



ASTRIA

ACADEMY

Project

Details

Astria Academy is a 55,000 square foot light industrial strata development located on two prime acres in Reid's Corner of Kelowna.

The rezoning application was submitted in March 2023 and has progressed smoothly through the review process.

Our building permit applications have been submitted and reviewed and construction is anticipated to commence in early April.

The project includes excellent features, including:

- Attractive architectural design
- 1 x EV rough-in per unit
- Skylights in each units
- Large, 12' x 14' overhead doors
- Front park, rear load configurations

This is Astria's first project in Kelowna and one that we are very excited about.



Warehouse
55,000 Sq.ft



Parking Stalls
77



Grade Doors
19



Mezzanine
30%

Project

Location



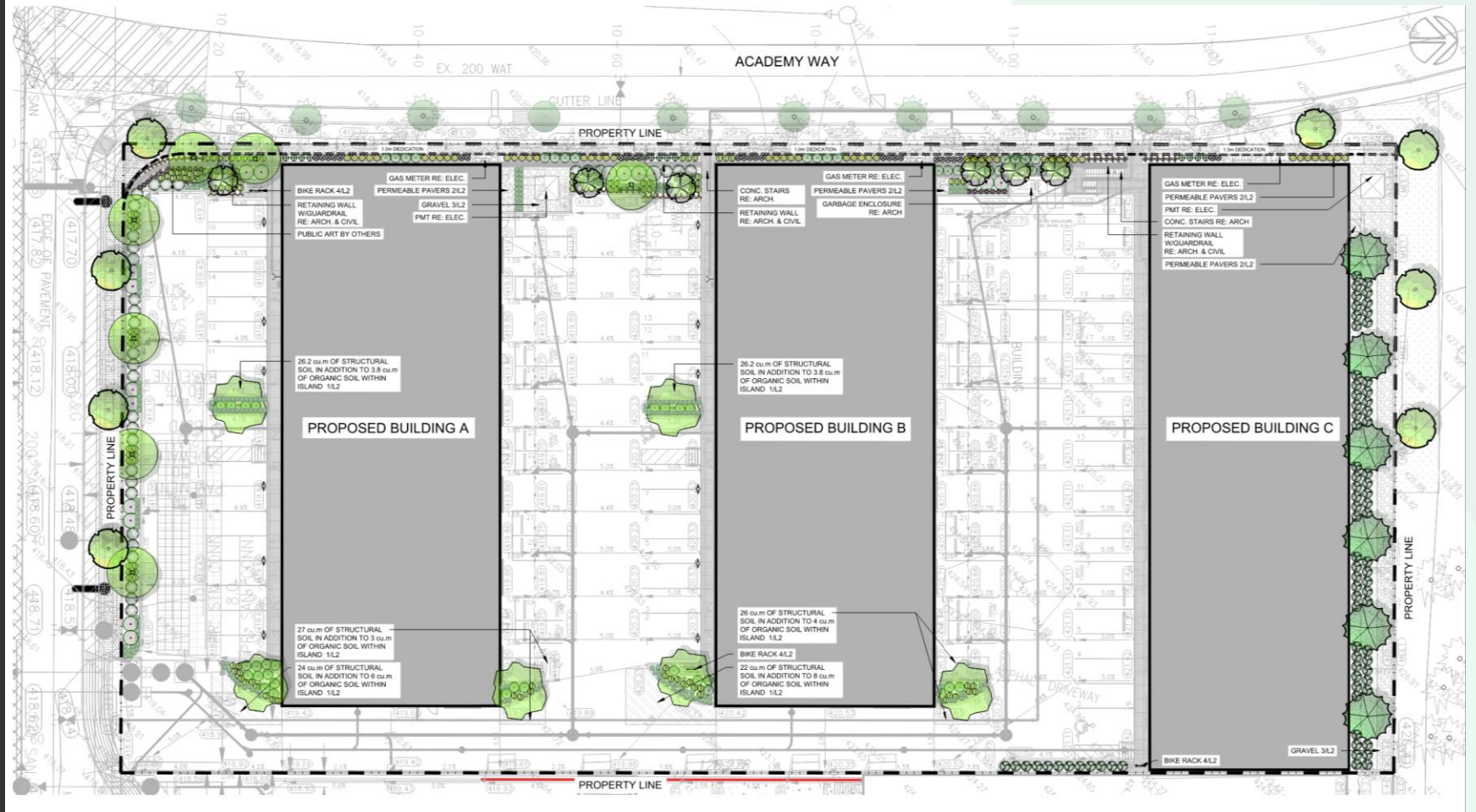
Variance

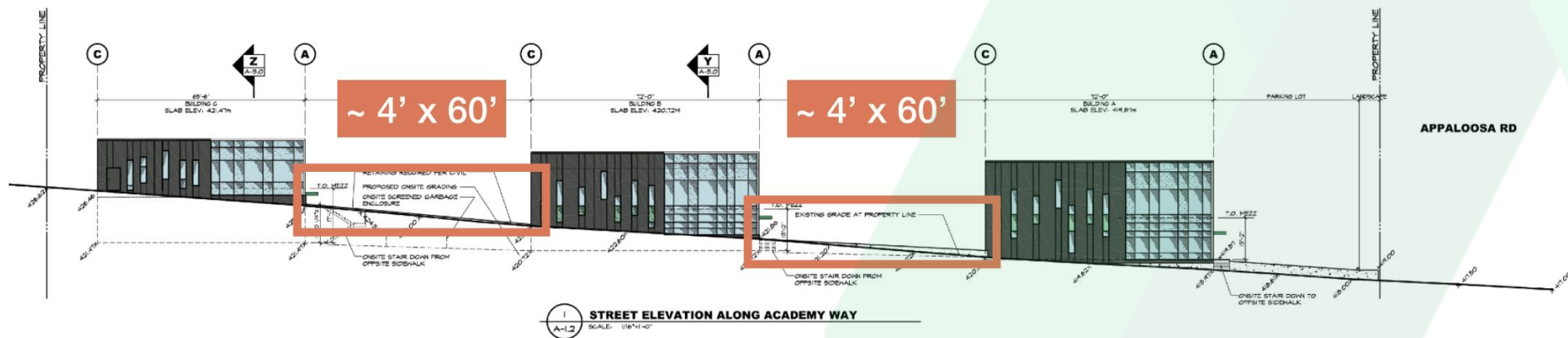
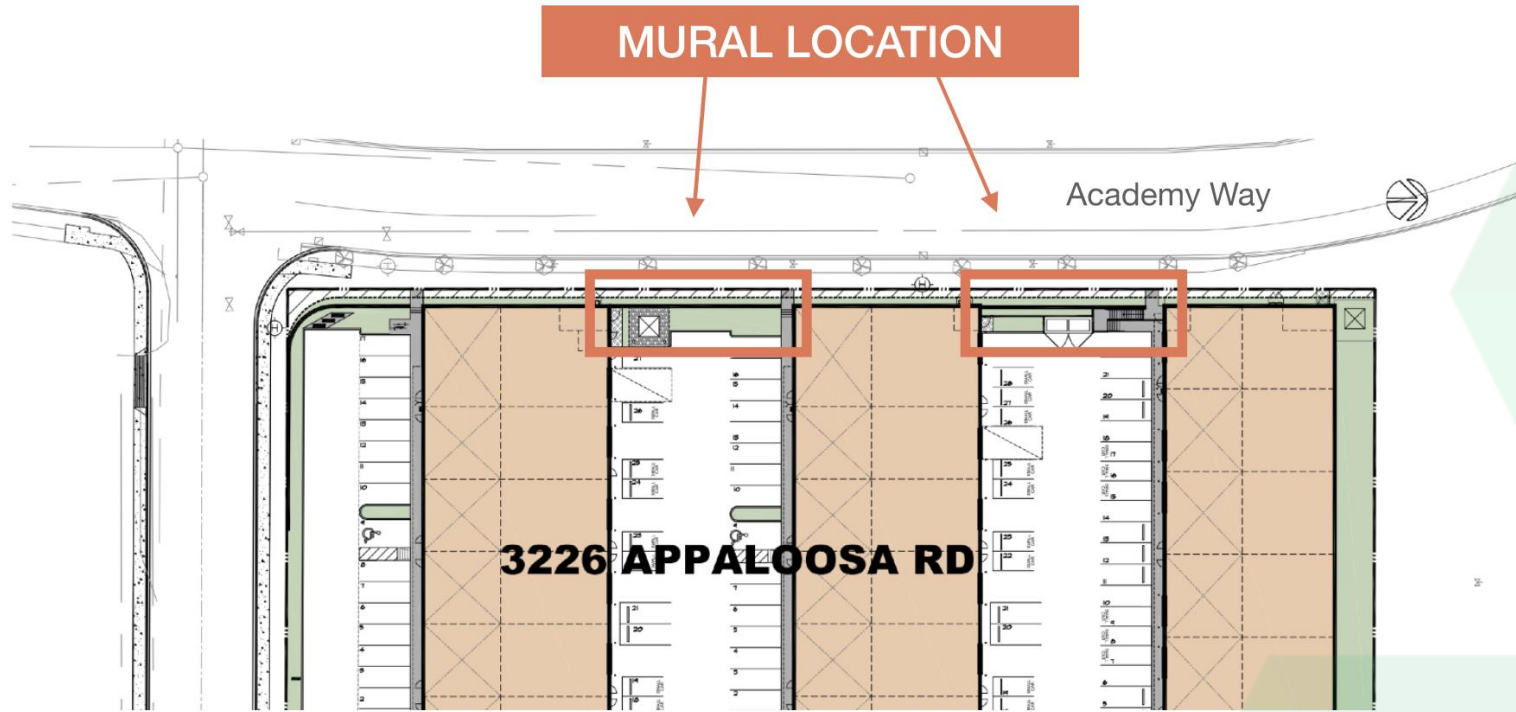
Request

A variance to the side setback on Academy Way is requested to accommodate a 1 metre road dedication. The proposed setback will reduce the landscape buffer from 2 metres to 1 metre.

The following reasons are provided in support of the variance:

- The proposed buildings are of an attractive industrial design with significant glazing features presenting to Academy Way.
- The variance will ensure a strong street presence, drawing pedestrian attention to the project.
- Academy Way is a fully built-out road and the dedicated area will be landscaped boulevard.
- The public realm will be enhanced by two public art pieces designed and installed by Jomae, a local Kelowna artist.
- The artist is currently working on the concept. The art will be installed near the end of construction, once landscaping has been completed.
- The value of the public art piece is \$50,000. More details on the public art are on the following pages.





PROPOSED SURFACE MATERIAL

POWDER COATED ALUMINIUM BLADE FENCE



Powder-coated 4' vertical, aluminium blade fence



Visual Mock-up of proposed painted area. Fronts of the batons would be painted.
Not an actual rendering of what the final artwork will look like.

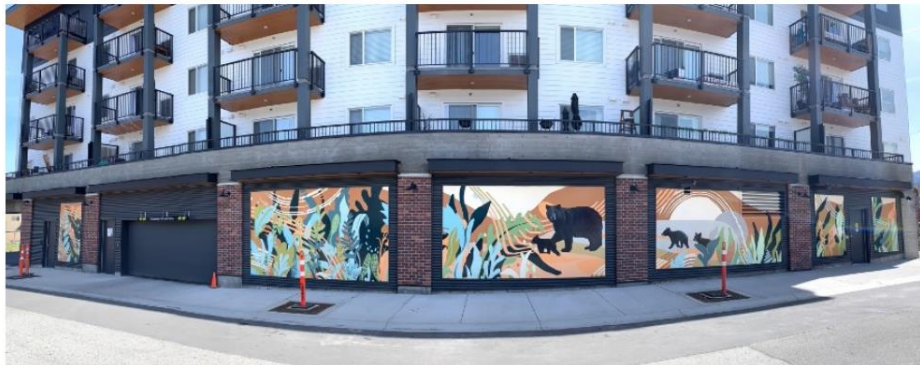
PORTFOLIO EXAMPLES



IRONMAN CANADA Vinyl Mural, 2022. (Rotary Park, Penticton, BC)



BANK OF MONTREAL Painted Mural, 2022. (North Vancouver, B.C.)



WESTMINSTER, Mission Group Painted Mural, Anti-graffiti coating, 2023. (Westminster Ave. Penticton BC.)



METRO COMMUNITY Painted Mural, Anti-graffiti coating, 2020. (Coronation Ave, Kelowna, BC.)



OK TIRE Painted Mural, Anti-graffiti coating, 2020. (Gray Road, Kelowna, BC.)

[WEBSITE](https://www.heyjomae.com/)

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