

BUILDER'S RESPONSIBILITY TO LAYOUT WORK

It is the Builder's responsibility to lay out and carry out the work as detailed in the contract documents. It is therefore necessary for the builder to pay very close attention to actual site dimensions, geometries and conditions which may vary from those assumed on the drawings.

Any discrepancies which the Builder discovers within the contract documents themselves or between the contract documents & site conditions, are to be discussed with the Architect immediately before proceeding with any work.

Written dimensions shall have precedence over scaled dimensions.

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NO.	REVISION	DATE
ISSUED FOR:		
Client Review		AUG. 11, 2023
Development Permit		OCT. 15 2023

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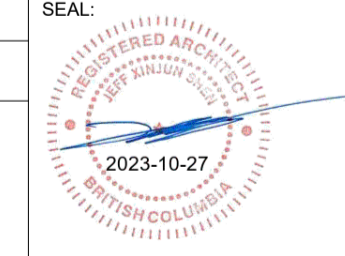
PROJECT:
Multi-family Development

465-495 DOUGALL ROAD N,
KELOWNA, BC

CLIENT:

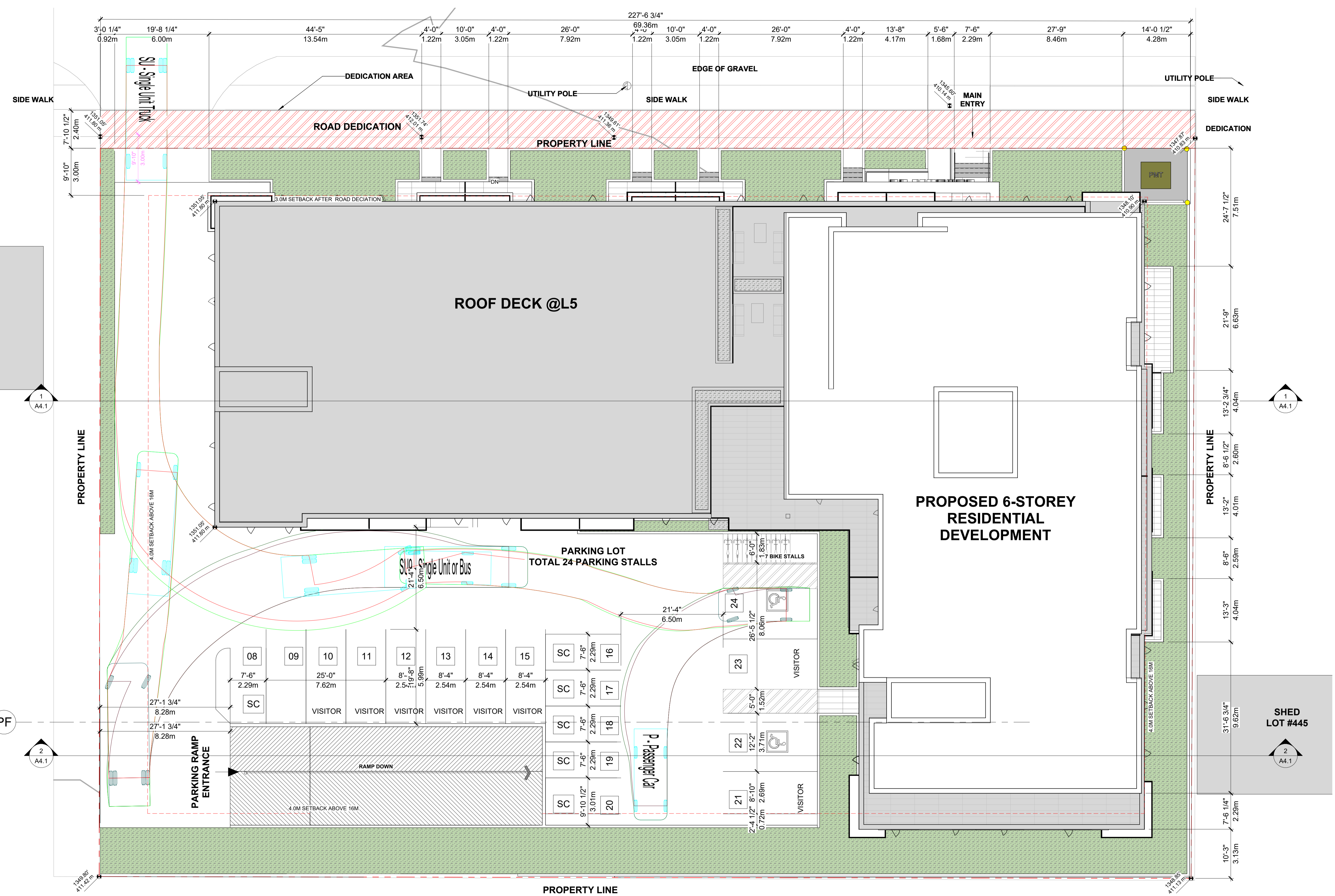
CONSULTANT:

SCALE: 1" = 10'-0"
DATE: 10/27/2023
JOB NO.: 2322



SHEET TITLE:
SITE PLAN

DRAWING NO.: A1.0
REVISION NO.:



1 SITE PLAN
1" = 10'-0"

ATTACHMENT A

This forms part of application
Z24-0062

Planner Initials: BC

City of Kelowna
DEVELOPMENT PLANNING





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, Brad Clifton, the applicant for Application No. Z24-0062

for 106 housing units in the form of a 6 storey, wood frame, rental building
(brief description of proposal)

at 465-495 Dougall 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 canvassed the
neighbourhood on foot, hand delivering notices to a few residents who were home, and left
notices for the rest of the residents in their mailboxes.

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

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

Address	Spoke with Owner & Occupant	Left Package with Owner & Occupant	Date
430 Dougall Road N		X	Feb 4th, 2025
440 Dougall Road N		X	Feb 4th, 2025
450 Dougall Road N	X		Feb 4th, 2025
460 Dougall Road N		X	Feb 4th, 2025
470 Dougall Road N		X	Feb 4th, 2025
480 Dougall Road N		X	Feb 4th, 2025
490 Dougall Road N		X	Feb 4th, 2025
492 Dougall Road N		X	Feb 4th, 2025
510 Dougall Road N		X	Feb 4th, 2025
540 Dougall Road N		X	Feb 4th, 2025
435 Dougall Road N		X	Feb 4th, 2025
445 Dougall Road N	X		Feb 4th, 2025
455 Dougall Road N		X	Feb 4th, 2025
547 Dougall Road N		X	Feb 4th, 2025
545 Dougall Road N	X		Feb 4th, 2025
355 Leathead Road		X	Feb 4th, 2025
345 Leathead Road		X	Feb 4th, 2025
325 Leathead Road	X		Feb 4th, 2025
520 Asher Road		X	Feb 4th, 2025
510 Asher Road		X	Feb 4th, 2025
500 Asher Road		X	Feb 4th, 2025
440 Asher Road		X	Feb 4th, 2025
430 Asher Road		X	Feb 4th, 2025



TROIKA



Rental Only Rezoning Proposal UC4 to UC4R 465, 475, 485, 495 Dougall Road Notification and Information

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.



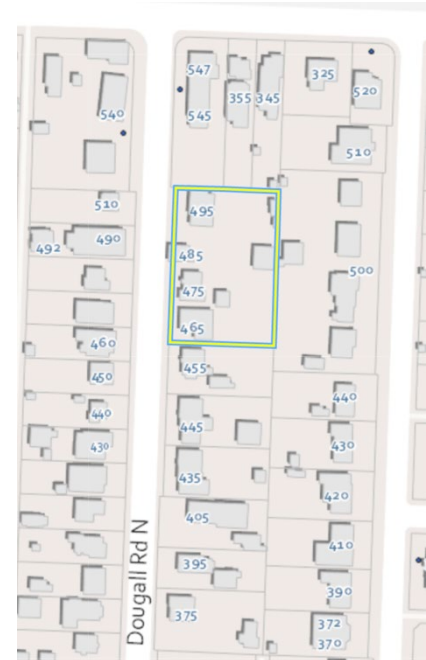
Adding Dimension.

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

Proposed Rezoning

The proposed project aims to consolidate the four lots situated at 465, 475, 485, and 495 Dougall Road to develop a midrise apartment building, as per the approved DP23-0140. This project aligns with the OCP's objectives by contributing to the community's housing needs by providing 105 housing units in the form of a six-story, wood-frame rental building.

Currently zoned by the City of Kelowna as UC4, **we are proposing a rezoning of the site to Urban Centre – Rental Only (UC4r)**. 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



Feedback Opportunities

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.

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, Barbara Crawford. The files for reference are DP23-0140 (Approved Development Permit), Z24-0062 (Rezoning Application).

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,

Brad Clifton, Senior Development Manager

Connect with us!

Senior Development Manager

Brad Clifton

bradc@troikagroup.ca | 250.258.0067

City Planner

Barbara Crawford

bcrawford@kelowna.ca | 250.469.8586



Adding Dimension.

Troika Management Corp.
 302-554 Leon Ave | Kelowna, BC | V1Y 6J6
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TROIKA

ATTACHMENT	B
This forms part of application # Z24-0062	
Planner Initials	BC
City of Kelowna DEVELOPMENT PLANNING	

February 6th, 2025

RE: Z24-0062 DP23-0140 – Public Notification Summary and Information Session 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: 465 Dougall Road, 475 Dougall Road, 485 Dougall Road, and 495 Dougall Road.

Public Notification – Completed February 4th, 2025.

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.

The only address we were unable to provide notice to was 510 Dougall Road- It is an active development site for The Rise Apartments, and we were unable to access the site for notice. We canvassed the rest of the homes providing the brochure and engaging in conversations with the occupants whenever possible. The majority of homeowners/occupants at these addresses were not home at the time of our canvassing efforts- in which cases we left notices in the mailbox.

Those that we did have the opportunity to speak were generally supportive of the proposal, or were somewhat indifferent, commenting that there are already many developments going up in the vicinity, that one more didn't really bother them at all.

There was one resident who was more outspoken against the development community and our project. His reasoning was that he has been in that home for a very long time and has lived in Rutland since all of these homes were originally built. He was generally opposed to the noise and the overall change of the area and stated that he has no interest in moving anytime soon.

One other resident was quite enthusiastic about the development of the area, even commenting that she wishes her home would be developed, if she could get her neighbors on board.

Overall, the notification process highlighted that concerns from the community were more directly related to the general densification of the area per the UC zone, not complains against the application for rental only tenure.

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.

Sincerely,
Troika Management Corp.

Brad Clifton
Senior Development Manager
250.258.0067
bradc@troikagroup.ca



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