



Tuesday, March 22, 2022

Alex Kondor, MCIP, RPP
Planner Specialist – Suburban & Rural | City of Kelowna
1435 Water Street
Kelowna BC, V1Y 1J4

Re: Terreno, Development Permit and Subdivision Applications

Dear Alex,

ProDev GP Ltd. and 2137259 Alberta Ltd., the owners of the subject property 2755 McCurdy Road, in partnership with Troika Management Corporation, intend to develop their land. This letter accompanies both a Comprehensive Development Permit, and Subdivision Application. These applications follow on the company's Rezoning and OCP text amendments, to permit excavation, earth moving and the construction of roads and services prior to meeting the conditions of a Preliminary Layout Review and registration of Subdivision Plan.

The property is located within the City's Environmental, Wildfire, Hillside, and Geotechnical Hazard Development Permit Areas. Our current development plans make a tremendous effort to minimize the impact to the environment by dedicating 15.43 Hectares of the property to parkland. It also leaves open space for hiking trails and outlines a Mill Creek restoration and protection plan. We have made extensive consideration for the steep slopes and hillside scarring by creating architecture that protects the surrounding nature and compliments the surrounding developments. Our Landscape Architect, Environmental, Geotechnical, and Wildfire consultants have coordinated their designs with Architectural and Civil Base Plans to provide a well-articulated plan mitigating risk to habitat, housing and construction.

The plans include the extension of McCurdy Road to connect to Mt. Baldy Drive. In Coordination with City Staff, Troika has revised the development plan so that the McCurdy extension is routed in a manner that best respects the wetlands, eliminates unnecessary hillside scarring, erosion, and protects the agricultural land.

Troika proposes the subdivision of the development lands into phases of housing according to the proposed Subdivision Plan. Each of the four Lots created will be fronted and serviced by the Mt. Baldy/McCurdy road works. The remainder of Lot 1 will be dedicated to the City as P3 parkland, and A1 agricultural lands.

We look forward to bringing another great Troika community to Kelowna.

Stephen Duke
Per Troika Management Corp.

Troika Management Corp.
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