property in compliance with Council Policy 367.

The following summary report is available:

- Location of the Public Information Session
  - 302-554 Leon Avenue Kelowna BC V1Y6J6 at our Troika office
- Time and duration of the event
  - 3pm to 7pm on May 23<sup>rd</sup>, 2023
- Attendees
  - 12 attendees, 10 of which signed our “Sign in Sheet” (attached below)



**Adding Dimension.**

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

# TROIKA

ATTACHMENT <b>B</b>	
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- How was the session advertised?
  - Informational brochures with the session information provided was delivered to all residents within 50m of the subject properties. Additionally, event information was posted on the *Large Format Development Notice Signage* placed on the subject properties. Lastly, information on the session was posted both online on the Daily Courier's website as well as printed in their newspaper. All notifications were provided in accordance with the timing outlined in Council Policy 367.
- What information was provided at the session?
  - We included visual renderings of the property, site plans, landscape plans, for discussion. As well, we provided takeaway informational brochures available to all attendees. We provided refreshments and comment cards for attendees to fill out (attached below). Several team members were available to discuss any of the relevant plans, studies and technical information regarding the proposal.
- How is the input received being used?
  - We were very pleased with the response to the project, neighbours were pleased with the design of the building including the decision to step down the frontage along Lawson Avenue to 5 stories to ease the transition from the Centuria site to the residential neighbourhood.
  - Some comments that we are taking as feedback included the desire for limiting street parking (we are parking variance free) as well as attempting to maintain old growth trees (we are engaged with an arborist to determine what can be incorporated into the site as well as what opportunities exist to bring in more mature trees as a part of our landscape design).
  - While not all neighbours were present, we were very encouraged by the community response to the proposal. Many indicated that while they don't necessarily want to live next to a construction site for the near future, they were aware something was coming and that this seems to be a fair proposal, particularly given its location adjacent to Gordon Drive. As well, we also heard support in that it brings much needed rental supply to Kelowna.

The session was organized and consistent with Council Policy 367, we were very pleased by the results of our public notification and consultation. We will be interested to hear from City Staff on what additional correspondence they receive directly, however we were encouraged even by those opposed as we feel this project addresses the concerns raised. We at Troika are excited to have an opportunity to bolster the community's rental supply. Thank you for your consideration.

Sincerely,

Troika Management Corp.

Josh Klassen  
Development Manager  
250.212.4110  
[josh@troikagroup.ca](mailto:josh@troikagroup.ca)  
#302-554 Leon Ave.  
Kelowna, BC V1Y 6J6



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Development & Rezoning Proposal: **1459 GORDON DRIVE**  
**Public Notification & Information Session Invitation**

# PROJECT LOCATION



We at Troika Management Corp are pleased to announce the latest Troika project coming to your neighbourhood! Troika 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.

The proposed project contributes to the fulfilment of Kelowna’s Official Community Plan for the Core Area Neighbourhood by taking 5 single family lots and combining them into a progressive, ground orientated rental apartment block that serves the community with a range of unit types from studio apartments to walk-out townhouse units.

The proposed project will consolidate 5 lots located at 1459 Gordon Dr, 1467 Gordon Dr, 1104 & 1110 Lawson Avenue, 1120 & 1130 Lawson Ave, and 1488 Aspen Crt. and bring density to the location by providing 130 homes in the form of a 6 storey, wood frame, rental building.



# PROPOSED REZONING & COMMUNITY INTERACTION

The site has been zoned by the City of Kelowna as RU4. We are proposing a rezoning of the site to Multi Family – Rental Designation (MF3r). This proposed rezoning is in alignment with the City of Kelowna 2040 Official Community Plan as the property falls within the Core Area Neighborhood. Policy supports higher density in this area, specifically along Transit Supportive Corridors such as Gordon Drive. The rental subzone is to



accommodate sites that guarantee the development as rental housing, an identified area of great need for the City of Kelowna. Given the project’s proximity to downtown as well as the transit supported corridor, Gordon Dr., this site has been identified as a prime candidate for rezoning to this designation.

This project takes advantage of the retail options provided by the adjacent mixed-use developments, and will soften the transition from the existing high-density project south of our development to the surrounding low-density residential.

We are excited to share that through collaboration with the City of Kelowna in the design of this project, that this is a variance-free development proposal being submitted for consideration.

The design of the project balances the need for increased density with the intention of respecting and amplifying the surrounding neighborhood. By incorporating a generous rooftop amenity space on nearly half of the sixth floor, our design helps to limit the overall building height to further ease the transition from high to low density properties. In addition to this, the building also includes programed indoor amenity spaces, multi-use green spaces, and pedestrian focused exterior landscape areas. We are committed to providing functional, and enjoyable amenity areas for our developments.

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# PUBLIC INFORMATION SESSION

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Thank you for considering our latest Troika project! We are excited to bring this project to your neighbourhood and we look forward to providing future updates as we progress! If you would like to share your thoughts or concerns, or put forward additional questions, please do not hesitate to reach out via email to myself, or to the City Planner, Mark Tanner.

In addition to the above feedback option, we will be hosting a Public Information Session on May 23rd, 2023. The Information Session will be hosted at 302-554 Leon Avenue, Kelowna BC V1Y 6J6 and will run from 3-7pm. This is the community's opportunity to speak directly with members of the project team to address any questions or concerns you may have regarding this development proposal.

We welcome and appreciate the neighbourhood's comments. Your input is critical to our goal to create sustainable communities.

Sincerely,

Josh Klassen  
Development Manager  
Troika Management Corp

## CONNECT WITH US

**Josh Klassen**  
Development Manager  
josh@troikagroup.ca  
250.212.4110

**Mark Tanner**  
City Planner  
mtanner@kelowna.ca  
250.469.8589





# WE WANT TO HEAR FROM YOU

# TROIKA

Please fill out the comment card below based on the information presented at the May 23, 2023 Public Information Session. Your comments will provide valuable feedback as we finalize the design of the Development.

I am a:  Landowner  Renter  Other

Residing at the following address:



Comments:

Nice to see more purpose built rentals.

Contact Email:



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I am a:  Landowner  Renter  Other *OWNER*

Residing at the following address:



Comments:

*Like the look of the plan. Somewhat concerned about congestion of street parking but I'm sure bylaw + zoning will address. Please lobby for a supermarket at Centuria!*

Contact Email:



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I am a:  Landowner  Renter  Other

Residing at the following address:



Comments:

Street parking / pedestrian crossing @ Lawson & Aspen Court is an issue recommend moving parking back at stop sign & crosswalk. Vehicles block traffic / high pedestrian traffic area.

Contact Email:



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I am a:  Landowner  Renter  Other

Residing at the following address:



Comments:

3 Large mature trees on the North edge of the property (1459, North edge) would be ideal to keep to maintain privacy. Can you please let me know their future?

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