

PROJECT INFORMATION

OWNER: Troika / Sussex
DP APPLICANT: ZEIDLER ARCHITECTURE
MUNICIPAL ADDRESS: 728 VALLEY ROAD, KELOWNA, BC V1V 2E6
LEGAL ADDRESS: LOT 2 SECTION 29 TOWNSHIP 26 OSOYOOS DIVISION YALE DISTRICT PLAN EPP80501
PARCEL AREA: 6465.6 m² / 69594.6 ft² / 0.64656 ha
LANDUSE BYLAW: ZONING BYLAW NO. 12375
ZONING (EXISTING): MF3 / CORE NEIGHBOURHOOD (C-NHD)
ZONING (PROPOSED): MF3r / CORE NEIGHBOURHOOD (C-NHD)
WATER PROVIDER: GLENMORE ELLISON IMPROVEMENT DISTRICT (GEID)
GENERAL DESCRIPTION: 6 STOREY MULTI-UNIT RESIDENTIAL BUILDING OVER 1 STOREY OF BELOW GROUND PARKADE. DESIGNED TO BE SUPPORTIVE HOUSING.
PRINCIPAL USES / FLOOR: RESIDENTIAL
UNIT TYPE BREAKDOWN:

Name	Level 1	Level 2	Level 3	Level 4	Level 5	Level 6	TOTAL	% Total
1 BED UNIT	15	17	17	17	17	18	101	57.7%
2 BED UNIT	6	11	11	11	11	7	57	32.6%
STUDIO UNIT	2	3	3	3	3	3	17	9.7%
	23	31	31	31	31	28	175	100.0%

ATTACHMENT A

This forms part of application # Z24-0035

Planner Initials **AF**



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.

NO.	ISSUE/REVISION	DATE
3	ISSUED FOR DP RESPONSE 1	2024-07-04
2	ISSUED FOR DP	2023-12-21
1	DP Review Set	2023-12-12

NOT FOR CONSTRUCTION

PROJECT
VALLEY ROAD

PROJECT ADDRESS
 728 VALLEY ROAD
 KELOWNA, BC
 V1V 2E6

TITLE
SITE PLAN

PROJECT NO.	DRAWN	CHECKED
222-201	Author	Checker

DRAWING NO.	REVISION NO.
DP1.02	3

1 SITE PLAN
 DP1.02 SCALE: 1:200

TROIKA

September 12th, 2024

RE: 728 Valley Road (DP23-0882) – 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 728 Valley Road.

Public Notification – Completed September 3rd-5th, 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 addresses that did not permit solicitors. For this reason, we delivered the informational pamphlet via Canada Post. For some addresses, as noted in the attached address summary, we engaged with the Building Manager to assist with notification. For these addresses, notices were distributed to all residents with printouts delivered door-to-door as well as electronic copies distributed via email to residents.

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.

To date, there have been multiple positive comments noting the appreciation for more rentals as well as inquiries on signing up for our waiting list. There have also been several noted complaints regarding existing parking for the surrounding properties. As we continue to track as a variance free submission, we will ensure to comply to parking regulations as this is the most heard concern to date. We will continue to monitor and diarize all communication received 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	Delivery Method
	773	Glenmore Road	Distributed by Building Manager to all residents (printed and dropped off at doors, electronic copy emailed)
	774	Glenmore Road	Distributed by Building Manager to all residents (printed and dropped off at doors, electronic copy emailed)
	775	Glenmore Road	Distributed by Building Manager to all residents (printed and dropped off at doors, electronic copy emailed)
	728	Valley Road	Owner/Applicant Subject Property
	726	Valley Road	Distributed by Building Manager to all residents (electronic copy emailed, posted on notice boards, included in monthly newsletter)
	2045	Summit Drive	Via Canada Post
	711	Valley Road	Via Canada Post
	810	Valley Road	Via Canada Post
	980	Valley Road	Via Canada Post
112	1920	Summit Drive	Via Canada Post
114	1920	Summit Drive	Via Canada Post
116	1920	Summit Drive	Via Canada Post
107	1924	Summit Drive	Via Canada Post
109	1924	Summit Drive	Via Canada Post
110	1924	Summit Drive	Via Canada Post
111	1924	Summit Drive	Via Canada Post
	1928	Summit Drive	Via Canada Post
101	1932	Summit Drive	Via Canada Post
103	1932	Summit Drive	Via Canada Post
105	1932	Summit Drive	Via Canada Post
	1936	Summit Drive	Via Canada Post

ATTACHMENT B

This forms part of application
Z24-0035

Planner Initials **AF**



City of
Kelowna
COMMUNITY PLANNING