

165 DOUGALL RD N, KELOWNA, BC



NORTHWEST VIEW FROM DOUGALL RD N AND SHEPHERD RD

PROPERTY DESCRIPTION

CIVIC: 165 DOUGALL RD N, KELOWNA, BC
 LEGAL: LOT A SECTION 26 TOWNSHIP 26 ODYD PLAN EPP137229

CONSULTANT TEAM

OWNER/ OPERATOR	ARCHITECTURAL	CIVIL	LANDSCAPING
Troika Development 302-554 Leon Avenue Kelowna, BC V1Y 6J6 250-869-4945	LIME Architecture 205-1626 Richter Street Kelowna, BC V1Y 2M3 250-448-7801	DE Pilling & Associates 200-540 Groves Avenue Kelowna, BC V1Y 4Y7 250-763-2315	CTQ Consultants Ltd. 207-1726 Dolphin Avenue Kelowna, BC V1Y 2E1 250-979-1221
Contact(s): Jesse Alexander	Contact(s): Brandon Dobroskay	Contact(s): David Mori Jeremy Laverdiere	Contact(s): Adam Wojtowicz Natalie Martin

ARCHITECTURAL SHEET LIST

- A-000 COVER SHEET
- A-001 LOCATION CONTEXT
- A-002 2040 OCP RESPONSE
- A-003 SHADOW STUDIES
- A-004 SITE & PROJECT INFORMATION
- A-102 P1 PLAN
- A-104 LEVEL 1 PLAN
- A-105 LEVEL 2 PLAN
- A-106 LEVEL 3 PLAN
- A-107 LEVEL 4 PLAN
- A-108 LEVEL 5 PLAN
- A-109 LEVEL 6 PLAN
- A-110 ROOF PLAN
- A-120 TYPICAL UNIT KEY PLANS
- A-121 TYPICAL UNIT KEY PLANS
- A-122 TYPICAL UNIT PLANS
- A-123 TYPICAL UNIT PLANS
- A-200 NORTH ELEVATIONS
- A-201 EAST ELEVATIONS
- A-202 SOUTH ELEVATIONS
- A-203 WEST ELEVATIONS
- A-300 BUILDING SECTIONS
- A-700 RENDERINGS

REVISION NO., DATE AND DESCRIPTION
11.07.25 FOR DISCUSSION
11.14.25 FOR DISCUSSION
11.24.25 FOR DISCUSSION
12.05.25 FOR DP
12.15.25 FOR REVIEW
03.09.26 FOR DP

SCHEDULE A
 This forms part of application # DP-25-0234
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials: SO

PLOT DATE 03.09.26
PROJECT TROIKA - 165 DOUGALL RD N
DRAWING TITLE COVER SHEET

DRAWING NO.
A-000

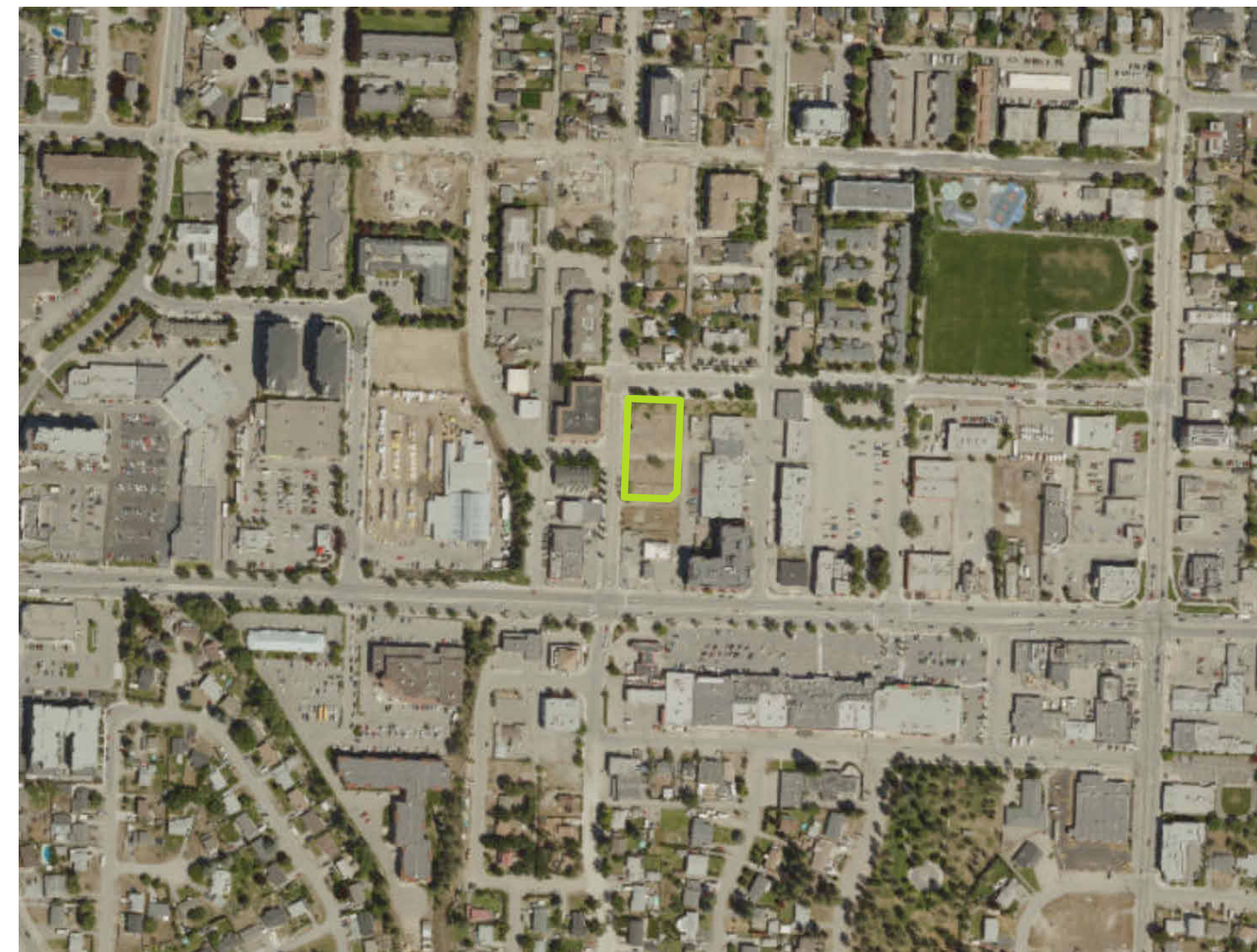


FOR DP

Site Description & Current Conditions

The proposed development is situated on a single lot at the corner of Dougall Road North and Shepherd Road. Vehicular access is provided from the lane, which serves both the surface parking area and the below-grade parkade. Located within the Rutland Urban Centre, the proposed building is designed to integrate seamlessly with the surrounding neighbourhood context.

The site benefits from its close proximity to grocery and retail services, restaurants, schools, and nearby parks. It is also immediately adjacent to the Rutland Transit Exchange, offering residents convenient access to Kelowna's transit network and supporting a transit-oriented, walkable lifestyle.



SITE LOCATION



SITE CONDITION KEY MAP



1. VIEW FROM SHEPHERD ROAD LOOKING WEST



2. VIEW FROM THE CORNER OF SHEPHERD AND DOUGALL ROAD



3. VIEW FROM FROELICH ROAD LOOKING EAST



4. VIEW FROM DOUGALL ROAD LOOKING NORTH



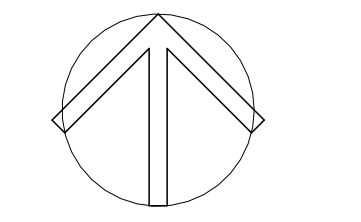
5. VIEW FROM THE SITE LOOKING TOWARDS DOUGALL ROAD



6. VIEW FROM THE SITE LOOKING TOWARDS SHEPHERD ROAD

REVISION NO.	DATE	DESCRIPTION
11.24.25		FOR DISCUSSION
12.05.25		FOR DP
12.15.25		FOR REVIEW
03.09.26		FOR DP

SCHEDULE A
This forms part of application # DP-25-0234
City of Kelowna
COMMUNITY PLANNING
Planner Initials: SO



PLOT DATE 03.09.26
PROJECT TROIKA - 165 DOUGALL RD N
DRAWING TITLE LOCATION CONTEXT
DRAWING NO. A-001

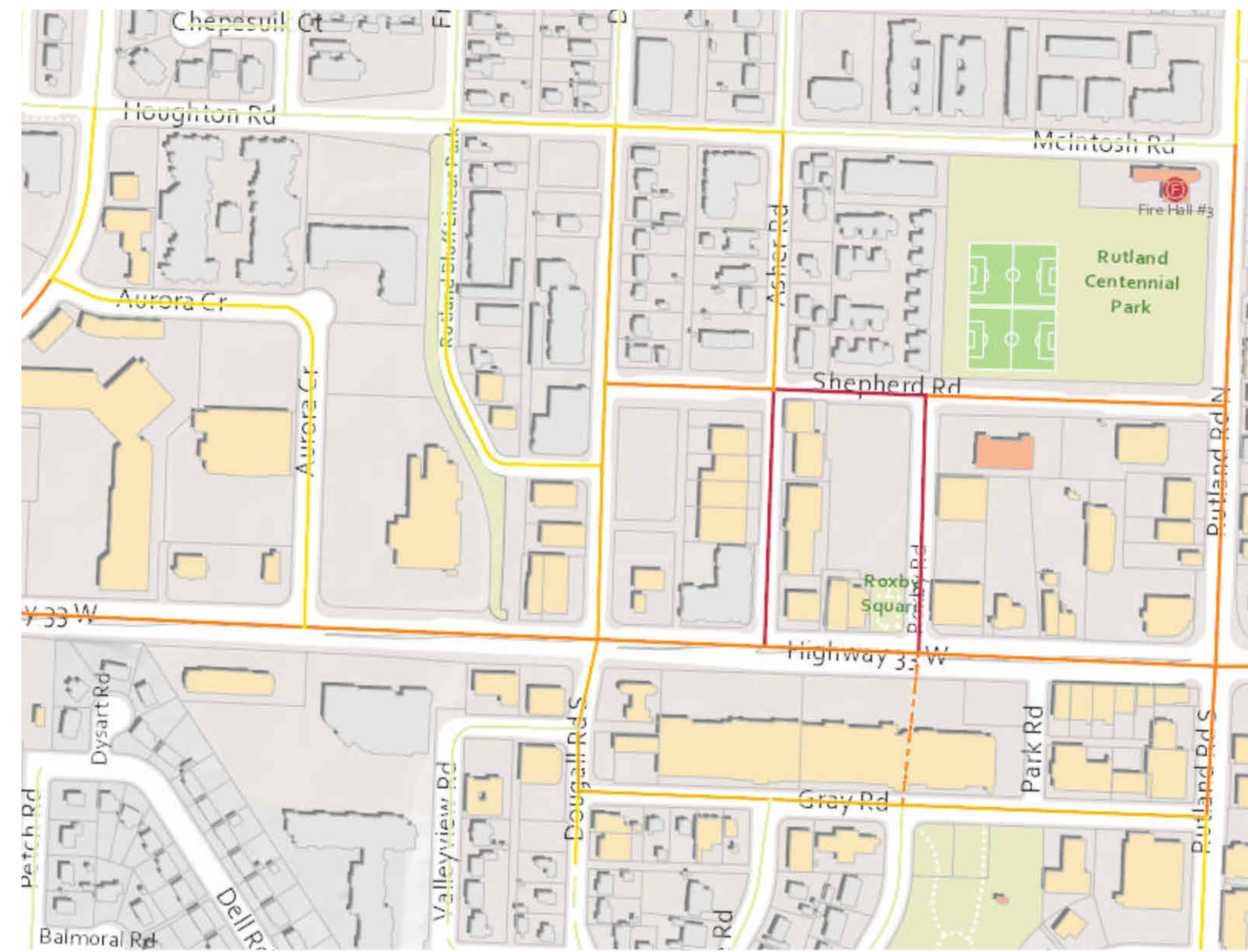
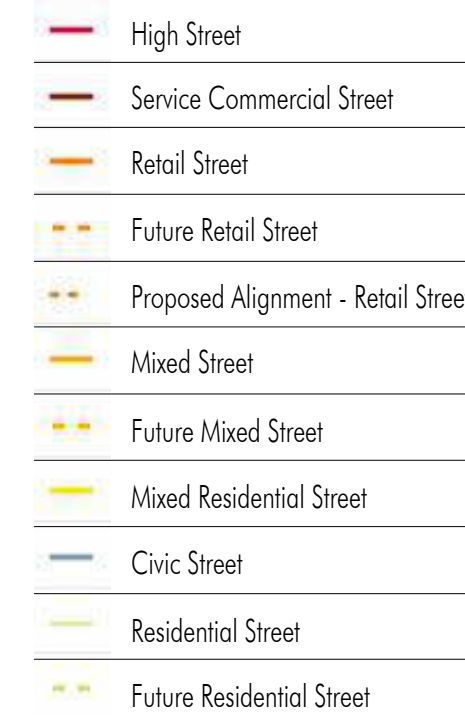


Rutland Urban Centre

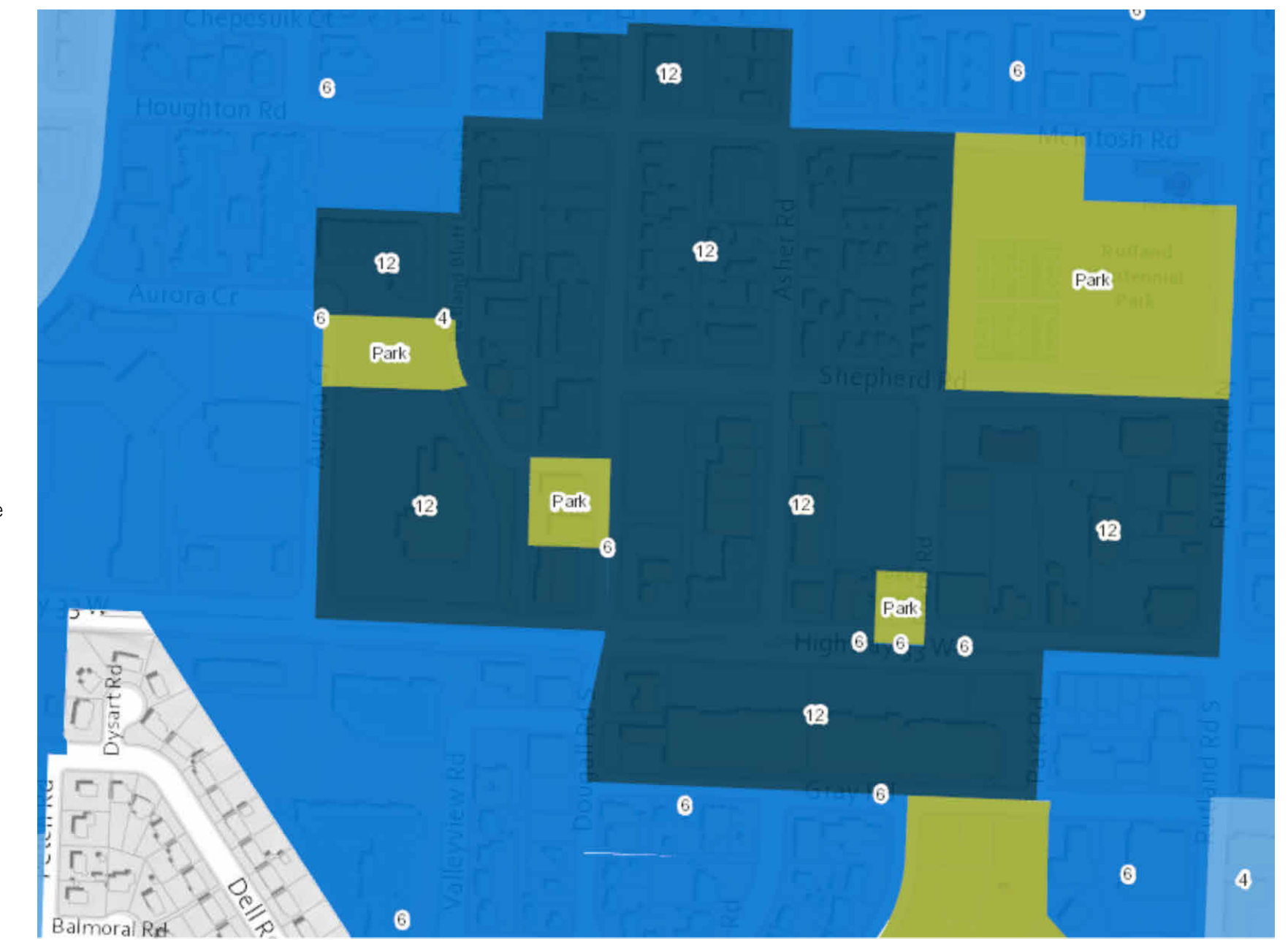
Dougall Rd N is classified as a Mixed Street and Shepherd Rd is classified as a Retail Street. The proposed development will be primarily residential, with the portion of level 1 facing Shepherd Rd being comprised of a daycare. The site is zoned as a rental-only designation, which is appropriate given the site's location within the Rutland Urban Centre and Kelowna's need for different housing options.

The OCP identifies this area as 12 storeys, while this development is only proposed to be 6 storeys tall.

The proposed development responds to the future intentions outlined in the 2040 OCP, as described in detail below.



STREET CHARACTER KEY MAP



BUILDING HEIGHT KEY MAP

Response to Form & Character

Relationship to Street Guidelines

Avoid blank walls at grade wherever possible:

- Ground-oriented units provided along fronting streets avoid creating dead frontages at the ground level
- The parking garage is not visible from the ground level on the fronting streets

Define ground-oriented units:

- Units are set back 2.0m from the property line
- Individual entrances are provided to units and are accessible from the fronting streets

Ensure connection while maintaining privacy:

- Windows and balconies overlook public streets
- Window heights allow privacy for residents

Scale and Massing Guidelines

Incorporate horizontal and vertical breaks in buildings over 40m in length:

- Building projections and balcony placement have been strategically placed to create intervals along the facade
- Large vertical stepback provided to break the facade and separate the appearance of the residential street frontage from the retail street frontage

Publicly-Accessible & Private Open Space Guidelines

Create mindful rooftop amenity spaces:

- The rooftop deck is stepped back from the front of the building to reduce its impact
- Solid guardrails have been provided to control sight lines and create privacy

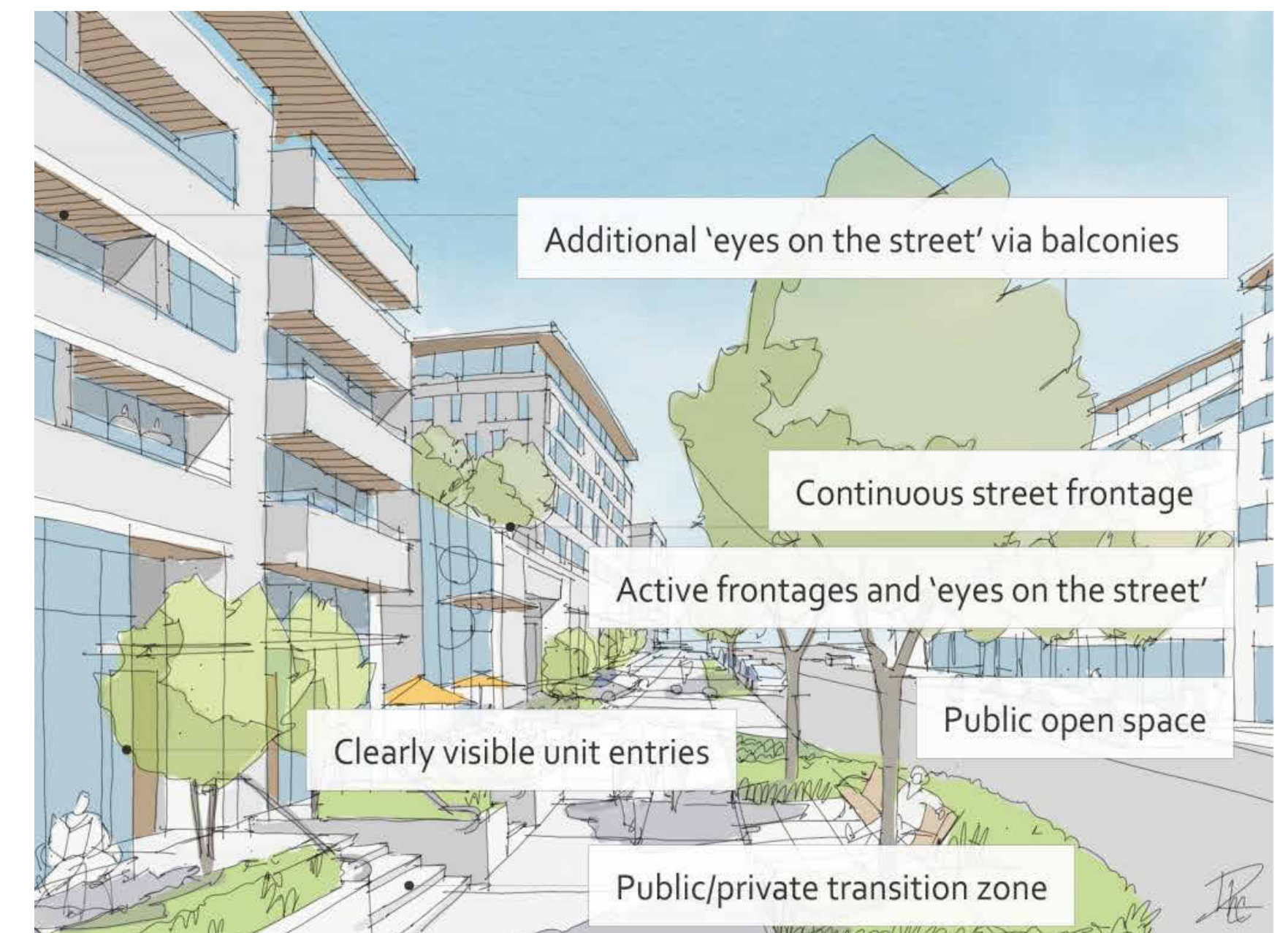
Building Articulation, Features, & Material Guidelines

Articulate building facades into intervals of 20m:

- Building projections and balconies have been thoughtfully arranged to create rhythmic intervals along the facade
- Window patterning and styles correlate with intervals
- Each interval is reinforced with alternating roof lines
- Material changes have been utilized in corresponding intervals

Incorporate distinct architectural treatments for corner sites:

- Additional setbacks have been provided at the corner to maintain sightlines and openness
- The corner will provide access to the main entrance of the building, which will have additional architectural intrigue as the focal point of the pedestrian interface

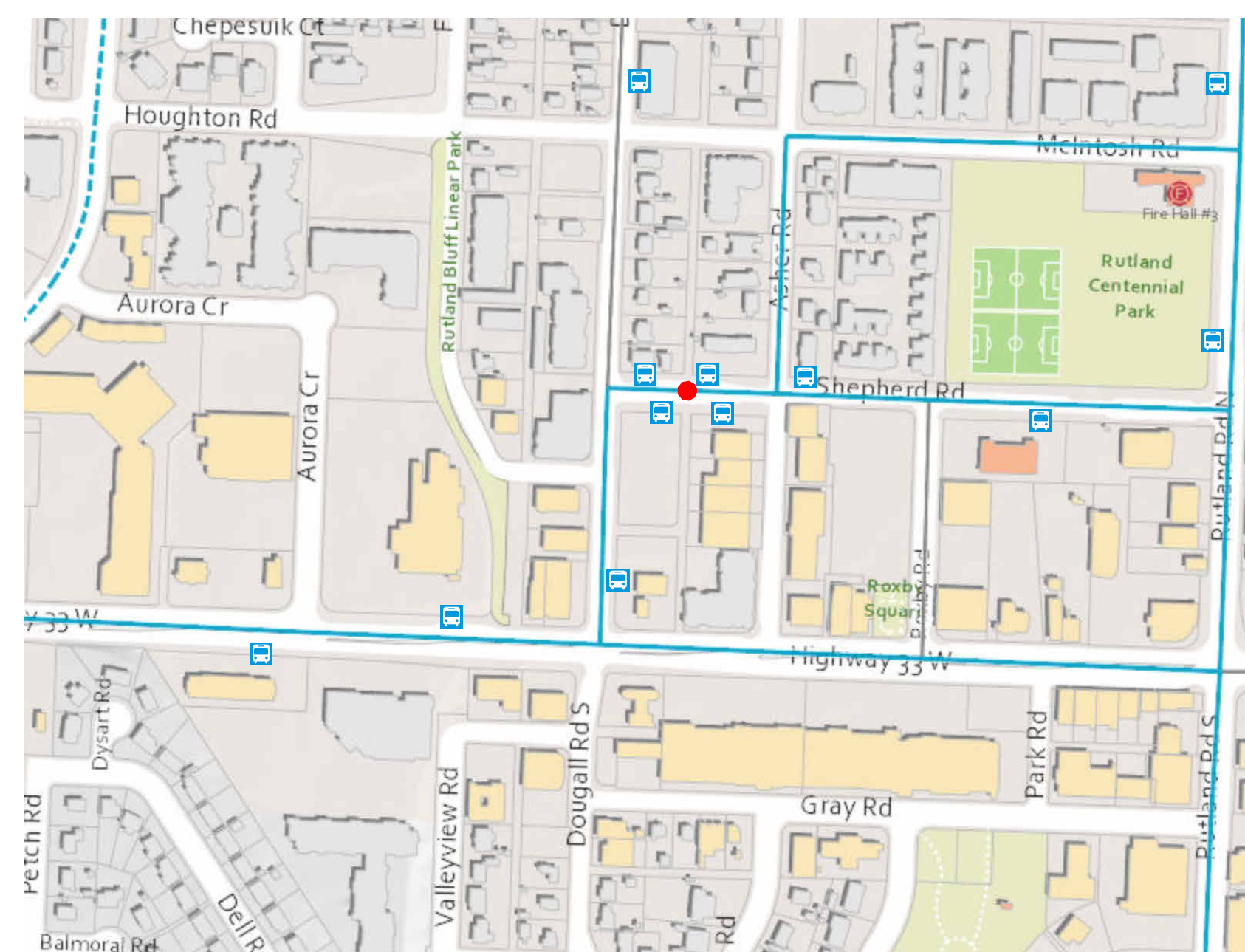
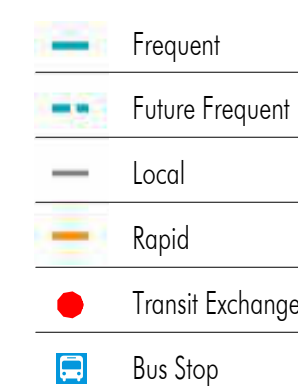


2040 OCP Relationship to Street Graphic

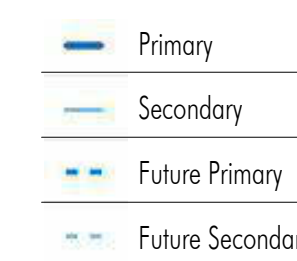
Transportation

Located right next to a Transit Exchange, Kelowna's transportation network is accessible to residents who wish to explore other areas in Kelowna. This development could not be located in a more transit oriented area.

The Surrounding Bicycle Paths shown on the City of Kelowna mapping are currently illustrated as Future Primary bicycle paths along Rutland Rd and McIntosh Rd. Upon visiting the site, it appears as though these bicycle paths are well underway, if not already complete.



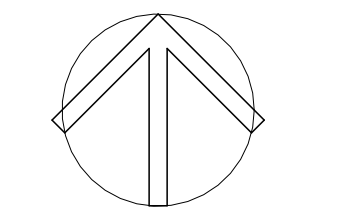
SURROUNDING TRANSIT



SURROUNDING BICYCLE PATHS

REVISION NO. AND DATE	DESCRIPTION
11.14.25	FOR DISCUSSION
11.24.25	FOR DISCUSSION
12.05.25	FOR DP
12.15.25	FOR REVIEW
03.09.26	FOR DP

SCHEDULE A
This forms part of application # DP-25-0234
City of Kelowna
COMMUNITY PLANNING
Planner Initials: SO

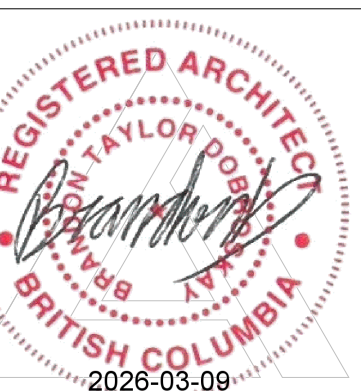


PLOT DATE
03.09.26

PROJECT
TROIKA - 165 DOUGALL RD N

DRAWING TITLE
2040 OCP RESPONSE

DRAWING NO.
A-002





MARCH 21 AT 9am



MARCH 21 AT 12pm



MARCH 21 AT 3pm



JUNE 21 AT 9am



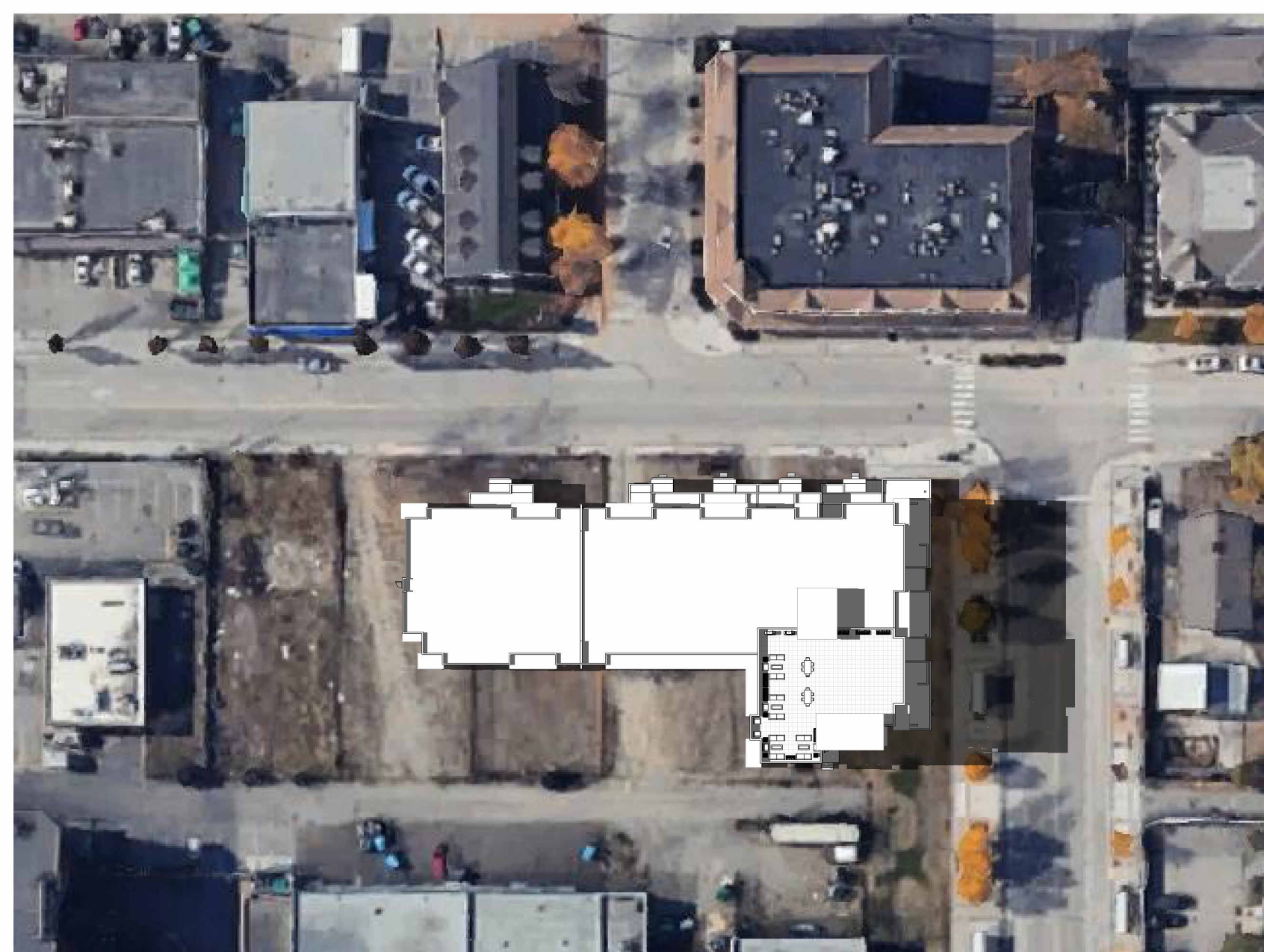
JUNE 21 AT 12pm



JUNE 21 AT 3pm



SEPTEMBER 21 AT 9am



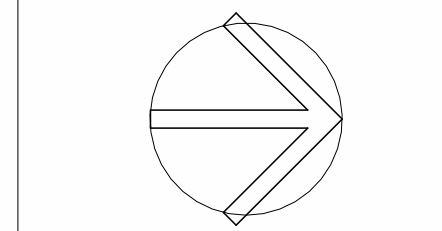
SEPTEMBER 21 AT 12pm



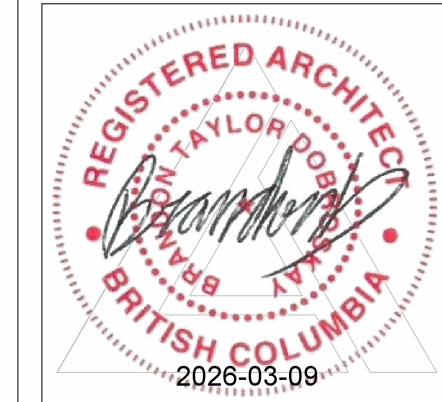
SEPTEMBER 21 AT 3pm

REVISION NO., DATE AND DESCRIPTION
11.14.25 FOR DISCUSSION
11.24.25 FOR DISCUSSION
12.05.25 FOR DP
12.15.25 FOR REVIEW
03.09.26 FOR DP

SCHEDULE A
This forms part of application # DP-25-0234
City of Kelowna
COMMUNITY PLANNING
Planner Initials: **SO**



PLOT DATE 03.09.26
PROJECT TROIKA - 165 DOUGALL RD N
DRAWING TITLE SHADOW STUDIES
DRAWING NO. A-003



FOR DP

165 DOUGALL RD N, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 165 DOUGALL ROAD NORTH, KELOWNA, BC
 LEGAL: LOT A SECTION 26 TOWNSHIP 26 ODYD PLAN EPP137229

ZONING INFORMATION:

CURRENT: CITY OF KELOWNA UC4r ZONING
 MIXED STREET AND RETAIL STREET
 TRANSIT ORIENTED AREA
 RUTLAND URBAN CENTRE
 OCP HEIGHT 12 STOREYS

SITE CALCULATIONS:

GROSS SITE AREA =	3,172.2 m ² (34,145 ft ²)
SITE COVERAGE =	100% (34,145 ft ²)
SITE COVERAGE + HARDSCAPING =	100% (34,145 ft ²)
FAR + BONUS DENSITY: 3.5 + 0.3 =	3.8 (129,751 ft ²)
HEIGHT =	44.0m (12 STOREYS)
PRIVATE & COMMON AMENITY SPACE:	
BACHELOR UNITS: 33 UNITS @ 6m ² /UNIT =	198m ² (1,808 ft ²)
1 BEDROOM UNITS: 61 UNITS @ 10m ² /UNIT =	610m ² (6,028 ft ²)
2+ BEDROOM UNITS: 35 UNITS @ 15m ² /UNIT =	525m ² (5,651 ft ²)
TOTAL =	1,333m² (14,348 ft²)
COMMON AMENITY SPACE: 129 UNITS x 4m ² /UNIT =	516m ² (5,554 ft ²)
INDOOR AMENITY (LEVEL 1 GYM) =	75m ² (807 ft ²)
OUTDOOR AMENITY: 5,554 ft ² - 807 ft ² =	4,747 ft ²
ROOFTOP PATIO:	3,073 ft ²
DAYCARE (REFER TO SITE PLAN):	1,883 ft ²
PRIVATE AMENITY SPACE (DECKS): 14,348 ft ² - 5,554 ft ² =	8,794 ft ²

YARD SETBACKS:

FRONT YARD (NORTH) =	3.0m	3.0m
FRONT YARD BUILDING STEPBACK =	3.0m	3.0m
FLANKING SIDE YARD (WEST) =	3.0m	4.7m
FLANKING SIDE YARD (GROUND ORIENTED) =	2.0m	2.0m
FLANKING SIDE YARD BUILDING STEPBACK =	3.0m	3.0m
SIDE YARD (EAST) =	0.0m	1.0m
REAR YARD (SOUTH) =	0.0m	3.0m

PARKING CALCULATIONS:

RESIDENTIAL =	0	68
COMMERCIAL	7	8
VISITOR =	0	7
TOTAL =	7	83
ACCESSIBLE PARKING =	3 (1 VAN ACCESSIBLE)	3 (1 VAN ACCESSIBLE)
*1 EV CHARGING STALL PER NON-VISITOR STALL		
(-75% FOR RENTAL ONLY SUB-ZONE): 68 STALLS - 75% =	17	17

NOTE: THE 8 COMMERCIAL STALLS PROVIDED IS SUFFICIENT TO SUPPORT UP TO A MAXIMUM OF 36 CHILDREN IN THE DAYCARE

LONG-TERM BICYCLE STORAGE:

BACHELOR & 1 BEDROOM: 94 UNITS x 1.25 =	117.5
2 BEDROOM: 24 UNITS x 1.5 =	36
3 BEDROOM: 11 UNITS x 2.0 =	22
TOTAL =	176

NOTE: 50% OF BICYCLE PARKING IS GROUND-ANCHORED

SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE (RESIDENTIAL) =	6	6
2 PER ENTRANCE (DAYCARE) =	2	2
TOTAL =	8	8

PARKING	
COUNT	TYPE
2	ACCESSIBLE
1	ACCESSIBLE (VAN)
51	REGULAR
17	REGULAR - EV CHARGER
12	SMALL
TOTAL: 83	

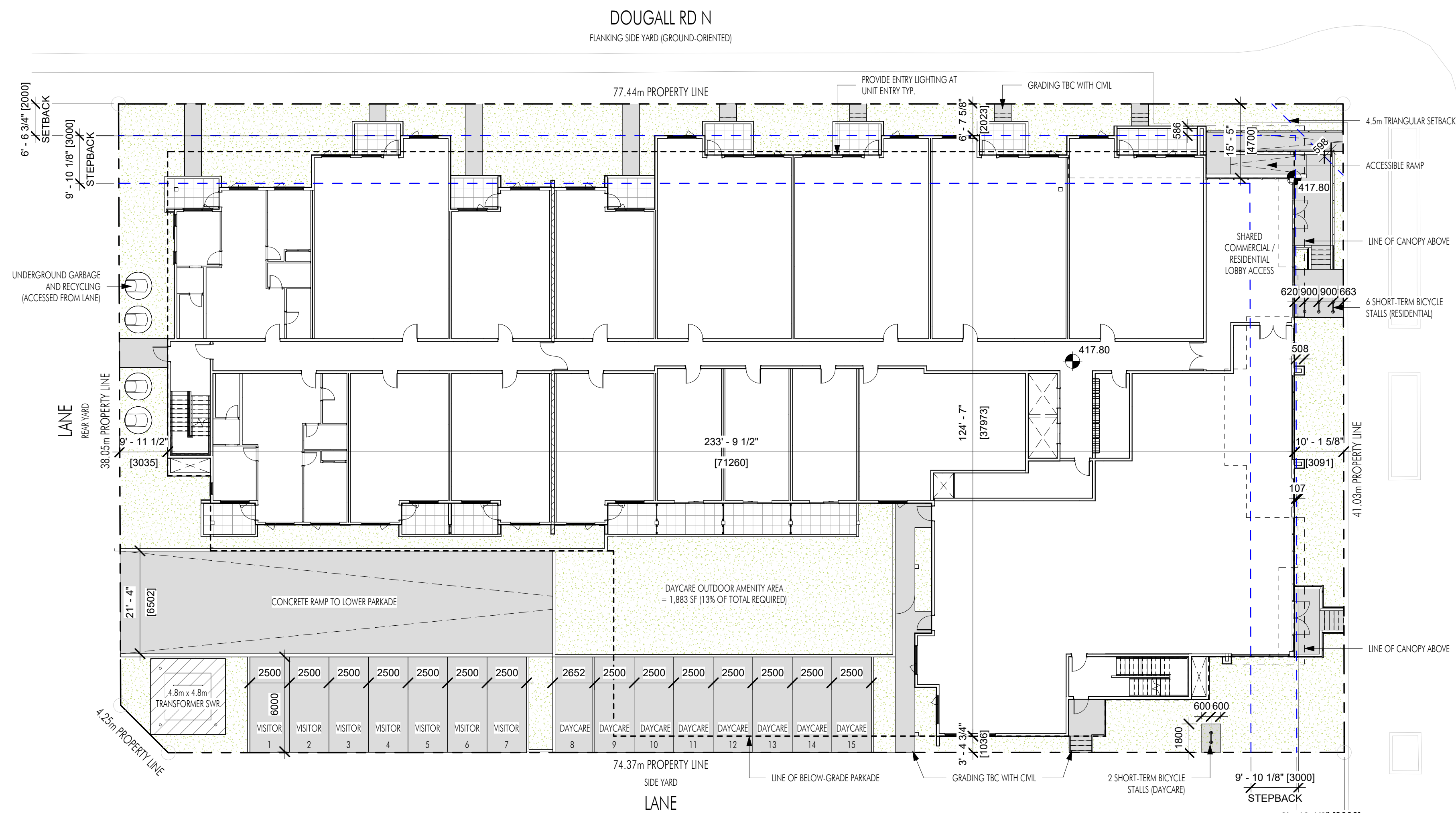
UNIT BREAKDOWN	
COUNT	TYPE
61	1-BED
24	2-BED
11	3-BED
33	STUDIO
TOTAL: 129	

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 101	3-BED	1111 SF	100 SF
UNIT 102	3-BED	1117 SF	62 SF
UNIT 103	3-BED	1117 SF	62 SF
UNIT 104	STUDIO	387 SF	86 SF
UNIT 105	STUDIO	387 SF	86 SF
UNIT 106	3-BED	1111 SF	62 SF
UNIT 107	STUDIO	386 SF	86 SF
UNIT 108	1-BED	617 SF	62 SF
UNIT 109	1-BED	617 SF	62 SF
UNIT 110	1-BED	617 SF	62 SF
UNIT 111	1-BED	617 SF	62 SF
UNIT 112	3-BED	1108 SF	62 SF
UNIT 113	1-BED	606 SF	62 SF
UNIT 114	2-BED	838 SF	68 SF
UNIT 115	2-BED	833 SF	68 SF
UNIT 201	1-BED	606 SF	236 SF
UNIT 202	STUDIO	385 SF	58 SF
UNIT 203	3-BED	1102 SF	88 SF
UNIT 204	STUDIO	387 SF	76 SF
UNIT 205	1-BED	592 SF	78 SF
UNIT 206	1-BED	606 SF	236 SF
UNIT 207	3-BED	1252 SF	286 SF
UNIT 208	3-BED	1113 SF	56 SF
UNIT 209	3-BED	1117 SF	56 SF
UNIT 210	STUDIO	386 SF	74 SF
UNIT 211	STUDIO	387 SF	90 SF
UNIT 212	STUDIO	387 SF	90 SF
UNIT 213	3-BED	1111 SF	56 SF
UNIT 214	STUDIO	386 SF	90 SF
UNIT 215	1-BED	617 SF	62 SF
UNIT 216	1-BED	617 SF	64 SF
UNIT 217	1-BED	617 SF	64 SF
UNIT 218	1-BED	617 SF	62 SF

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 219	3-BED	1108 SF	56 SF
UNIT 220	1-BED	606 SF	64 SF
UNIT 221	2-BED	838 SF	74 SF
UNIT 222	2-BED	833 SF	74 SF
UNIT 301	1-BED	606 SF	156 SF
UNIT 302	STUDIO	385 SF	58 SF
UNIT 303	2-BED	837 SF	382 SF
UNIT 304	STUDIO	387 SF	76 SF
UNIT 305	1-BED	592 SF	78 SF
UNIT 306	1-BED	606 SF	156 SF
UNIT 307	2-BED	949 SF	382 SF
UNIT 308	1-BED	606 SF	128 SF
UNIT 309	1-BED	606 SF	105 SF
UNIT 310	STUDIO	386 SF	74 SF
UNIT 311	STUDIO	387 SF	90 SF
UNIT 312	1-BED	606 SF	105 SF
UNIT 313	STUDIO	387 SF	90 SF
UNIT 314	1-BED	606 SF	64 SF
UNIT 315	STUDIO	386 SF	90 SF
UNIT 316	1-BED	616 SF	64 SF
UNIT 317	1-BED	617 SF	64 SF
UNIT 318	1-BED	617 SF	64 SF
UNIT 319	1-BED	618 SF	64 SF
UNIT 320	1-BED	606 SF	64 SF
UNIT 321	2-BED	843 SF	58 SF
UNIT 322	2-BED	838 SF	74 SF
UNIT 323	2-BED	833 SF	74 SF
UNIT 401	1-BED	606 SF	64 SF
UNIT 402	STUDIO	385 SF	58 SF
UNIT 403	2-BED	837 SF	74 SF
UNIT 404	STUDIO	387 SF	76 SF
UNIT 405	1-BED	592 SF	78 SF
UNIT 406	1-BED	606 SF	64 SF

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 407	2-BED	949 SF	74 SF
UNIT 408	1-BED	606 SF	78 SF
UNIT 409	1-BED	606 SF	64 SF
UNIT 410	STUDIO	386 SF	74 SF
UNIT 411	STUDIO	387 SF	90 SF
UNIT 412	1-BED	606 SF	64 SF
UNIT 413	STUDIO	387 SF	90 SF
UNIT 414	1-BED	606 SF	64 SF
UNIT 415	STUDIO	386 SF	90 SF
UNIT 416	1-BED	616 SF	64 SF
UNIT 417	1-BED	617 SF	64 SF
UNIT 418	1-BED	617 SF	64 SF
UNIT 419	1-BED	618 SF	64 SF
UNIT 420	1-BED	606 SF	64 SF
UNIT 421	2-BED	843 SF	58 SF
UNIT 422	2-BED	838 SF	74 SF
UNIT 423	2-BED	833 SF	74 SF
UNIT 501	1-BED	606 SF	64 SF
UNIT 502	STUDIO	385 SF	58 SF
UNIT 503	2-BED	837 SF	74 SF
UNIT 504	STUDIO	387 SF	76 SF
UNIT 505	1-BED	592 SF	78 SF
UNIT 506	1-BED	606 SF	64 SF
UNIT 507	2-BED	949 SF	74 SF
UNIT 508	1-BED	606 SF	78 SF
UNIT 509	1-BED	606 SF	64 SF
UNIT 510	STUDIO	386 SF	74 SF
UNIT 511	STUDIO	387 SF	90 SF
UNIT 512	1-BED	606 SF	64 SF
UNIT 513	STUDIO	387 SF	90 SF
UNIT 514	1-BED	606 SF	64 SF
UNIT 515	STUDIO	386 SF	90 SF
UNIT 516	1-BED	616 SF	64 SF

UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
UNIT 517	1-BED	617 SF	64 SF
UNIT 518	1-BED	617 SF	64 SF
UNIT 519	1-BED	618 SF	64 SF
UNIT 520	1-BED	606 SF	64 SF
UNIT 521	2-BED	843 SF	58 SF
UNIT 522	2-BED	838 SF	74 SF
UNIT 523	2-BED	833 SF	74 SF
UNIT 601	1-BED	606 SF	64 SF
UNIT 602	STUDIO	385 SF	58 SF
UNIT 603	2-BED	837 SF	74 SF
UNIT 604	STUDIO	387 SF	76 SF
UNIT 605	1-BED	592 SF	78 SF
UNIT 606	1-BED	606 SF	64 SF
UNIT 607	2-BED	949 SF	74 SF
UNIT 608	1-BED	606 SF	78 SF
UNIT 609	1-BED	606 SF	64 SF
UNIT 610	STUDIO	386 SF	74 SF
UNIT 611	STUDIO	387 SF	90 SF
UNIT 612	1-BED	606 SF	64 SF
UNIT 613	STUDIO	387 SF	90 SF
UNIT 614	1-BED	606 SF	64 SF
UNIT 615	STUDIO	386 SF	90 SF
UNIT 616	1-BED	616 SF	64 SF
UNIT 617	1-BED	617 SF	64 SF
UNIT 618	1-BED	617 SF	64 SF
UNIT 619	1-BED	618 SF	64 SF
UNIT 620	1-BED	606 SF	64 SF
UNIT 621	2-BED	843 SF	58 SF
UNIT 622	2-BED	838 SF	74 SF
UNIT 623	2-BED	833 SF	74 SF
TOTAL: 129		82809 SF	



1 SITE PLAN
 A-004 1/16" = 1'-0"

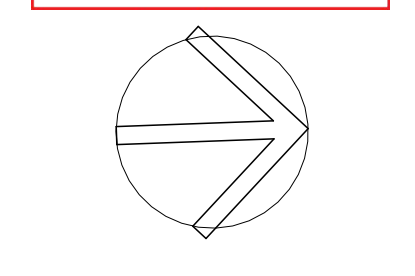
SURVEY BY:
 VECTOR GEOMATICS LAND SURVEYING LTD.
 DATED: 06.05.2025

COPYRIGHT
 ALL RIGHTS RESERVED
 All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia Building Code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO.	DATE	AND DESCRIPTION
11.06.25		FOR DISCUSSION
11.06.25		FOR COORDINATION
11.07.25		FOR DISCUSSION
11.14.25		FOR DISCUSSION
11.24.25		FOR DISCUSSION
12.03.25		FOR COORDINATION
12.05.25		FOR DP
12.15.25		FOR REVIEW
03.09.26		FOR DP

SCHEDULE A
 This forms part of application # DP-25-0234
 City of Kelowna
 COMMUNITY PLANNING
 Planner Initials: SO



PLOT DATE
 03.09.26
PROJECT
 TROIKA - 165 DOUGALL RD N
DRAWING TITLE
 SITE & PROJECT INFORMATION

DRAWING NO.
 A-004



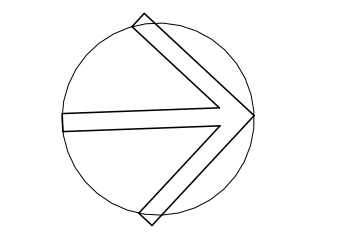
FOR DP

REVISION NO.	DATE	DESCRIPTION
11.07.25	FOR DISCUSSION	
11.14.25	FOR DISCUSSION	
11.24.25	FOR DISCUSSION	
12.05.25	FOR DP	
12.15.25	FOR REVIEW	
03.09.26	FOR DP	

SCHEDULE A
This forms part of application
DP-25-0234

City of Kelowna
COMMUNITY PLANNING

Planner Initials: SO



PLOT DATE
03.09.26

PROJECT
TROIKA - 165 DOUGALL RD N

DRAWING TITLE
P1 PLAN

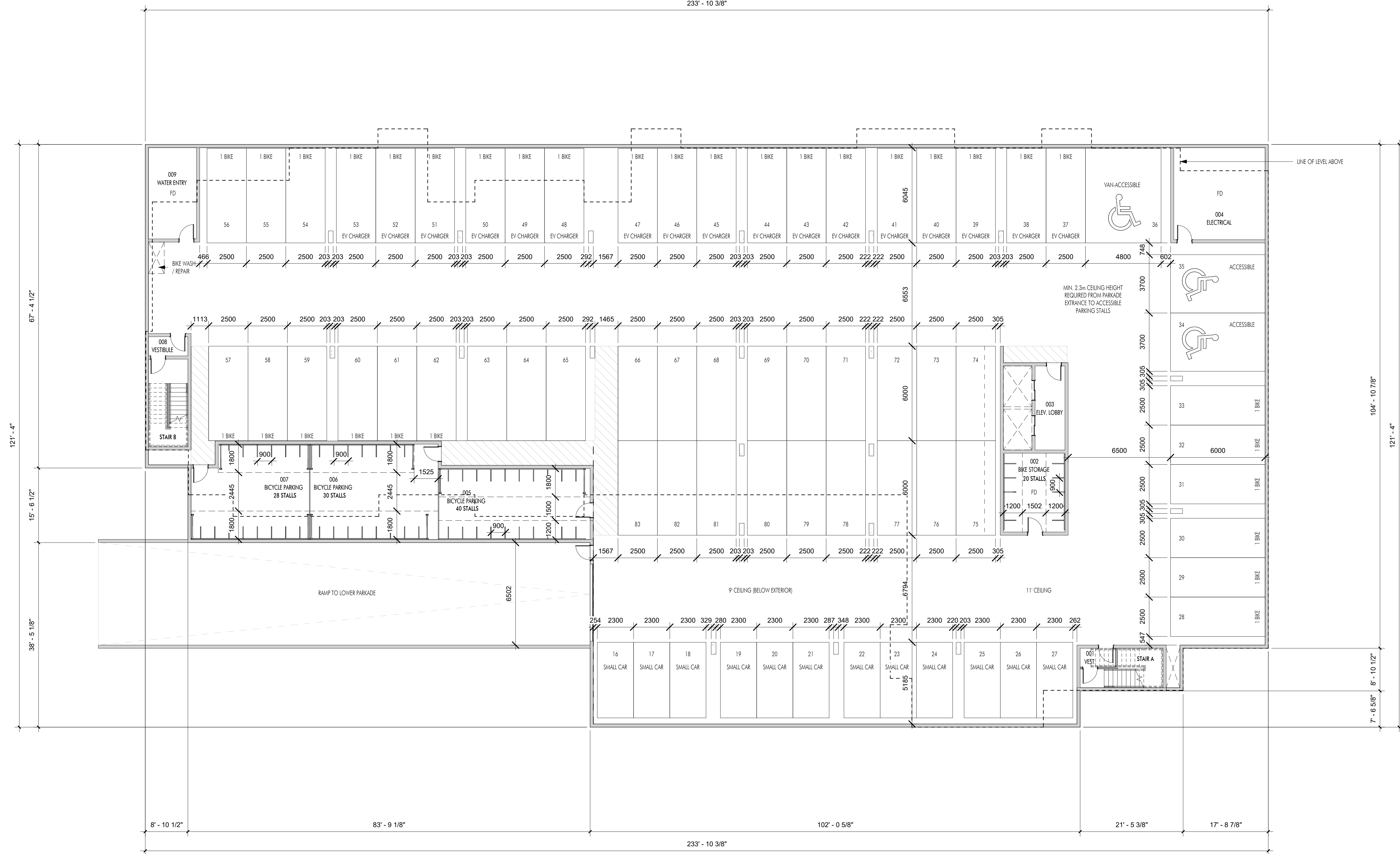
DRAWING NO.
A-102



A-203
1

A-203
2

233' - 10 3/8"



67' - 4 1/2"

121' - 4"

15' - 6 1/2"

36' - 5 1/8"

8' - 10 1/2"

83' - 9 1/8"

233' - 10 3/8"

102' - 0 5/8"

21' - 5 3/8"

17' - 8 7/8"

104' - 10 7/8"

121' - 4"

7' - 6 5/8"

8' - 10 1/2"

1
A-102
P1 PLAN
3/32" = 1'-0"

A-201
1

A-201
2

A-202
1

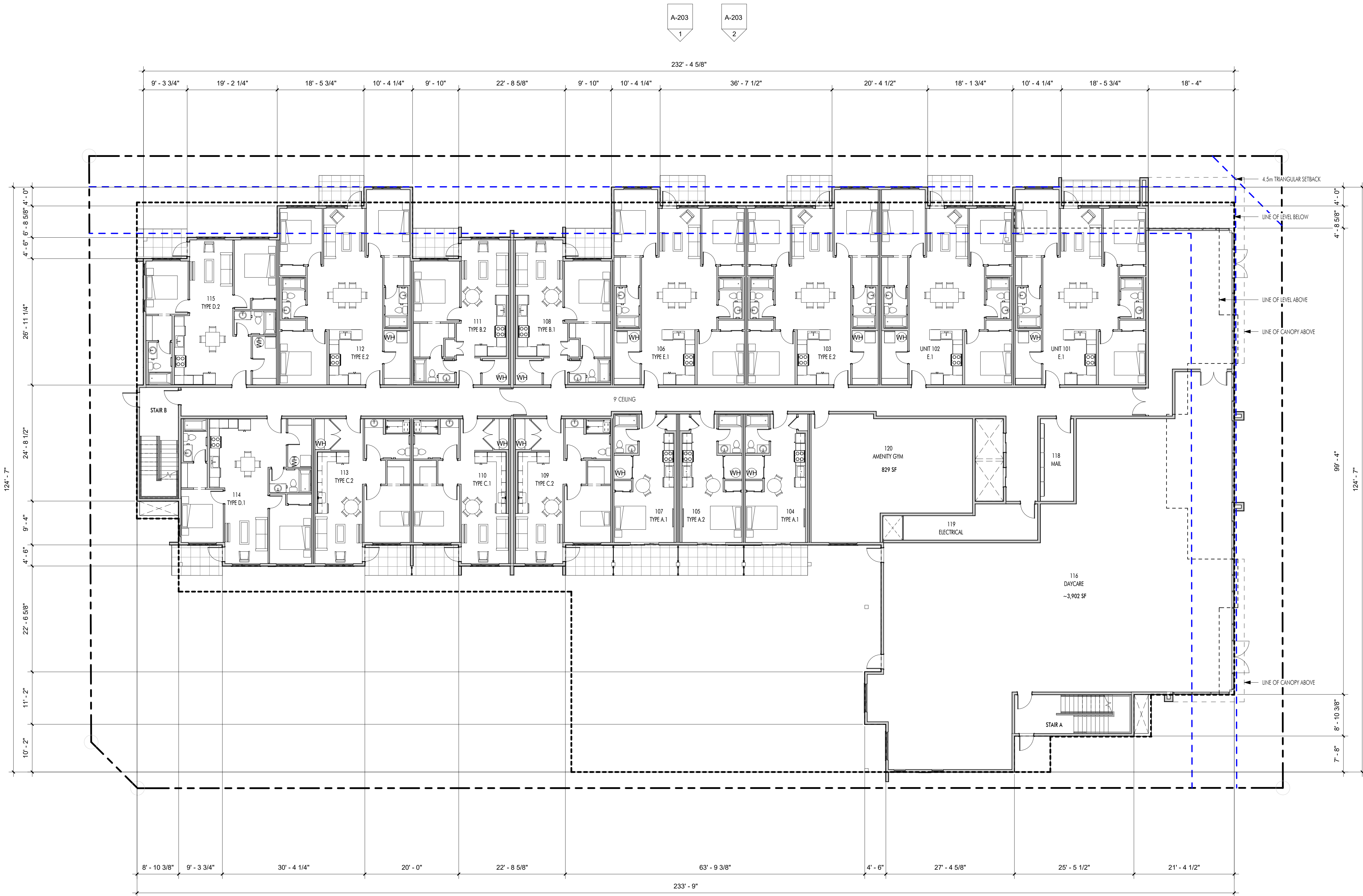
A-202
2

A-200
1

A-200
2

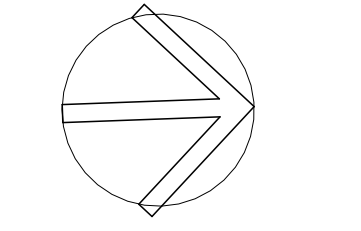
FOR DP

REVISION NO., DATE AND DESCRIPTION	FOR DISCUSSION
11.07.25	FOR DISCUSSION
11.14.25	FOR DISCUSSION
11.24.25	FOR DISCUSSION
12.05.25	FOR DP
12.15.25	FOR REVIEW
03.09.26	FOR DP



1 LEVEL 1 PLAN
A-104 3/32" = 1'-0"

SCHEDULE A
This forms part of application # DP-25-0234
City of Kelowna
COMMUNITY PLANNING
Planner Initials SO



PLOT DATE
03.09.26
PROJECT
TROIKA - 165 DOUGALL RD N
DRAWING TITLE
LEVEL 1 PLAN


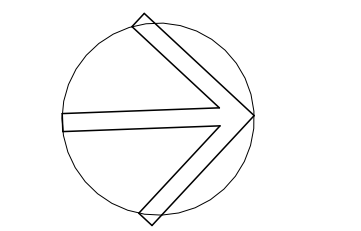
DRAWING NO.
A-104



FOR DP

REVISION NO., DATE AND DESCRIPTION	DESCRIPTION
11.07.25	FOR DISCUSSION
11.14.25	FOR DISCUSSION
11.24.25	FOR DISCUSSION
12.05.25	FOR DP
12.15.25	FOR REVIEW
03.09.26	FOR DP

SCHEDULE A
This forms part of application # DP-25-0234
Planner Initials: SO

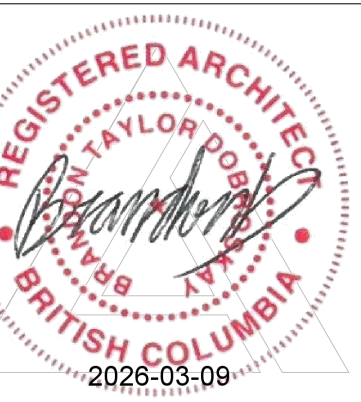



PLOT DATE
03.09.26

PROJECT
TROIKA - 165 DOUGALL RD N

DRAWING TITLE
LEVEL 2 PLAN

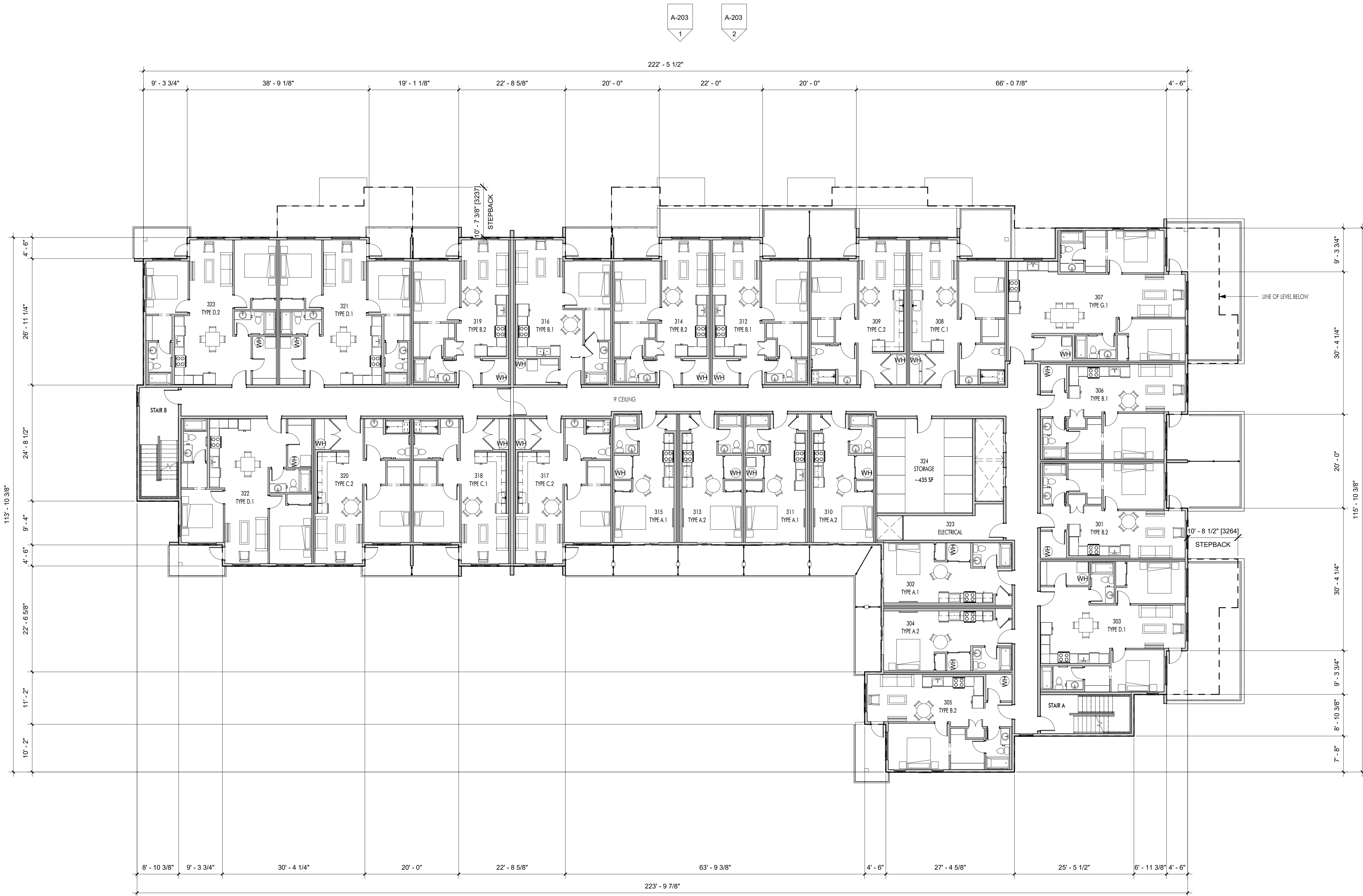
DRAWING NO.
A-105



1 LEVEL 2 PLAN
A-105 3/32" = 1'-0"

FOR DP

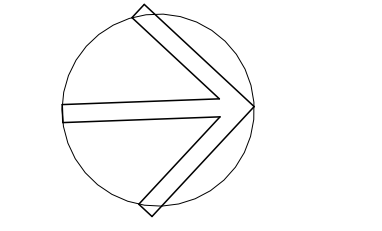
REVISION NO., DATE AND DESCRIPTION
11.07.25 FOR DISCUSSION
11.14.25 FOR DISCUSSION
11.24.25 FOR DISCUSSION
12.05.25 FOR DP
12.15.25 FOR REVIEW
03.09.26 FOR DP



1 LEVEL 3 PLAN
A-106 3/32" = 1'-0"

SCHEDULE A
This forms part of application # DP-25-0234
Planner Initials SO

City of Kelowna
COMMUNITY PLANNING



PLOT DATE
03.09.26

PROJECT
TROIKA - 165 DOUGALL RD N

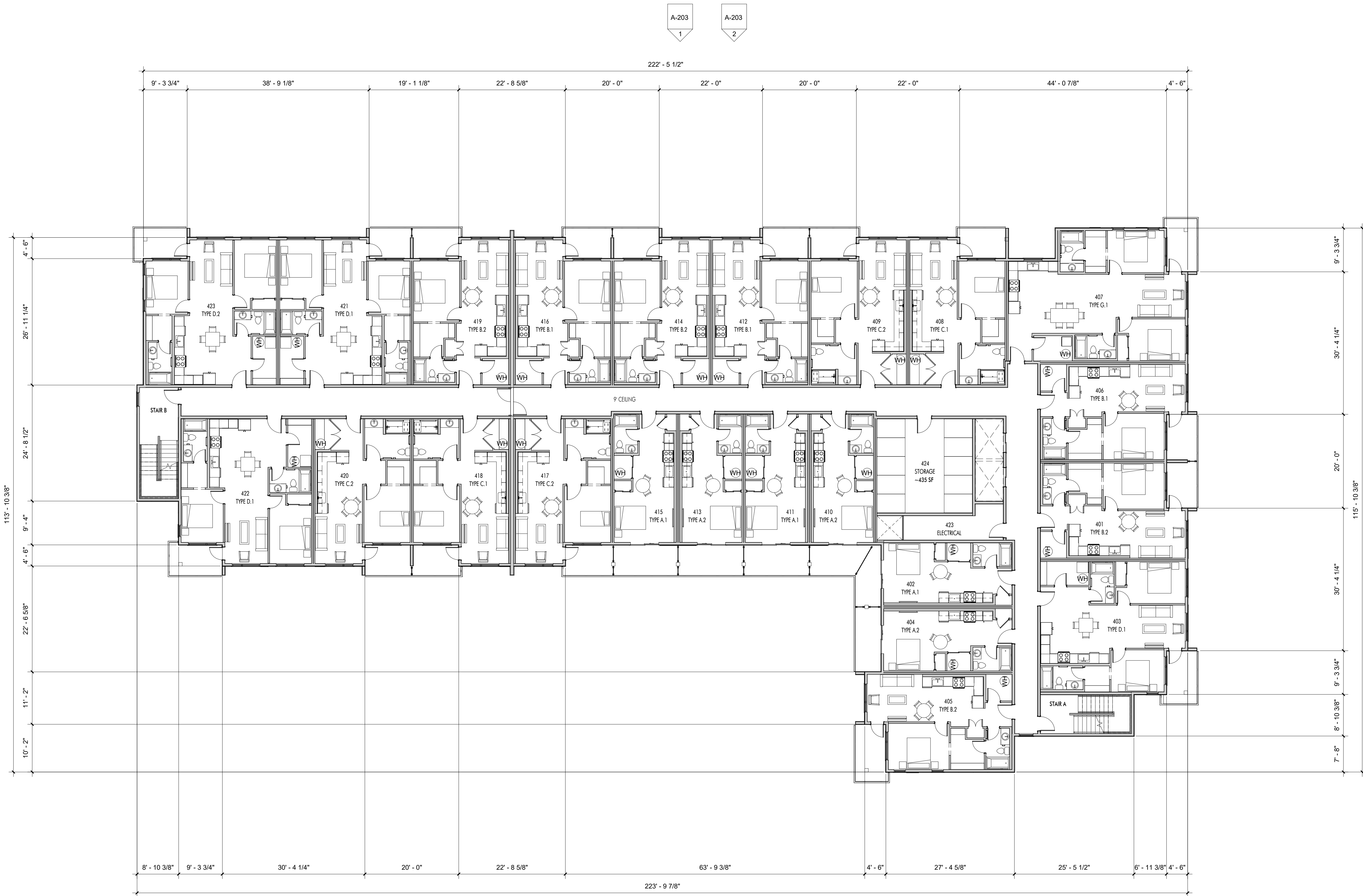
DRAWING TITLE
LEVEL 3 PLAN

DRAWING NO.
A-106



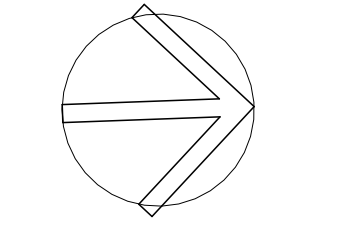
FOR DP

REVISION NO., DATE AND DESCRIPTION
11.07.25 FOR DISCUSSION
11.14.25 FOR DISCUSSION
11.24.25 FOR DISCUSSION
12.05.25 FOR DP
12.15.25 FOR REVIEW
03.09.26 FOR DP



1 LEVEL 4 PLAN
A-107 3/32" = 1'-0"

SCHEDULE A
This forms part of application # DP-25-0234
Planner Initials SO

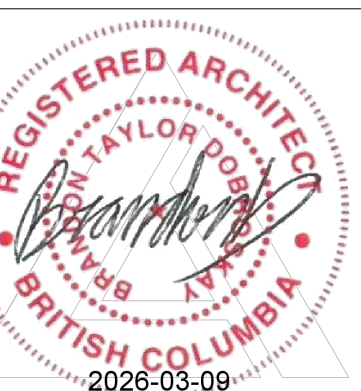


PLOT DATE
03.09.26

PROJECT
TROIKA - 165 DOUGALL RD N

DRAWING TITLE
LEVEL 4 PLAN


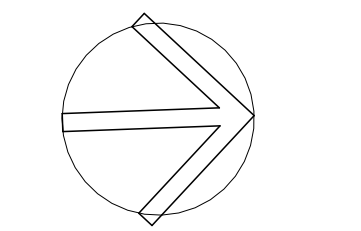
DRAWING NO.
A-107



FOR DP

11.07.25	FOR DISCUSSION
11.14.25	FOR DISCUSSION
11.24.25	FOR DISCUSSION
12.05.25	FOR DP
12.15.25	FOR REVIEW
03.09.26	FOR DP

SCHEDULE A
This forms part of application # DP-25-0234
Planner Initials SO

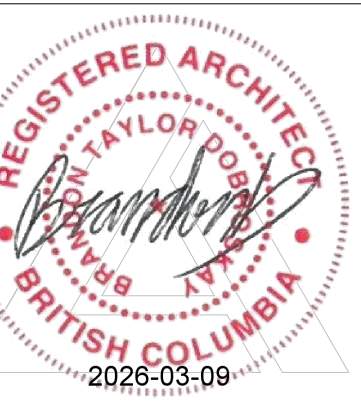



PLOT DATE
03.09.26

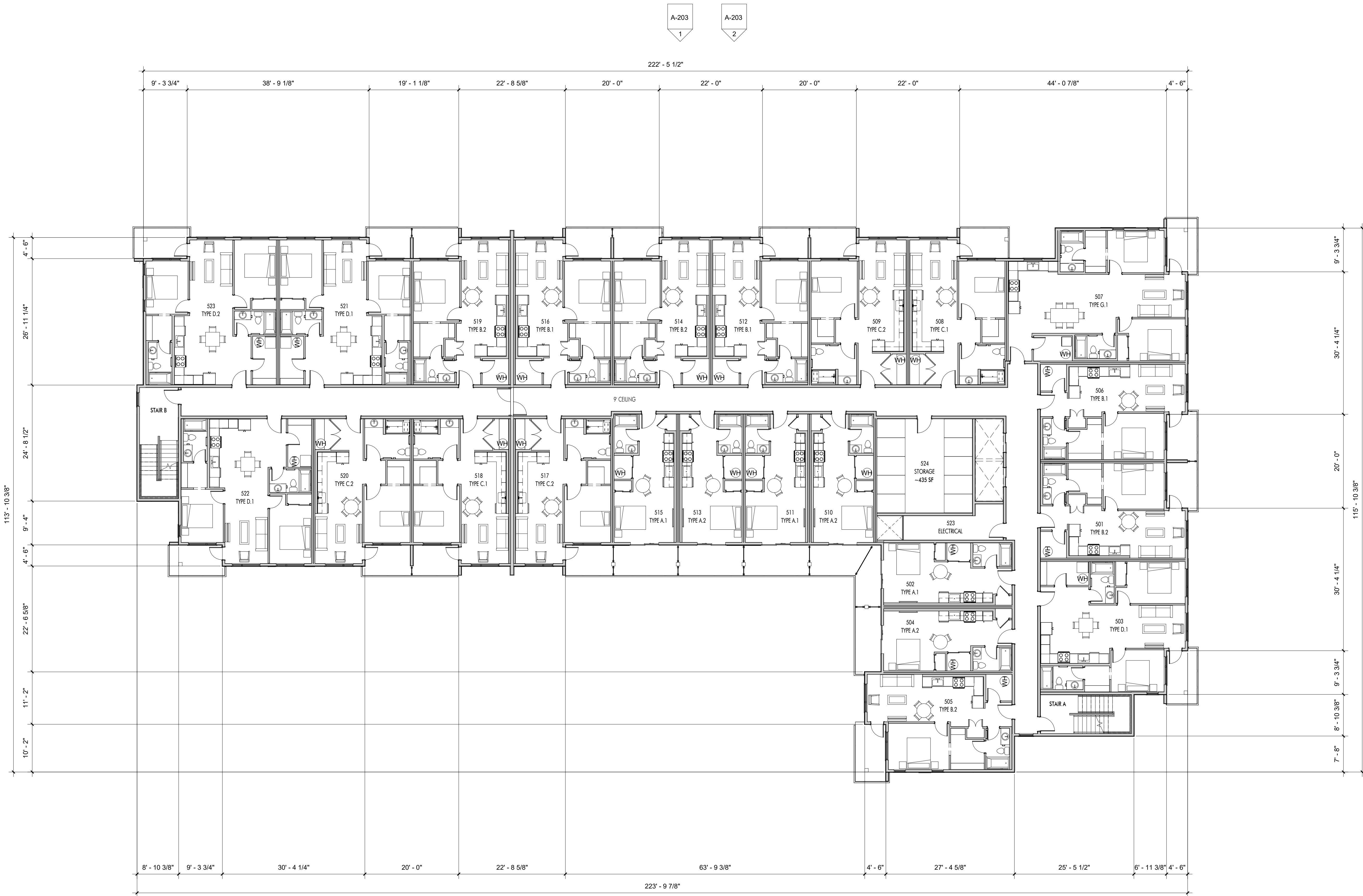
PROJECT
TROIKA - 165 DOUGALL RD N

DRAWING TITLE
LEVEL 5 PLAN

DRAWING NO.
A-108



FOR DP



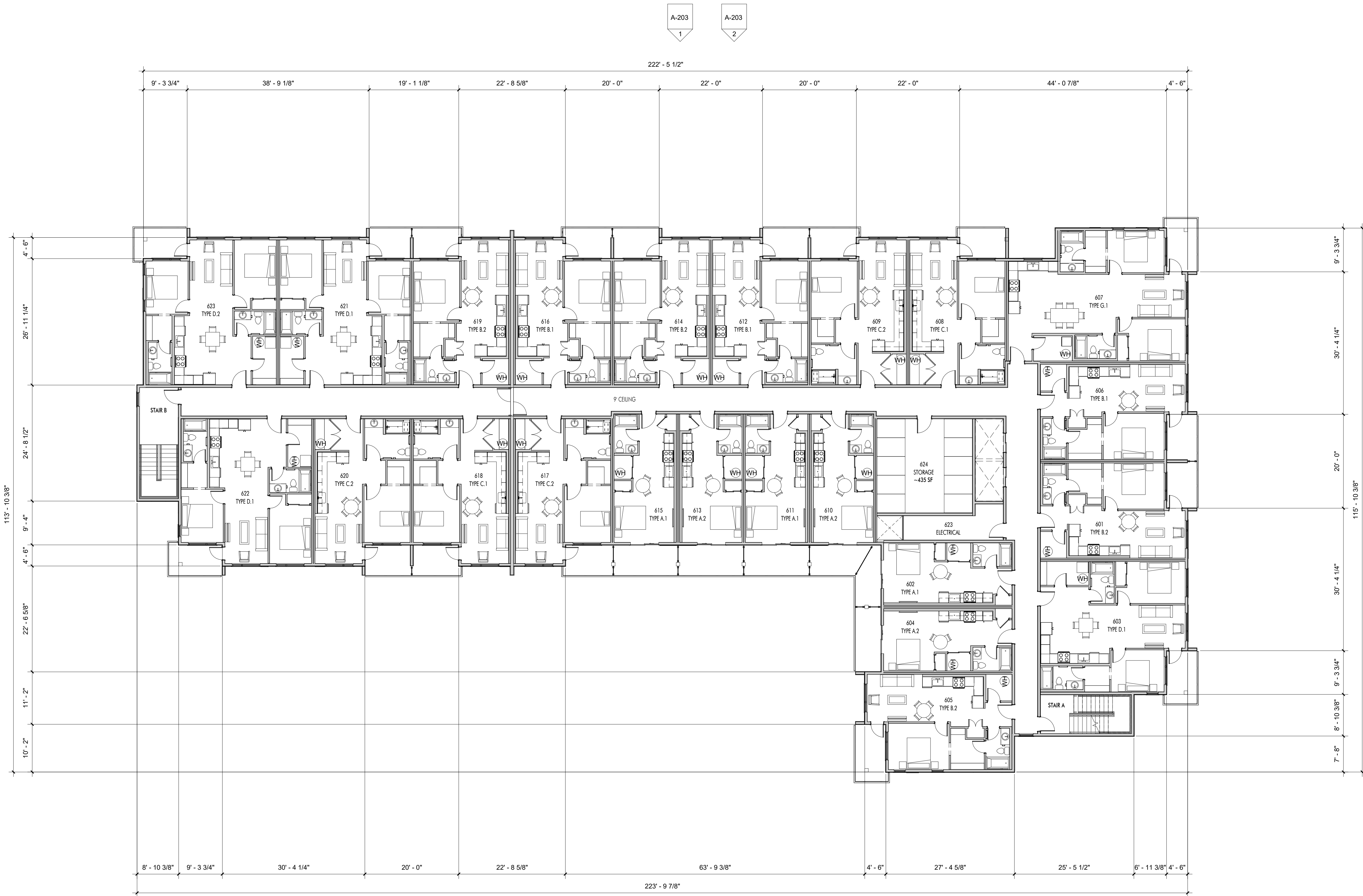
1 LEVEL 5 PLAN
A-108 3/32" = 1'-0"

1 A-201
2 A-201

A-202 1
A-202 2

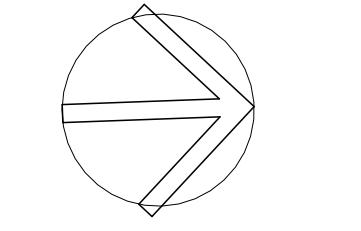
1 A-200
2 A-200

REVISION NO., DATE AND DESCRIPTION
11.07.25 FOR DISCUSSION
11.14.25 FOR DISCUSSION
11.24.25 FOR DISCUSSION
12.05.25 FOR DP
12.15.25 FOR REVIEW
03.09.26 FOR DP



1 LEVEL 6 PLAN
A-109 3/32" = 1'-0"

SCHEDULE A
This forms part of application # DP-25-0234
Planner Initials SO

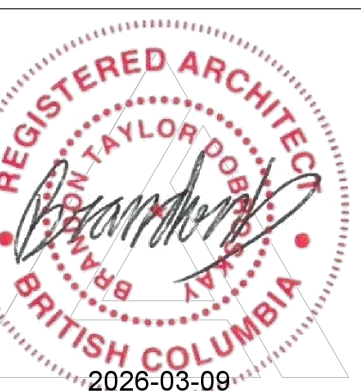


PLOT DATE
03.09.26

PROJECT
TROIKA - 165 DOUGALL RD N

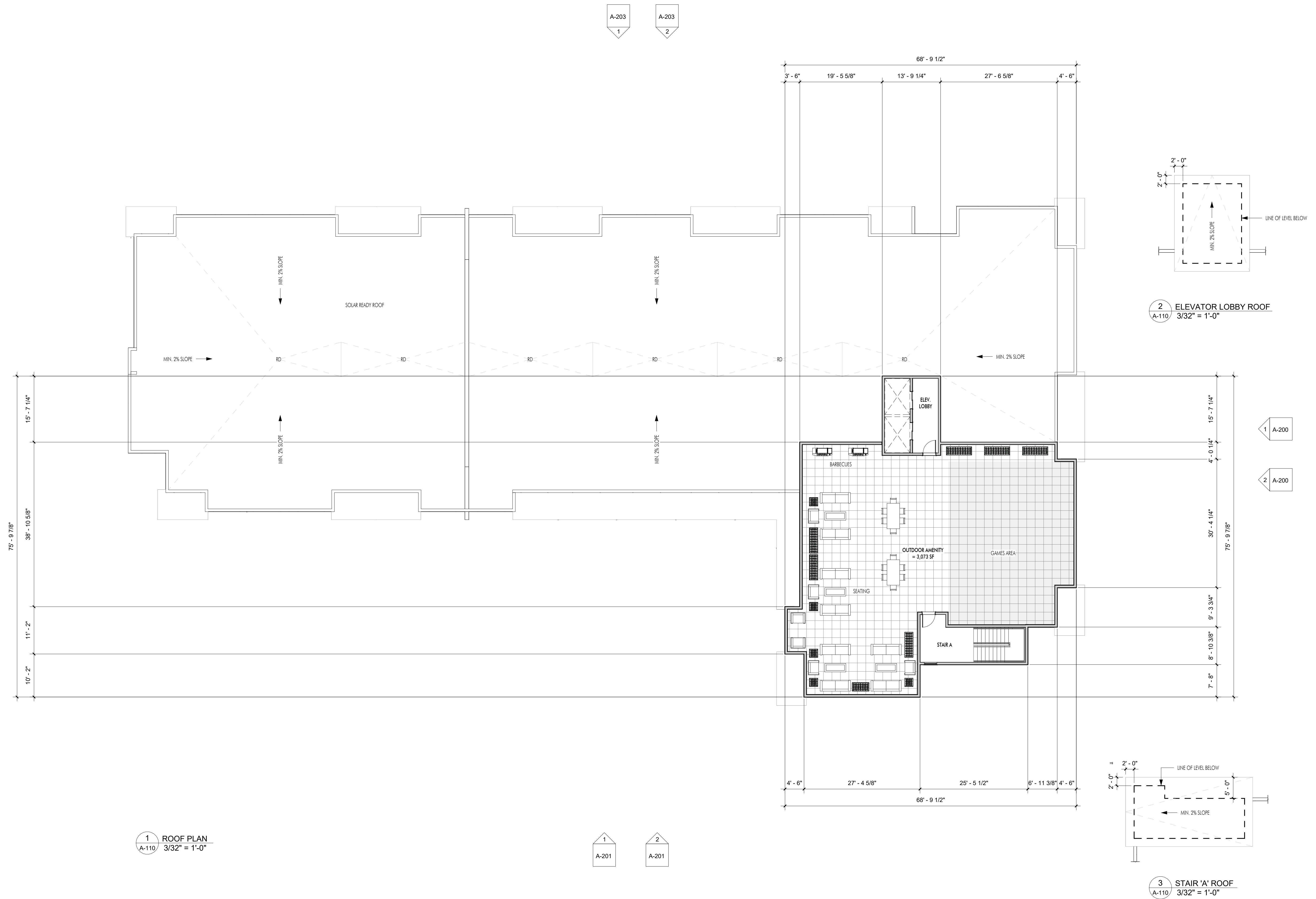
DRAWING TITLE
LEVEL 6 PLAN

DRAWING NO.
A-109



FOR DP

REVISION NO., DATE	AND DESCRIPTION
11.07.25	FOR DISCUSSION
11.14.25	FOR DISCUSSION
11.24.25	FOR DISCUSSION
12.05.25	FOR DP
12.15.25	FOR REVIEW
03.09.26	FOR DP



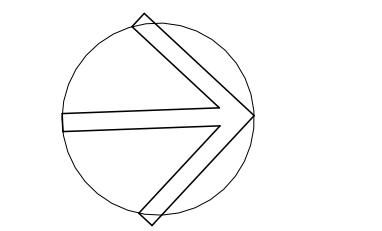
1 ROOF PLAN
A-110 3/32" = 1'-0"

2 ELEVATOR LOBBY ROOF
A-110 3/32" = 1'-0"

3 STAIR 'A' ROOF
A-110 3/32" = 1'-0"

SCHEDULE A
This forms part of application
DP-25-0234
Planner Initials SO

City of Kelowna
COMMUNITY PLANNING



PLOT DATE
03.09.26

PROJECT
TROIKA - 165 DOUGALL RD N

DRAWING TITLE
ROOF PLAN

DRAWING NO.
A-110



FOR DP

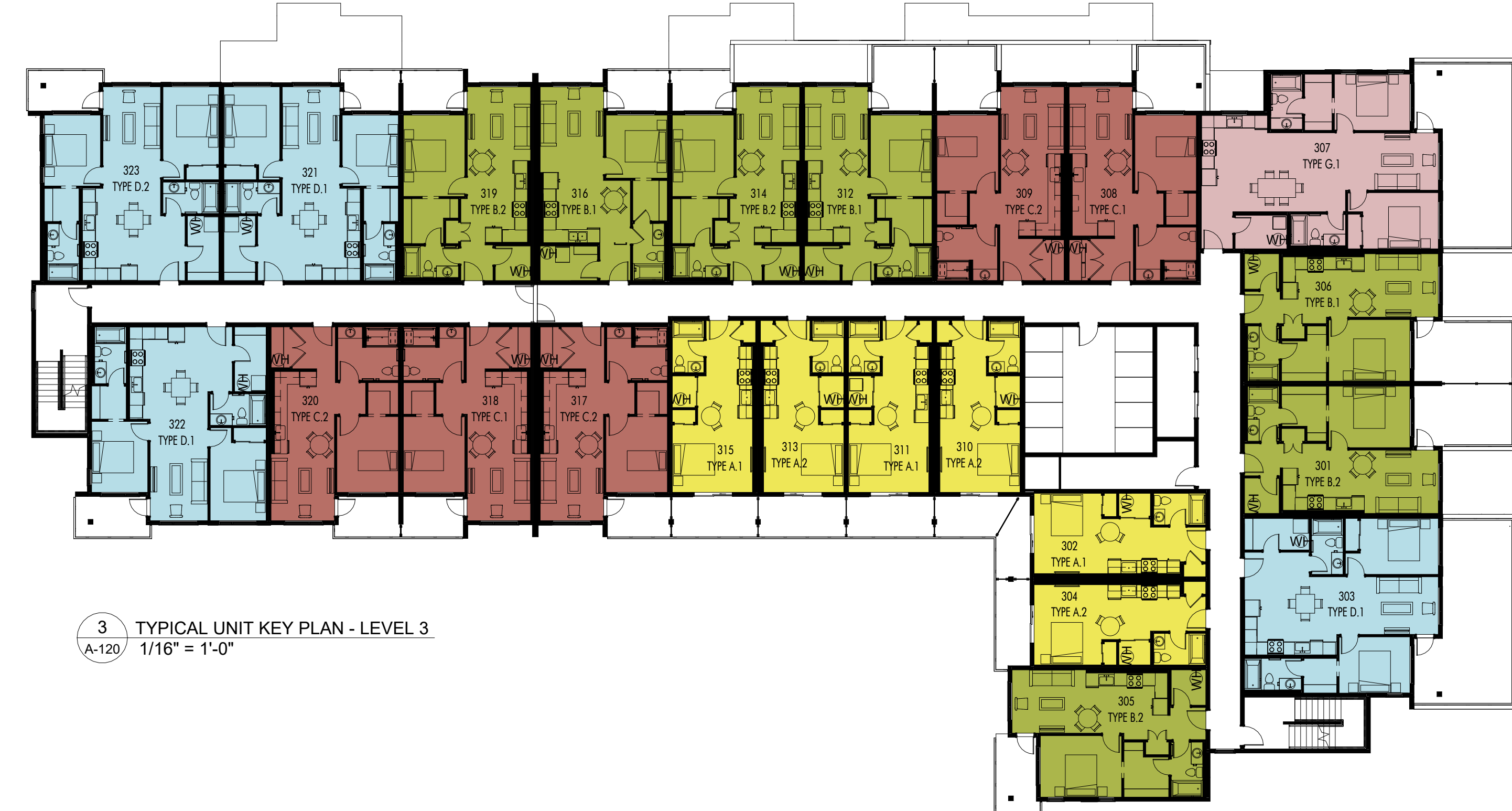
REVISION NO. DATE	AND DESCRIPTION
11.06.25	FOR DISCUSSION
11.06.25	FOR COORDINATION
11.07.25	FOR DISCUSSION
11.24.25	FOR DISCUSSION
12.05.25	FOR DP
12.15.25	FOR REVIEW
03.09.26	FOR DP



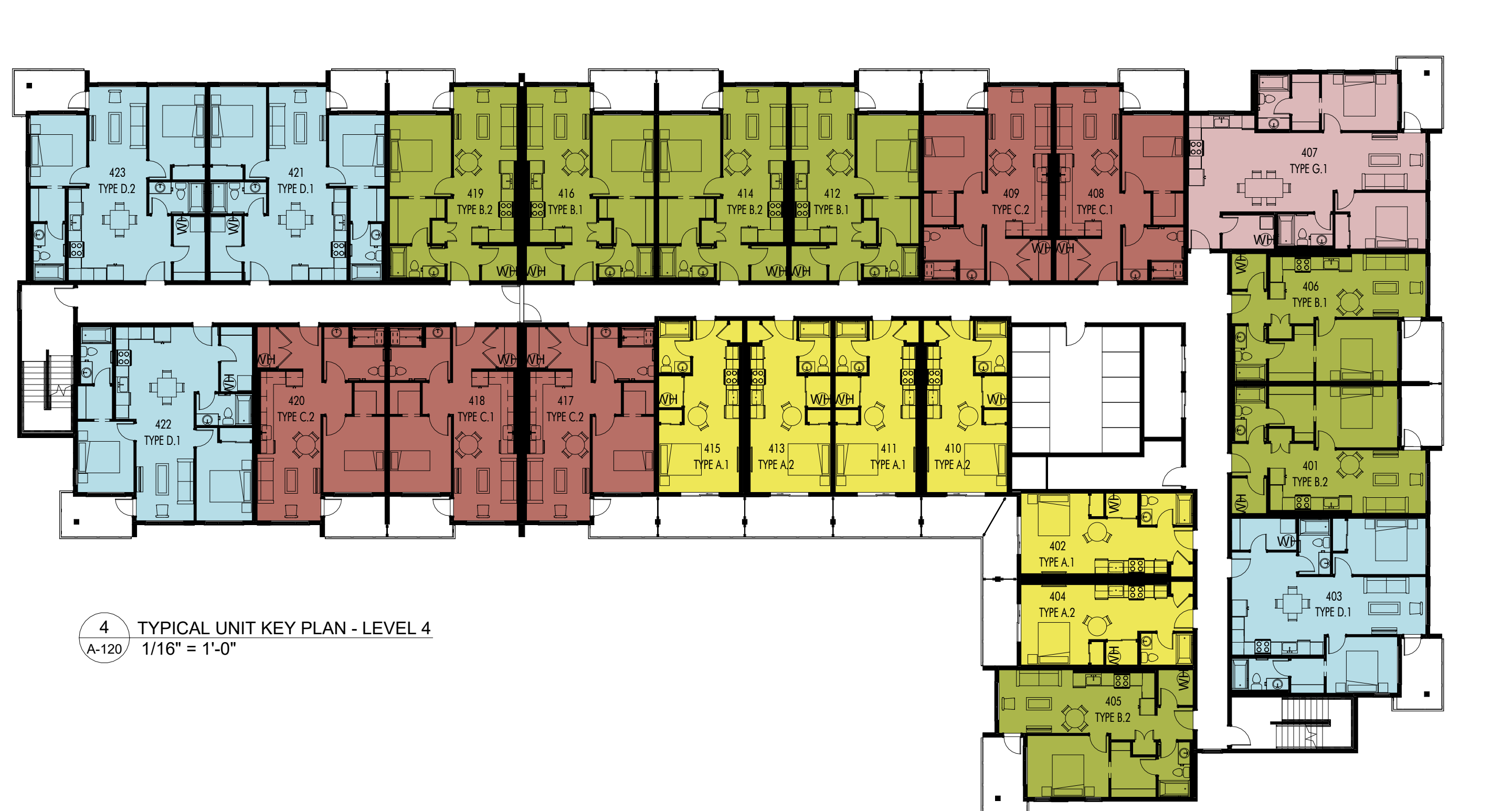
1 TYPICAL UNIT KEY PLAN - LEVEL 1
A-120 / 1/16" = 1'-0"



2 TYPICAL UNIT KEY PLAN - LEVEL 2
A-120 / 1/16" = 1'-0"

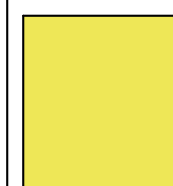
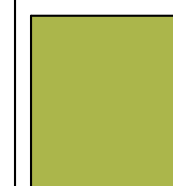


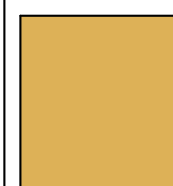

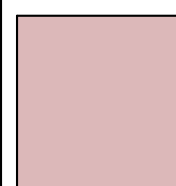


3 TYPICAL UNIT KEY PLAN - LEVEL 3
A-120 / 1/16" = 1'-0"

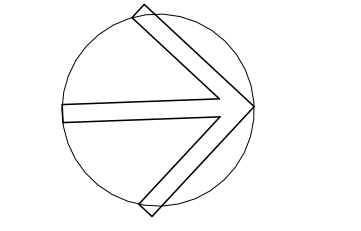


4 TYPICAL UNIT KEY PLAN - LEVEL 4
A-120 / 1/16" = 1'-0"

TYPICAL UNIT KEY PLAN LEGEND & UNIT INFORMATION

 UNIT TYPE A x33 0 BEDROOM, 1 BATH	 UNIT TYPE B x35 1 BEDROOM, 1 BATH	 UNIT TYPE C x26 1 BEDROOM, 1 BATH	 UNIT TYPE D x20 2 BEDROOM, 2 BATH	 UNIT TYPE E x10 3 BEDROOM, 2 BATH	 UNIT TYPE F x1 3 BEDROOM, 2 BATH	 UNIT TYPE G x4 2 BEDROOM, 2 BATH
--	--	---	--	--	---	---

SCHEDULE A
This forms part of application
DP-25-0234
Planner Initials SO



PLOT DATE
03.09.26

PROJECT
TROIKA - 165 DOUGALL RD N

DRAWING TITLE
TYPICAL UNIT KEY PLANS

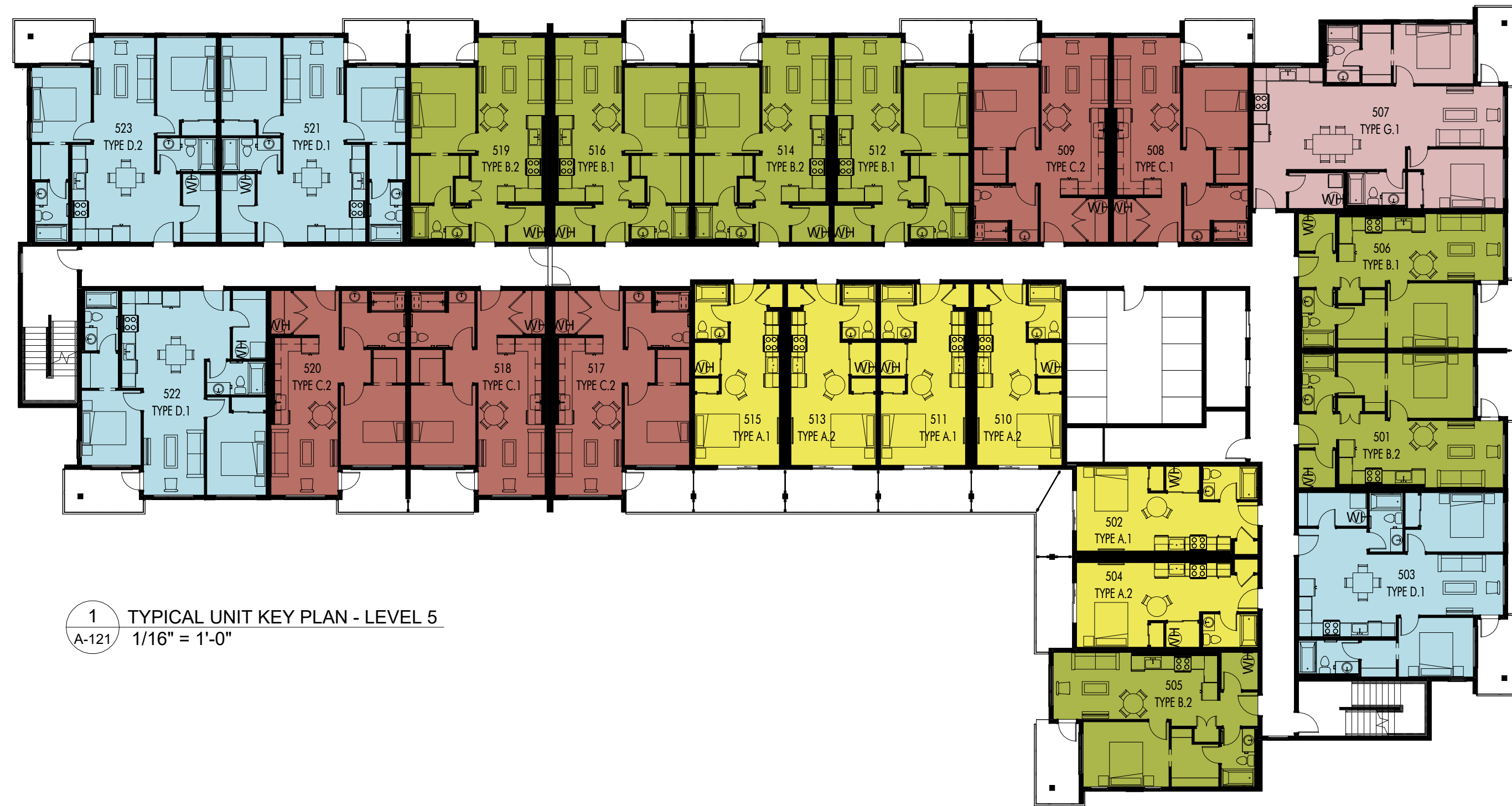
DRAWING NO.
A-120



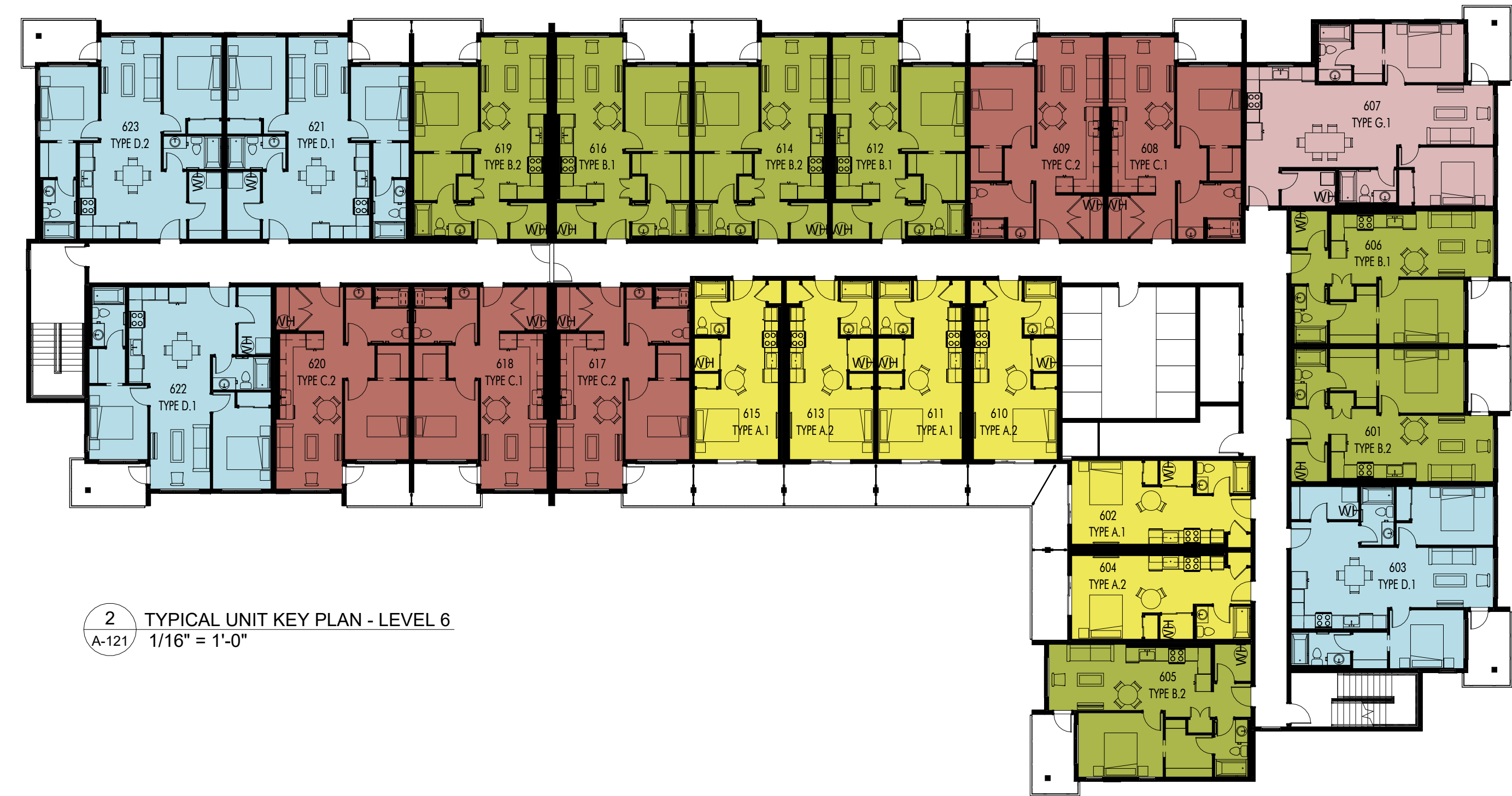
FOR DP

REVISION NO., DATE AND DESCRIPTION

11.06.25	FOR DISCUSSION
11.06.25	FOR COORDINATION
11.07.25	FOR DISCUSSION
11.24.25	FOR DISCUSSION
12.05.25	FOR DP
12.15.25	FOR REVIEW
03.09.26	FOR DP







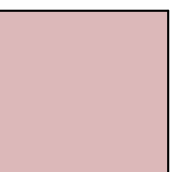


1 TYPICAL UNIT KEY PLAN - LEVEL 5
A-121 / 1/16" = 1'-0"

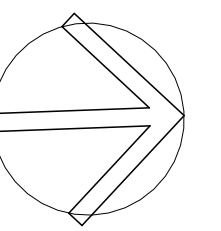


2 TYPICAL UNIT KEY PLAN - LEVEL 6
A-121 / 1/16" = 1'-0"

TYPICAL UNIT KEY PLAN LEGEND & UNIT INFORMATION

 UNIT TYPE A x33 0 BEDROOM, 1 BATH	 UNIT TYPE B x35 1 BEDROOM, 1 BATH	 UNIT TYPE C x26 1 BEDROOM, 1 BATH	 UNIT TYPE D x20 2 BEDROOM, 2 BATH	 UNIT TYPE E x10 3 BEDROOM, 2 BATH	 UNIT TYPE F x1 3 BEDROOM, 2 BATH	 UNIT TYPE G x4 2 BEDROOM, 2 BATH
--	--	---	--	--	---	---

SCHEDULE A
This forms part of application
DP-25-0234
Planner Initials SO



PLOT DATE

03.09.26

PROJECT

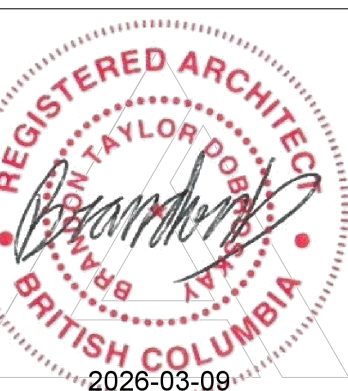
TROIKA - 165 DOUGALL RD N

DRAWING TITLE

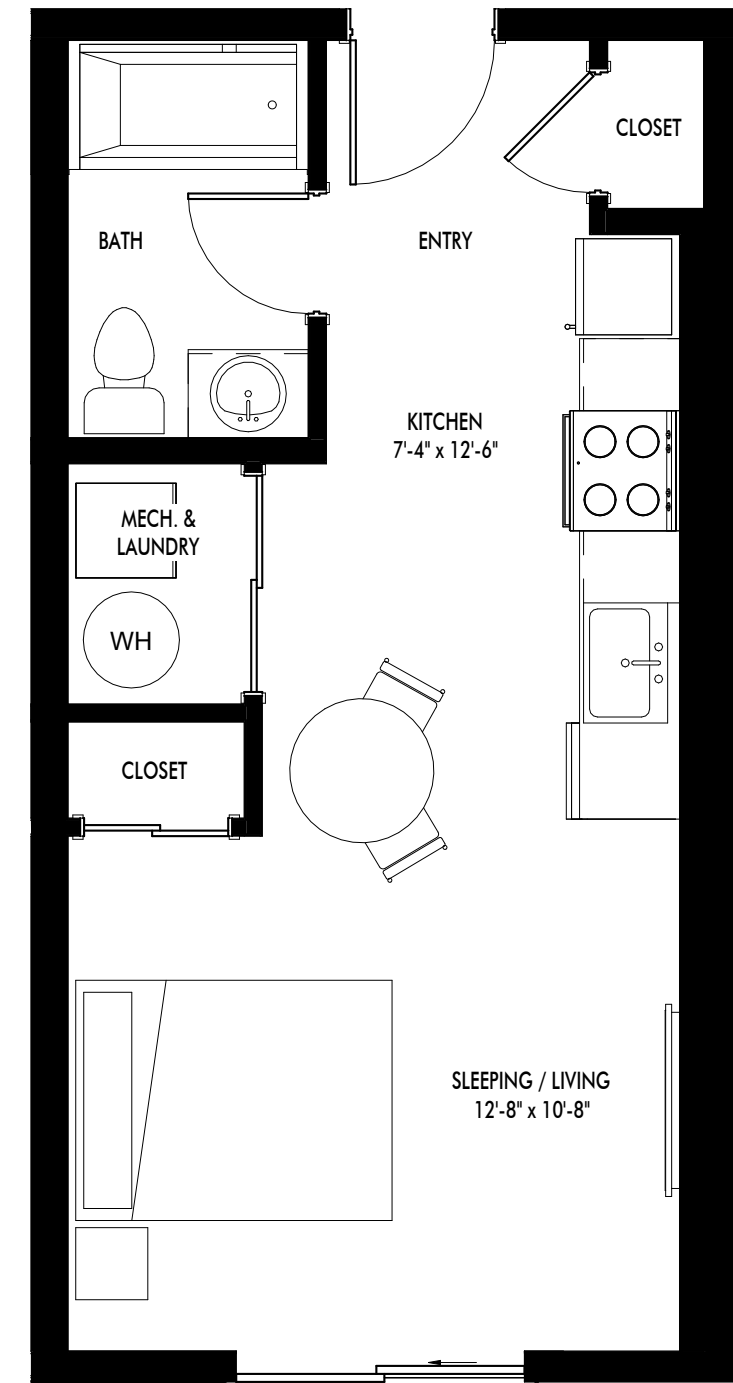
TYPICAL UNIT
KEY PLANS

DRAWING NO.

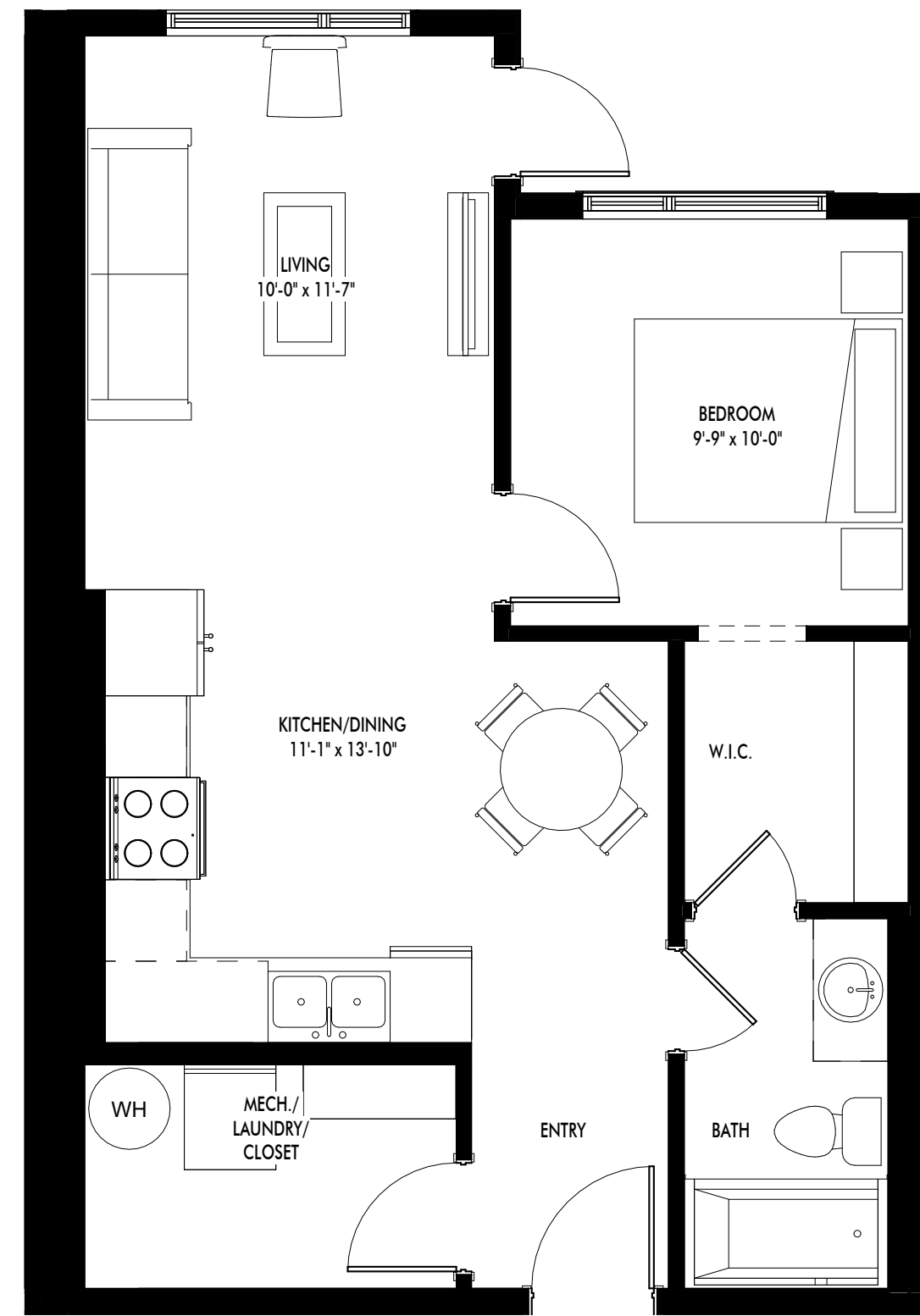
A-121



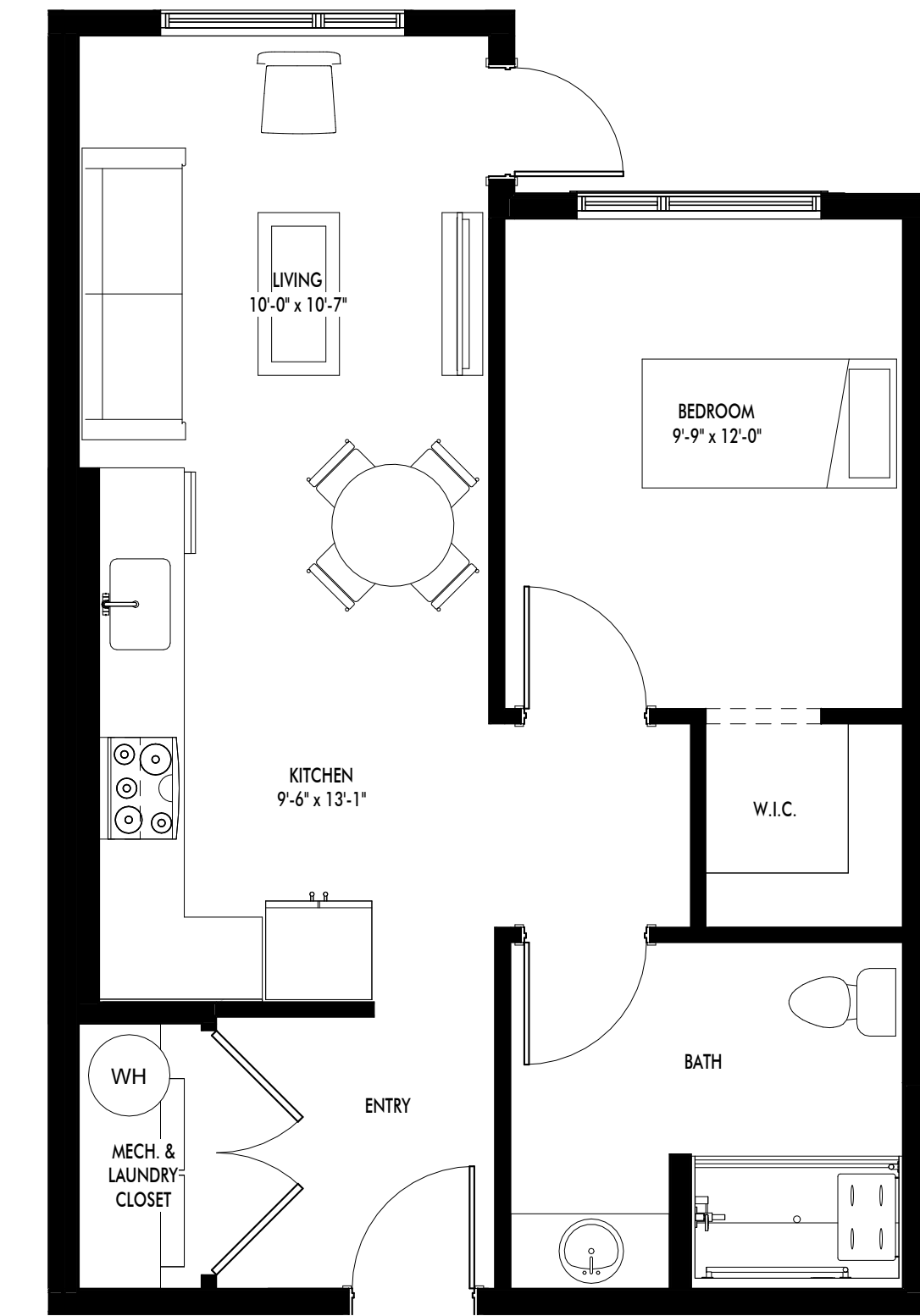
FOR DP



1 UNIT TYPE A
A-122 1/4" = 1'-0"



2 UNIT TYPE B
A-122 1/4" = 1'-0"



3 UNIT TYPE C
A-122 1/4" = 1'-0"



4 UNIT TYPE D
A-122 1/4" = 1'-0"

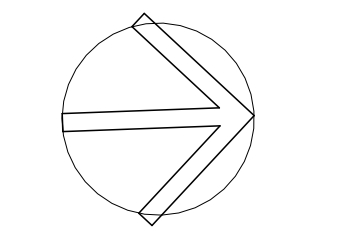


5 UNIT TYPE E
A-122 1/4" = 1'-0"

REVISION NO., DATE AND DESCRIPTION

12.05.25	FOR DP
12.15.25	FOR REVIEW
03.09.26	FOR DP

SCHEDULE A
This forms part of application # DP-25-0234
City of Kelowna
COMMUNITY PLANNING
Planner Initials: SO

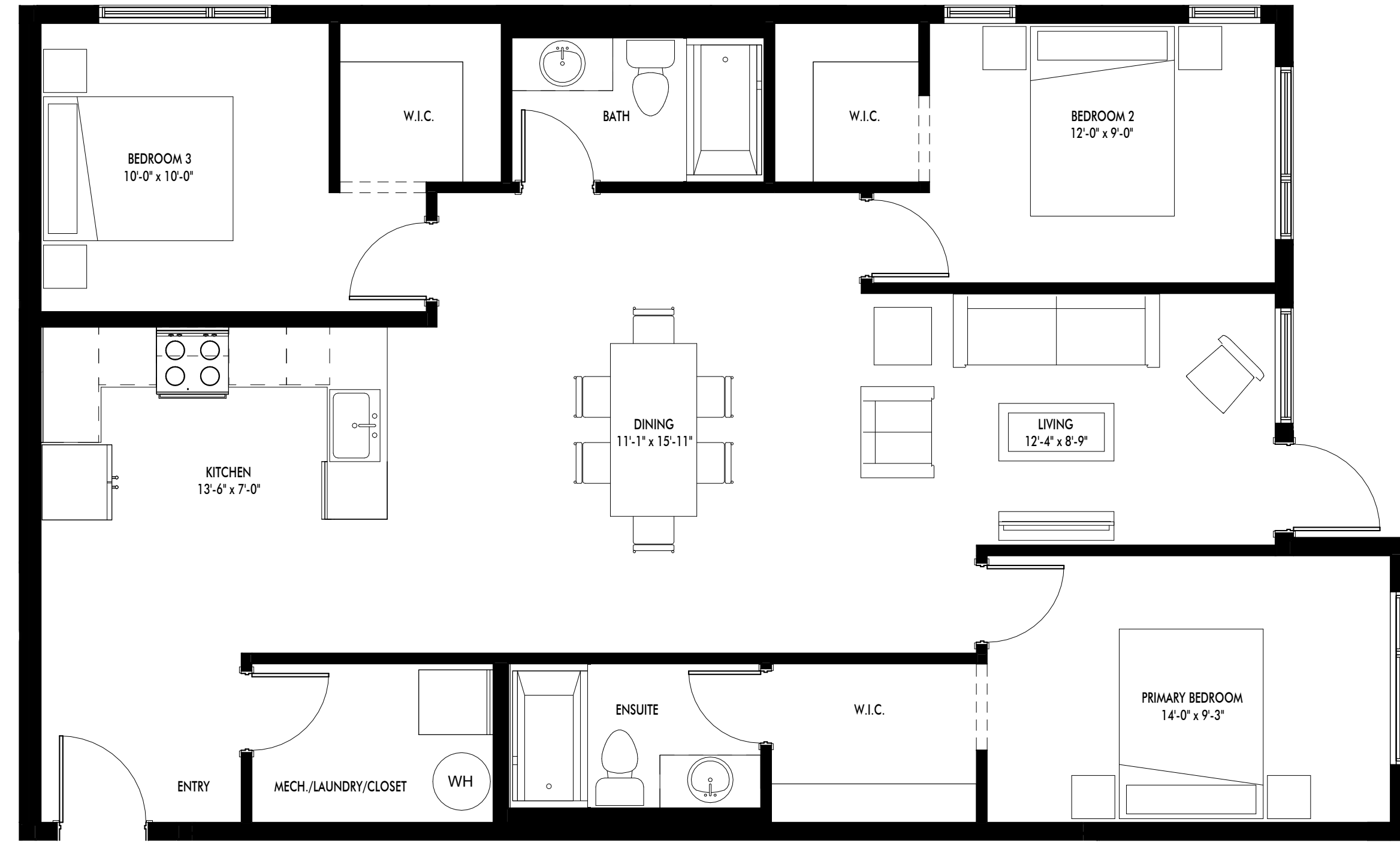


PLOT DATE
03.09.26
PROJECT
TROIKA - 165 DOUGALL RD N
DRAWING TITLE
TYPICAL UNIT PLANS

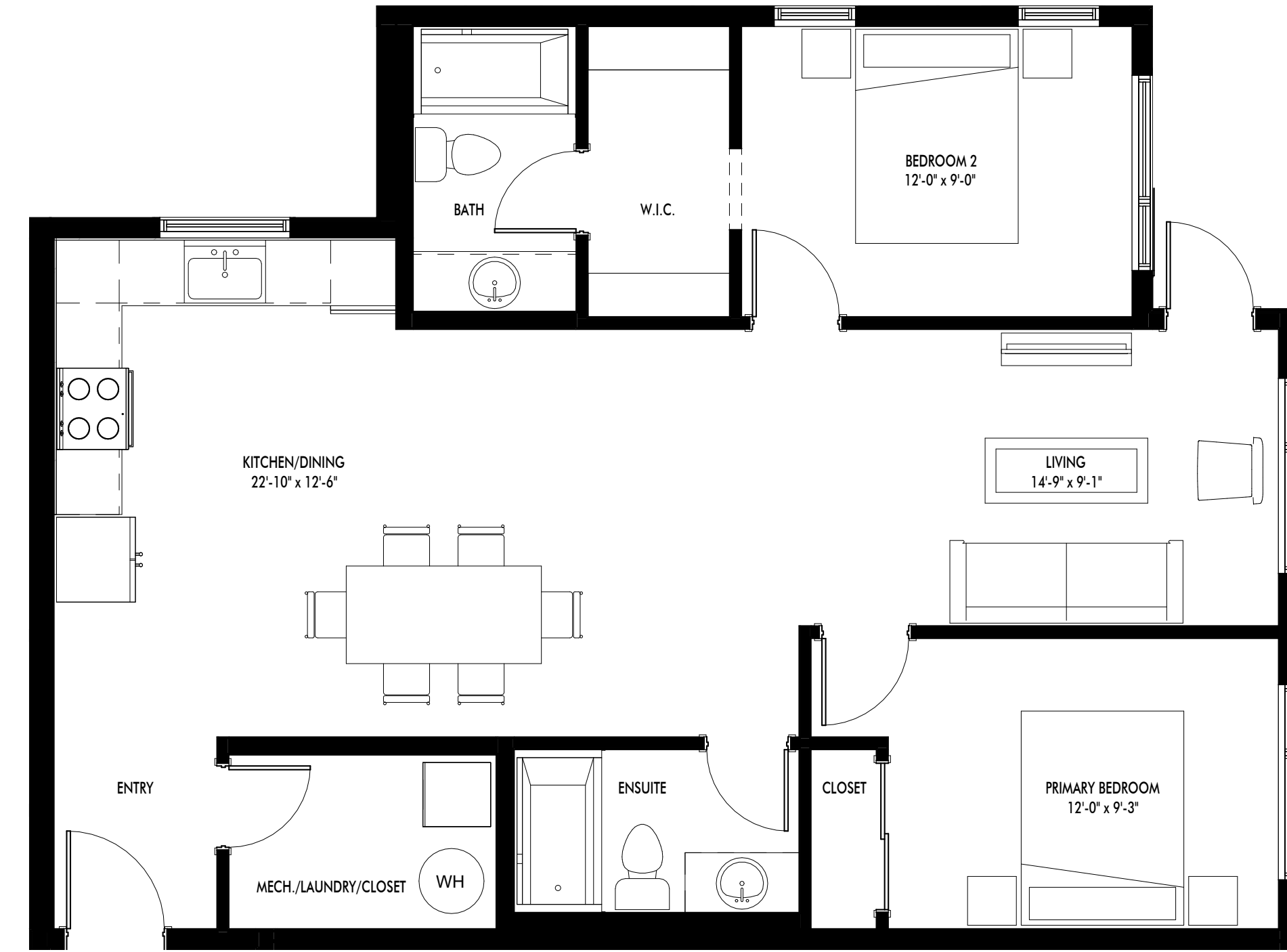
DRAWING NO.
A-122



FOR DP



1 UNIT TYPE F
A-123 1/4" = 1'-0"



2 UNIT TYPE G
A-123 1/4" = 1'-0"

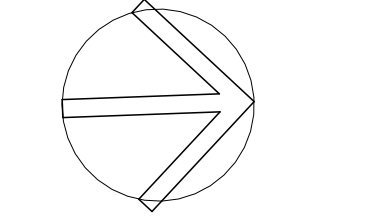
COPYRIGHT
ALL RIGHTS RESERVED
All ideas, designs, drawings and specifications are the exclusive property of LIME Architecture Inc. As instruments of service, they may not be used or reproduced in any manner without the expressed written consent of LIME Architecture Inc. All Contracting Trades shall check and verify all levels, dimensions, data and conditions on the site prior to commencement of any work. Any discrepancies are to be reported immediately to LIME Architecture Inc. Do not Scale any dimensions from this drawing.

All trades are to execute the work in accordance with the current municipality building by-laws and requirements of other local authorities having jurisdiction as well as the British Columbia building code - (most recent edition) including all published revisions and addenda. All trades shall assume full responsibility for the locations and protection of all under and above ground utilities, wires and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO.	DATE	DESCRIPTION
12.05.25	FOR DP	
12.15.25	FOR REVIEW	
03.09.26	FOR DP	

SCHEDULE A
This forms part of application # DP-25-0234
Planner Initials: SO

City of Kelowna
COMMUNITY PLANNING



PLOT DATE
03.09.26

PROJECT
TROIKA - 165 DOUGALL RD N

DRAWING TITLE
TYPICAL UNIT PLANS

DRAWING NO.
A-123



FOR DP