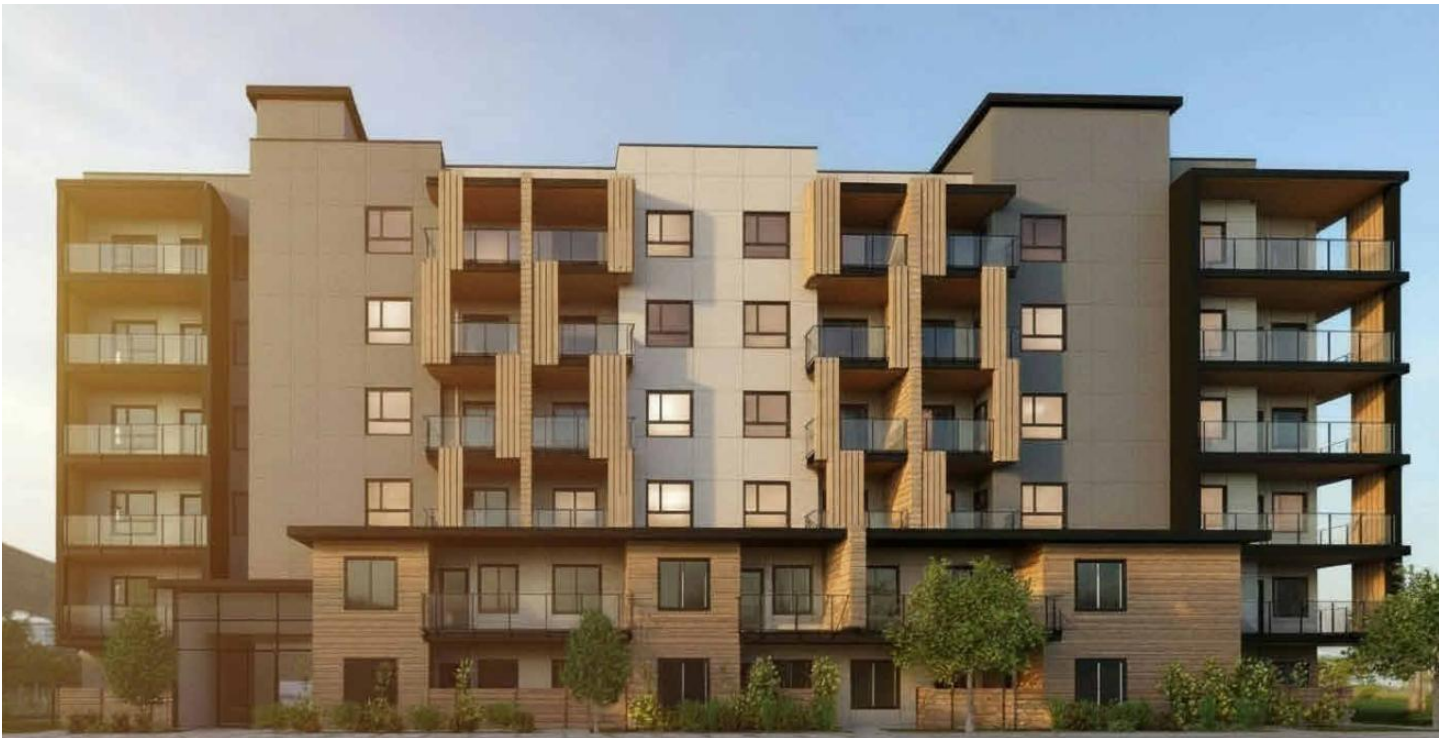


MIDDLE INCOME HOUSING PARTNERSHIP

1232-1250 Glenmore Drive - Kelowna

Purpose-Built Affordable Rental Housing



December 5, 2025

PROPOSAL OVERVIEW

This Development Permit application advances the city-initiated Middle Income Housing Partnership (MIHP) program, an initiative aimed at expanding affordable rental housing for Kelowna's middle-income households. Established in 2024, the program identified priority sites to partner with qualified housing providers to accelerate delivery. Following a competitive process, Troika Developments was selected in mid-2025 to deliver and manage the first two MIHP projects, including this proposal for 71 rental homes.

The subject property is located along Glenmore Drive between Highland Drive North and Bernard Avenue and consists of three consolidated former single-family lots. Fronting a designated Transit Supportive Corridor, the site benefits from existing transit, cycling, and pedestrian networks and is situated just over 500 meters south of École Glenmore Elementary School. It is also well connected to nearby amenities, services, and employment areas.

The proposal transitions underutilized low-density parcels into a purpose-built, professionally managed rental community that responds to identified housing needs. It supports key objectives of the 2040 Official Community Plan, the Housing Needs Assessment, and the MIHP program by adding diverse, attainable rental housing within an established neighborhood and reinforcing compact, transit-supportive growth.



Figure 1: Site Location

PLANNING CONTEXT

The 2040 Official Community Plan (OCP) directs growth toward serviced urban areas, with an emphasis on expanding attainable, purpose-built rental housing near transit, services, and employment. The subject site supports this direction, as it is located along Glenmore Drive, a Transit Supportive Corridor identified for increased residential intensity, and contributes to OCP housing objectives by delivering 71 rental homes for middle-income households.

The site fronts an established multi-modal transportation network, including transit service, sidewalks, and cycling infrastructure, and is within walking distance of schools, parks, and neighborhood commercial amenities. This location aligns with the OCP's Complete Communities and Transportation policies by reducing reliance on private vehicles and supporting compact, transit-oriented growth within an existing urban neighborhood.

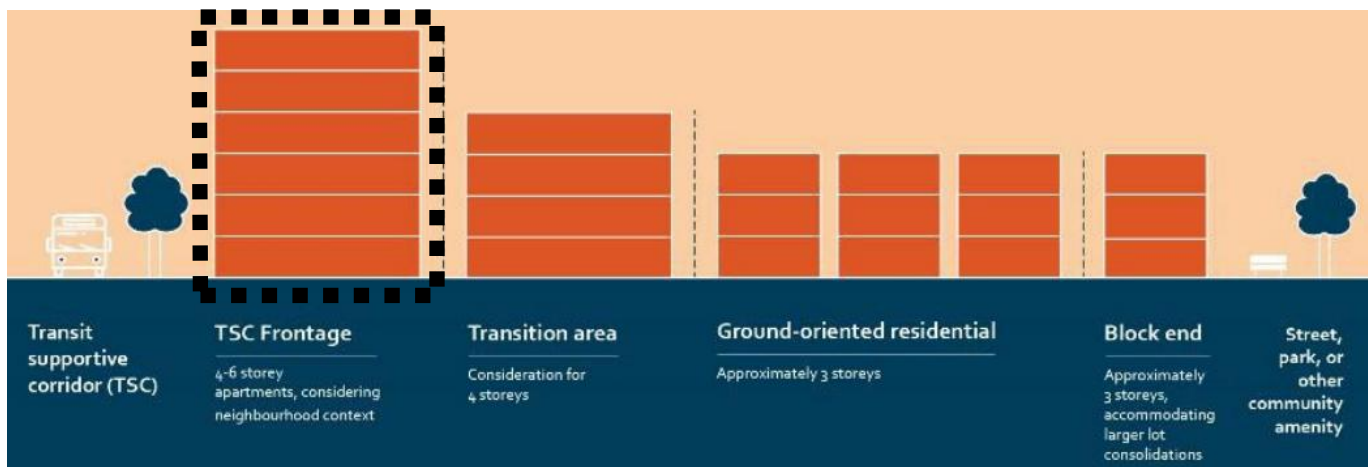


Figure 2: Core Area Context

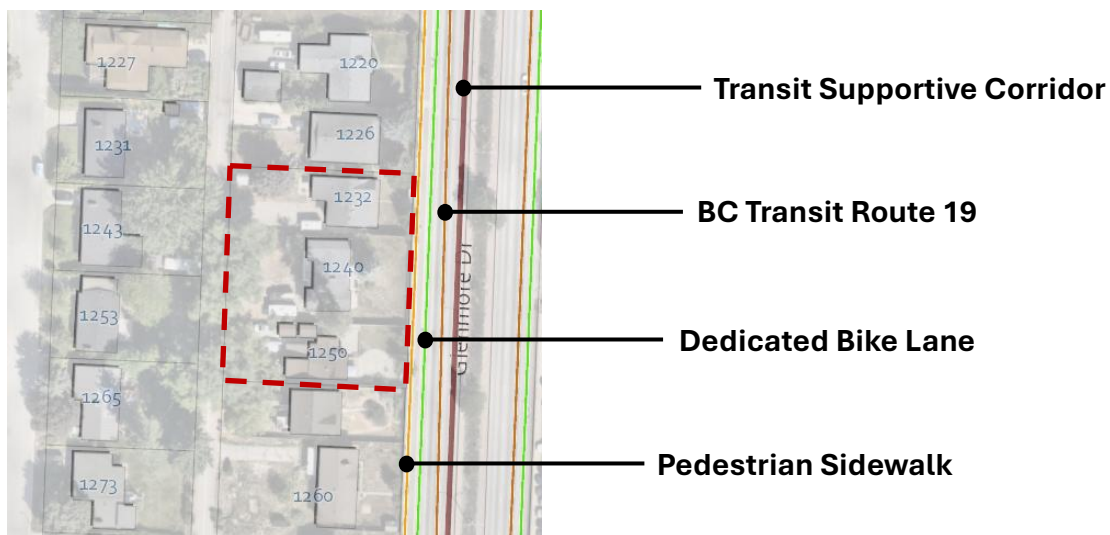


Figure 3: Transit and Multimodal Context

The property is zoned *MF3r Apartment Housing (Rental Only)*, which is intended for mid-rise, purpose-built rental developments in serviced urban areas. The proposal fully complies with all applicable Zoning Bylaw regulations including height, density, setbacks, parking, bike storage, and amenity space. This reflects a development form that is compatible with the planned land-use context and consistent with Council-adopted policy.

ARCHITECTURAL & SITE DESIGN

The proposed building is designed to strengthen the urban character of this growing corridor through a contemporary architectural expression and pedestrian-oriented frontage. A strong horizontal base with wood-toned cladding grounds the building, while warm-toned fibre-cement panels above complement the natural environment and pair seamlessly with the trees and landscaping along Glenmore. Vertical wood-toned accents provide screening and visual interest at recessed balconies, introducing depth and warmth while breaking up the massing and emphasizing human scale. Prominent stepbacks and articulated deck forms further animate the façade, creating private outdoor spaces and contributing to a layered, modern character. Large windows and active glazing at street level ensure eyes on the street, while articulated entrances and thoughtfully integrated landscaping enhance the pedestrian realm, resulting in a safe, inviting, and vibrant streetscape.



Figure 3: Building Perspective

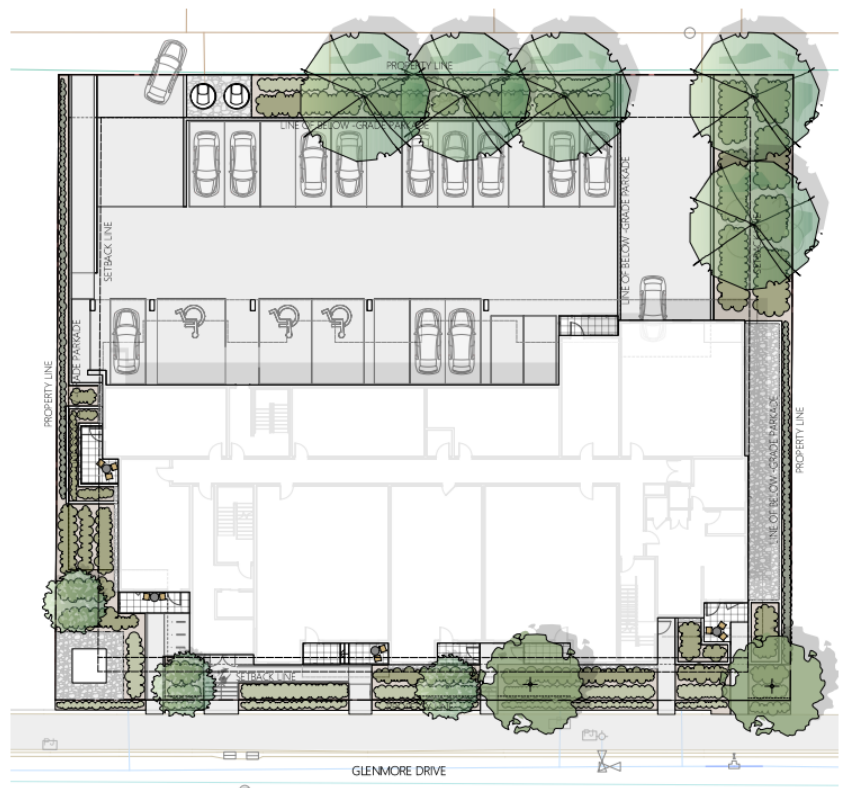


Figure 5: Landscape Site Plan

FORM & CHARACTER GUIDELINE ALIGNMENT

4.1.1 Relationship to the Street

The building establishes a strong, pedestrian-oriented relationship to Glenmore Drive. The primary front entrance is clearly visible from the street and emphasized through a projecting building form, glass curtain wall cladding, and a protective awning. A publicly accessible pathway provides a direct connection from the sidewalk to the entrance and fronting ground-floor units, reinforcing walkability and street engagement. The ground-floor units are brought closer to the street than upper storeys, creating a human-scaled interface and transitioning comfortably to the public realm.

4.1.2 Scale and Massing

The project addresses Guideline 4.1.2 by incorporating visual breaks and articulation along the building façade, reducing perceived mass, and enhancing visual interest from the street. The building's overall form complies with OCP dimensional expectations, with a façade length under 60 metres and width under 24 metres. A setback at the third storey further softens massing, reduces shadow impacts, and increases sunlight access for ground-floor units and the adjacent public realm.

4.1.3 Site Planning

The project meets Guideline 4.1.3 by providing direct pedestrian pathways connecting lobbies and ground-floor units to the sidewalk, lane, and bicycle parking. Entrances and window placement frame these routes for visibility and wayfinding. The building maintains appropriate separation from neighboring structures, and vehicle access and servicing are directed to the lane, minimizing impacts on the streetscape and public realm.

4.1.4 Site Servicing, Access, and Parking

The development meets Guideline 4.1.4 by locating parking and vehicle access at the rear lane, supported by clear and safe on-site circulation. Landscaping frames building entrances and screens parking areas from public view, while underground waste collection is positioned off the lane to minimize frontage impacts. Site and building design ensure interior units are not affected by vehicle headlights, maintaining privacy and livability.

4.1.5 Publicly Accessible and Private Open Spaces

The project meets Guideline 4.1.5 by providing private outdoor amenity spaces for all units with access to sunlight, complemented by a generous shared rooftop deck above the sixth floor. Residents also benefit from immediate access to nearby public amenities, including the Kelowna Apple Bowl, the Okanagan Rail Trail, and Jack Robertson Memorial Park.



4.1.6 Building Articulation, Features & Materials

The project satisfies Guideline 4.1.6 by articulating individual units through varied materials, colours, architectural projections and recesses, roofline variation, and accent detailing. Front balconies add depth, visual interest, and further break up the building mass, contributing to a well-scaled and engaging streetscape.

HOUSING DEMAND

This project supports the City's Housing Action Plan by contributing 71 secured rental homes toward the Plan's target of approximately 1184 new rental units per year. As part of the MIHP program, the development also addresses the Action Plan's objective of expanding affordable rental options for middle-income households and aligns with the directive to locate new rental housing along Transit Supportive Corridors, such as Glenmore Drive.

COMPANY PROFILE

Troika Developments is an established Okanagan-based real estate development company with over 20 years of experience delivering high-quality projects across Western Canada. Founded in the late 1990s, Troika has built a strong reputation for integrity, innovation, and long-term community investment.



Troika's guiding principles reflect a commitment to creating sustainable, inclusive, and livable neighborhoods. The company's integrated approach spans land acquisition, planning, design, and construction, ensuring cohesive project delivery and alignment with community goals.

Rooted in the Okanagan, Troika has consistently demonstrated its ability to deliver developments that enhance community fabric, align with municipal objectives, and contribute positively to local growth and livability.

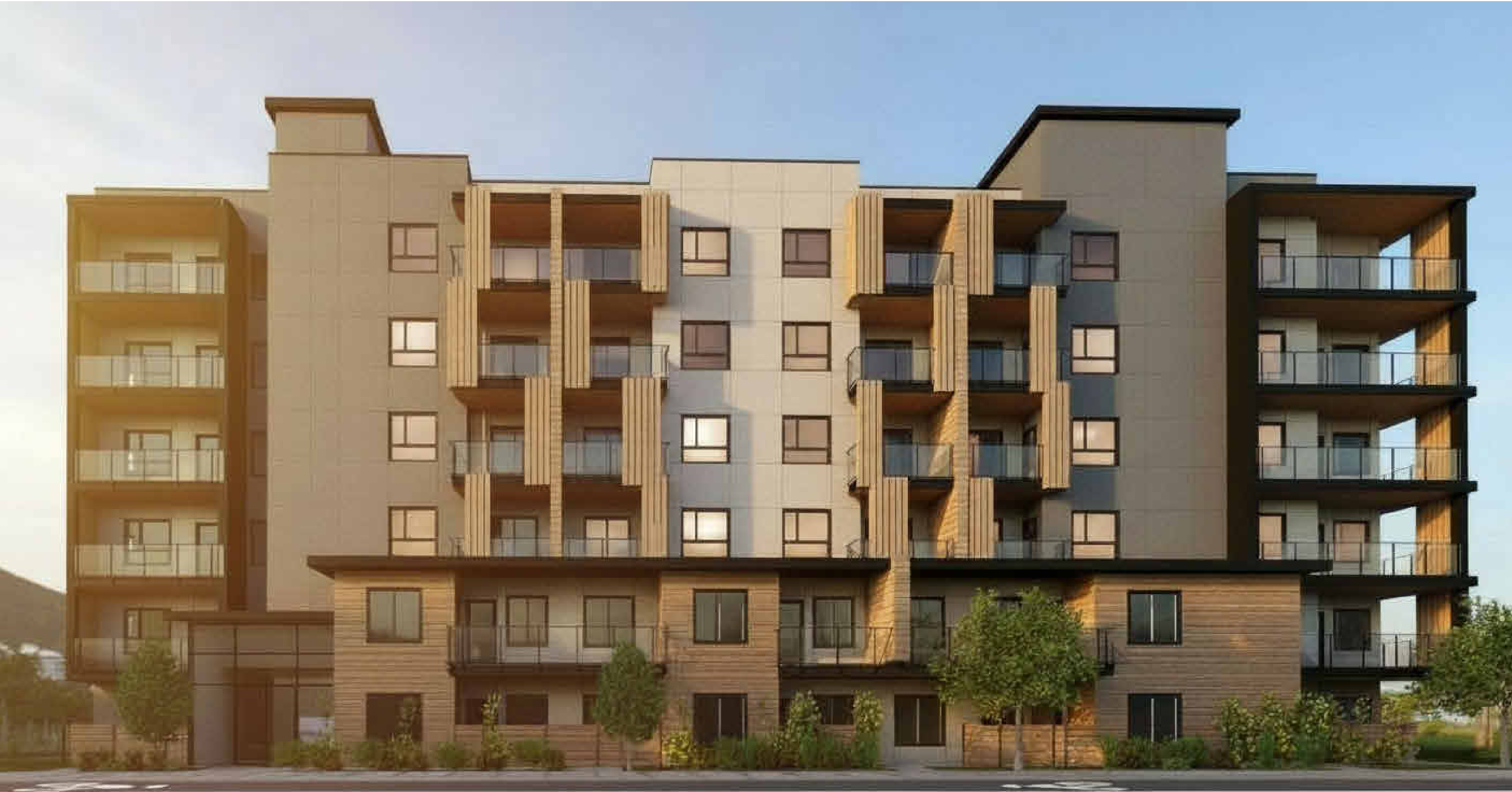


SUMMARY

This project delivers 71 much-needed, purpose-built rental homes for middle-income households along a transit-supportive urban corridor, directly advancing the City's Housing Action Plan, MIHP objectives, and OCP growth strategy. It transforms underutilized lots into high-quality, professionally managed housing that meets all MF3r zoning requirements, requires no variances, and strengthens the Glenmore neighborhood with thoughtfully designed architecture, pedestrian connections, shared outdoor space, and proximity to schools, parks, transit, and community amenities. With strong policy alignment, demonstrated housing need, and meaningful public benefit, we respectfully request staff and Council's support for this Development Permit application.



1232 GLENMORE DR, KELOWNA, BC



VIEW FROM GLENMORE DRIVE

PROPERTY DESCRIPTION

CIVIC: 1232-1250 GLENMORE DRIVE, KELOWNA, BC
LEGAL: LOT 1 SECTION 29 TOWNSHIP 26 ODYD PLAN EPP 137397

CONSULTANT TEAM

OWNER/ OPERATOR

Troika Development
302-554 Leon Avenue
Kelowna, BC V1Y 6J6
250-869-4945

Contact(s):
Jesse Alexander

ARCHITECTURAL

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205-1626 Richter Street
Kelowna, BC V1Y 2M3
250-448-7801

Contact(s):
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Contact(s):
David Mori


LANDSCAPING

CTQ Consultants Ltd.
207-1726 Dolphin Avenue
Kelowna, BC V1Y 2E1
250-979-1221

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-101	P1 PLAN
A-102	P1 PARKING PLAN
A-103	LEVEL 1 PLAN
A-104	LEVEL 1 PARKING 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-200	EAST ELEVATIONS
A-201	SOUTH ELEVATIONS
A-202	WEST ELEVATIONS
A-203	NORTH ELEVATIONS
A-300	BUILDING SECTIONS
A-700	3D VIEWS



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www.limearchitecture.com

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REVISION NO., DATE
AND DESCRIPTION
12.09.25 FOR DP

PLOT DATE
12.09.25

PROJECT
TROIKA - 1232 GLENMORE DR

DRAWING TITLE
COVER SHEET

DRAWING NO.
A-000

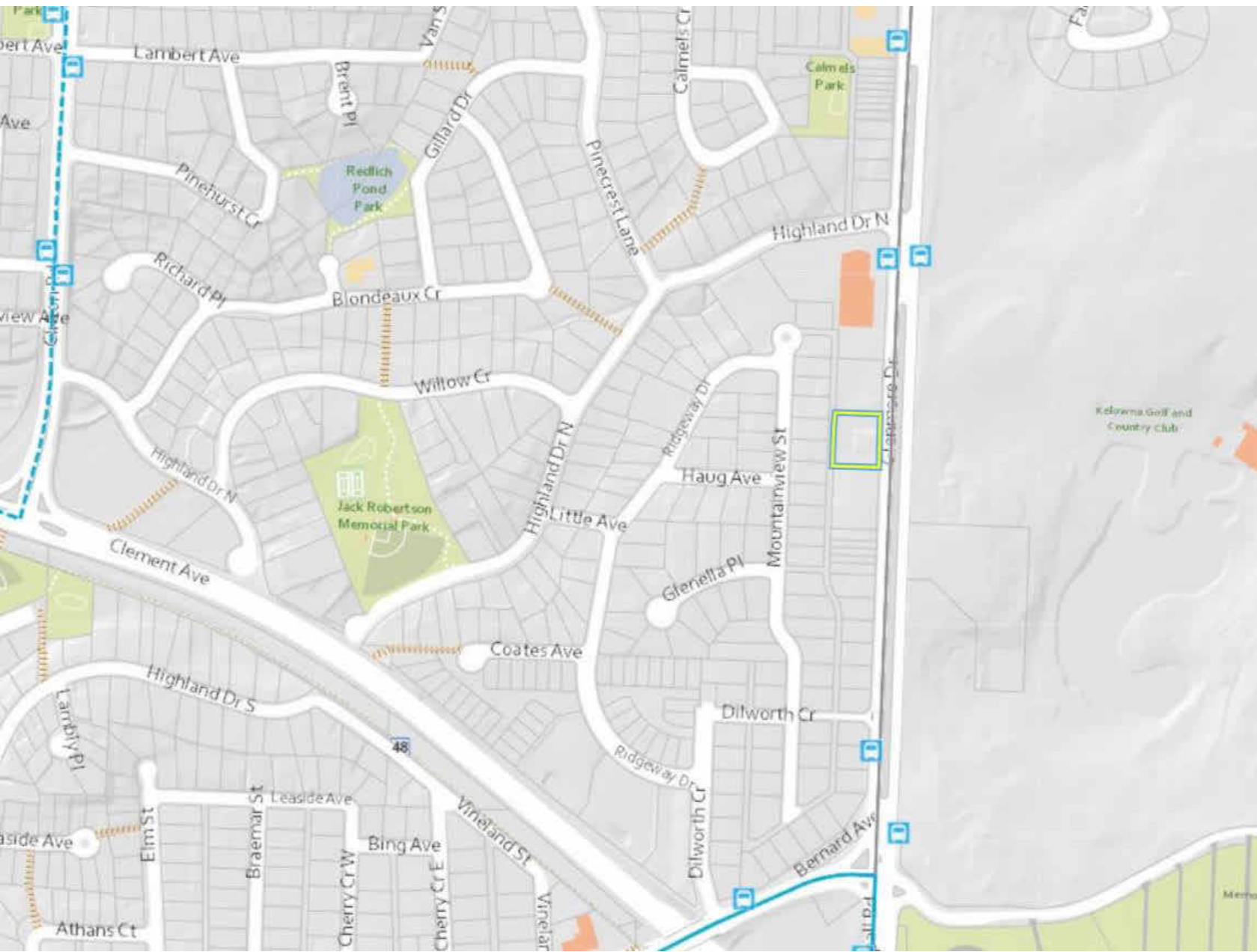


FOR DP

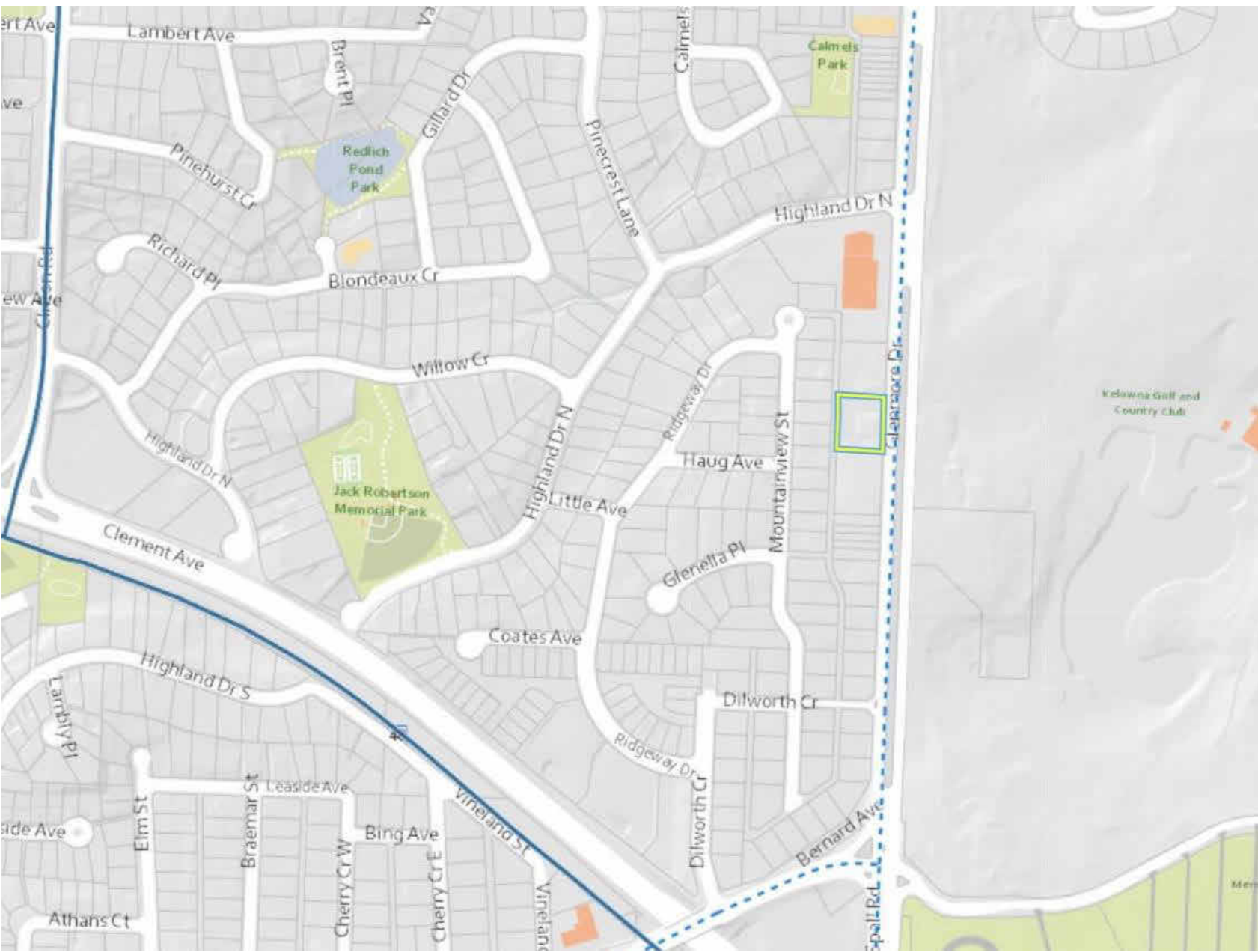
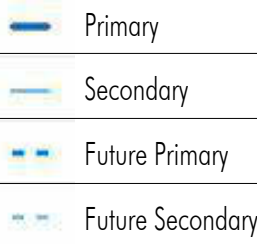
Transportation

Located within the Core Area and on a Transit Supportive Corridor, Kelowna's transportation network is accessible to residents who wish to explore other areas in Kelowna. There are bus stops to the north and south, of the property within a 5-minute walk.

Glenmore Drive is well connected to the bicycle network, with several bike lanes nearby.



SURROUNDING TRANSIT



SURROUNDING BICYCLE PATHS

Response to Form & Character

Relationship to Street Guidelines

Provide a front door that is clearly visible from the street:

- A publicly accessible pathway connects the fronting units to the street
- The front entrance projects forward and is highlighted in an alternative cladding colour
- An awning emphasizes the front door

Limit height to front entryways:

- Entryways are less than 1.2m above grade

Site Servicing, Access & Parking Guidelines

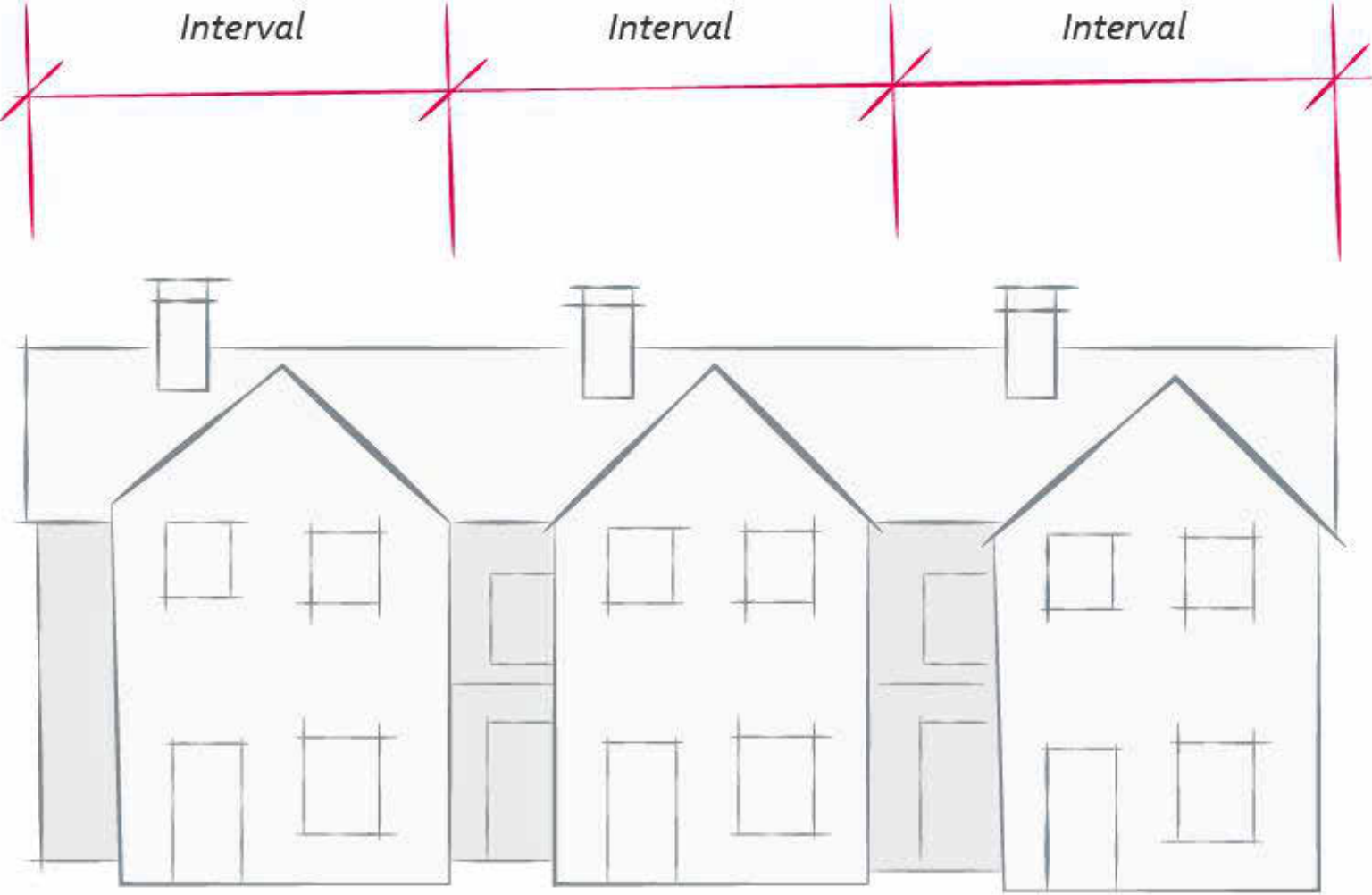
Provide adequate servicing to the site without compromising comfort, safety and attractiveness of the area:

- Landscaping frames building entrances and screens parking areas
- Underground waste collection has been located in the lane, away from the fronting street
- Rear-access parking has been provided
- Internal circulation for vehicles accommodates logical and safe access
- Building interiors will not be impacted by vehicle headlights

Building Articulation, Features, & Material Guidelines

Enhance livability, visual interest, and sense of place through form, architectural composition and materials:

- Facades have been designed to articulate individual units through the use of colour & material, building recessed & projections, rooflines, and architectural accents
- Front balconies provide depth and a break in massing



2040 OCP FORM & CHARACTER GRAPHIC

Scale and Massing Guidelines

Ensure buildings contribute positively to the neighbourhood context and provide a sensitive transition:

- The development incorporates visual breaks in facade to break up the perceived mass
- Building facade has a length of less than the maximum 60m and a width of less than the maximum 24m
- The building has a setback at the third storey to reduce shadows and allow sunlight onto the ground units

Site Planning Guidelines

Site buildings sensitively and increase connectivity:

- A pedestrian pathways connects each lobby and townhouse to the sidewalk, lane, and bicycle parking
- Entrances and windows frame pedestrian connections
- The building and windows are pulled away from flanking buildings
- Vehicle access and site servicing has minimal impacts to the fronting street and public realm

Open Spaces Guidelines

Design thoughtful landscaped and open spaces:

- All units have private outdoor amenity spaces with access to sunlight
- Rear yard frontage incorporates varying rooflines, windows, and high-end materials



2040 OCP FUTURE LAND USE MAP

FOR DP

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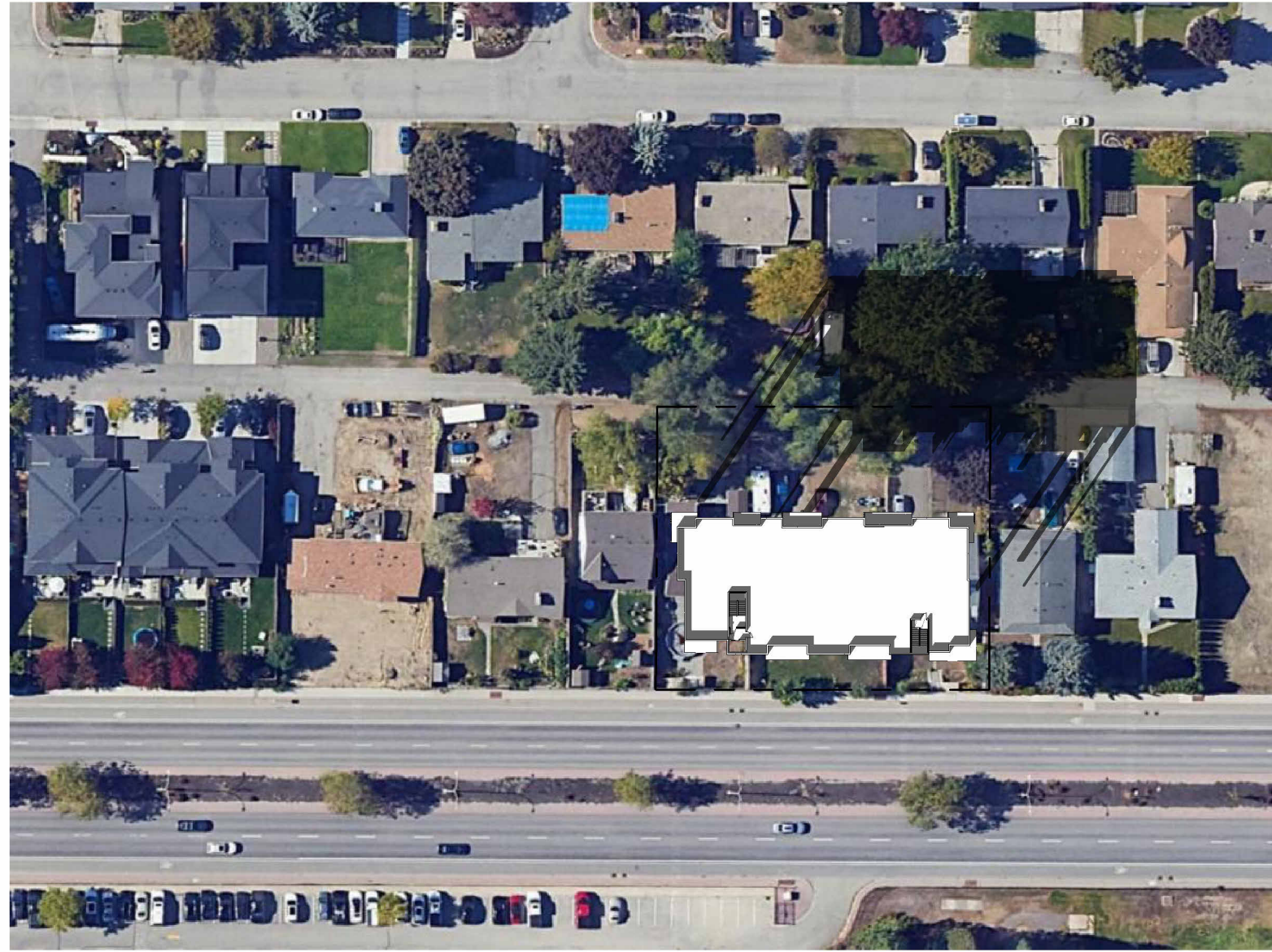
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12.09.25	FOR DP	

PLOT DATE
12.09.25

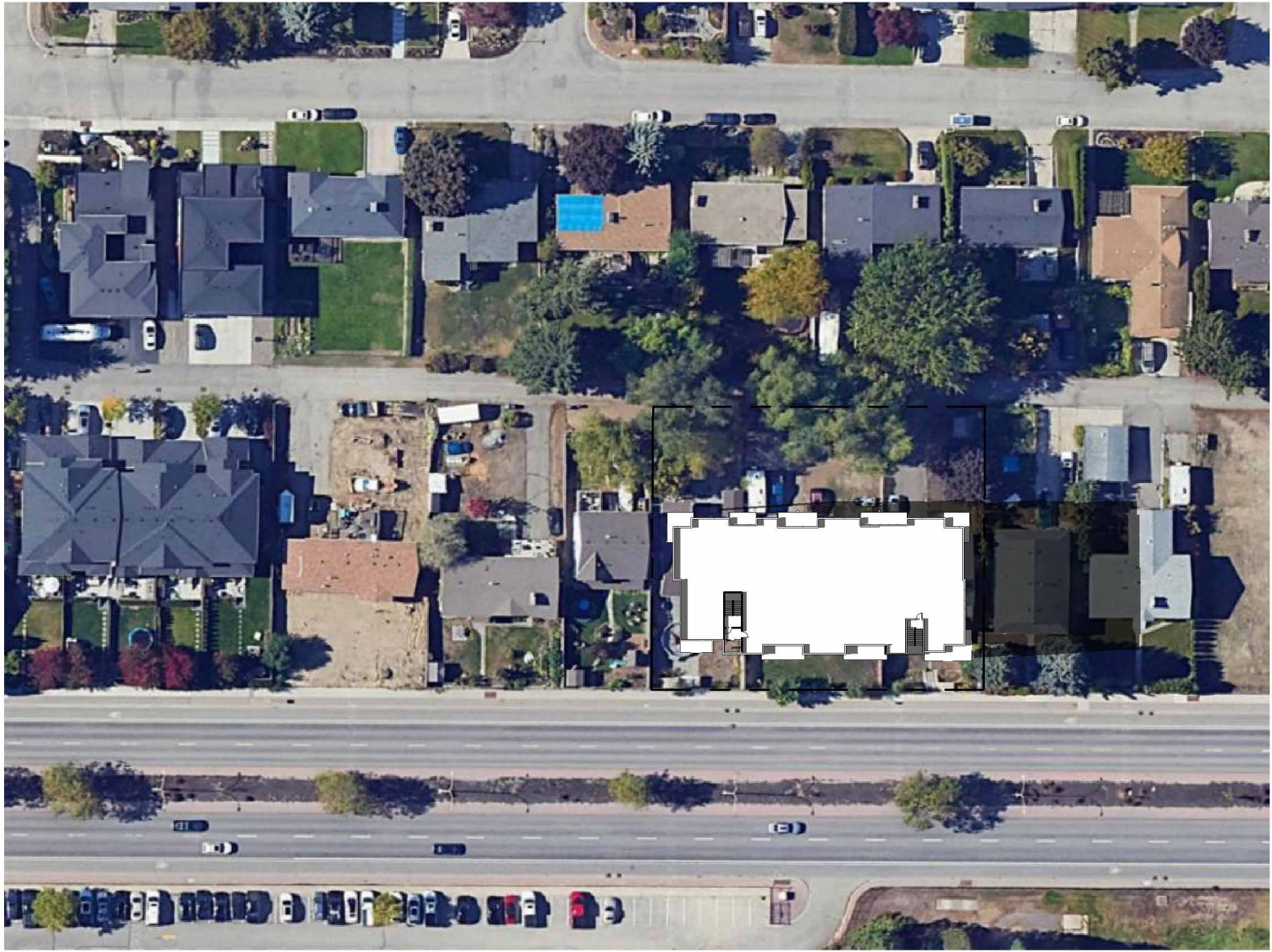
PROJECT
TROIKA - 1232 GLENMORE DR

DRAWING TITLE
2040 OCP
RESPONSE

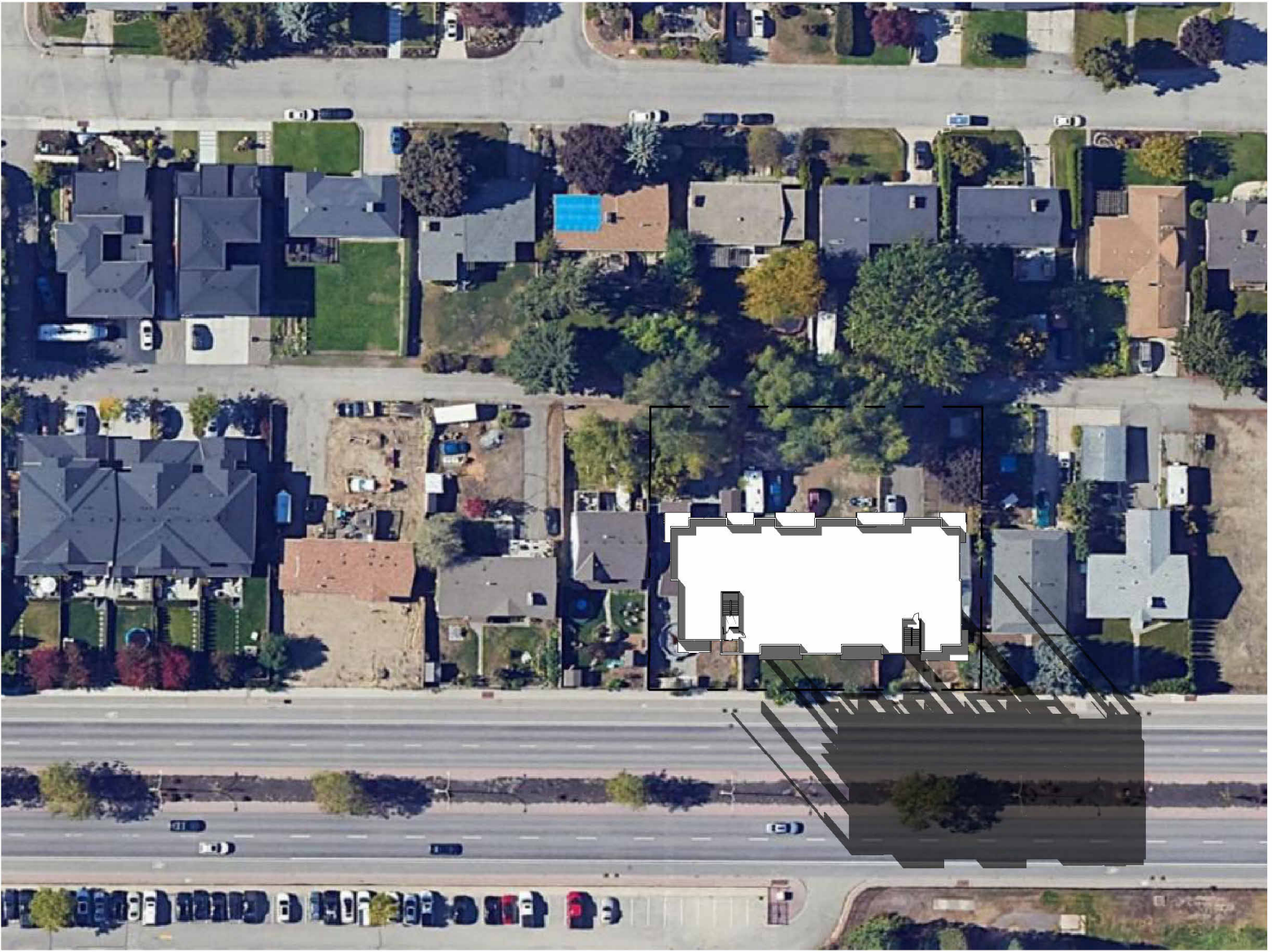
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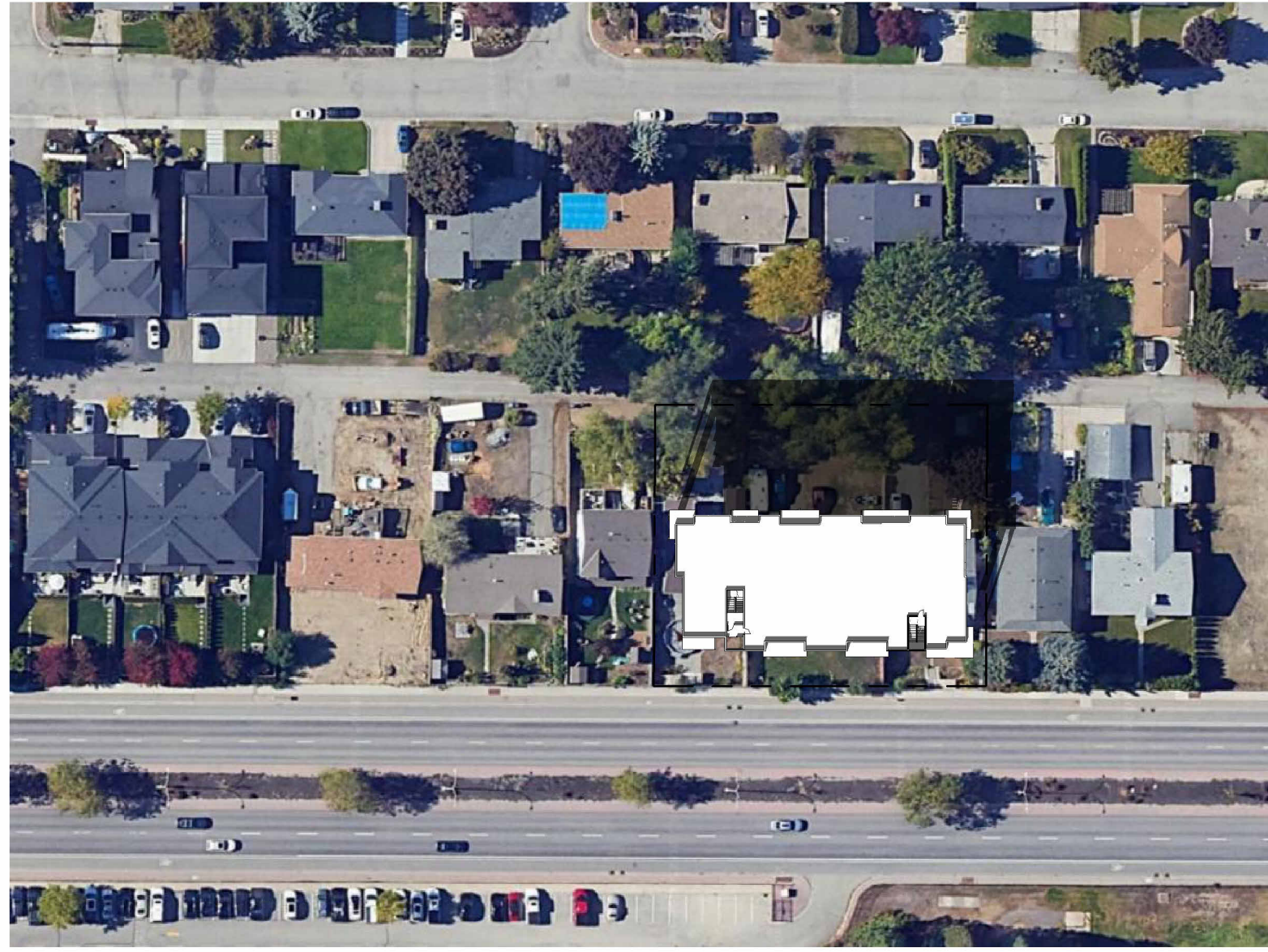
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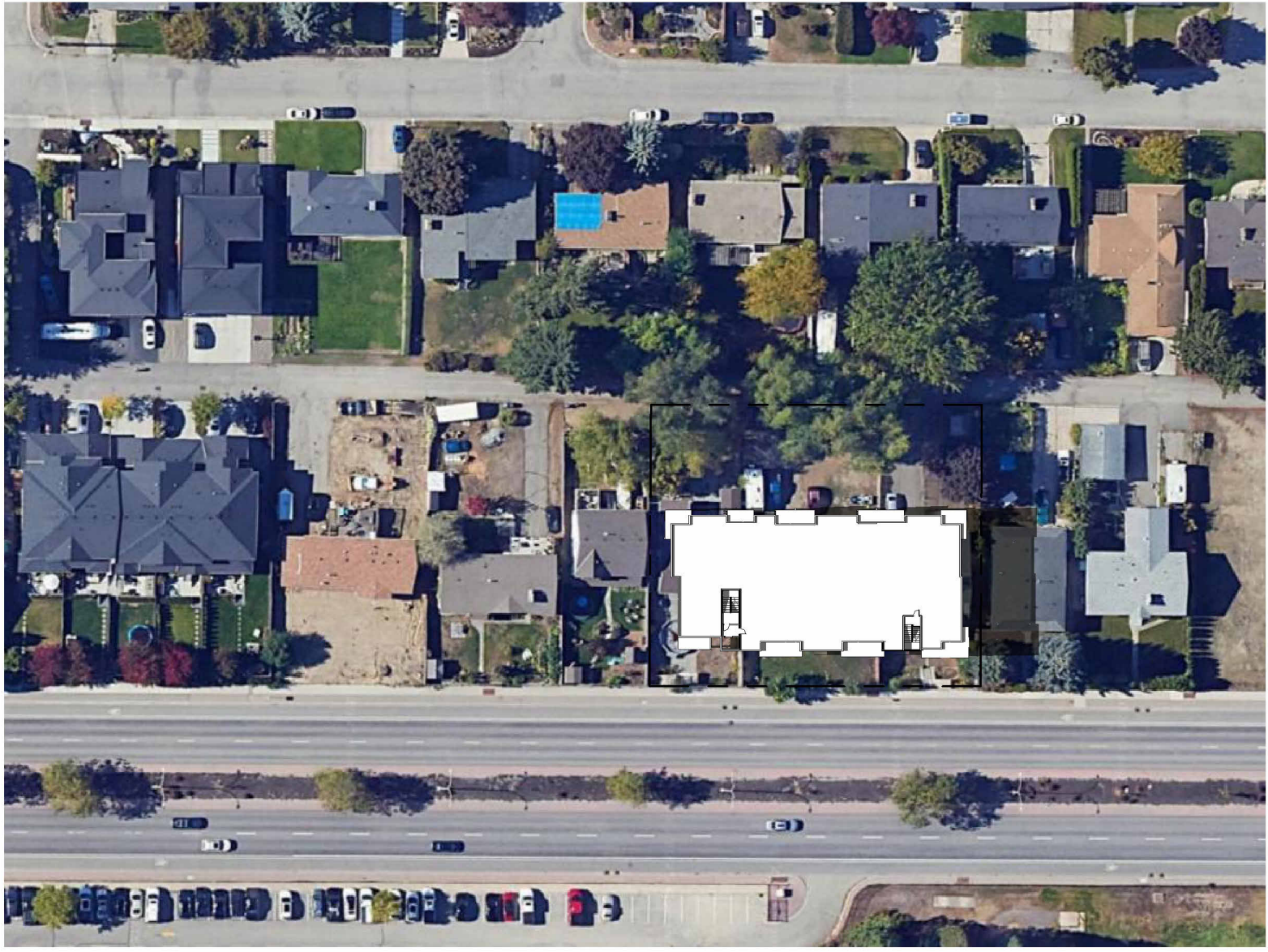
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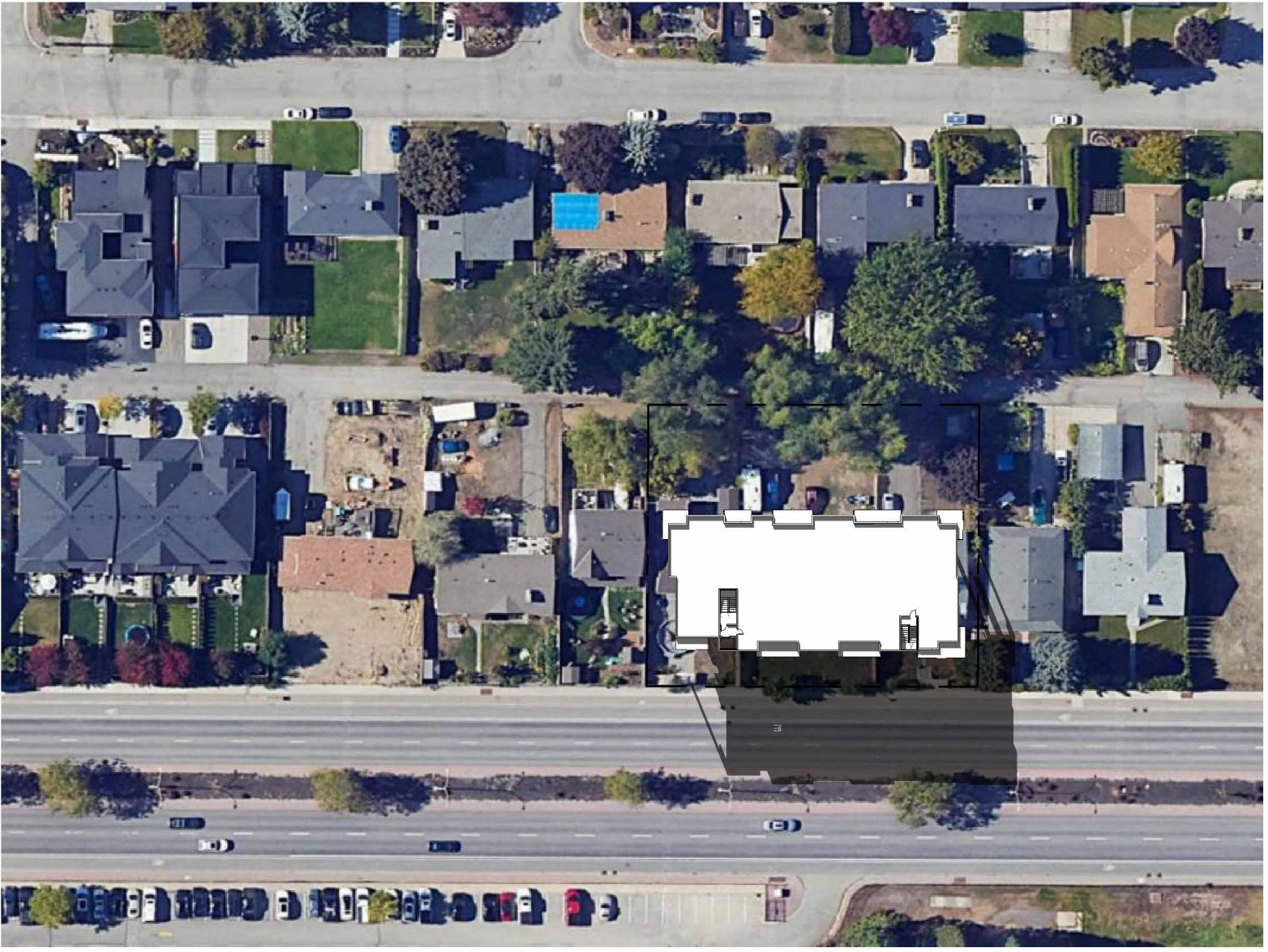
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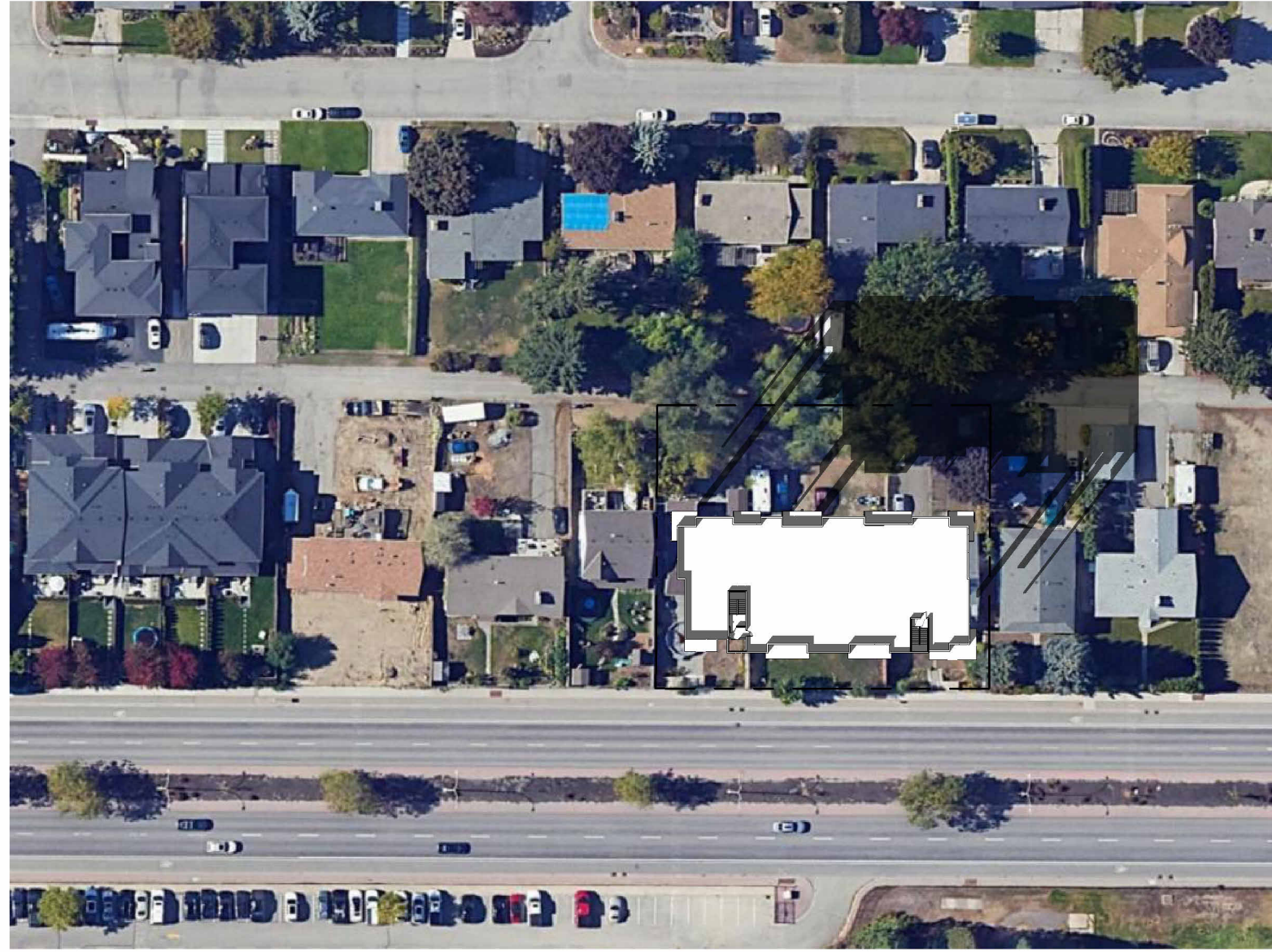
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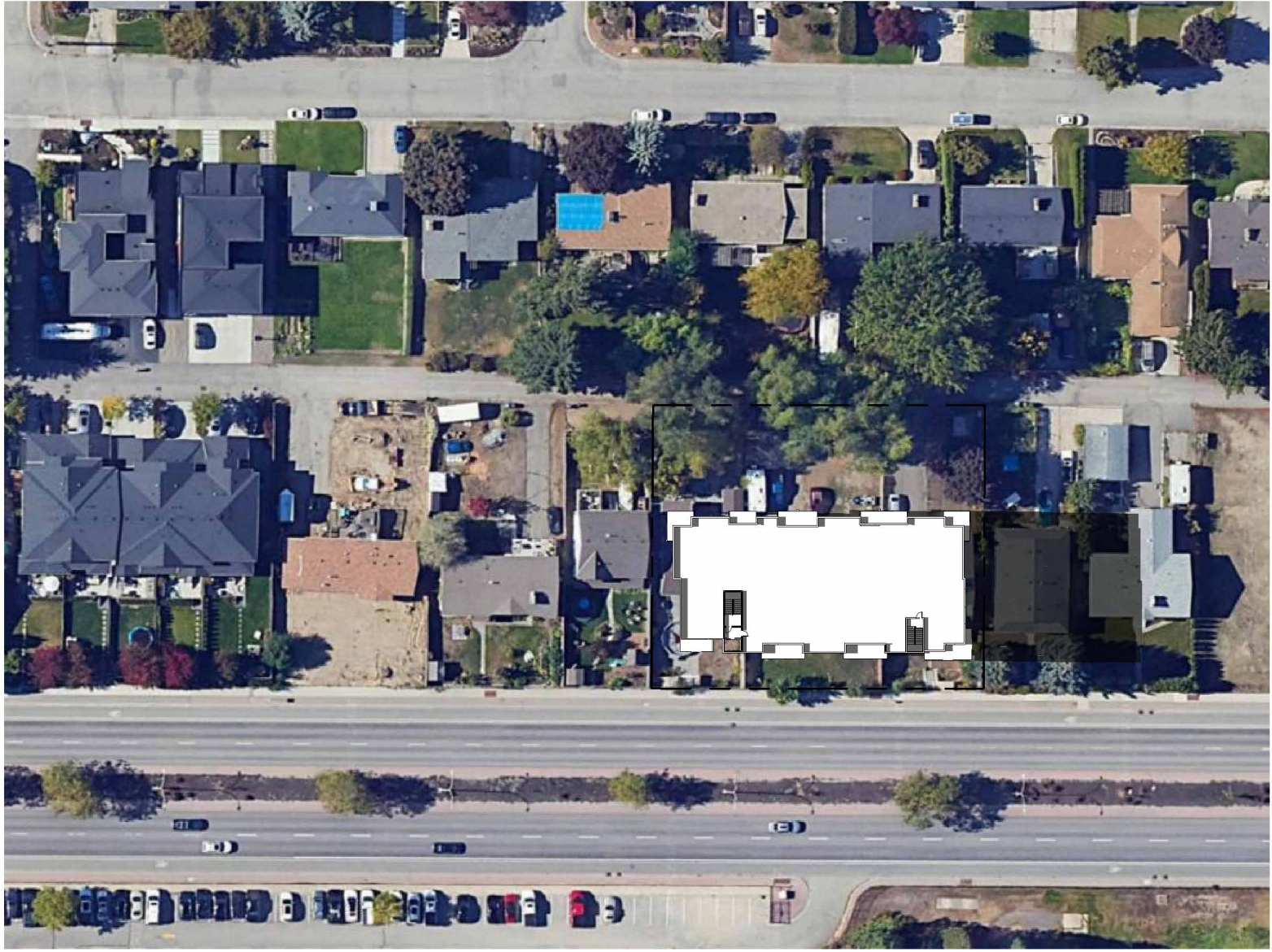
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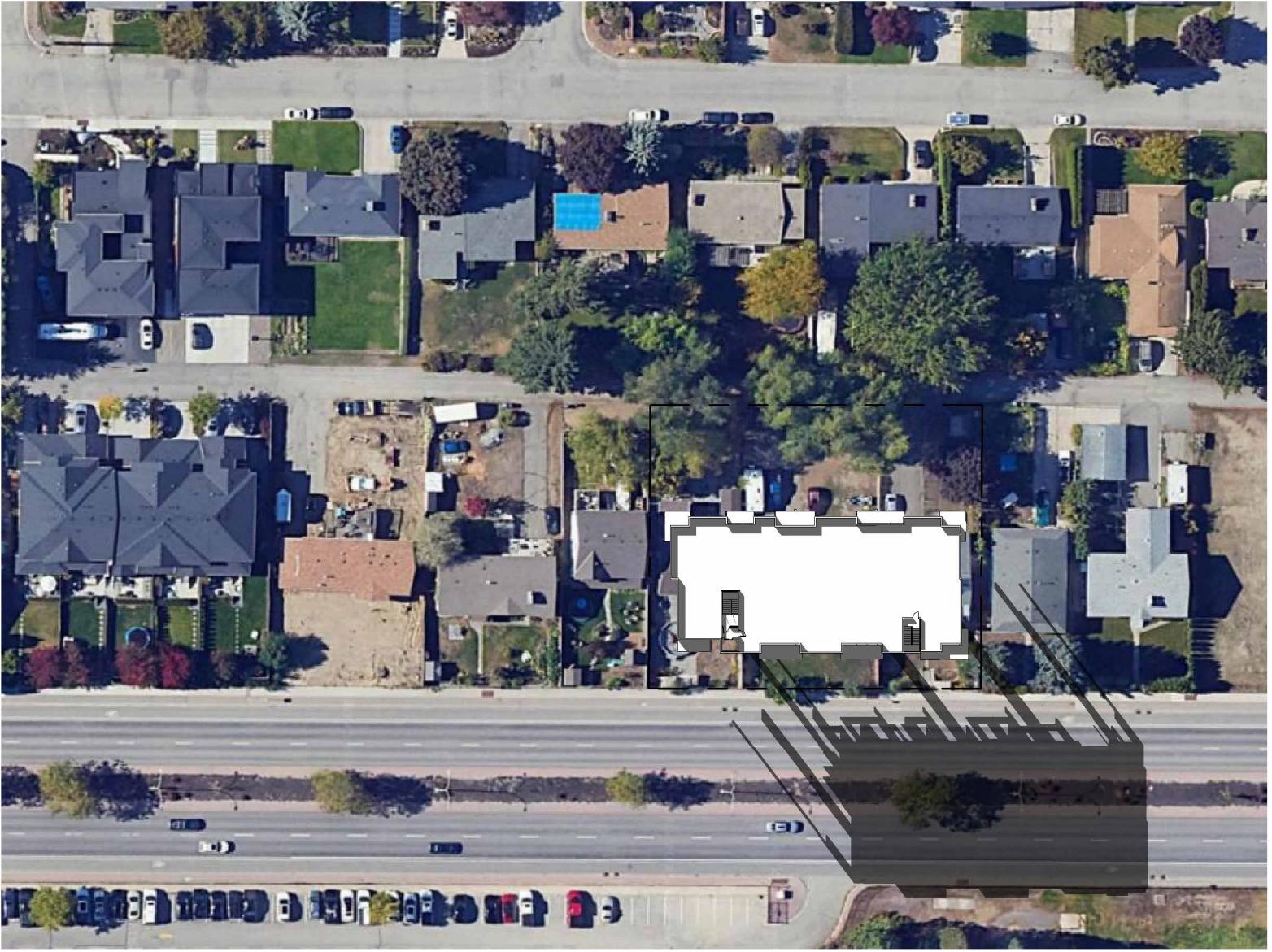
JUNE 21 AT 3pm




SEPTEMBER 22 AT 9am



SEPTEMBER 22 AT 12pm



SEPTEMBER 22 AT 3pm



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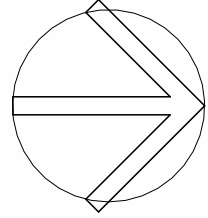
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REVISION NO., DATE AND DESCRIPTION

12.09.25 FOR DP




PLOT DATE
12.09.25

PROJECT
TROIKA - 1232 GLENMORE DR

DRAWING TITLE
SHADOW STUDIES

DRAWING NO.
A-003



FOR DP

1232 GLENMORE DR, KELOWNA, BC

PROPERTY DESCRIPTION:

CIVIC: 1232-1250 GLENMORE DRIVE, KELOWNA, BC
LEGAL: LOT 1 SECTION 29 TOWNSHIP 26 ODYD PLAN EPP 137397

ZONING INFORMATION:

CURRENT: CITY OF KELOWNA MF3r ZONING
CORE AREA
TRANSIT SUPPORTIVE CORRIDOR

SITE CALCULATIONS:

GROSS SITE AREA = 2,284.3m² (24,588 ft²)

	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	65% (15,982 ft ²)	43% (10,489 ft ²)
SITE COVERAGE + HARDSCAPING =	85% (20,900 ft ²)	79% (19,477 ft ²)
MIN. DENSITY: 4.75 UNITS/1,000M ² LOT AREA =	11 UNITS	71 UNITS
FAR + BONUS DENSITY =	1.8 + 0.3 = 2.1 (51,635 ft ²)	1.8 (44,987 ft ²)

HEIGHT = 22.0m (6 STOREYS) 19.75m (6 STOREYS)

PRIVATE & COMMON AMENITY SPACE:

BACHELOR UNITS =	7.5m ² /UNIT x 18 UNITS = 135m ² (1,453 ft ²)	
1 BEDROOM UNITS =	15m ² /UNIT x 37 UNITS = 555m ² (5,974 ft ²)	
2+ BEDROOM UNITS =	25m ² /UNIT x 16 UNITS = 400m ² (4,306 ft ²)	
TOTAL =	1,090m ² (11,733ft ²)	11,870 ft ²
PRIVATE AMENITY SPACE =		7,237 ft ²
COMMON AMENITY SPACE =	71 UNITS x 4m ² /UNIT = 284m ² (3,057 ft ²)	
	11,733 ft ² - 7,237 ft ² = 4,496 ft ²	4,633 ft ²
INDOOR AMENITY =	75m ² (807ft ²)	874 ft ²
OUTDOOR AMENITY =	4,496 - 874 = 3,622ft ²	3,759 ft ²

YARD SETBACKS:

FRONT YARD =	3.0m	3.14m
FRONT YARD (GROUND ORIENTED) =	2.0m	2.54m
FRONT YARD BUILDING STEPBACK =	3.0m	3m
SIDE YARD =	3.0m	3.11m/3.05m
REAR YARD (LANE) =	3.0m	17.36m

PARKING CALCULATIONS:

BACHELOR UNITS =	18 UNITS x 0.9 = 16.2	
1 BEDROOM UNITS =	37 UNITS x 1.0 = 37.0	
2 BEDROOM UNITS =	12 UNITS x 1.1 = 13.2	
3 BEDROOM UNITS =	4 UNITS x 1.4 = 5.6	
VISITOR =	71 UNITS x 0.14 = 9.9	
TOTAL =	81.9 = 82	
TOTAL AFTER RENTAL INCENTIVE (-10%) =	74	74
ACCESSIBLE PARKING =	3 (1 VAN ACCESSIBLE)	3 (1 VAN ACCESSIBLE)
1 EV CHARGING STALL PER NON-VISITOR STALL (-75% FOR RENTAL ONLY SUB-ZONE) =	65 STALLS - 75% = 16	16

LONG-TERM BICYCLE STORAGE:

BACHELOR, 1, & 2 BEDROOM =	67 UNITS x 0.75 = 50.25	
3 BEDROOM =	4 UNITS x 1.00 = 4.00	
TOTAL =	54	55

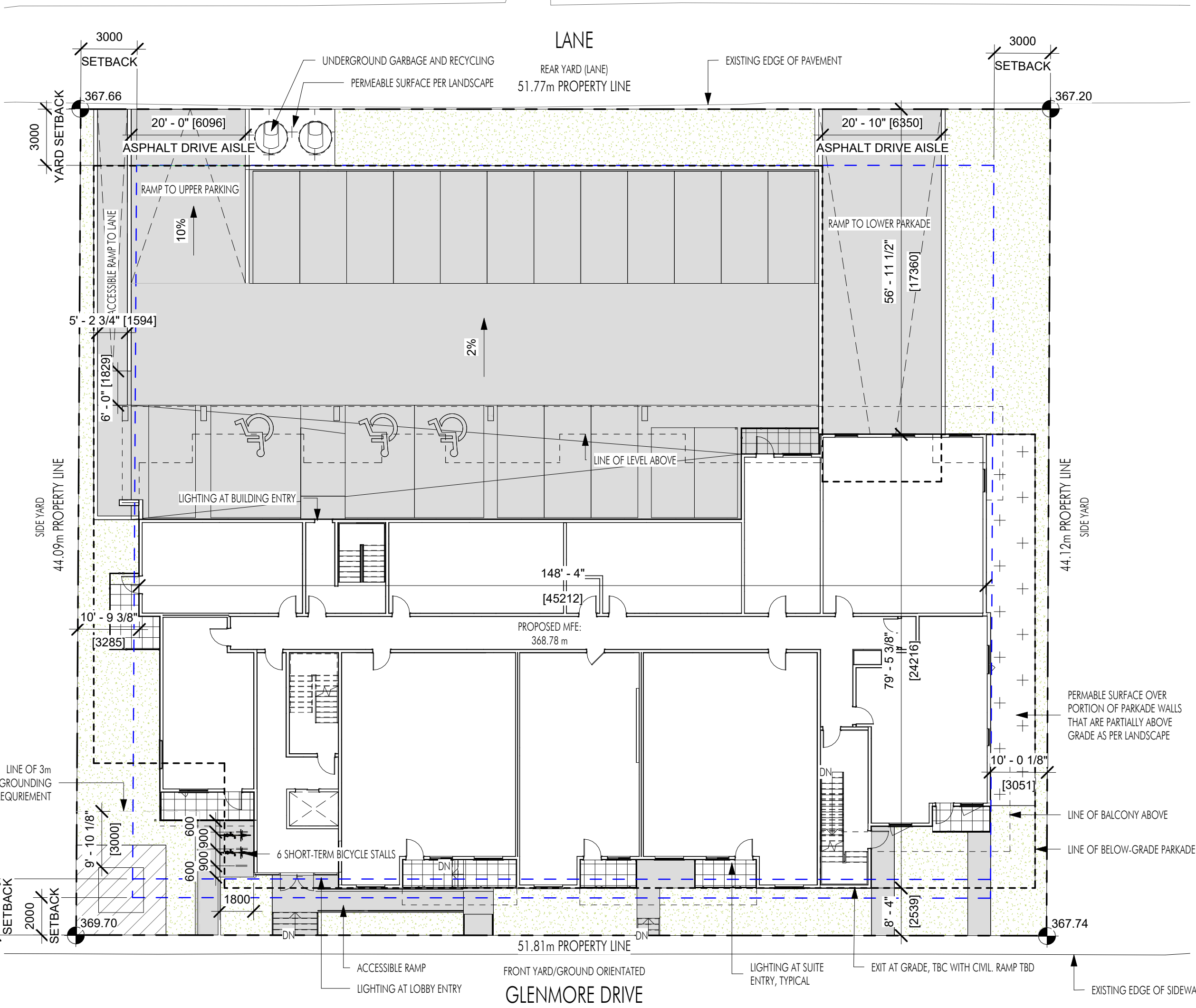
SHORT-TERM BICYCLE STORAGE:

6 PER ENTRANCE =	6	
TOTAL =	6	6

PARKING	
COUNT	TYPE
2	ACCESSIBLE
1	ACCESSIBLE (VAN)
53	REGULAR
10	REGULAR - EV CHARGER
2	SMALL
6	SMALL - EV CHARGER
TOTAL: 74	

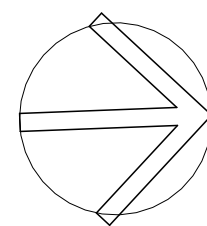
UNIT CALCULATIONS			
UNIT	# OF BEDROOMS	UNIT AREA	PRIVATE AMENITY SPACE
101	STUDIO	463 SF	81 SF
102	STUDIO	457 SF	91 SF
103	3-BED	1169 SF	100 SF
104	2-BED	829 SF	50 SF
105	3-BED	1170 SF	55 SF
106	STUDIO	377 SF	63 SF
107	1-BED	683 SF	46 SF
201	STUDIO	463 SF	100 SF
202	2-BED	831 SF	116 SF
203	STUDIO	387 SF	89 SF
204	3-BED	1169 SF	159SF
205	1-BED	605 SF	75 SF
206	2-BED	829 SF	85 SF
207	1-BED	606 SF	75 SF
208	1-BED	606 SF	75 SF
209	3-BED	1168 SF	159 SF
210	STUDIO	386 SF	90 SF
211	2-BED	831 SF	116 SF
212	1-BED	683 SF	167 SF
301	STUDIO	463 SF	100 SF
302	2-BED	831 SF	116 SF
303	STUDIO	387 SF	89 SF
304	1-BED	605 SF	78 SF
305	1-BED	605 SF	75 SF
306	1-BED	606 SF	78 SF
307	1-BED	606 SF	75 SF
308	1-BED	607 SF	78 SF
309	1-BED	606 SF	75 SF
310	1-BED	604 SF	78 SF
311	STUDIO	387 SF	90 SF
312	2-BED	831 SF	113 SF
313	1-BED	683 SF	148 SF
401	STUDIO	463 SF	100 SF
402	2-BED	831 SF	116 SF
403	STUDIO	387 SF	89 SF
404	1-BED	605 SF	78 SF
405	1-BED	605 SF	75 SF
406	1-BED	605 SF	78 SF
407	1-BED	606 SF	75 SF
408	1-BED	606 SF	78 SF
409	1-BED	606 SF	75 SF
410	1-BED	604 SF	78 SF
411	STUDIO	387 SF	90 SF
412	2-BED	831 SF	113 SF
413	1-BED	682 SF	148 SF
501	STUDIO	463 SF	100 SF
502	2-BED	831 SF	116 SF
503	STUDIO	387 SF	89 SF
504	1-BED	605 SF	78 SF
505	1-BED	605 SF	75 SF
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509	1-BED	606 SF	75 SF
510	1-BED	604 SF	78 SF
511	STUDIO	387 SF	90 SF
512	2-BED	831 SF	113 SF
513	1-BED	683 SF	148 SF
601	STUDIO	463 SF	100 SF
602	2-BED	831 SF	116 SF
603	STUDIO	387 SF	89 SF
604	1-BED	605 SF	78 SF
605	1-BED	605 SF	75 SF
606	1-BED	605 SF	78 SF
607	1-BED	606 SF	75 SF
608	1-BED	606 SF	78 SF
609	1-BED	606 SF	75 SF
610	1-BED	604 SF	78 SF
611	STUDIO	387 SF	90 SF
612	2-BED	831 SF	113 SF
613	1-BED	683 SF	148 SF
TOTAL: 71		44987 SF	

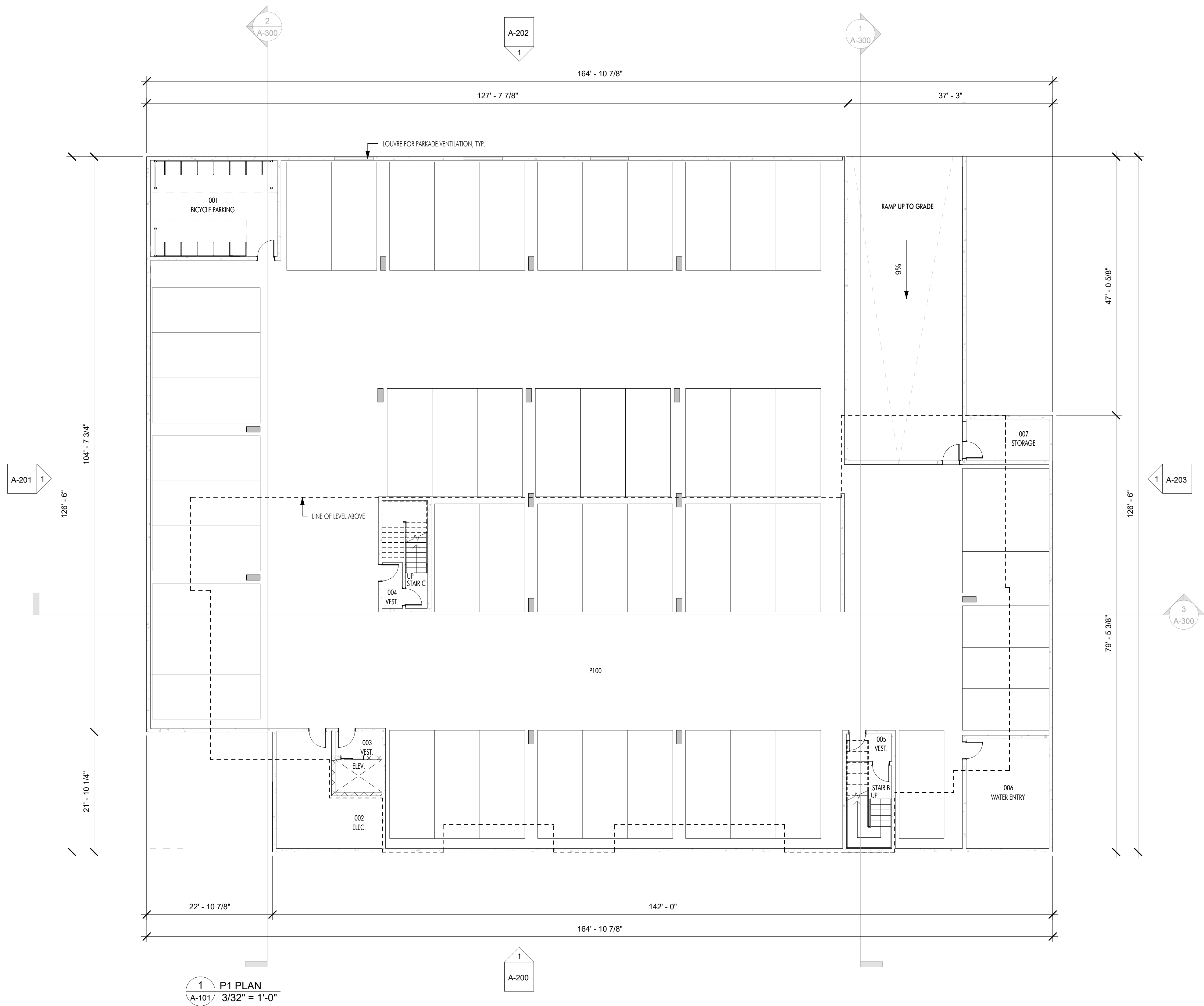
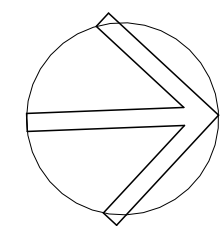
UNIT MIX	
Count	# OF BEDROOMS
37	1-BED
12	2-BED
4	3-BED
18	STUDIO
TOTAL: 71	

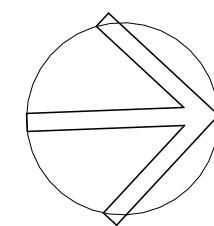


1 SITE PLAN
A-004 1/16" = 1'-0"

SURVEY BY:
VECTOR GEOMATICS LAND SURVEYING LTD.
DATED: 2025-06-04





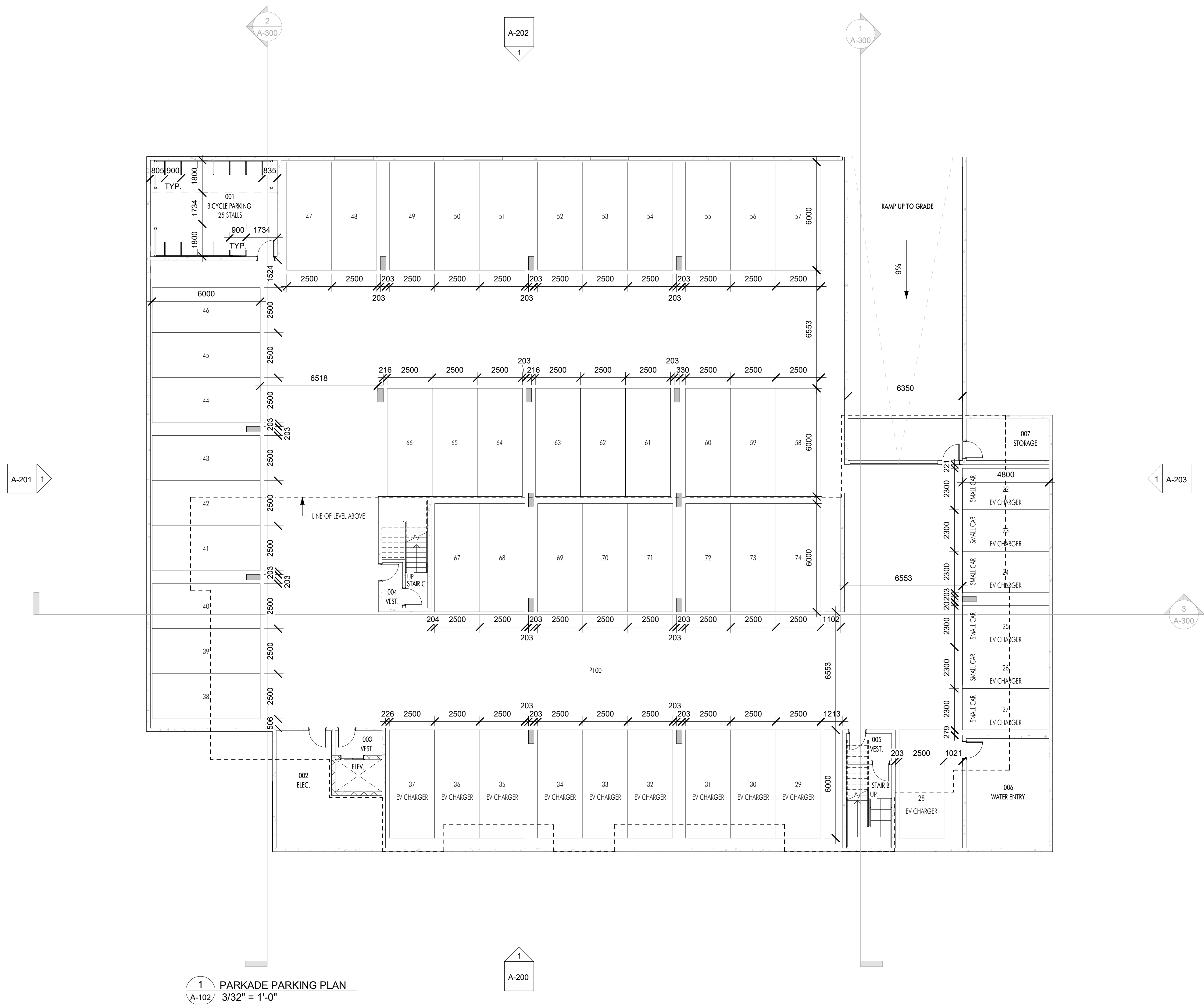


PLOT DATE
12.09.25

PROJECT
TROIKA - 1232 GLENMORE DR

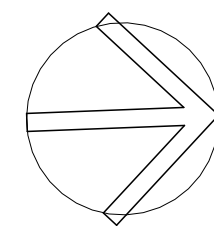
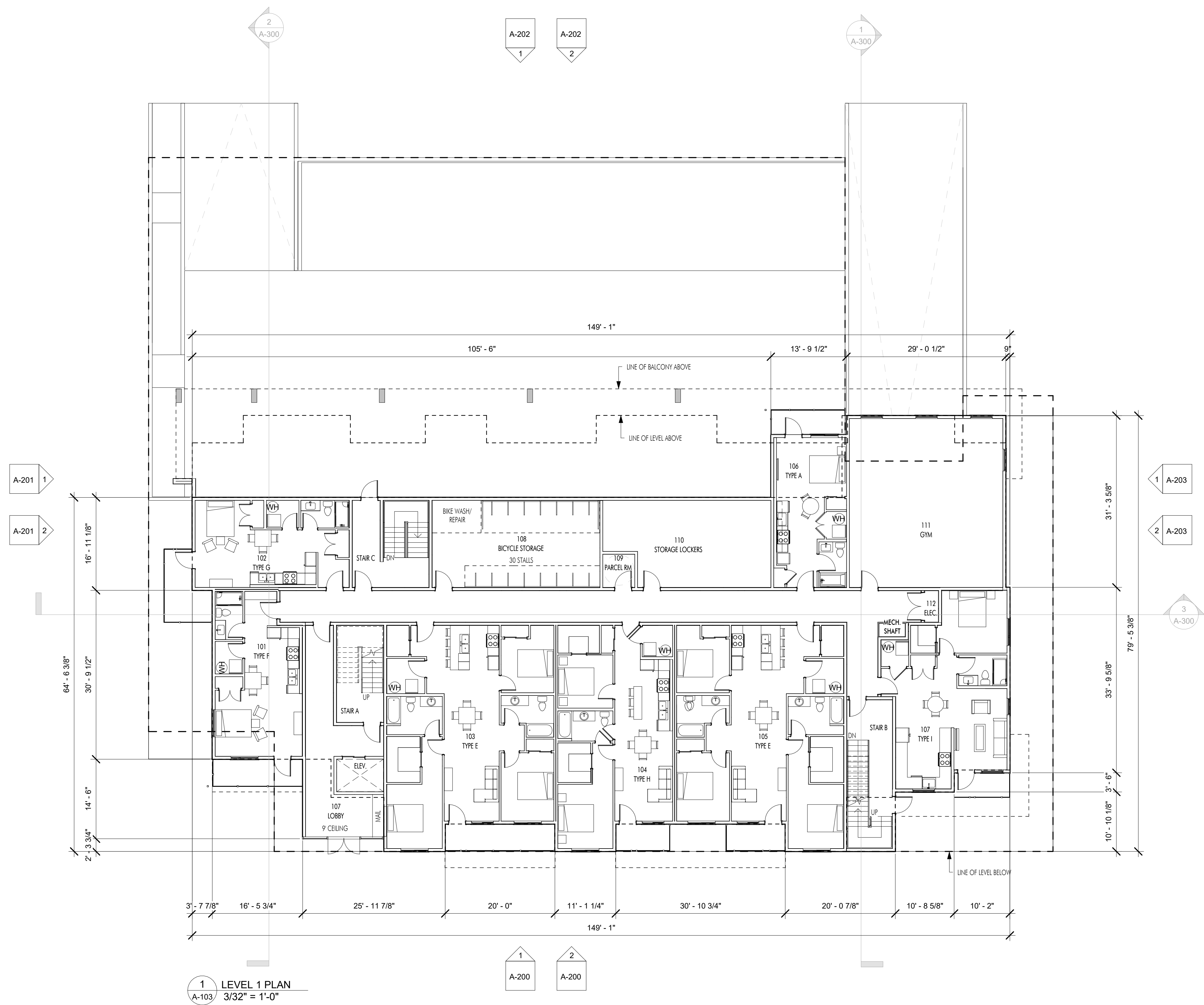
DRAWING TITLE
P1 PARKING PLAN

DRAWING NO.
A-102



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

FOR DP



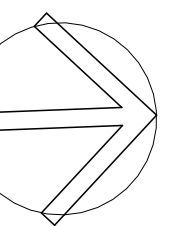
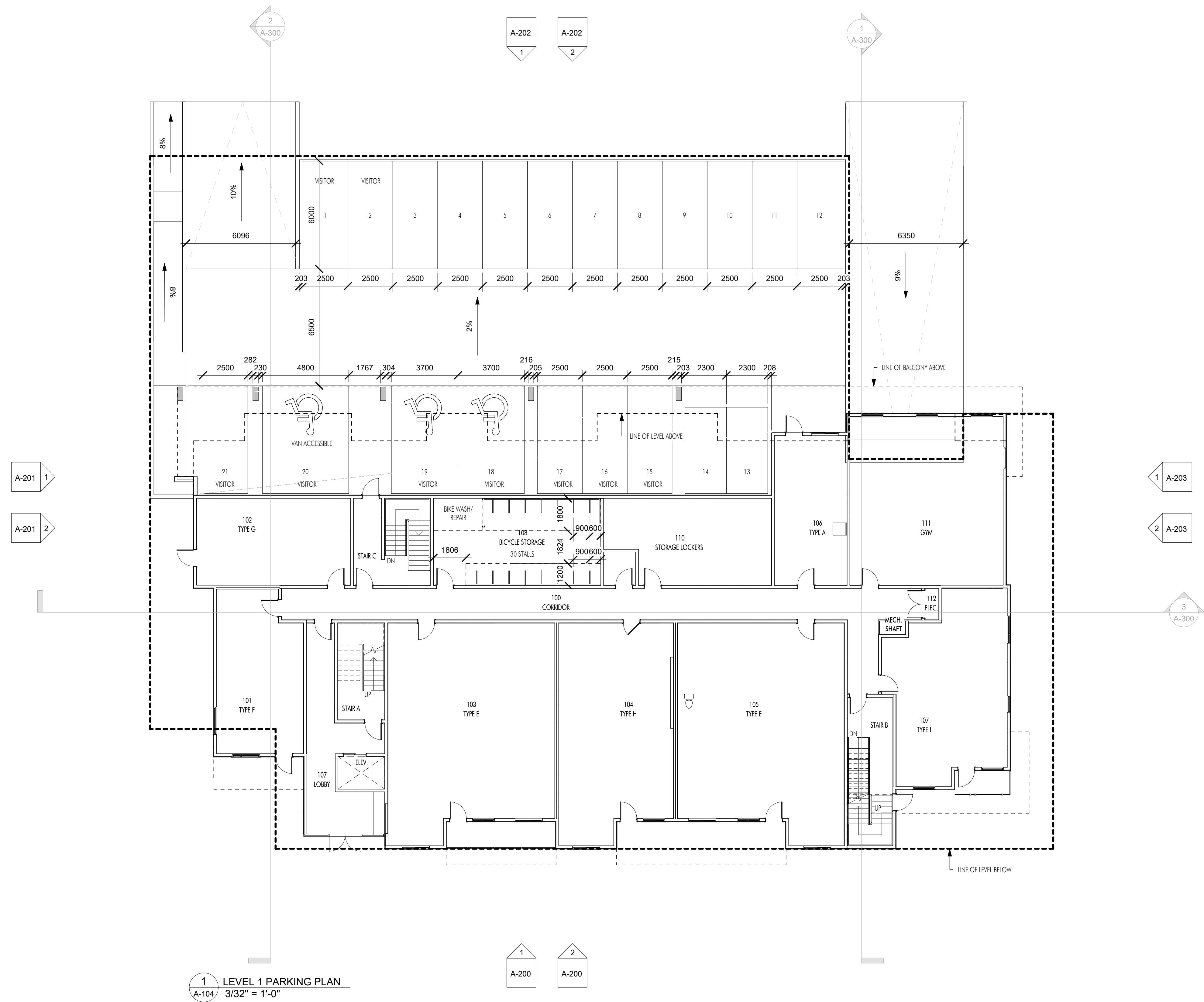


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VISION NO., DATE
AND DESCRIPTION



NOT DATE
09.25

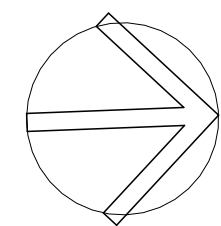
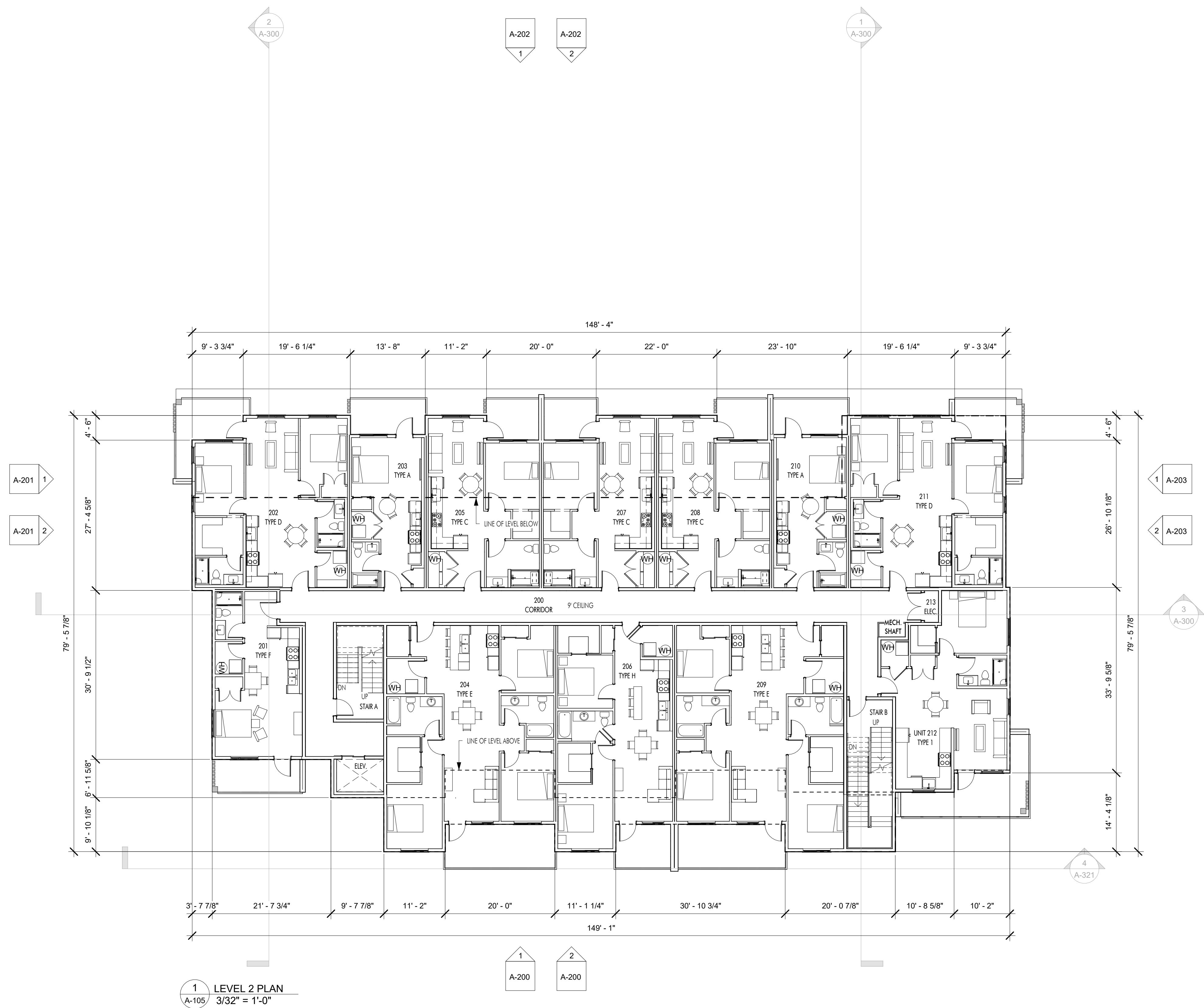
PROJECT
LOIKA - 1232 GLENMORE DR

DRAWING TITLE
LEVEL 1
PARKING PLAN

DRAWING NO.
A-104



FOR DP



PLOT DATE
12.09.25

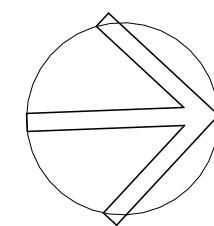
PROJECT
TROIKA - 1232 GLENMORE DR

DRAWING TITLE
LEVEL 2 PLAN

DRAWING NO.
A-105



FOR DP



PLOT DATE
12.09.25

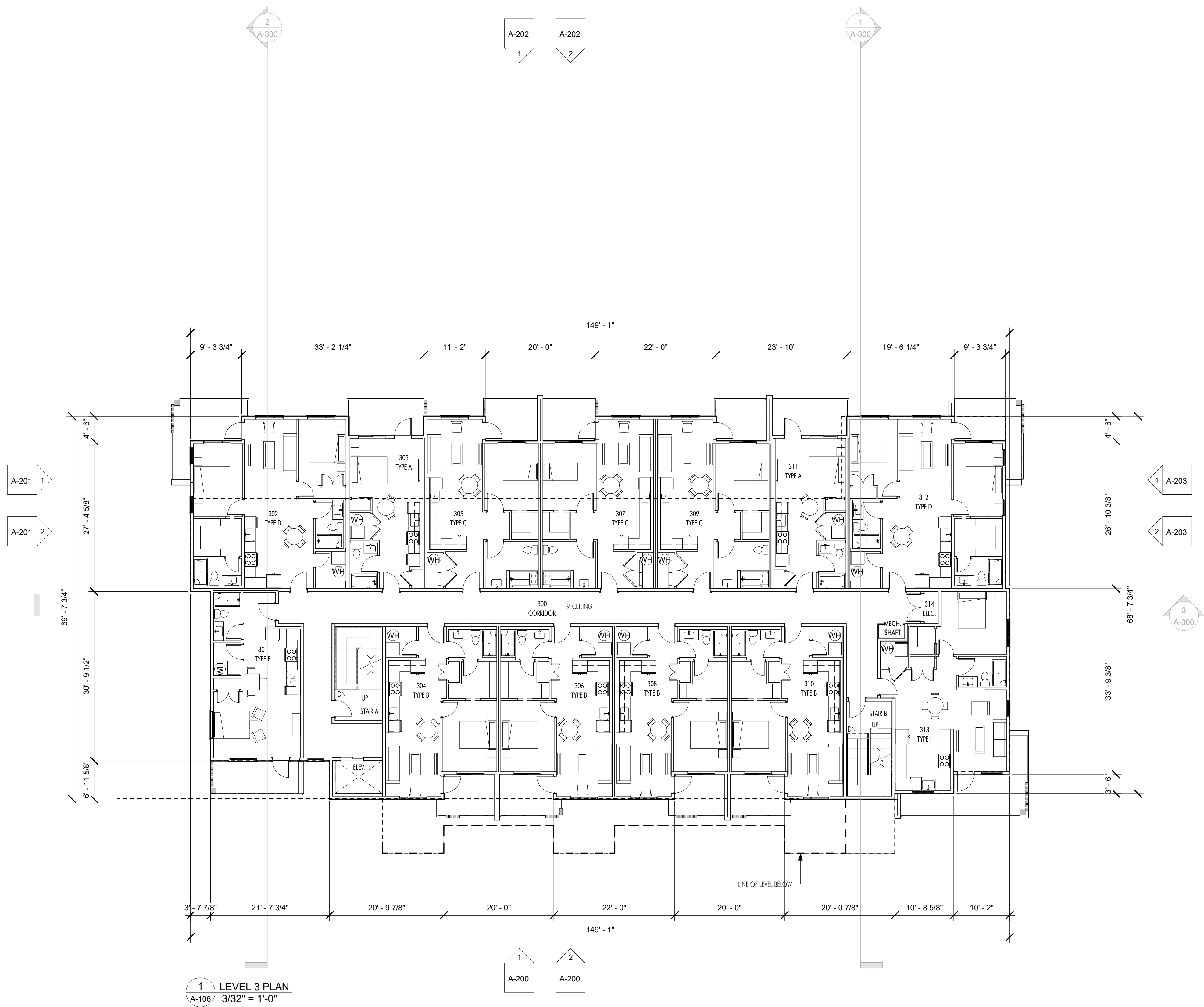
PROJECT
TROIKA - 1232 GLENMORE DR

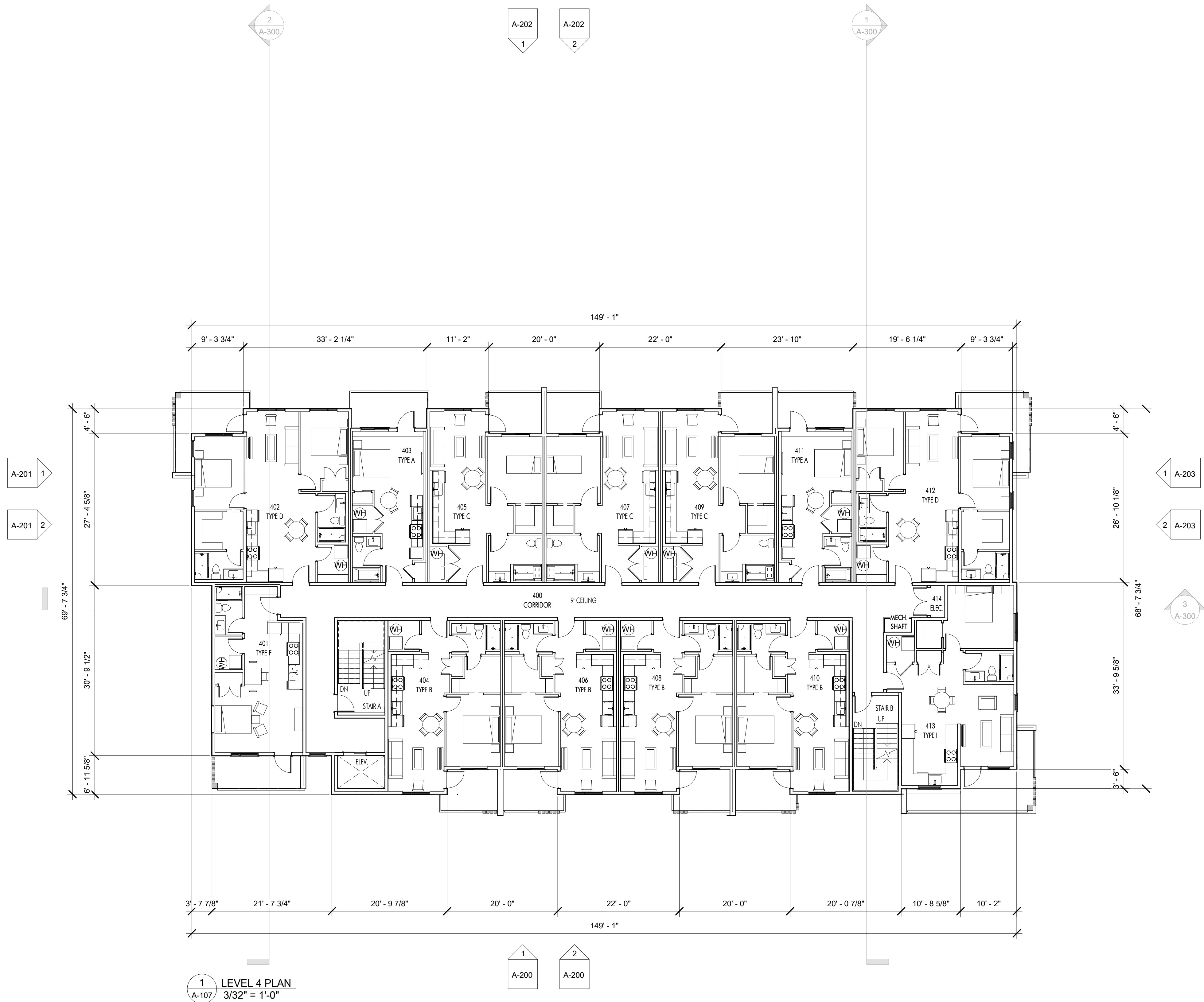
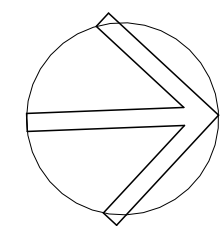
DRAWING TITLE
LEVEL 3 PLAN

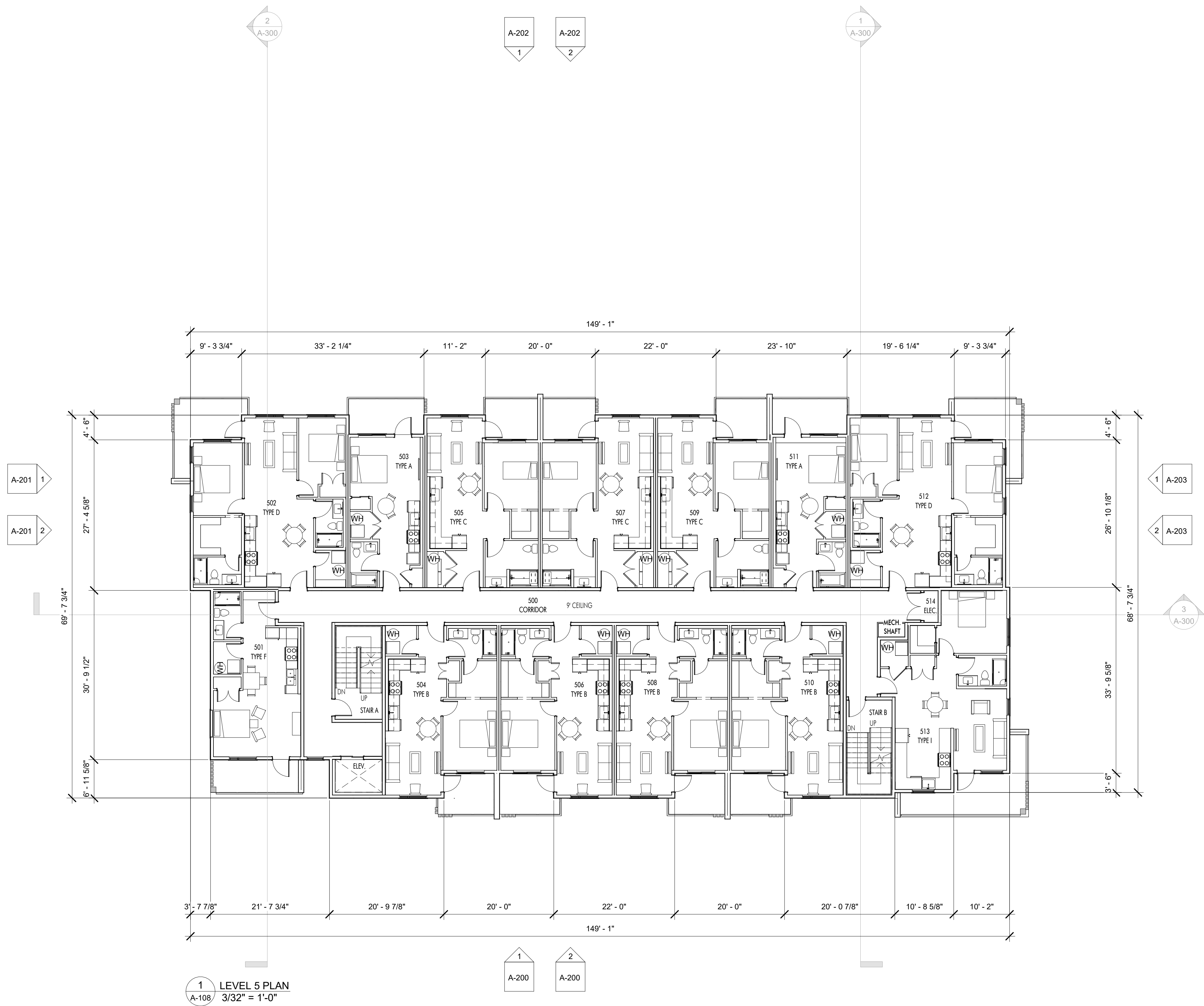
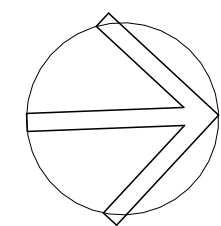
DRAWING NO.
A-106

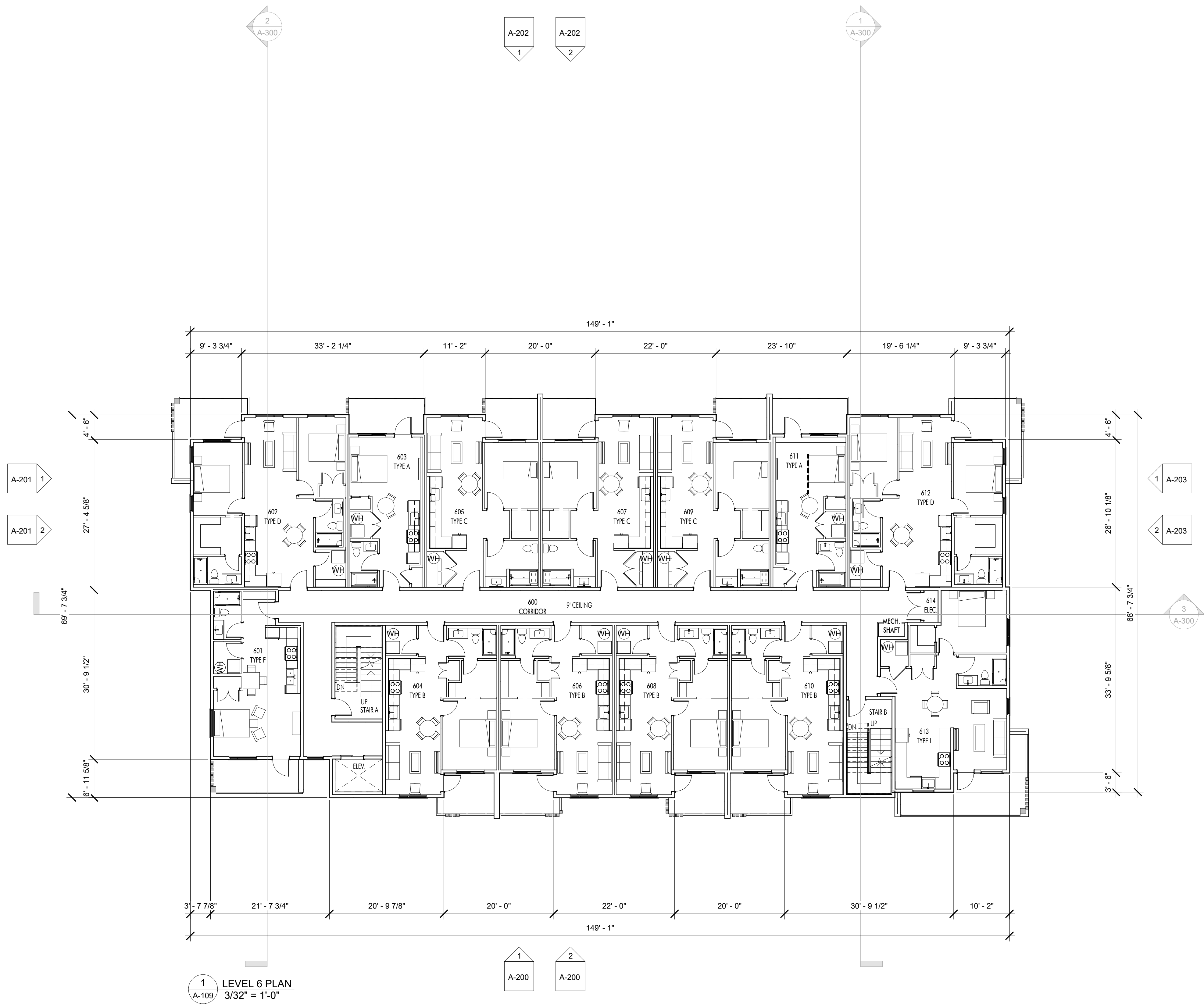
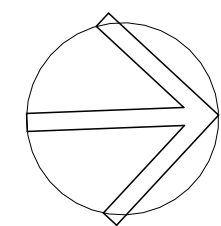


FOR DP









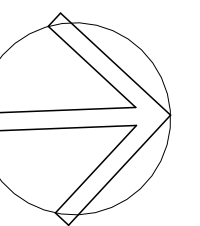
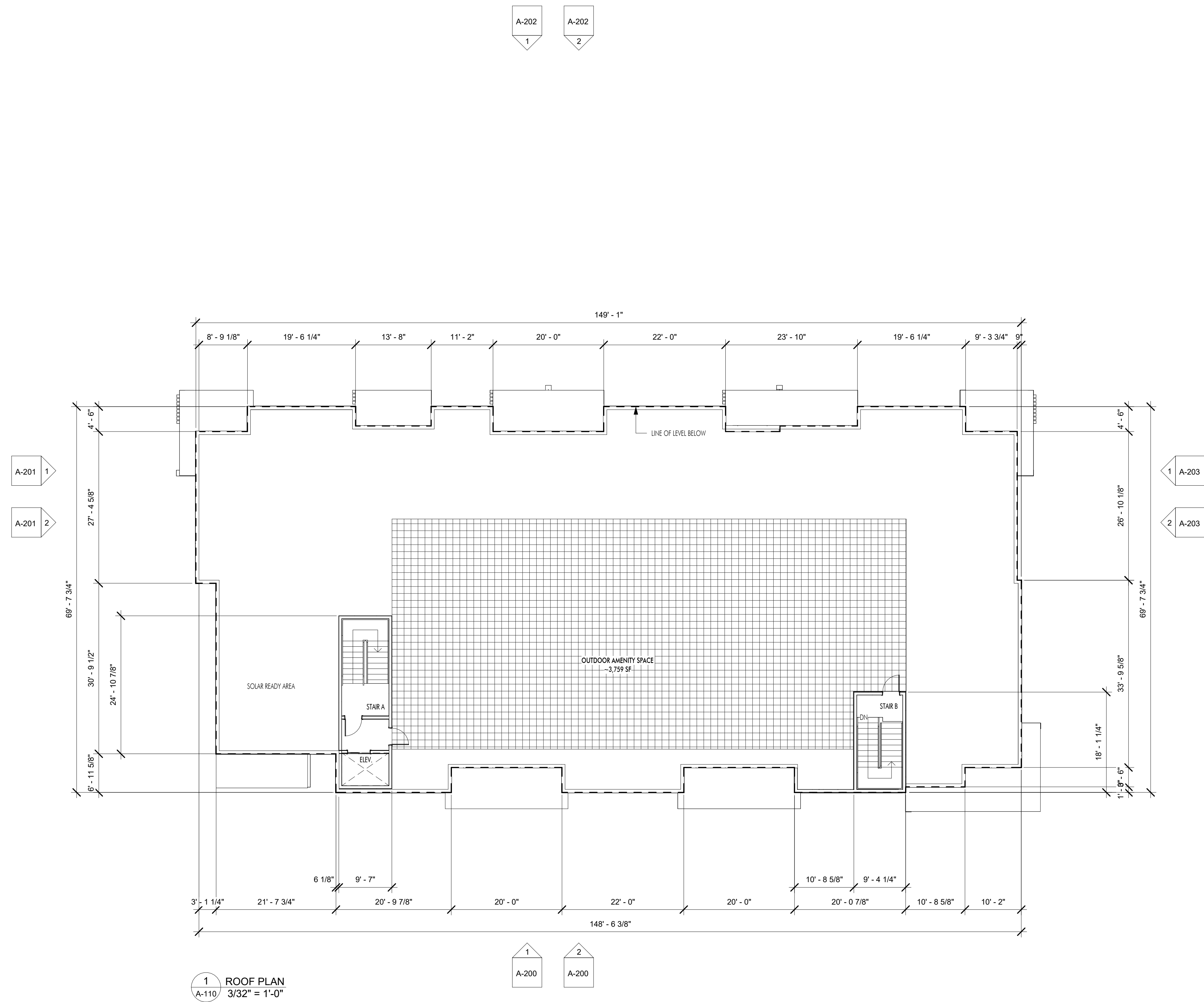


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REVISION NO., DATE
AND DESCRIPTION
09.25 FOR DP



LOT DATE
1.09.25

PROJECT
ROIKA - 1232 GLENMORE DR

DRAWING TITLE
ROOF PLAN

DRAWING NO.
A-110



FOR DP

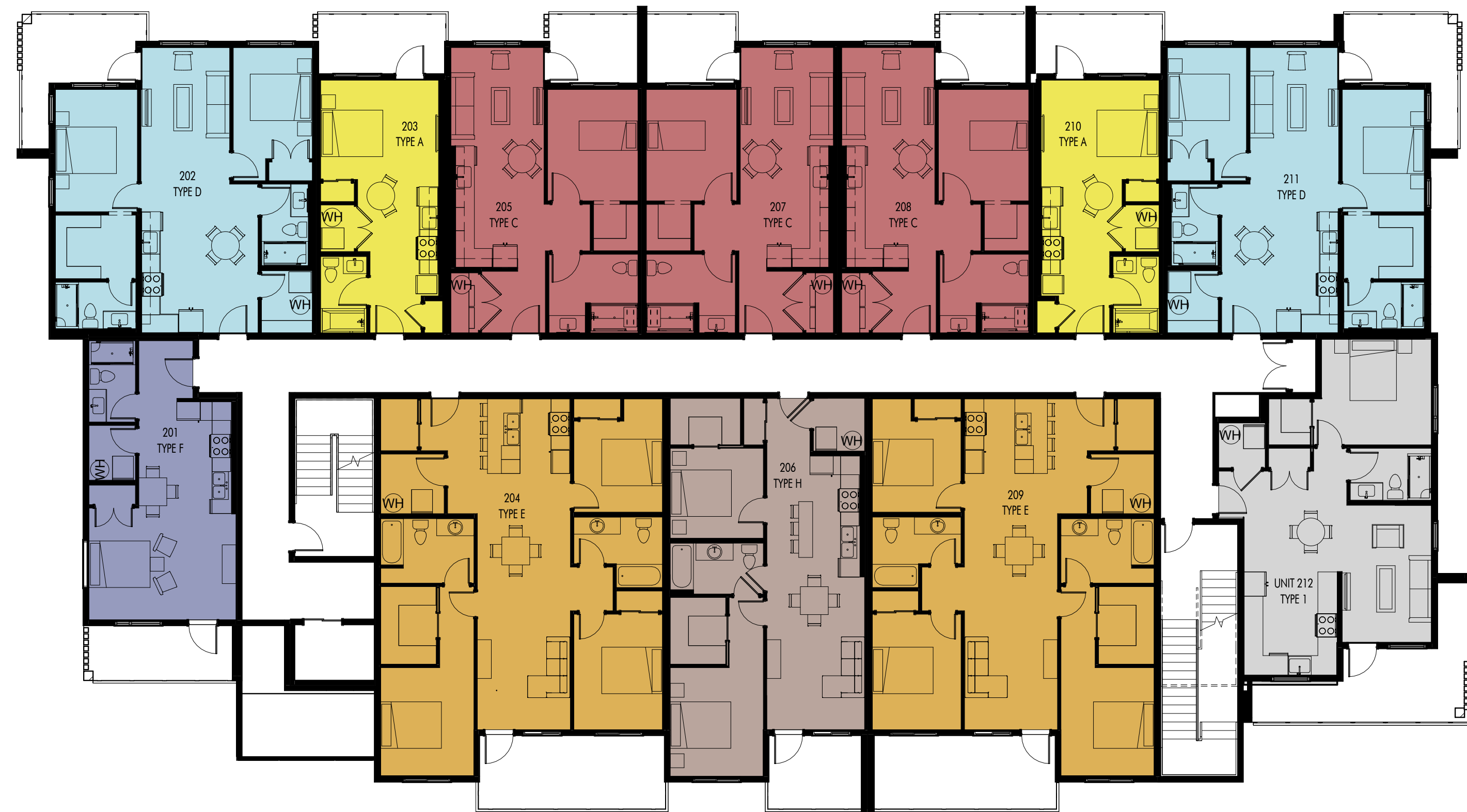
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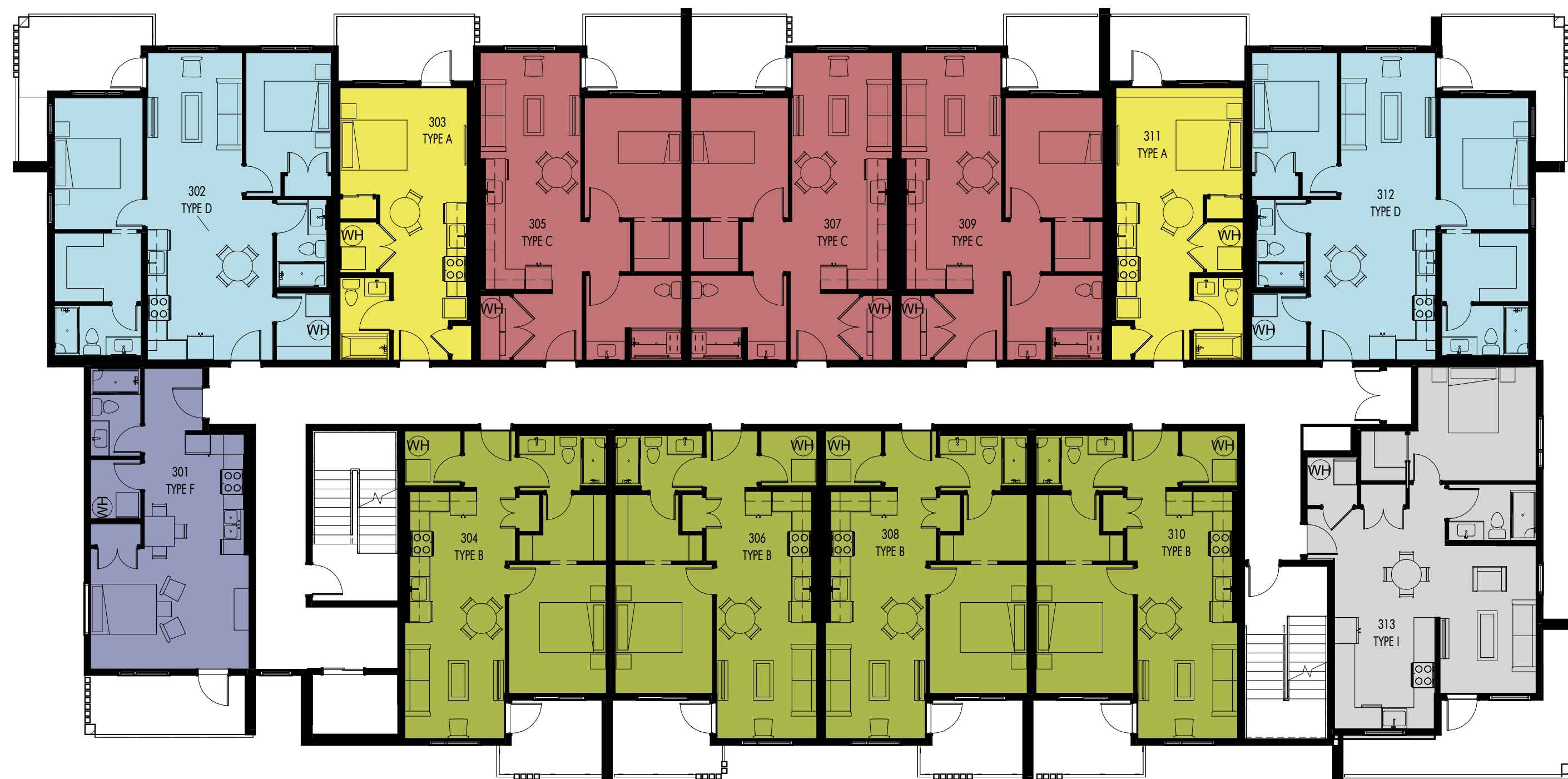
REVISION NO., DATE AND DESCRIPTION
12.09.25 FOR DP



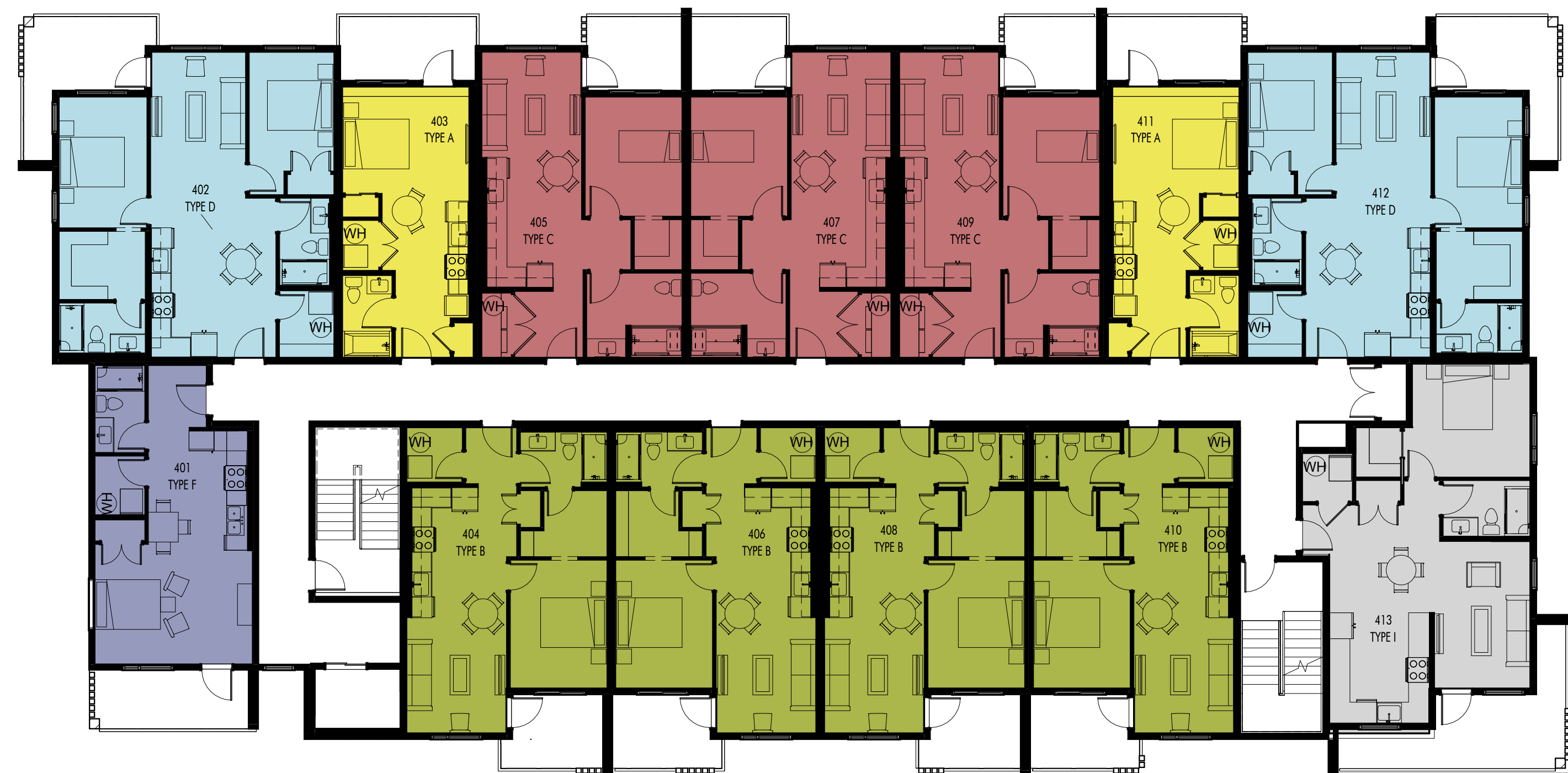
2 TYPICAL UNIT KEY PLAN - LEVEL 1
A-120 3/32" = 1'-0"



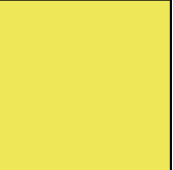

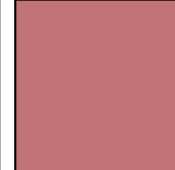
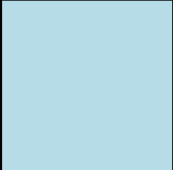
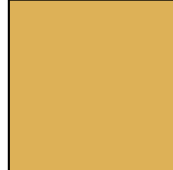

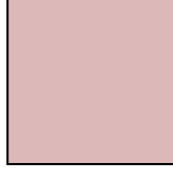
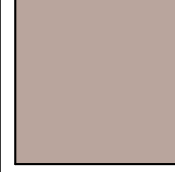
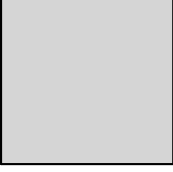
3 TYPICAL UNIT KEY PLAN - LEVEL 2
A-120 3/32" = 1'-0"



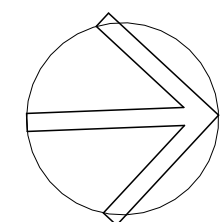
1 TYPICAL UNIT KEY PLAN - LEVEL 3
A-120 3/32" = 1'-0"



4 TYPICAL UNIT KEY PLAN - LEVEL 4
A-120 3/32" = 1'-0"

COLOUR KEY PLAN LEGEND & UNIT INFORMATION				
 UNIT TYPE A x11 STUDIO, 1 BATH	 UNIT TYPE B x16 1 BEDROOM, 1 BATH	 UNIT TYPE C (ADAPTABLE) x15 1 BEDROOM, 1 BATH	 UNIT TYPE D x10 2 BEDROOM, 2 BATH	 UNIT TYPE E x4 3 BEDROOM, 2 BATH
 UNIT TYPE F x6 STUDIO, 1 BATH	 UNIT TYPE G x1 STUDIO, 1 BATH	 UNIT TYPE H x2 2 BEDROOM, 1 BATH	 UNIT TYPE I x6 1 BEDROOM, 1 BATH	

FOR DP



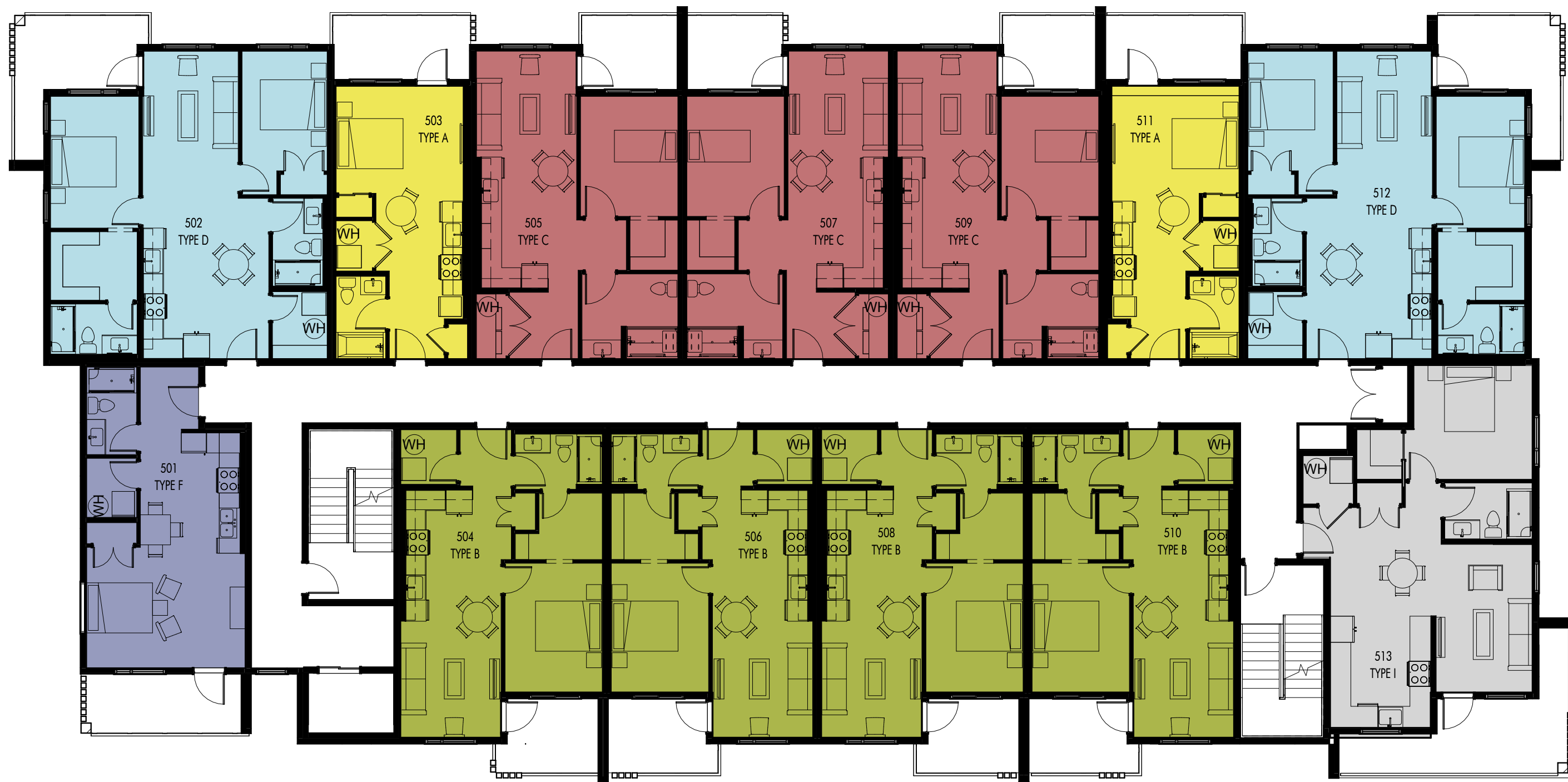
PLOT DATE
12.09.25

PROJECT
TROIKA - 1232 GLENMORE DR

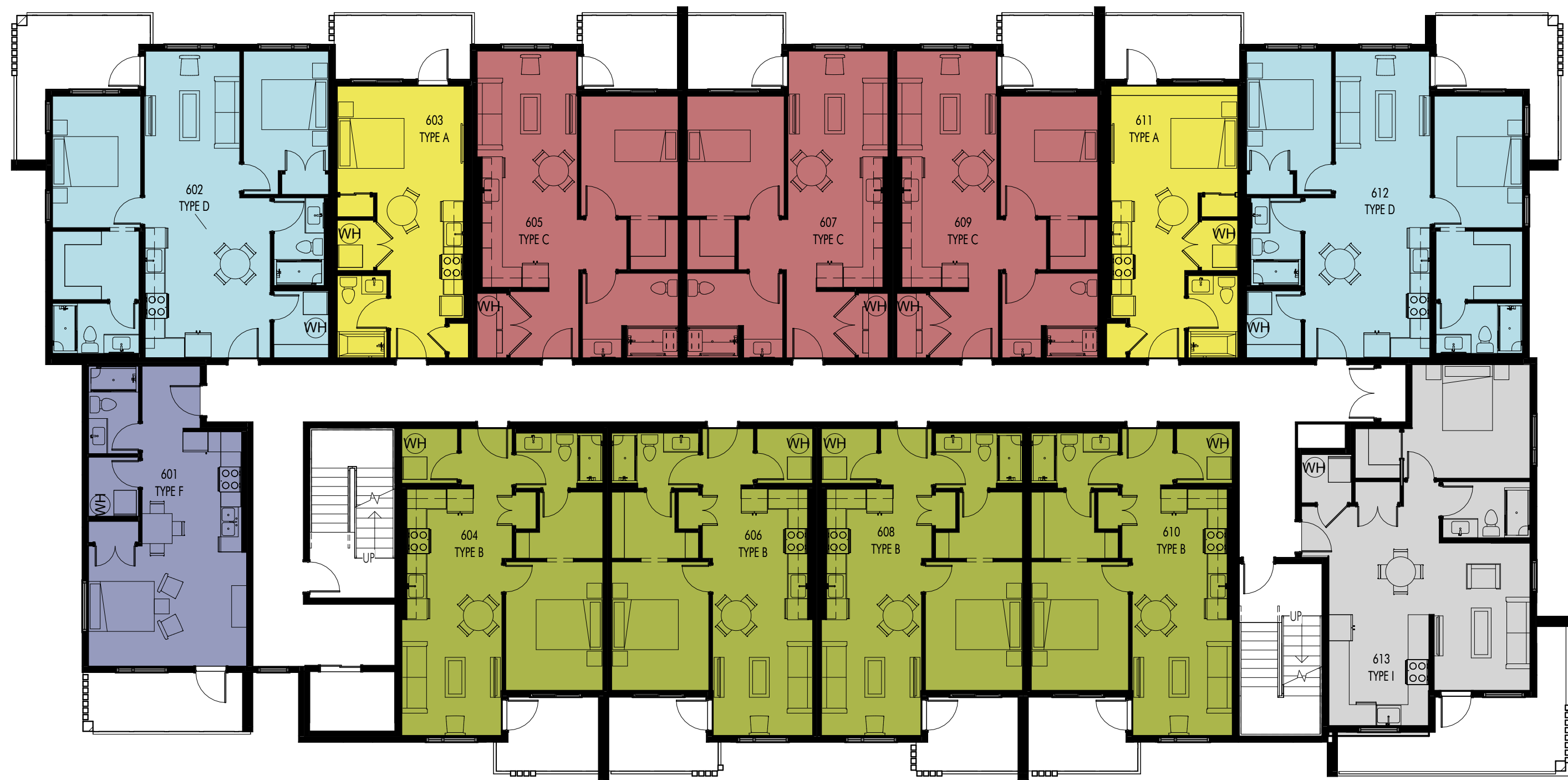
DRAWING TITLE
TYPICAL UNIT
KEY PLANS

DRAWING NO.
A-120





1 TYPICAL UNIT KEY PLAN - LEVEL 5
A-121 3/32" = 1'-0"



2 TYPICAL UNIT KEY PLAN - LEVEL 6
A-121 3/32" = 1'-0"

COLOUR KEY PLAN LEGEND & UNIT INFORMATION				
<div></div> UNIT TYPE A x11 STUDIO, 1 BATH	<div></div> UNIT TYPE B x 16 1 BEDROOM, 1 BATH	<div></div> UNIT TYPE C (ADAPTABLE) x15 1 BEDROOM, 1 BATH	<div></div> UNIT TYPE D x10 2 BEDROOM, 2 BATH	<div></div> UNIT TYPE E x 4 3 BEDROOM, 2 BATH
<div></div> UNIT TYPE F x6 STUDIO, 1 BATH	<div></div> UNIT TYPE G x1 STUDIO, 1 BATH	<div></div> UNIT TYPE H x2 2 BEDROOM, 1 BATH	<div></div> UNIT TYPE I x6 1 BEDROOM, 1 BATH	

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REVISION NO., DATE AND DESCRIPTION

12.09.25	FOR DP
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PLOT DATE
12.09.25

PROJECT
TROIKA - 1232 GLENMORE DR

DRAWING TITLE
TYPICAL UNIT KEY PLANS

DRAWING NO.
A-121

FOR DP



1 EAST ELEVATION
A-200 3/32" = 1'-0"



2 EAST ELEVATION (COLOUR)
A-200 3/32" = 1'-0"

EXTERIOR FINISHES		
	IMAGE	MATERIAL
1		METAL CLADDING: CHAMCLAD, BARREL OAK
2		FIBRE CEMENT CLADDING: HARDIE PANEL, COBBLE STONE
3		FIBRE CEMENT CLADDING: HARDIE PANEL, AGED PEWTER
4		FIBRE CEMENT CLADDING: HARDIE PANEL, MIDNIGHT BLACK
5		WOOD POSTS: TO MATCH CHAMCLAD, BARREL OAK
6		SOFFIT: TO MATCH CHAMCLAD, BARREL OAK
7		WINDOWS, DOORS, RAILINGS, FASCIA: BLACK

- ELEVATION NOTES:
- ALTERNATE MATERIAL SUPPLIERS ARE ACCEPTABLE PROVIDED THE FORM AND CHARACTER IS MAINTAINED.
 - REQUIRED GUARDS SHALL BE MINIMUM 42", MEASURED FROM TOP OF DECK TO TOP OF GUARD U.N.O.

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REVISION NO., DATE AND DESCRIPTION

12.09.25	FOR DP
----------	--------

PLOT DATE
12.09.25

PROJECT
TROIKA - 1232 GLENMORE DR

DRAWING TITLE
EAST ELEVATIONS

DRAWING NO.
A-200

FOR DP

FOR DP



1 WEST ELEVATION
A-202 3/32" = 1'-0"



2 WEST ELEVATION (COLOUR)
A-202 3/32" = 1'-0"

EXTERIOR FINISHES		
	IMAGE	MATERIAL
1		METAL CLADDING: CHAMCLAD, BARREL OAK
2		FIBRE CEMENT CLADDING: HARDIE PANEL, COBBLE STONE
3		FIBRE CEMENT CLADDING: HARDIE PANEL, AGED PEWTER
4		FIBRE CEMENT CLADDING: HARDIE PANEL, MIDNIGHT BLACK
5		WOOD POSTS: TO MATCH CHAMCLAD, BARREL OAK
6		SOFFIT: TO MATCH CHAMCLAD, BARREL OAK
7		WINDOWS, DOORS, RAILINGS, FASCIA: BLACK

- ELEVATION NOTES:
- ALTERNATE MATERIAL SUPPLIERS ARE ACCEPTABLE PROVIDED THE FORM AND CHARACTER IS MAINTAINED.
 - REQUIRED GUARDS SHALL BE MINIMUM 42", MEASURED FROM TOP OF DECK TO TOP OF GUARD U.N.O.

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REVISION NO., DATE AND DESCRIPTION
12.09.25 FOR DP

PLOT DATE
12.09.25

PROJECT
TROIKA - 1232 GLENMORE DR

DRAWING TITLE
WEST ELEVATIONS

DRAWING NO.
A-202

FOR DP



1 NORTH ELEVATION
A-203 3/32" = 1'-0"



2 NORTH ELEVATION (COLOUR)
A-203 3/32" = 1'-0"

EXTERIOR FINISHES		
	IMAGE	MATERIAL
1		METAL CLADDING: CHAMCLAD, BARREL OAK
2		FIBRE CEMENT CLADDING: HARDIE PANEL, COBBLE STONE
3		FIBRE CEMENT CLADDING: HARDIE PANEL, AGED PEWTER
4		FIBRE CEMENT CLADDING: HARDIE PANEL, MIDNIGHT BLACK
5		WOOD POSTS: TO MATCH CHAMCLAD, BARREL OAK
6		SOFFIT: TO MATCH CHAMCLAD, BARREL OAK
7		WINDOWS, DOORS, RAILINGS, FASCIA: BLACK

- ELEVATION NOTES:
- ALTERNATE MATERIAL SUPPLIERS ARE ACCEPTABLE PROVIDED THE FORM AND CHARACTER IS MAINTAINED.
 - REQUIRED GUARDS SHALL BE MINIMUM 42", MEASURED FROM TOP OF DECK TO TOP OF GUARD U.N.O.

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REVISION NO., DATE AND DESCRIPTION
12.09.25 FOR DP

PLOT DATE
12.09.25

PROJECT
TROIKA - 1232 GLENMORE DR

DRAWING TITLE
NORTH ELEVATIONS

DRAWING NO.
A-203

FOR DP



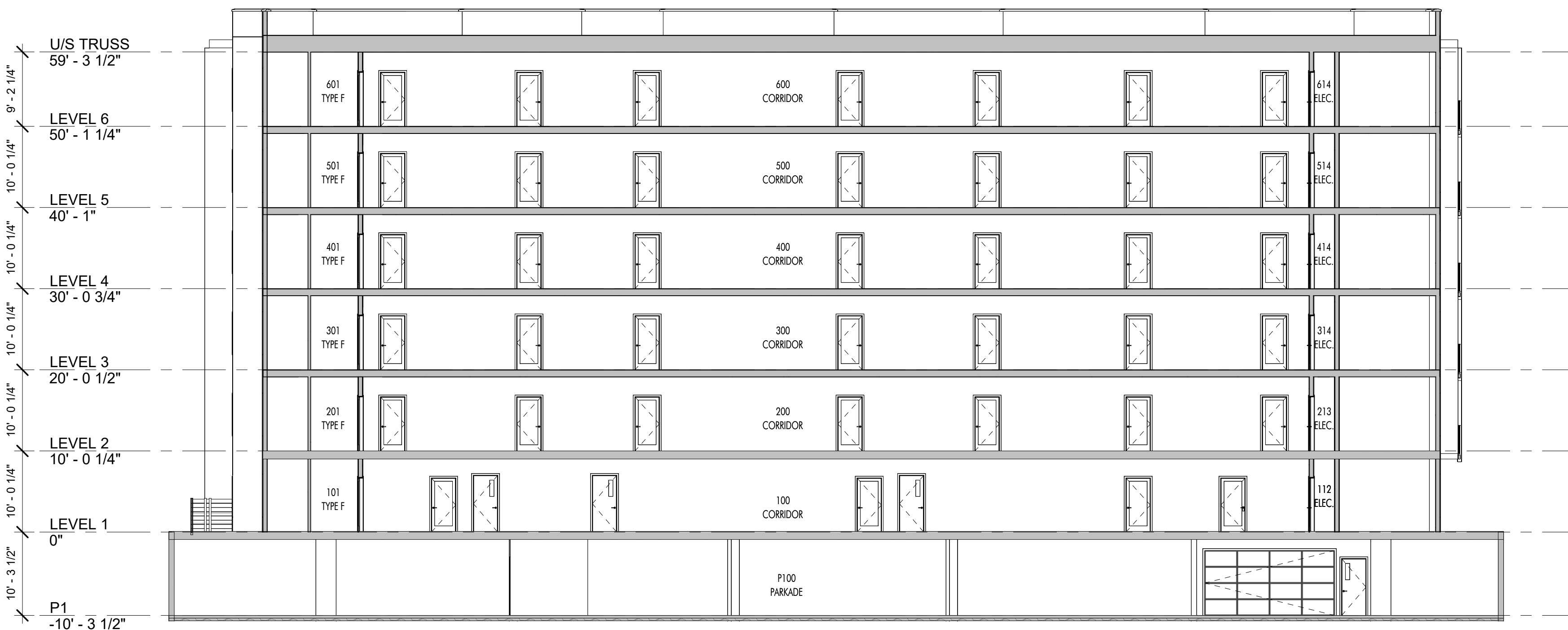
1
A-300

BUILDING SECTION 1
3/32" = 1'-0"



2
A-300

BUILDING SECTION 2
3/32" = 1'-0"



3
A-300

BUILDING SECTION 3
3/32" = 1'-0"



1 EAST PERSPECTIVE
A-700



2 NORTH-EAST PERSPECTIVE
A-700



3 WEST PERSPECTIVE
A-700



4 SOUTH-WEST PERSPECTIVE
A-700

FOR DP

1232-1250 GLENMORE DRIVE, KELOWNA, BC

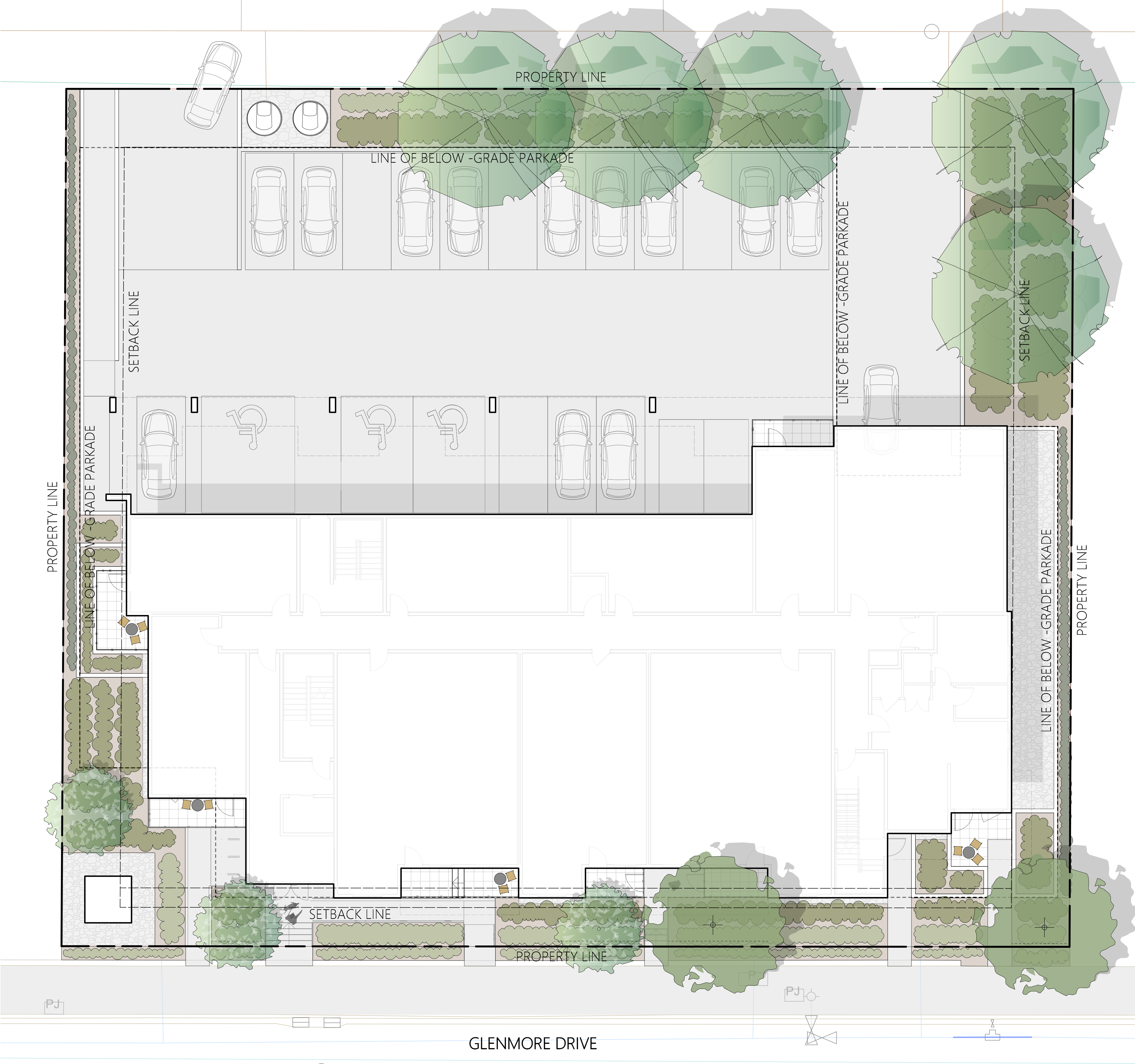
LANDSCAPE WORKS - ISSUED FOR DEVELOPMENT PERMIT
NOVEMBER 28, 2025



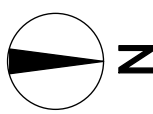
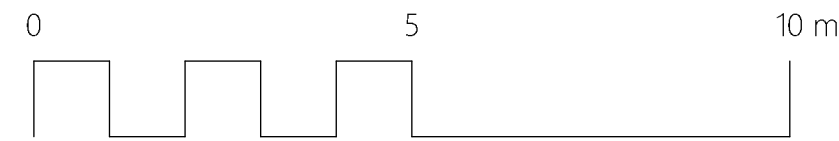
CONTEXT PLAN

LIST OF DRAWINGS

- LDP 1: OVERALL SITE PLAN
- LDP 2: BYLAW CALCULATION
- LDP 3: OFF-SITE PLAN
- LDP 4: OFF-SITE DETAILS
- LDP 5: ON-SITE PLAN
- LDP 6: ON-SITE DETAILS
- LDP 7: WATER CONSERVATION PLAN



SCALE 1:250



CLIENT:



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SEAL



NOT FOR CONSTRUCTION

1 ISSUED FOR DEVELOPMENT PERMIT 2025-11-28

NO. ISSUE/ REVISION DATE

PROJECT

**1232-1250 GLENMORE
DRIVE MIHP**

PROJECT ADDRESS

1232-1250 GLENMORE DRIVE MIHP,
KELOWNA, BC V1Y 4P3

TITLE

OVERALL SITE PLAN

PROJECT NO. 23108-100 DRAWN BY MC CHECKED BY NM

DRAWING NO.

LDP 1

CLIENT:



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SEAL



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1 ISSUED FOR DEVELOPMENT PERMIT 2025-11-28

NO. ISSUE/ REVISION DATE

PROJECT

1232-1250 GLENMORE DRIVE MIHP

PROJECT ADDRESS

1232-1250 GLENMORE DRIVE MIHP,
KELOWNA, BC V1Y 4P3

TITLE

BYLAW CALCULATION

PROJECT NO.	DRAWN BY	CHECKED BY
23108-100	MC	NM

DRAWING NO.

LDP 2

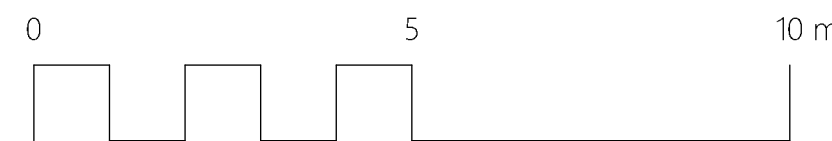


LEGEND:

- REQUIRED TREES
- SETBACK AREA
- SOIL-BASED LANDSCAPING
- AREA SUBTRACTED FROM LANDSCAPING

PROJECT NAME: 1232-1250 GLENMORE DRIVE		
Landscape Bylaw 12375 (Table 7.2)	Required: MF3 Zone (1 Tree/10 lin.m.)	Proposed
Min. tree amount	Landscape lin.m setback = 104.1m/10 10 (min.) trees in Landscape Area setback	10 Trees
Min. deciduous tree caliper:	Large: 5cm Medium: 4cm Small: 3cm	Large: 5cm Medium: 4cm Small: 3cm
Min. coniferous tree height:	250cm	N/A
Min. ratio between tree size:	Large (L): Min. 50% Medium (M): No min. or max. Small (S): Max. 25%	(L) 5 trees = 50% (M) 2 trees = 25% (S) 3 trees = 25%
Min. growing medium (planted) area	Min. planted area 210m2 x 75% = 157m2	Total planted area = 166m2 (79%)
Min. growing medium volumes per tree:	(L) Tree: Single: 30cu.m, Pair: 20cu.m, shared: 15cu.m (M) Tree: Single: 20cu.m, Pair: 15cu.m, shared: 12cu.m (S) Tree: Single: 15cu.m, Pair: 12cu.m, shared: 10cu.m	(L) Tree: 3 trees @ 15cu.m/tree, shared (L) Tree: 2 trees @ 20cu.m/tree, pair (M) Tree: 2 trees @ 20cu.m/tree, single (S) Tree: 3 trees @ 15cu.m/tree, single
Landscape graded areas (7.2.7):	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min. 2.0m max.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min. 1.8m max.
Fence height:	Y/N	N/A
Riparian management area:	Y/N	N
Retention of trees on site:	Y/N	Y
Surface parking lot (7.2.10):	Y/N	Molok bins proposed
Refuse & recycle bin screened:	Y/N	N/A
Other:	N/A	N/A
NOTES:		

SCALE 1:250





- LEGEND:
- PROPOSED TREES
 - CONCRETE SLAB PAVERS
 - CONCRETE PAVING
 - ROCK MULCH
 - 1.2m DECORATIVE FENCE
 - ROOT BARRIER
 - SHRUB PLANTING
 - GRASSES AND PERENNIAL PLANTING
 - VINES ON TRELLIS

PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees				
2	<i>Celtis occidentalis</i>	Hackberry	5cm Cal	B&B
2	<i>Halesia carolina</i> 'Arnold Pink'	Arnold Pink Snowdrop	5cm Cal	B&B
1	<i>Sophora japonica</i>	Japanese Pagoda	5cm Cal	B&B
2	<i>Zelkova serrata</i>	Japanese Zelkova	5cm Cal	B&B
3	<i>Maackia amurensis</i> 'MaacNificent'	Amur Maackia		
Shrubs				
43	<i>Berberis thunbergii</i> 'Concorde'	Concorde berberis	#02	Potted
30	<i>Berberis thunbergii</i> 'Sunsation'	Sunsation Berberis	#02	Potted
13	<i>Euonymous alatus</i> 'Compacta'	Compacta Burning Bush	#02	Potted
13	<i>Euonymous alatus</i> 'Pipsqueak'	Pipsqueak Burning Bush	#02	Potted
30	<i>Spiraea</i> 'Flametip'	Flametip Spirea	#02	Potted
Ornamental Grasses				
14	<i>Boutelalis gracillis</i> 'Blonde Ambition'	Blonde Ambition Blue Gramma	#01	Potted
14	<i>Nassella tenuissima</i>	Mexican Feather Grass	#01	Potted
40	<i>Festuca idahoensis</i> ssp. <i>Romeri</i>	Romer's Fescue	#01	Potted
14	<i>Panicum vigatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	#01	Potted
Perennials				
26	<i>Calluna vulgaris</i> 'Firefly'	Firefly Scotch Heather	#01	Potted
26	<i>Physostegia virginiana</i> 'Vivid'	Dwarf Obedient Plant	#01	Potted
72	<i>Veronica</i> 'Magic Show Purple Illusion'	Magic Show Purple Illusion Veronica	#01	Potted
Perennials				
40	<i>Heuchera micrantha</i> 'Wildberry'	Wildberry Coral Bells	#01	Potted
57	<i>Sedum hispanicum</i> 'Blue Carpet'	Blue Carpet Spanish Sedum	#01	Potted
Vines				
40	<i>Lonicera sempervirens</i> 'Major Wheeler'	Major Wheeler Trumpet Honeysuckle	#01	Potted

- WALL (REFER CIVIL)
- GRASSES AND PERENNIAL AND GROUND COVER PLANTING
- SIDEWALK
- CURB & GUTTER (REFER CIVIL)



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1	ISSUED FOR DEVELOPMENT PERMIT	2025-11-28
NO.	ISSUE/ REVISION	DATE
PROJECT		

1232-1250 GLENMORE DRIVE MIHP

PROJECT ADDRESS

1232-1250 GLENMORE DRIVE MIHP,
KELOWNA, BC V1Y 4P3

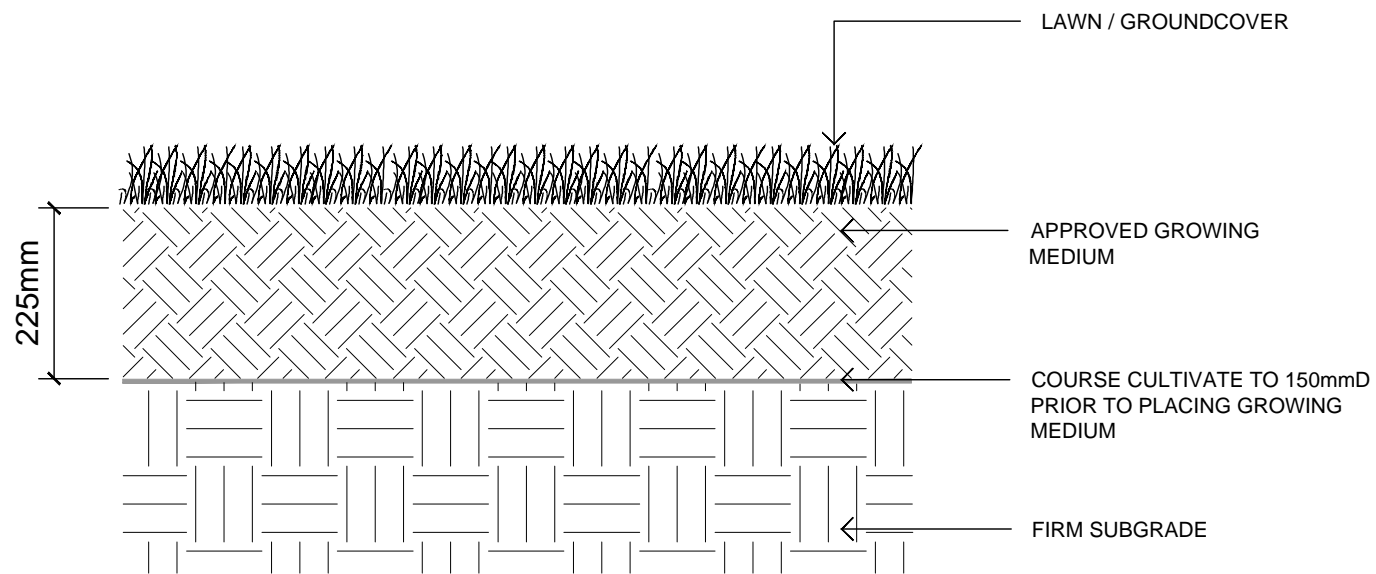
TITLE

OFF-SITE PLAN

PROJECT NO.	DRAWN BY	CHECKED BY
23108-100	MC	NM

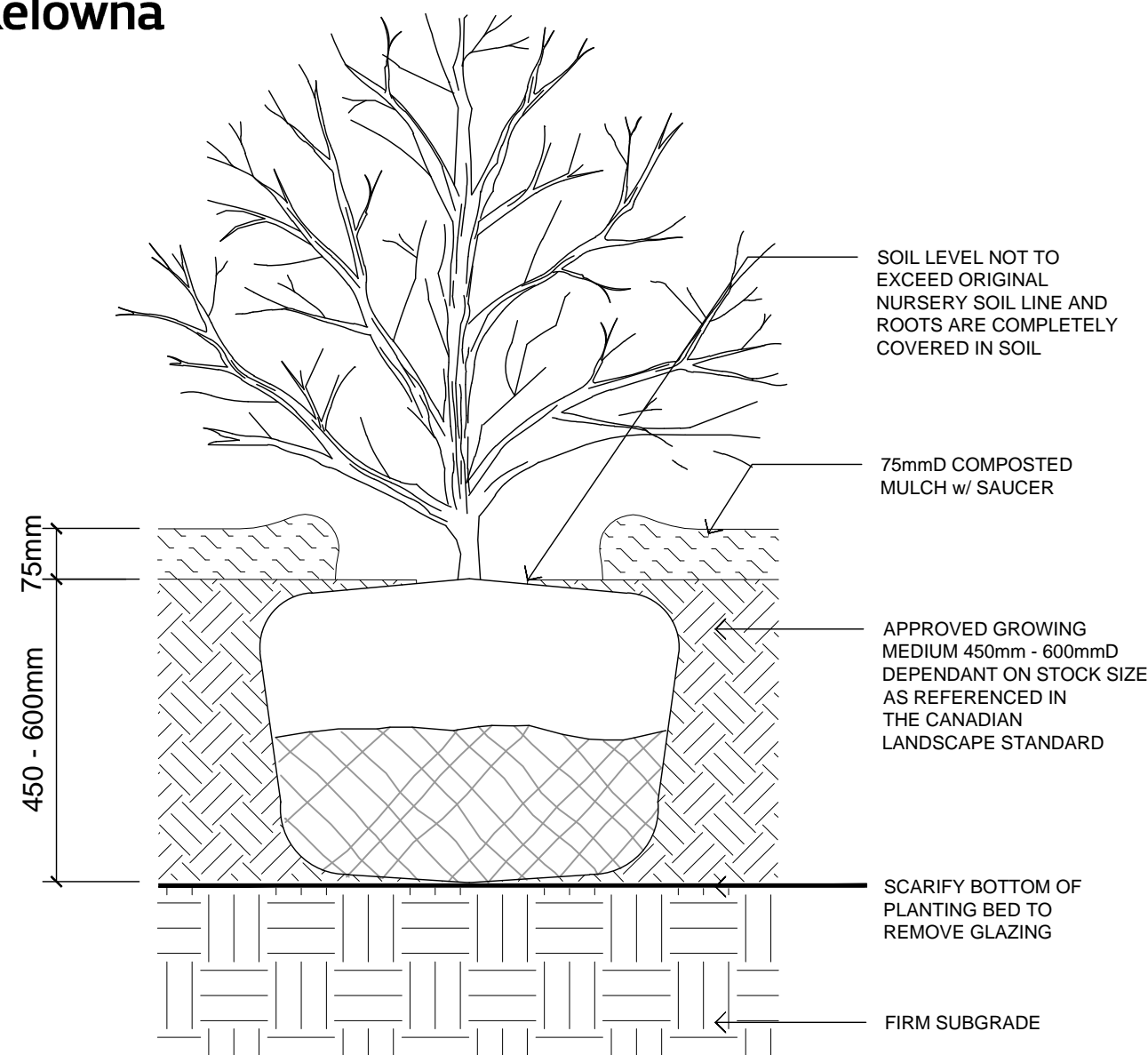
DRAWING NO.

LDP 3



JUNE 2024

STANDARD DETAIL DRAWING	DETAIL TITLE: GROWING MEDIUM BOULEVARD GROUNDCOVER	DETAIL No.: SS L01 SCALE: NTS
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JUNE 2024

STANDARD DETAIL DRAWING	DETAIL TITLE: GROWING MEDIUM BOULEVARD PLANTING BED	DETAIL No.: SS L02 SCALE: NTS
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1 ISSUED FOR DEVELOPMENT PERMIT 2025-11-28

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PROJECT

1232-1250 GLENMORE DRIVE MIHP

PROJECT ADDRESS

1232-1250 GLENMORE DRIVE MIHP,
KELOWNA, BC V1Y 4P3

TITLE

OFF-SITE DETAILS

PROJECT NO.	DRAWN BY	CHECKED BY
23108-100	MC	NM

DRAWING NO.

LDP 4



LEGEND:

- PROPOSED TREES
- CONCRETE SLAB PAVERS
- CONCRETE PAVING
- ROCK MULCH
- 1.2m DECORATIVE FENCE
- ROOT BARRIER
- SHRUB PLANTING
- GRASSES AND PERENNIAL PLANTING
- VINES ON TRELLIS

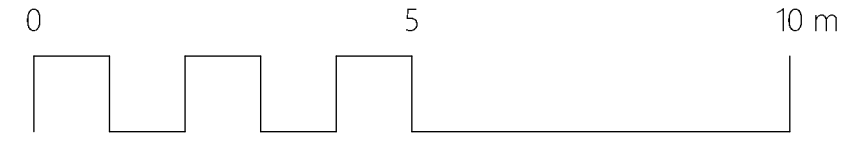
PLANT LIST:

QTY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT
Trees				
2	<i>Celtis occidentalis</i>	Hackberry	5cm Cal	B&B
2	<i>Halesia carolina</i> 'Arnold Pink'	Arnold Pink Snowdrop	5cm Cal	B&B
1	<i>Sophora japonica</i>	Japanese Pagoda	5cm Cal	B&B
2	<i>Zelkova serrata</i>	Japanese Zelkova	5cm Cal	B&B
3	<i>Maackia amurensis</i> 'MaacNificent'	Amur Maackia		
Shrubs				
43	<i>Berberis thunbergii</i> 'Concorde'	Concorde berberis	#02	Potted
30	<i>Berberis thunbergii</i> 'Sunsation'	Sunsation Berberis	#02	Potted
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13	<i>Euonymous alatus</i> 'Pipsqueak'	Pipsqueak Burning Bush	#02	Potted
30	<i>Spiraea</i> 'Flametip'	Flametip Spirea	#02	Potted
Ornamental Grasses				
14	<i>Boutelalis gracillis</i> 'Blonde Ambition'	Blonde Ambition Blue Gramma	#01	Potted
14	<i>Nassella tenuissima</i>	Mexican Feather Grass	#01	Potted
40	<i>Festuca idahoensis</i> ssp. <i>Romeri</i>	Romer's Fescue	#01	Potted
14	<i>Panicum vigatum</i> 'Heavy Metal'	Heavy Metal Switchgrass	#01	Potted
Perennials				
26	<i>Calluna vulgaris</i> 'Firefly'	Firefly Scotch Heather	#01	Potted
26	<i>Physostegia virginiana</i> 'Vivid'	Dwarf Obedient Plant	#01	Potted
72	<i>Veronica</i> 'Magic Show Purple Illusion'	Magic Show Purple Illusion Veronica	#01	Potted
Perennials				
40	<i>Heuchera micrantha</i> 'Wildberry'	Wildberry Coral Bells	#01	Potted
57	<i>Sedum hispanicum</i> 'Blue Carpet'	Blue Carpet Spanish Sedum	#01	Potted
Vines				
40	<i>Lonicera sempervirens</i> 'Major Wheeler'	Major Wheeler Trumpet Honeysuckle	#01	Potted

NOTES:

- PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
- ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
- TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm NATURAL WOOD MULCH AS SHOWN IN PLANS. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
- SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECIEVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT.
- TURF AREA FROM SOD SHALL BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
- SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
- LEGACY TREES SHALL HAVE A MINIMUM LANDSCAPE AREA OF 16sq.m., EXCAVATED TO A MINIMUM DEPTH OF 1.2M. SELECTED LEGACY SPECIES SHALL LIVE TO A MINIMUM OF 75 YEARS.

SCALE 1:250



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NO. ISSUE/ REVISION DATE

PROJECT

1232-1250 GLENMORE DRIVE MIHP

PROJECT ADDRESS

1232-1250 GLENMORE DRIVE MIHP,
KELOWNA, BC V1Y 4P3

TITLE

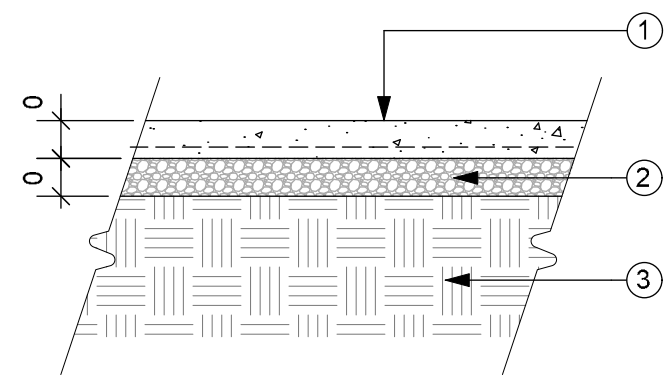
ON-SITE PLAN

PROJECT NO. 23108-100 DRAWN BY MC CHECKED BY NM

DRAWING NO.

LDP 5

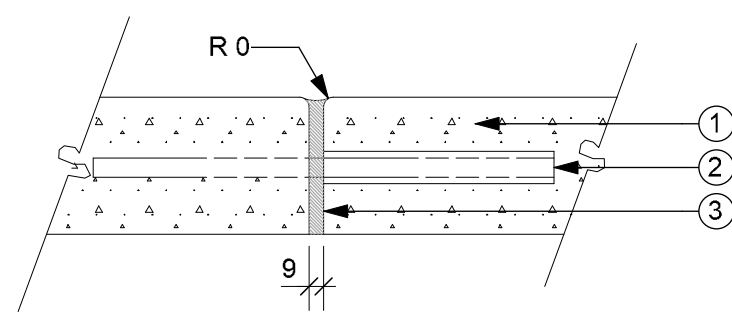
NOTE:
A. CONCRETE PAVING TO BE NATURAL GREY, LIGHT BROOM FINISH W/O TROWELED EDGE.
B. SEE STRUCTURAL FOR REINFORCEMENT.



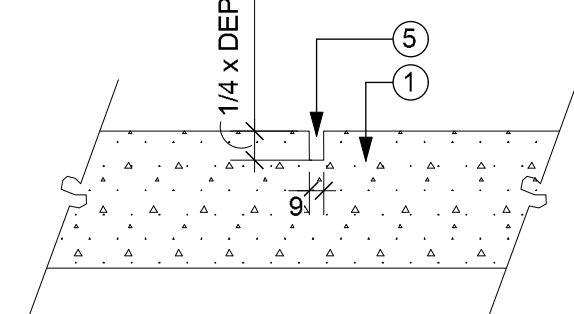
1. C.I.P CONCRETE SLAB W/ REINFORCEMENT
2. GRANULAR BASE COMPACTED TO 95% M.P.D
3. SUBGRADE COMPACTED TO 95% M.P.D.

1 Concrete Paving - Section
LDP 6 1:20

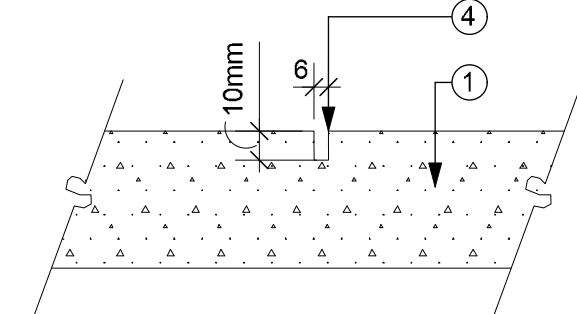
NOTE:
PLACE EXPANSION JOINTS AT 9.0m MAX. INTERVALS & IN ACCORDANCE TO THE CONTROL JOINTS SHOWN ON THE PLAN



EXPANSION JOINT



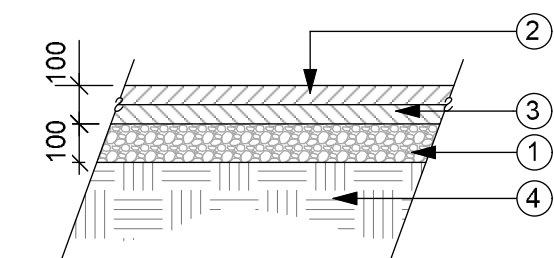
SCORE JOINT



3. SURFACE JOINT

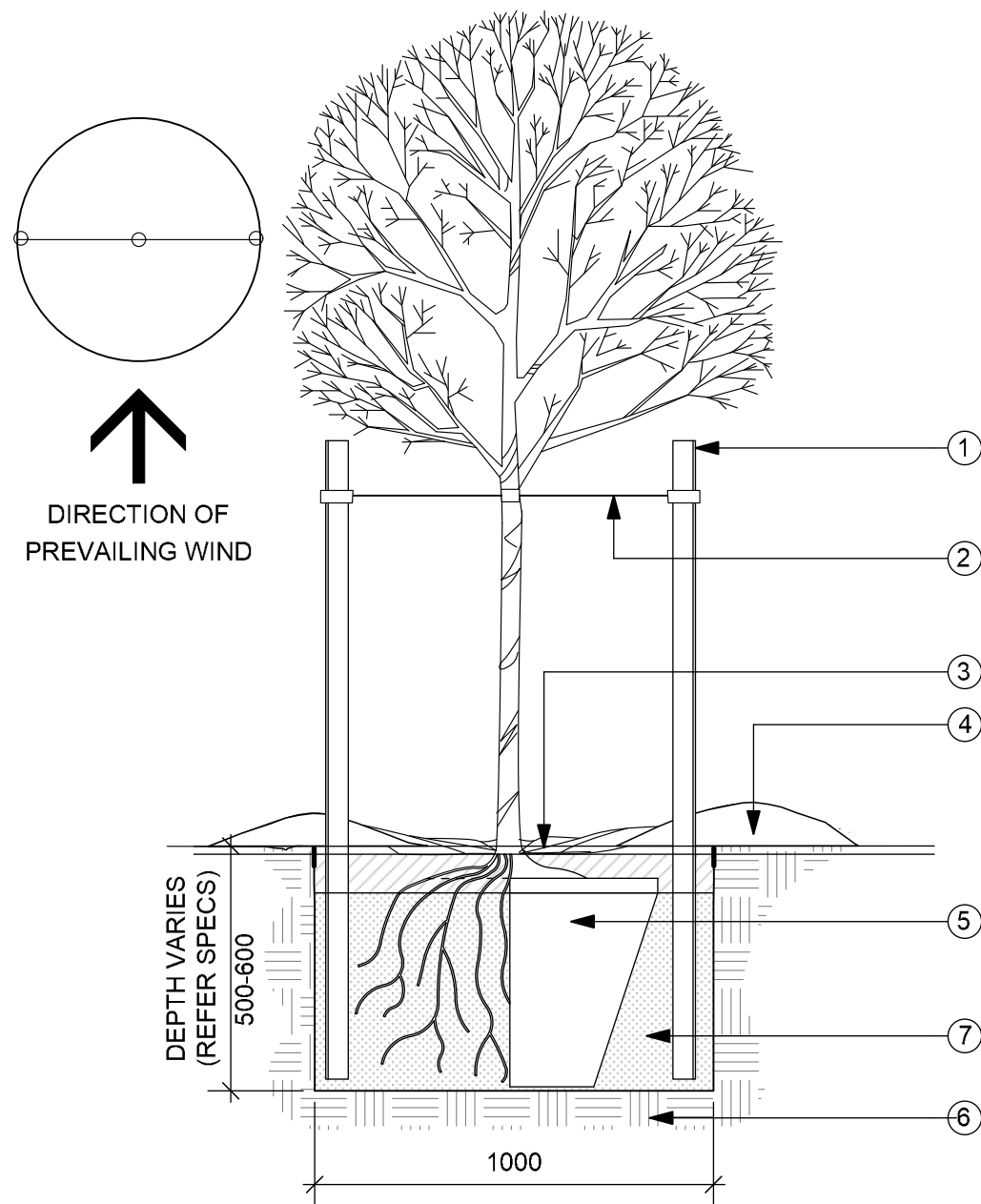
2 Control Joints - Section
LDP 6 1:5

NOTE:
A. FIRST LAYER OF CRUSHER FINES SHALL BE COMPACTED BEFORE INSTALLATION OF SECOND LAYER
B. CRUSHER FINES TO BE 12mm MINUS CRUSHER CHIPS.



1. 32mm MINUS AGGREGATE BASE COMPACTED TO 95% M.P.D
2. FINAL LIFT OF CRUSHER FINES PAVING COMPACTED TO 95% M.P.D
3. FIRST LIFT OF CRUSHER FINES PAVING COMPACTED TO 95% M.P.D
4. SUBGRADE COMPACT TO 95% M.P.D.

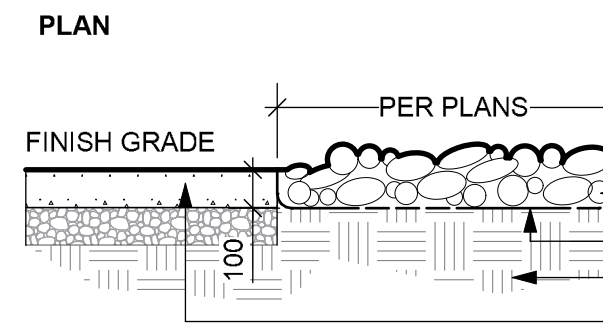
4 Crusher Fines - Section
LDP 6 1:20



5 Tree Planting - Section
LDP 6 1:400

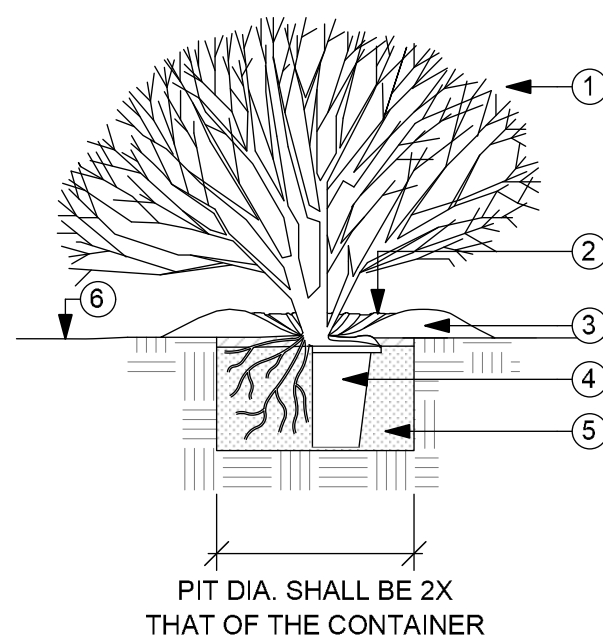
NOTE: IRRIGATION TO TREES AS PER APPROVED IRRIGATION PLAN

1. CEDAR OR PRESSURE TREATED TIMBER STAKE - USE (2) 75MM DIA. X 2000mm HEIGHT STAKES. PLACE STAKE BEYOND THE EDGE OF THE ROOTBALL. ENSURE STAKES PENETRATE INTO A SOLID SUB-SOIL BASE. ORIENT STAKES TO BE PERPENDICULAR TO THE PREVAILING WIND.
2. GUYWIRE - ATTACH NO. 11 GALVANIZED WIRE TO TREE SLING STRAP, 20' WITH #4 GROMMET AROUND STEM ABOVE FIRST BRANCH (TYP. OF 2)
3. 75mm MIN. DEPTH EARTHEN SAUCER W/ MULCH; ROOTBALL/ TRUNK FLARE NOT TO BE BURIED W/ GROWING MEDIUM OR MULCH
4. 75mm MIN. DEPTH MULCH
5. CONTAINER GROWN SPECIMEN TREE PLANTED IN CENTER OF TREE PIT; REMOVE CONTAINER WHEN PLANTING
6. TREE PIT EXCAVATED TO SPECIFICATION AND FILLED WITH APPROVED TOPSOIL/COMPOST MIX, PER SPECS
7. FIRMLY COMPACTED GROWING MEDIUM (REFER SPECS.)



SECTION

3 Rock Mulch - Section
LDP 6 1:20



6 Tree Planting - Section
LDP 6 1:400

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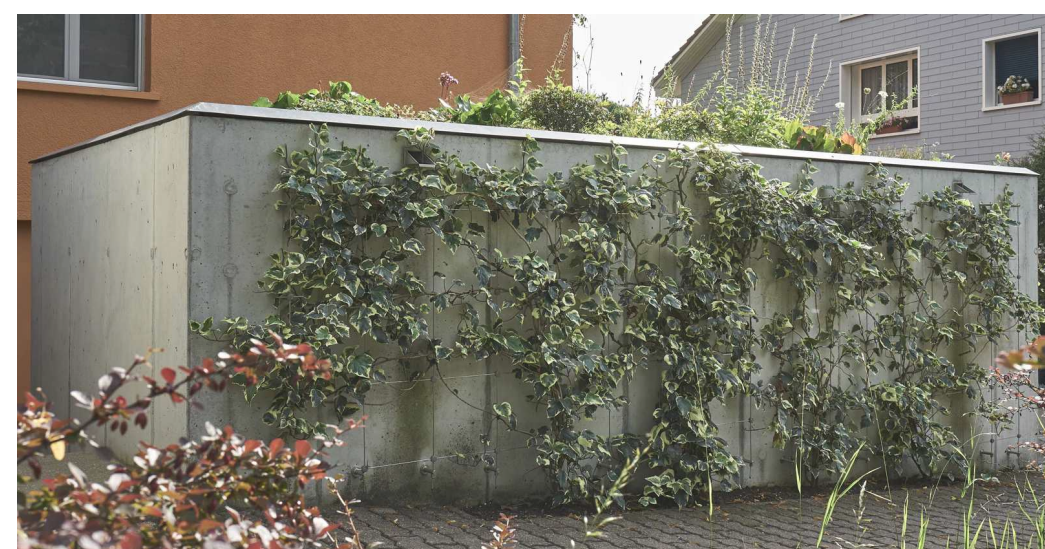
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PRECEDENT IMAGES:



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NO. ISSUE/ REVISION DATE

PROJECT

1232-1250 GLENMORE
DRIVE MIHP

PROJECT ADDRESS

1232-1250 GLENMORE DRIVE MIHP,
KELOWNA, BC V1Y 4P3

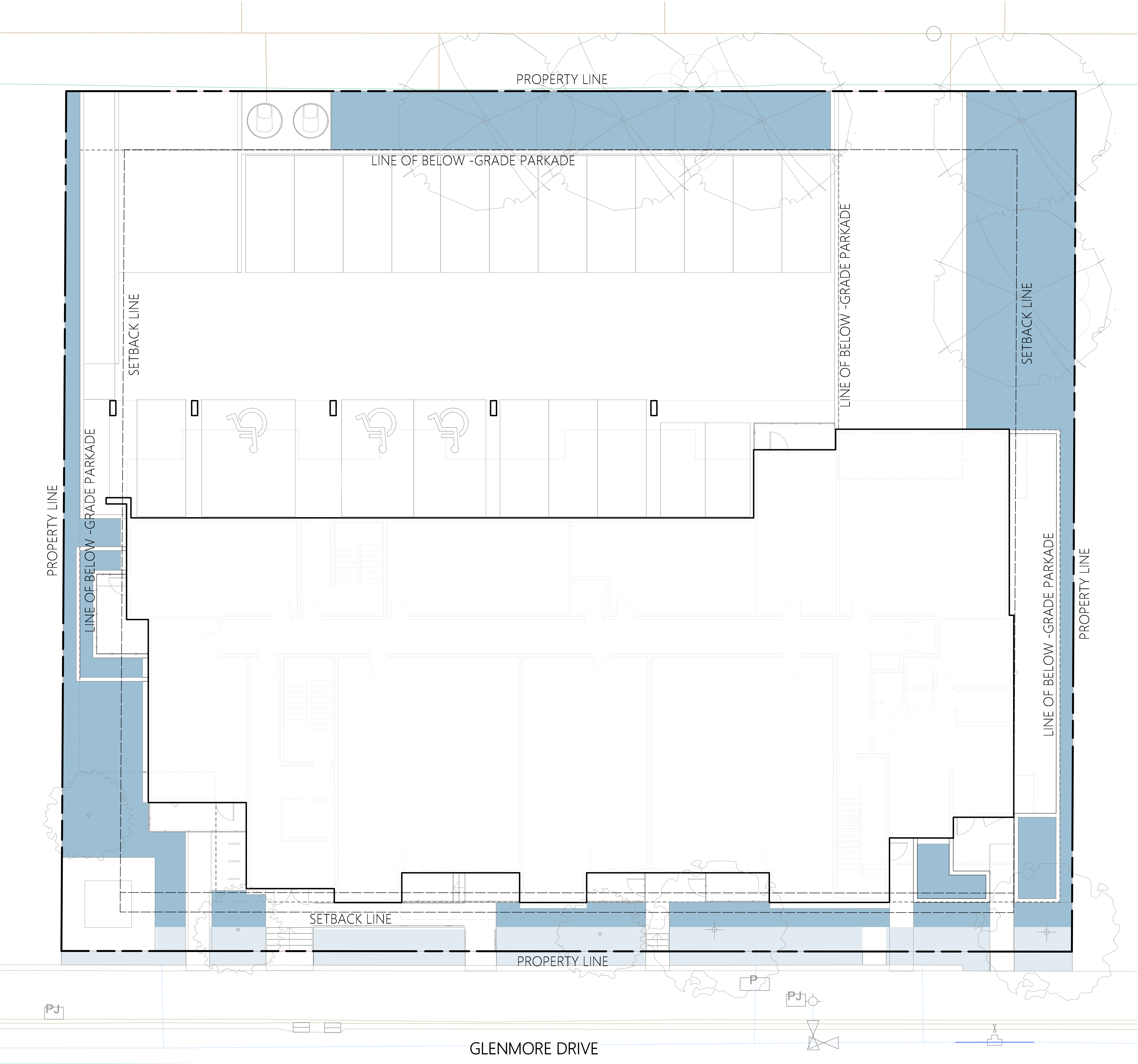
TITLE

ON-SITE DETAILS

PROJECT NO. 23108-100 DRAWN BY MC CHECKED BY NM

DRAWING NO.

LDP 6



LEGEND:

HIGH WATER REQUIREMENTS (TURF)

MODERATE WATER REQUIREMENTS (SHRUBS)

LOW WATER REQUIREMENTS (GRASSES AND ANNUALS)

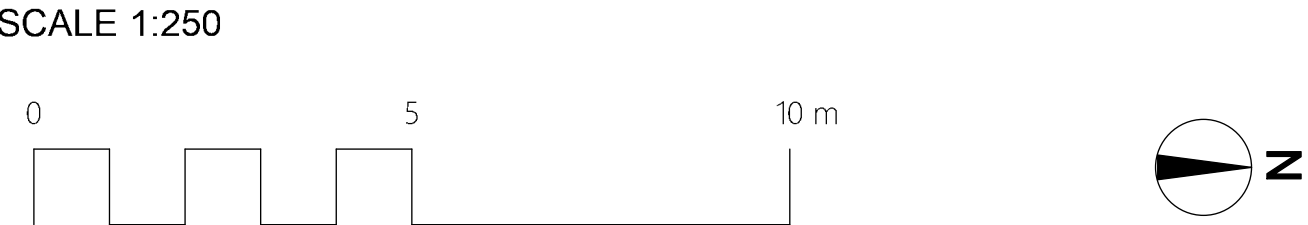
WATER CONSERVATION CALCULATIONS:

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 236cu.m. / year

ESTIMATED LANDSCAPE WATER USE (WU) = 1126 cu.m. / year

WATER BALANCE = 110 cu.m. / year

*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



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REGISTERED
MEMBER
NATALIE MARTIN
731
LANDSCAPE ARCHITECTS

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NO.	ISSUE/ REVISION	DATE
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PROJECT

1232-1250 GLENMORE
DRIVE MIHP

PROJECT ADDRESS

1232-1250 GLENMORE DRIVE MIHP,
KELOWNA, BC V1Y 4P3

TITLE

WATER
CONSERVATION PLAN

PROJECT NO.	DRAWN BY	CHECKED BY
23108-100	MC	NM

DRAWING NO.

LDP 7