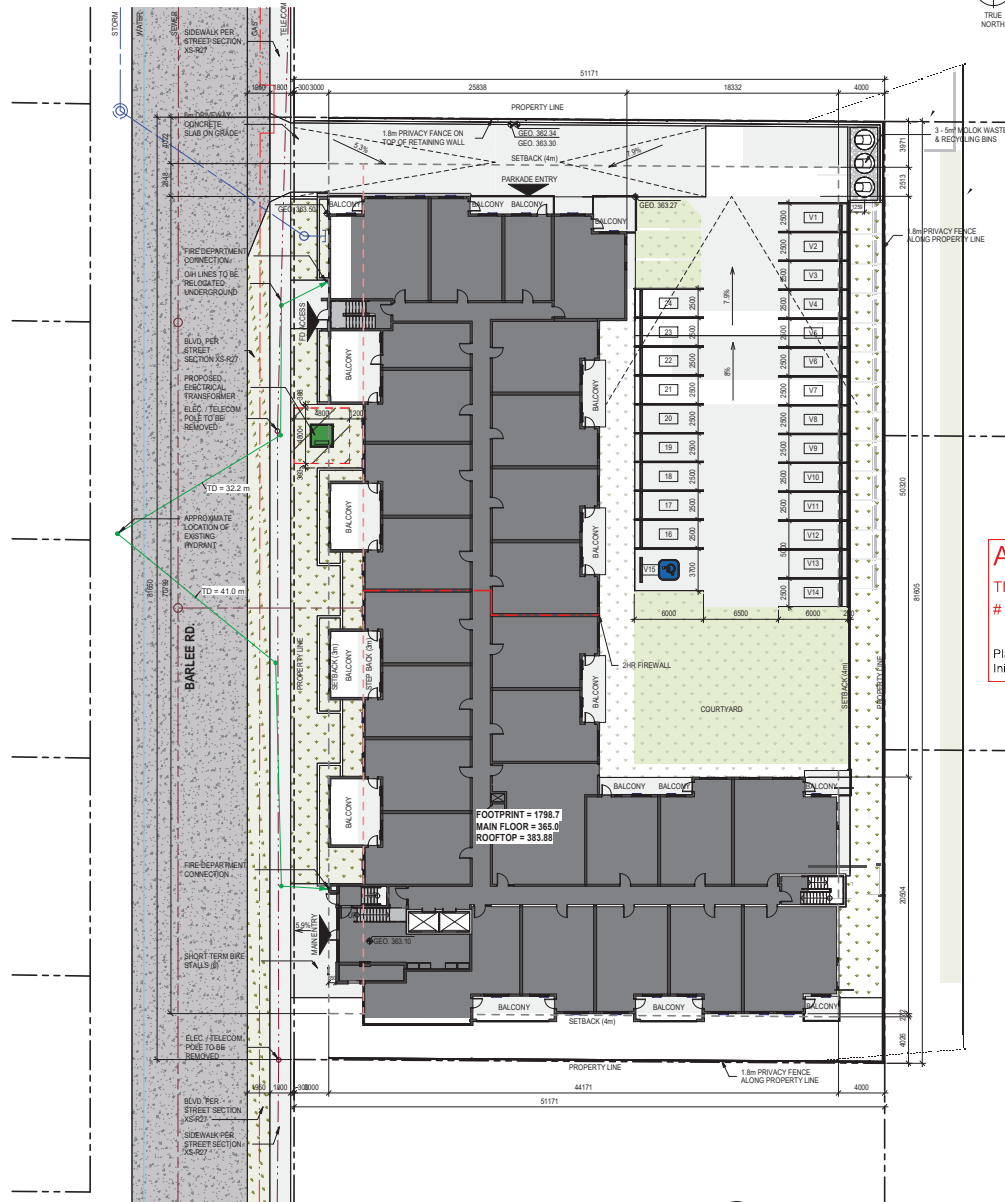


PROJECT INFORMATION

OWNER: TROIKA DEVELOPMENT
DP APPLICANT: ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS: 1857-1879 BARLEE RD., KELOWNA B.C. V1Y 4S3
LEGAL ADDRESS: PLAN K49/2986 LOT B.C.D. DISTRICT LOT 129
PARCEL AREA: 4,178.537 m² / 44,962.2 m² / 0.417 ha
LANDUSE BYLAW: ZONING BYLAW NO. 12375
ZONING (EXISTING): UC3
ZONING (PROPOSED): UC3
GENERAL DESCRIPTION: MULTI-FAMILY WOOD FRAMED RENTAL APARTMENTS
PRINCIPAL USES / FLOOR: RESIDENTIAL

UNIT TYPE	COUNT	PERCENTAGE
RESIDENTIAL 1BED	111	89.4%
RESIDENTIAL 2BED	32	20.6%
RESIDENTIAL STUDIO	17	10.8%
TOTAL	160	



Zeidler Architecture
 300, 640 – 8 Avenue SW
 Calgary, Alberta T2P 1G7
 T 403 233 2525 | zeidler.com

NOTE
 COPYRIGHT © ZEIDLER ARCHITECTURE INC.
 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.



ATTACHMENT A
 This forms part of application
 # Z24-0024

Planner Initials **KB**

City of Kelowna
 COMMUNITY PLANNING

NO.	ISSUE/REVISION	DATE
1	ISSUED FOR DP	2024-05-03

NOT FOR CONSTRUCTION

PROJECT
BARLEE RD

PROJECT ADDRESS
 1857-1879 BARLEE RD.
 KELOWNA, BC
 V1Y 4S3

TITLE
SITE PLAN

DRAWING NO.	DRAWN	CHECKED
223-060	SRB	Checker

DRAWING NO.	REVISION NO.
DP1.02	1

1 SITE PLAN
 DP1.02 SCALE: 1:200

Neighbour Consultation Form (Council Policy No.367)



A summary of neighborhood consultation efforts, feedback and response must be provided to City staff, identifying how the efforts meet the objectives of this Policy. This form must be filled out and submitted to the File Manager a minimum of 20 days prior to initial consideration by Council.

I, Josh Klassen, the applicant for Application No. Z24-0024 DVP24-0162

for our proposed 6 storey rental project consolidating 3 lots located
(brief description of proposal)

at 1857, 1869, and 1879 Barlee Road have conducted the required neighbour
(address)
consultation in accordance with Council Policy No. 367.

- My parcel is located **outside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 300m radius
- My parcel is located **inside** of the Permanent Growth Boundary and I have consulted all owners & occupants within a 50m radius

I have consulted property owners and occupants by doing the following: We mailed out public notification pamphlets to all of the strata buildings in our radius, and also canvassed the neighbourhood on foot with the goal of speaking to any residents in the single family homes within our radius. A detailed description is included below.

Please initial the following to confirm it has been included as part of the neighbour consultation:

- JK Location of the proposal;
- JK Detailed description of the proposal, including the specific changes proposed;
- JK Visual rendering and/or site plan of the proposal;
- JK Contact information for the applicant or authorized agent;
- JK Contact information for the appropriate City department;
- JK Identification of available methods for feedback.



*Please return this form, along with any feedback, comments, or signatures to the File Manager **20 days prior to the anticipated initial consideration by Council date.** On the back of this form please list those addresses that were consulted.*

City of Kelowna
1435 Water Street
Kelowna, BC V1Y 1J4
TEL 250 469-8600
FAX 250 862-3330
kelowna.ca

FEEDBACK OPPORTUNITIES

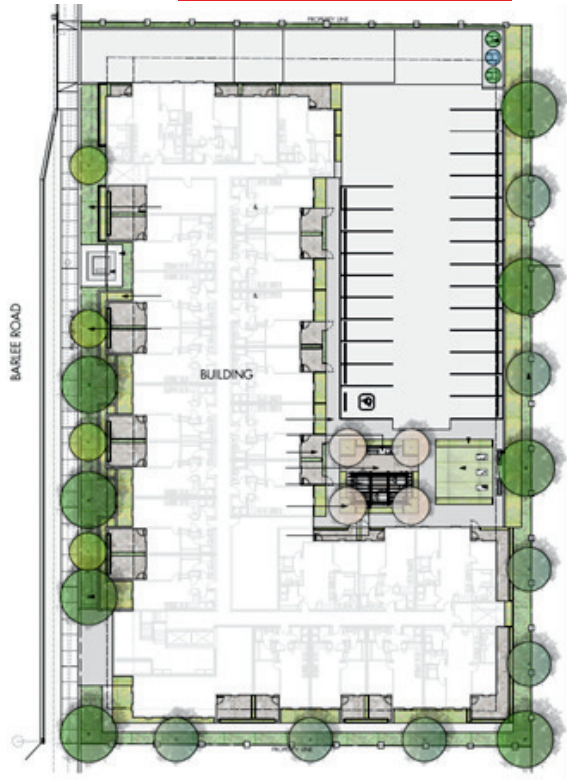
ATTACHMENT B
This forms part of application
Z24-0024

Planner Initials **KB**

City of **Kelowna**
DEVELOPMENT PLANNING

Thank you for considering our latest Troika project! We are excited to be bringing 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, Kimberly Brunet. The files for reference are DP24-0101 (Development Permit Application), Z24-0024 (Rezoning Application) and a DVP (Variance permit, still to be assigned).

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

Kimberly Brunet
City Planner
kbrunet@kelowna.ca
250.469.8637

TROIKA



PROJECT LOCATION



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

The proposed project contributes to the fulfilment of Kelowna's Official Community Plan (OCP) for the Midtown Urban Centre by taking 3 single family lots and combining them into a modern, ground orientated rental apartment block that serves the community with a range of unit types.

The proposed project will consolidate the 3 lots located at 1857, 1869, and 1879 Barlee Road. In alignment with the OCP, this project will bring additional homes to the community by providing 160 housing units in the form of a 6 storey, wood frame, rental building.

ATTACHMENT B

This forms part of application
Z24-0024

Planner
Initials KB


**City of
Kelowna**
DEVELOPMENT PLANNING

PROPOSED REZONING & VARIANCE

Currently zoned by the City of Kelowna as UC3, we are proposing a rezoning of the site to Midtown Urban Centre – Rental Only (UC3r). The proposed rezoning is in alignment with the City of Kelowna's 2040 Official Community Plan for its' five Urban Centres. Policy supports the proposed density in this area, and the rental subzone will ensure the development remains rental housing in perpetuity, an identified area of great need in Kelowna.

The project design aims to concentrate housing density near transit, allowing for future community members to utilize a multitude of transportation options. The site is ideally located near a transit exchange, shopping centre, entertainment options, and employment opportunities. Also adjacent is a future green space expansion as identified within the City of Kelowna's OCP, which will compliment the project's form, character, and landscape design.



At Troika, we strive to limit variances whenever possible, however on this project the need for a variance to the front setback of the building was identified following initial submission. The City's Zoning Bylaw requires a continuous setback to occur on any storey above the second storey. The intent of the bylaw is for a continuous recessing of the building's massing above the second storey to improve the human scale of the frontage while also reducing shading of the street. As outlined in the above graphic, the 3.0m continuous setback is not being met and a 0.0m setback is proposed at the highlighted locations. The highlighted areas are recessed rather than remaining flush with the other living spaces, which is required per the City's Bylaw. While this is non-compliant with the Bylaw, we believe that we are still meeting the intent as the design meets the intended purposes by stepping back more of the building from property line, reducing shading, increasing articulation of the building, and creating a varied ground-orientated human scale frontage. Furthermore, it allows for larger trees and additional plantings ultimately resulting in a more desirable building frontage. We believe that this project is aligned with the OCP Midtown Urban Centre goals and balances the need for urban intensification with the desire to provide a variety of high-quality Apartment units that respect and amplify the surrounding neighbourhood.



TROIKA

September 18th, 2024

RE: 1857, 1869, 1879 Barlee Rd (DVP24-0162, Z24-0024 – Public Notification Summary)

To whom it may concern,

Troika Management is pleased to confirm the completion of the Neighborhood Consultation for our proposed development located at our land assembly consisting of the following properties: 1857 Barlee Road, 1869 Barlee Road, and 1879 Barlee Road.

Public Notification – Completed September 10th, 2024

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. Every resident that was met during our door knocking endeavors were generally supportive. The most negative response during this period was that “it is what it is, and this is not unexpected”. Residents highlighted a few things, that the ‘look of the building was appealing’, that ‘more rentals are a good thing’, that they ‘expect their home to be a part of a future land assembly’, and that they ‘appreciate the development to move quickly to minimize impact’. During door knocking, multiple homeowners/renters vocalized their appreciation for stopping by in person.

Over the course of the next week, we received several emails from residents who received the mail outs. One responder requested clarification on a few points of the application and also suggested concerns regarding excavation, fire separation, parking, and warnings of safety given the nearby Wet Facility. Another responder indicated appreciation for the notification and requested more information on project timelines and development of the adjacent future City Park site. As we address these comments as they arise, we are confirming the compliance of our project as it relates to these noted concerns. In addition, we are exploring the potential to expedite the construction of the park on behalf of the City by undertaking this work alongside our project.

During this notification process, we have provided an opportunity for our neighbours to provide their feedback via email to both the Development Manager and our City Planner. We will continue to monitor and respond to feedback and provide it as the application progresses.

Sincerely,

Troika Management Corp.

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




Adding Dimension.

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

Unit Number	Street Number	Street Name	Spoke with Owner/Occupant?	Delivery Method
101	2130	Vasile Road	-	Via Canada Post
102	2130	Vasile Road	-	Via Canada Post
103	2130	Vasile Road	-	Via Canada Post
104	2130	Vasile Road	-	Via Canada Post
105	2130	Vasile Road	-	Via Canada Post
106	2130	Vasile Road	-	Via Canada Post
107	2130	Vasile Road	-	Via Canada Post
108	2130	Vasile Road	-	Via Canada Post
109	2130	Vasile Road	-	Via Canada Post
201	2130	Vasile Road	-	Via Canada Post
202	2130	Vasile Road	-	Via Canada Post
203	2130	Vasile Road	-	Via Canada Post
204	2130	Vasile Road	-	Via Canada Post
205	2130	Vasile Road	-	Via Canada Post
206	2130	Vasile Road	-	Via Canada Post
207	2130	Vasile Road	-	Via Canada Post
208	2130	Vasile Road	-	Via Canada Post
209	2130	Vasile Road	-	Via Canada Post
301	2130	Vasile Road	-	Via Canada Post
302	2130	Vasile Road	-	Via Canada Post
303	2130	Vasile Road	-	Via Canada Post
304	2130	Vasile Road	-	Via Canada Post
305	2130	Vasile Road	-	Via Canada Post
306	2130	Vasile Road	-	Via Canada Post
307	2130	Vasile Road	-	Via Canada Post
308	2130	Vasile Road	-	Via Canada Post
309	2130	Vasile Road	-	Via Canada Post
101	2142	Vasile Road	-	Via Canada Post
102	2142	Vasile Road	-	Via Canada Post
103	2142	Vasile Road	-	Via Canada Post
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411	2142	Vasile Road	-	Via Canada Post
412	2142	Vasile Road	-	Via Canada Post
413	2142	Vasile Road	-	Via Canada Post
414	2142	Vasile Road	-	Via Canada Post
100	2041	Harvey Ave	-	Via Canada Post
101	2041	Harvey Ave	-	Via Canada Post
102	2041	Harvey Ave	-	Via Canada Post
103	2041	Harvey Ave	-	Via Canada Post
104	2041	Harvey Ave	-	Via Canada Post
105	2041	Harvey Ave	-	Via Canada Post
202	2041	Harvey Ave	-	Via Canada Post
	2108	Vasile Road	-	Door knocking, left in mailbox
	2110	Vasile Road	Yes	Door knocking, left with occupant
	1824	Barlee Road	Yes	Door knocking, left with occupant
	1834	Barlee Road	-	Door knocking, left in mailbox
	1846	Barlee Road	Yes	Door knocking, left with occupant
	1858	Barlee Road	-	Door knocking, left in mailbox
	1864	Barlee Road	-	Door knocking, left in mailbox
	1870	Barlee Road	-	Door knocking, left in mailbox
	1878	Barlee Road	Yes	Door knocking, left with occupant
	1886	Barlee Road	-	Door knocking, left in mailbox
	1890	Barlee Road	-	Door knocking, left in mailbox
	1893	Barlee Road	-	Door knocking, left in mailbox
	1885	Barlee Road	-	Door knocking, left in mailbox

ATTACHMENT B

This forms part of application
Z24-0024



City of
Kelowna
DEVELOPMENT PLANNING

Planner Initials **KB**