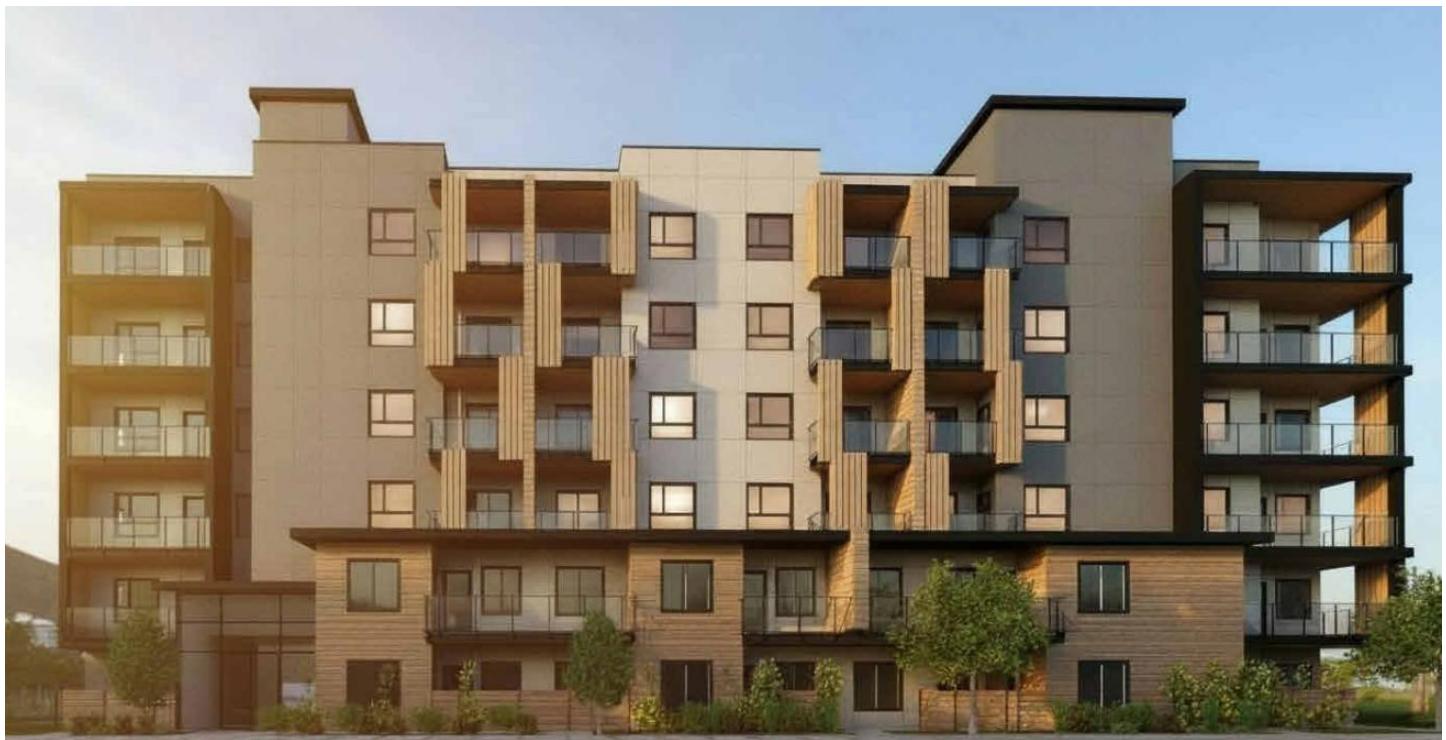


## **MIDDLE INCOME HOUSING PARTNERSHIP**

**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

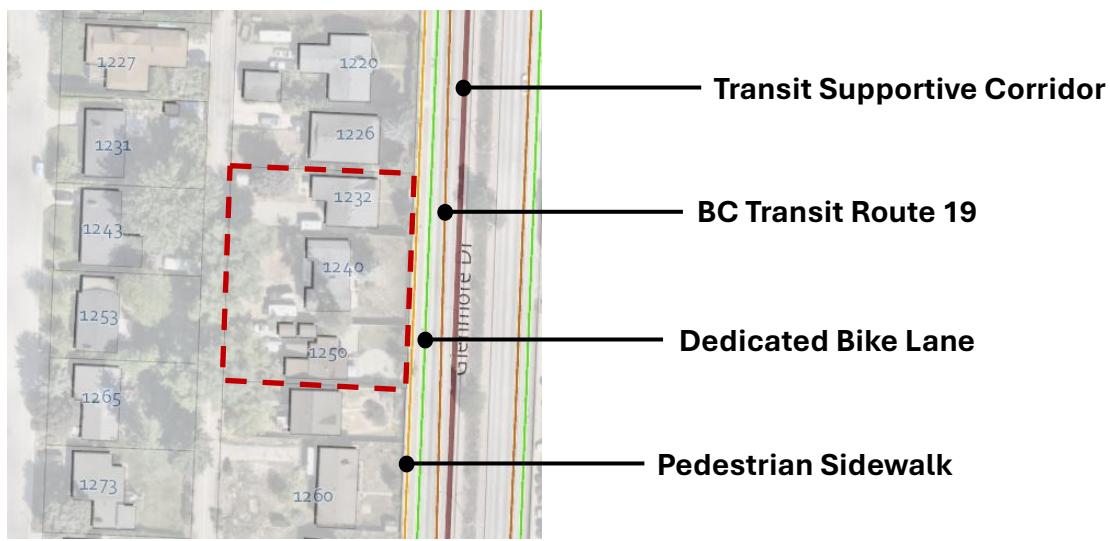


Figure 3: Transit and Multimodal Context

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.

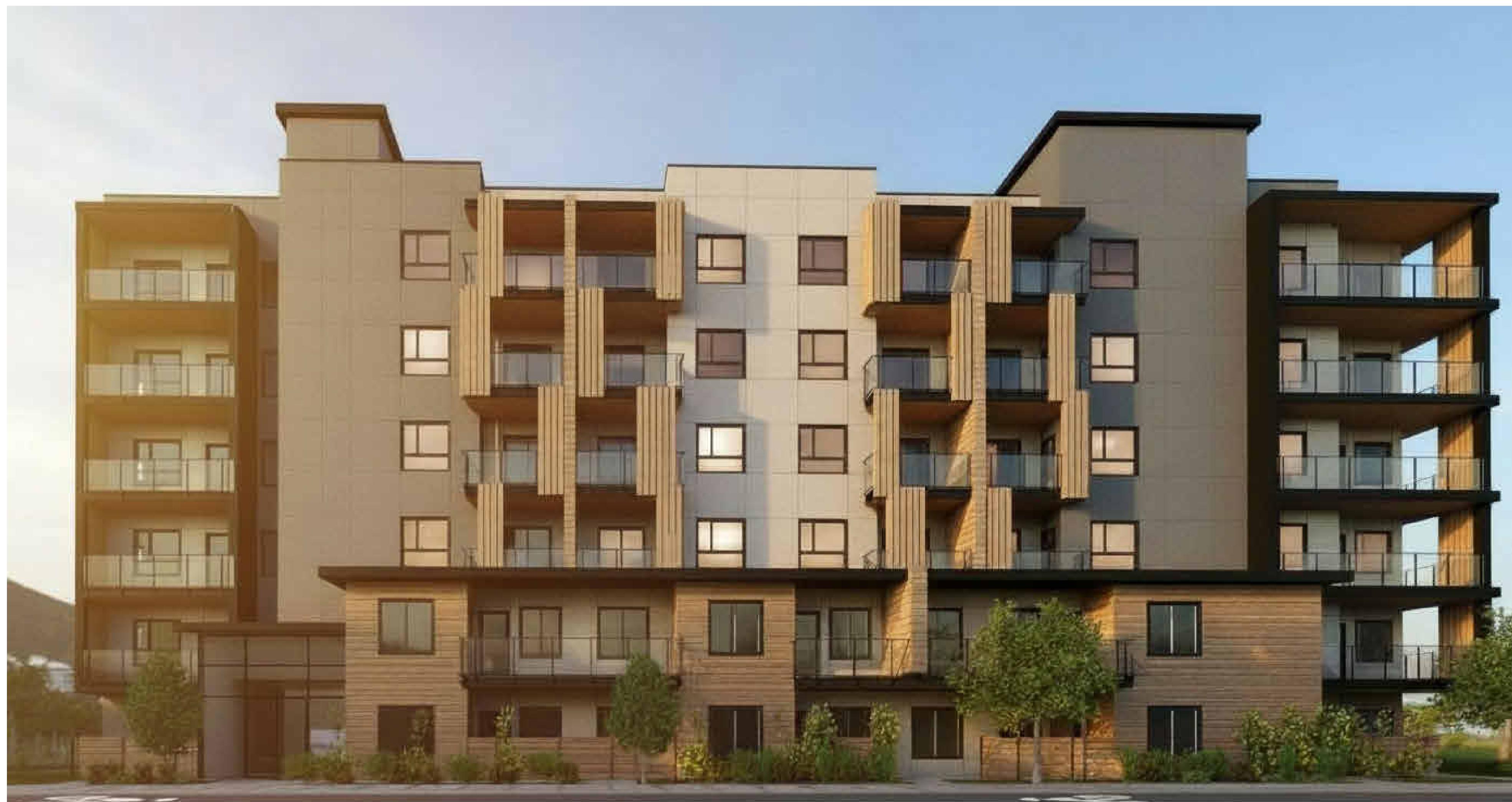
Rooted in the Okanagan, Troika has consistently demonstrated its ability to deliver developments that enhance community fabric, align with municipal objectives, and contribute positively to local growth and livability.

## **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

## 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

## PROPERTY DESCRIPTION

CIVIC: 1232-1250 GLENMORE DRIVE, KELOWNA, BC

LEGAL: LOT 1 SECTION 29 TOWNSHIP 26 ODYD PLAN EPP 137397

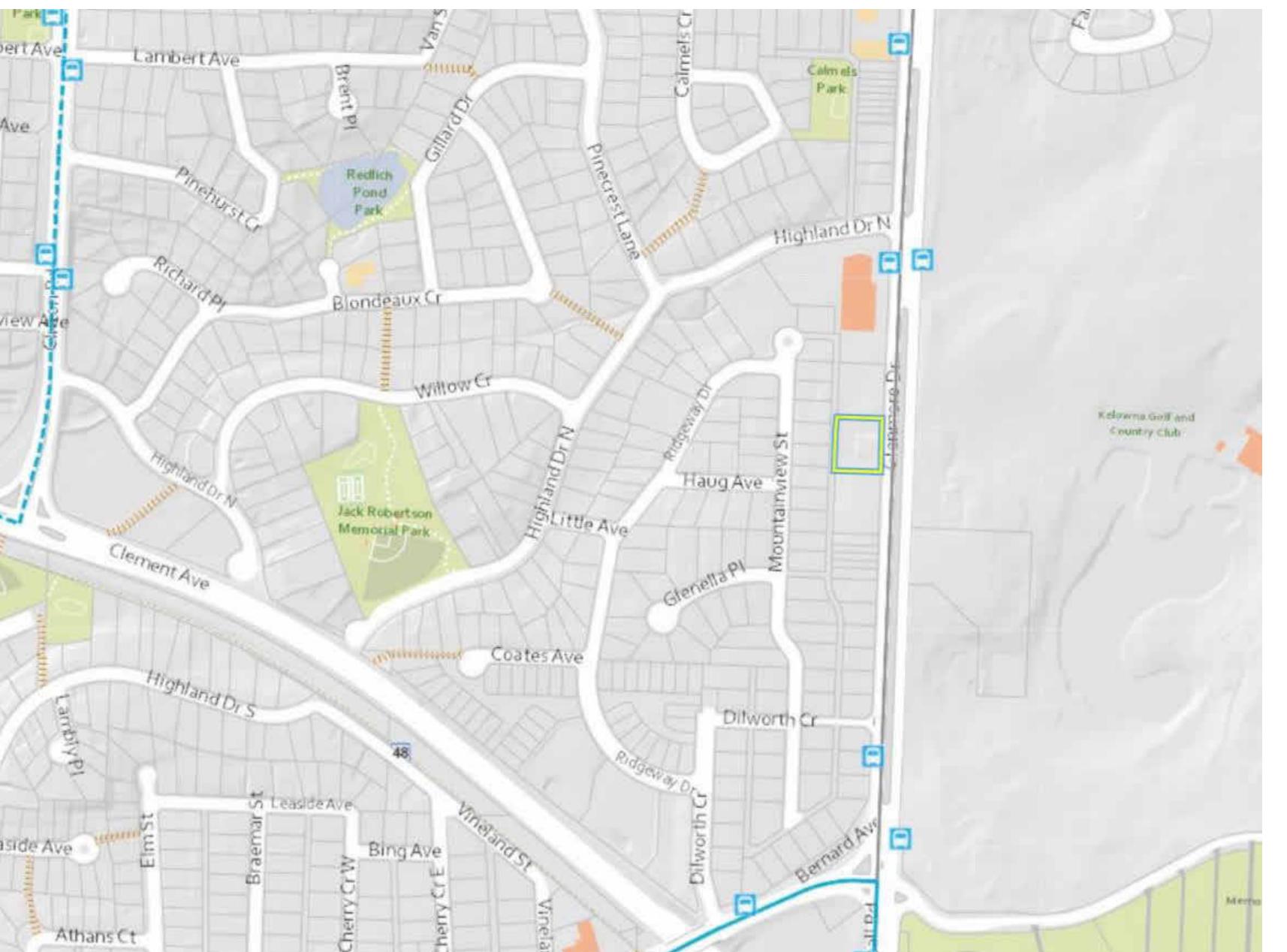
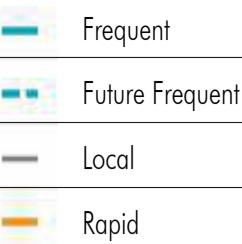
## CONSULTANT TEAM

<u>OWNER/ OPERATOR</u>	<u>ARCHITECTURAL</u>	<u>CIVIL</u>	<u>LANDSCAPING</u>
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): Rae-Lynn Labelle Matt Johsnton	Contact(s): David Mori	Contact(s): Adam Wojtowicz Natalie Martin

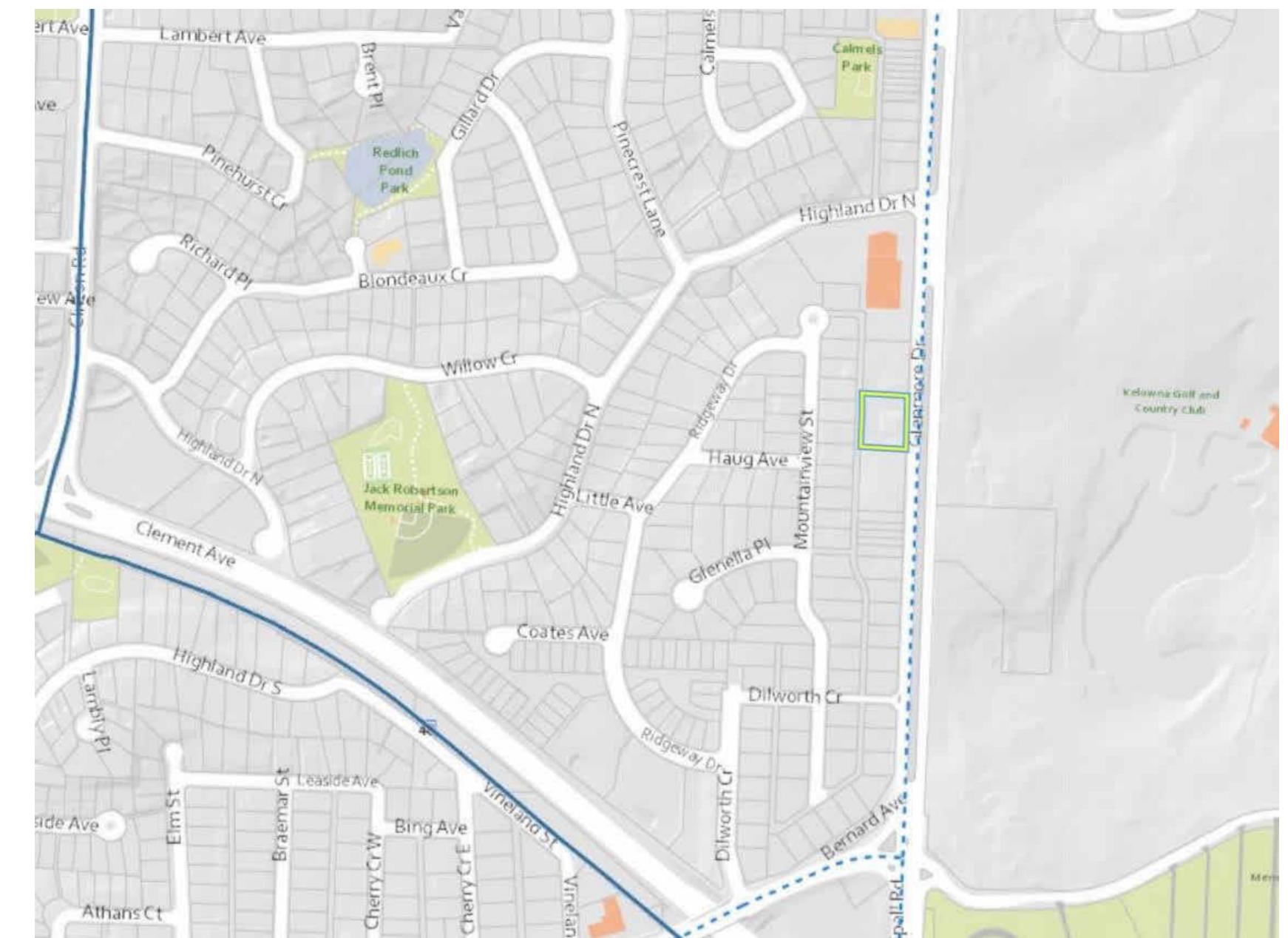
# Transportation

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



PHONE: 250-448-7801

205-1626 Richter Street,  
Kelowna, BC V1Y 2M3  
[www.limearchitecture.com](http://www.limearchitecture.com)

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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 underground above ground utility, wire and conduit connections, including (but not limited to) water, sewer, gas, hydro and telephone.

REVISION NO., DATE  
AND DESCRIPTION  
12.09.25 FOR DP

# 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

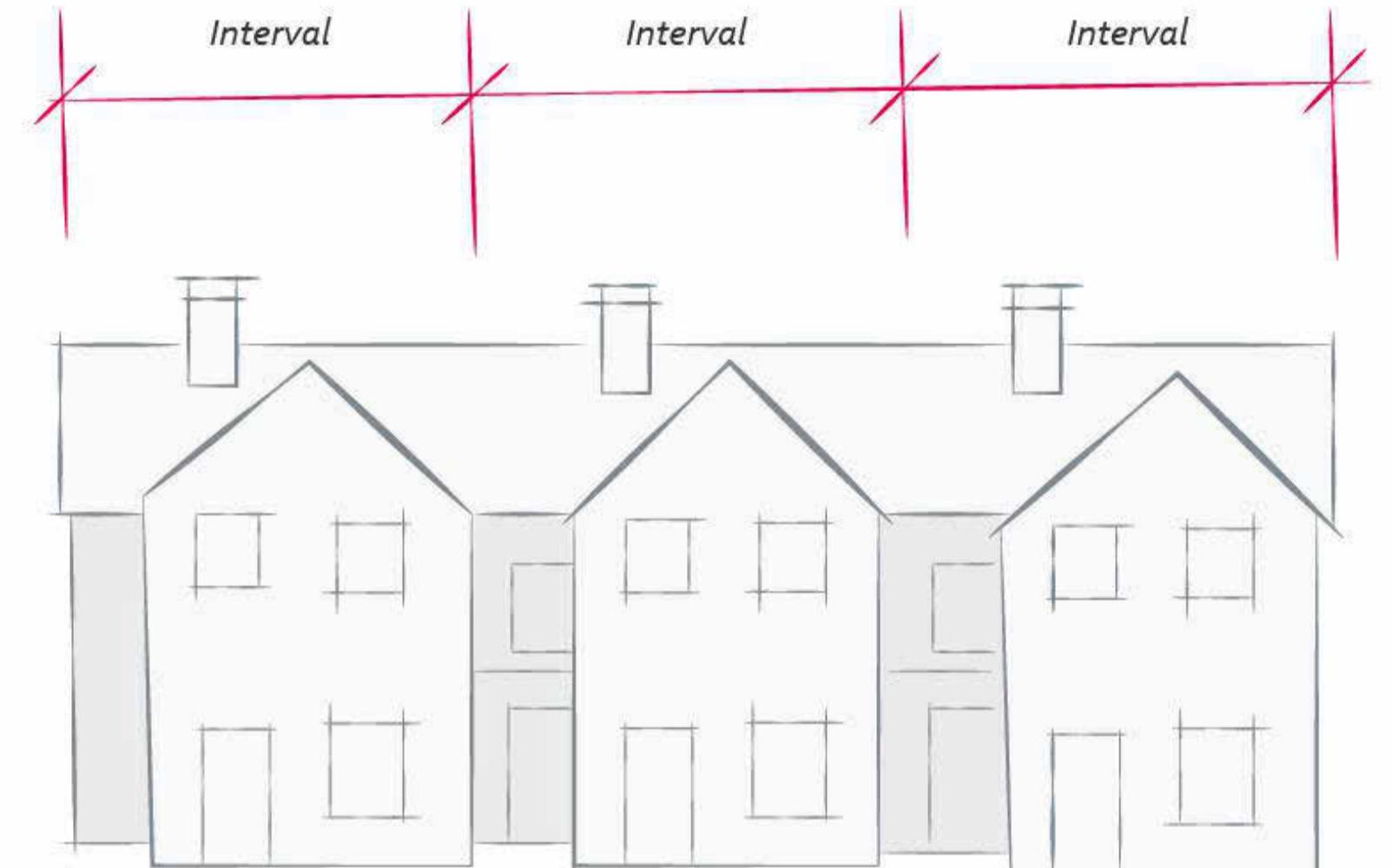
Provide adequate servicing to the site without compromising comfort, safety and attractiveness of the area:

- 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 pathway 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

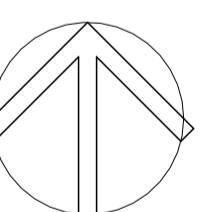
## Open Spaces Guidelines

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



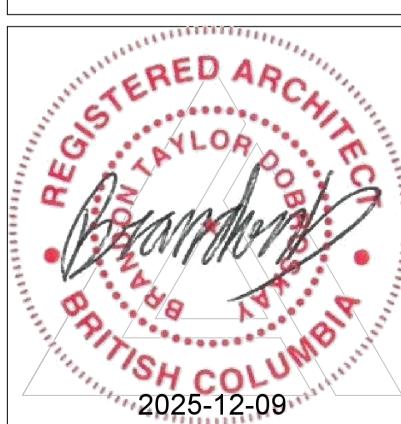
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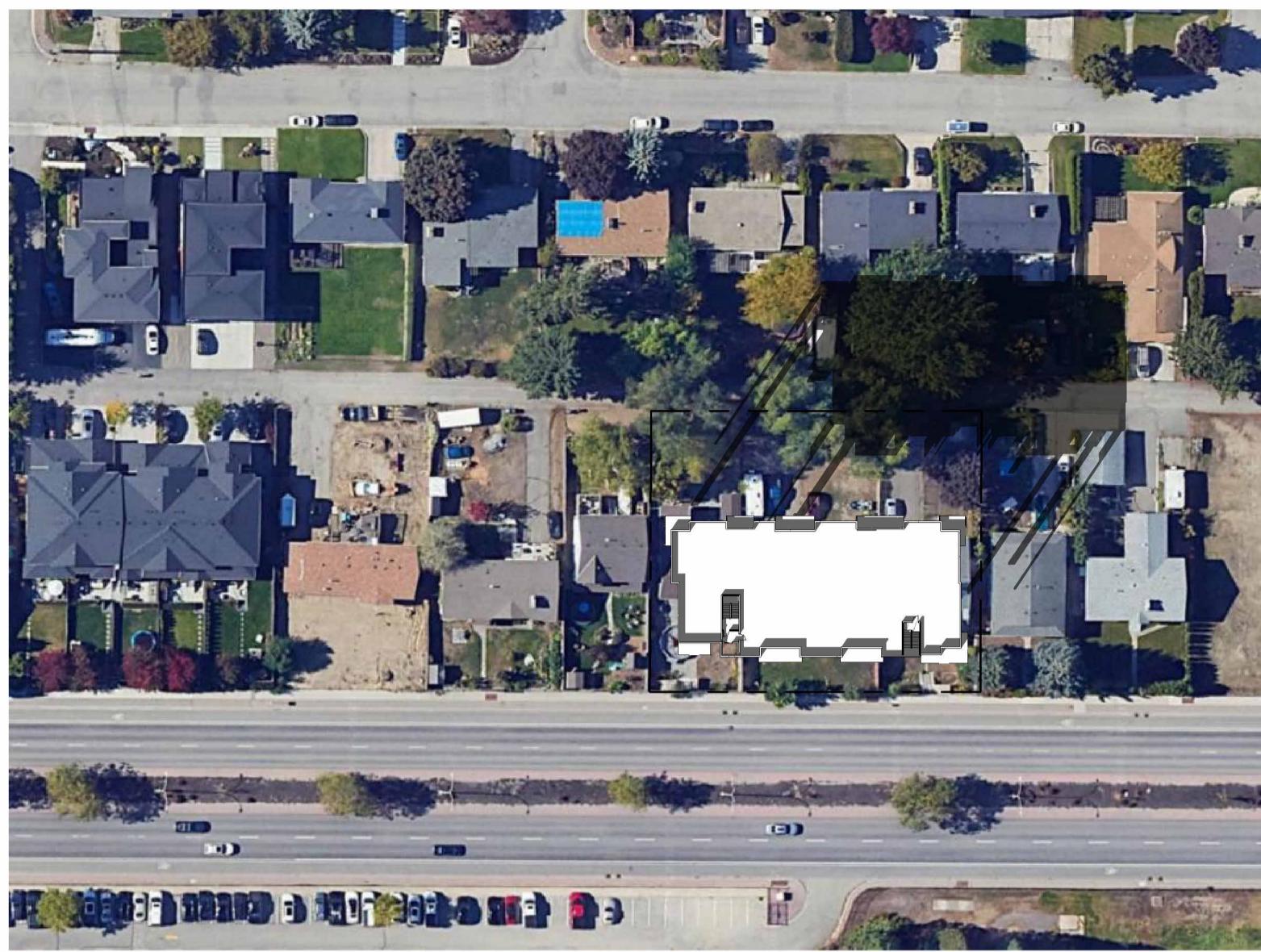
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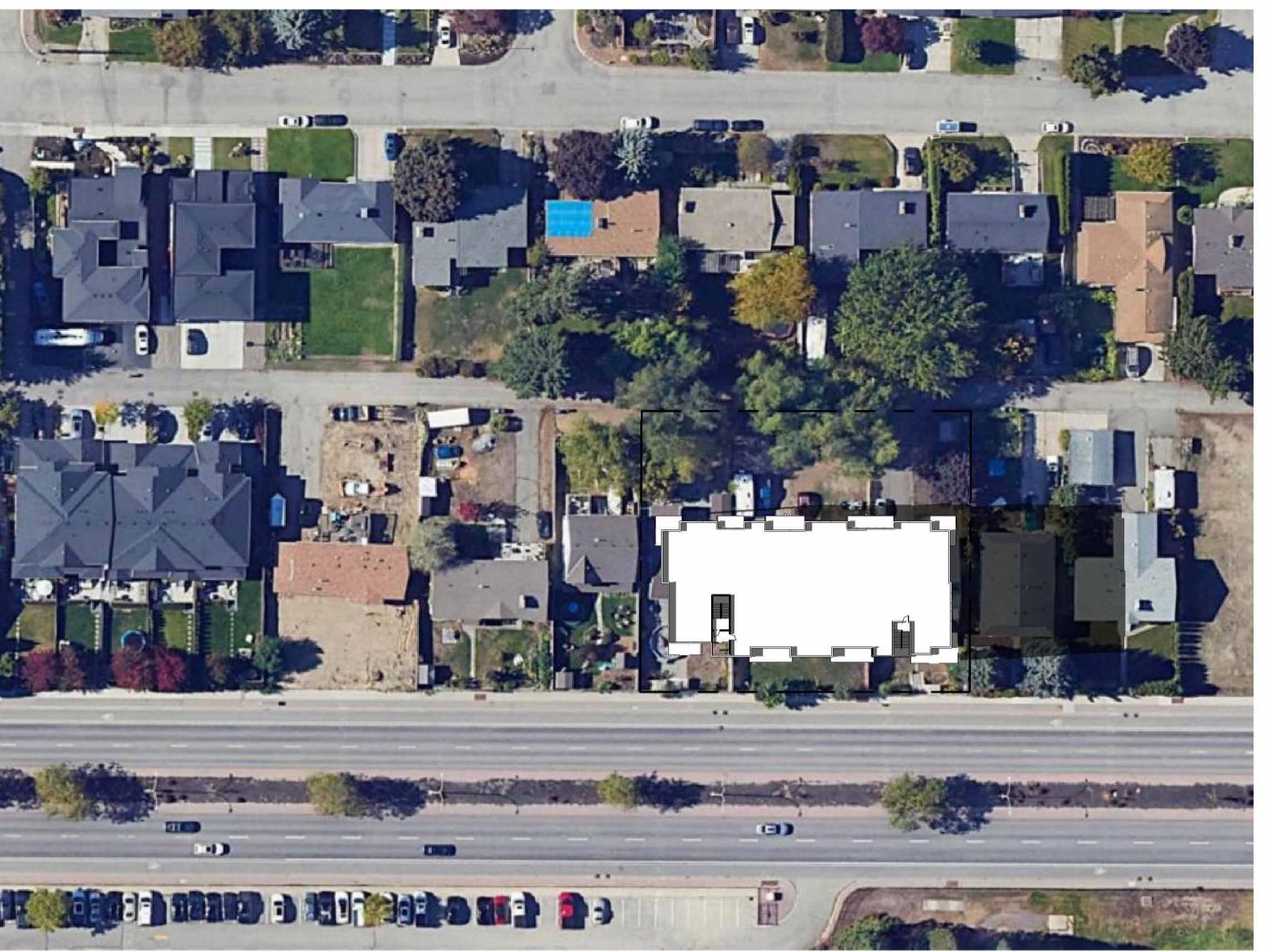
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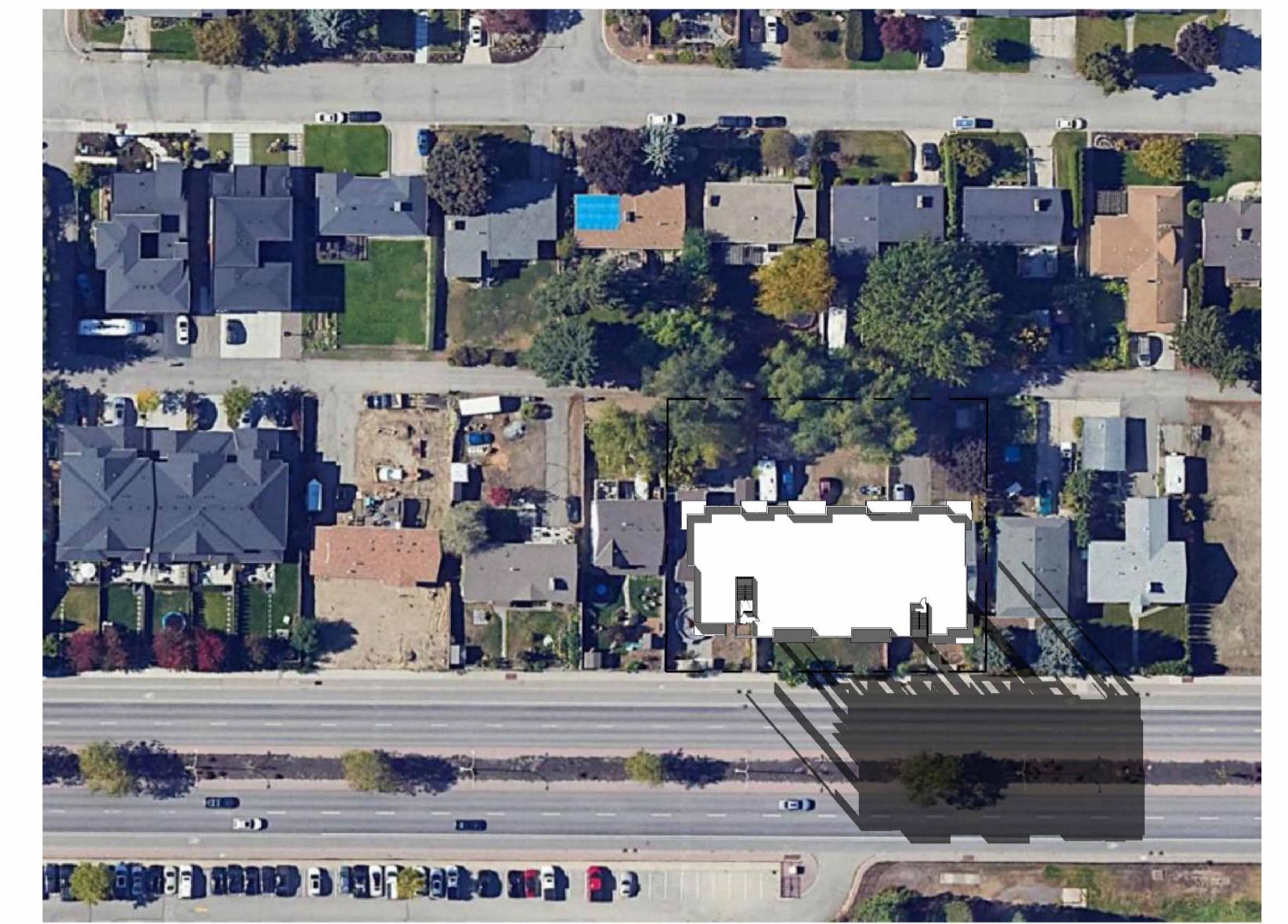
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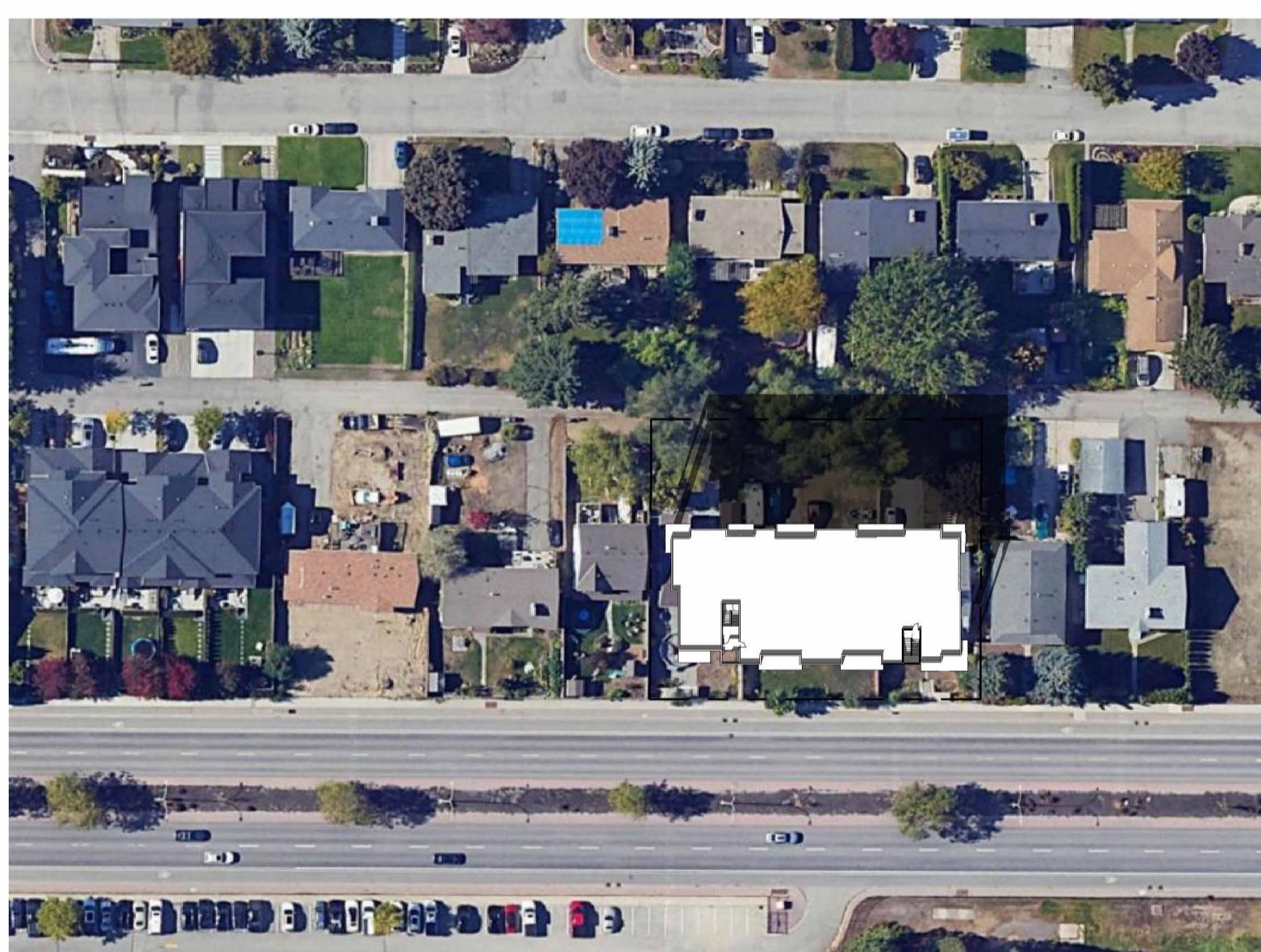
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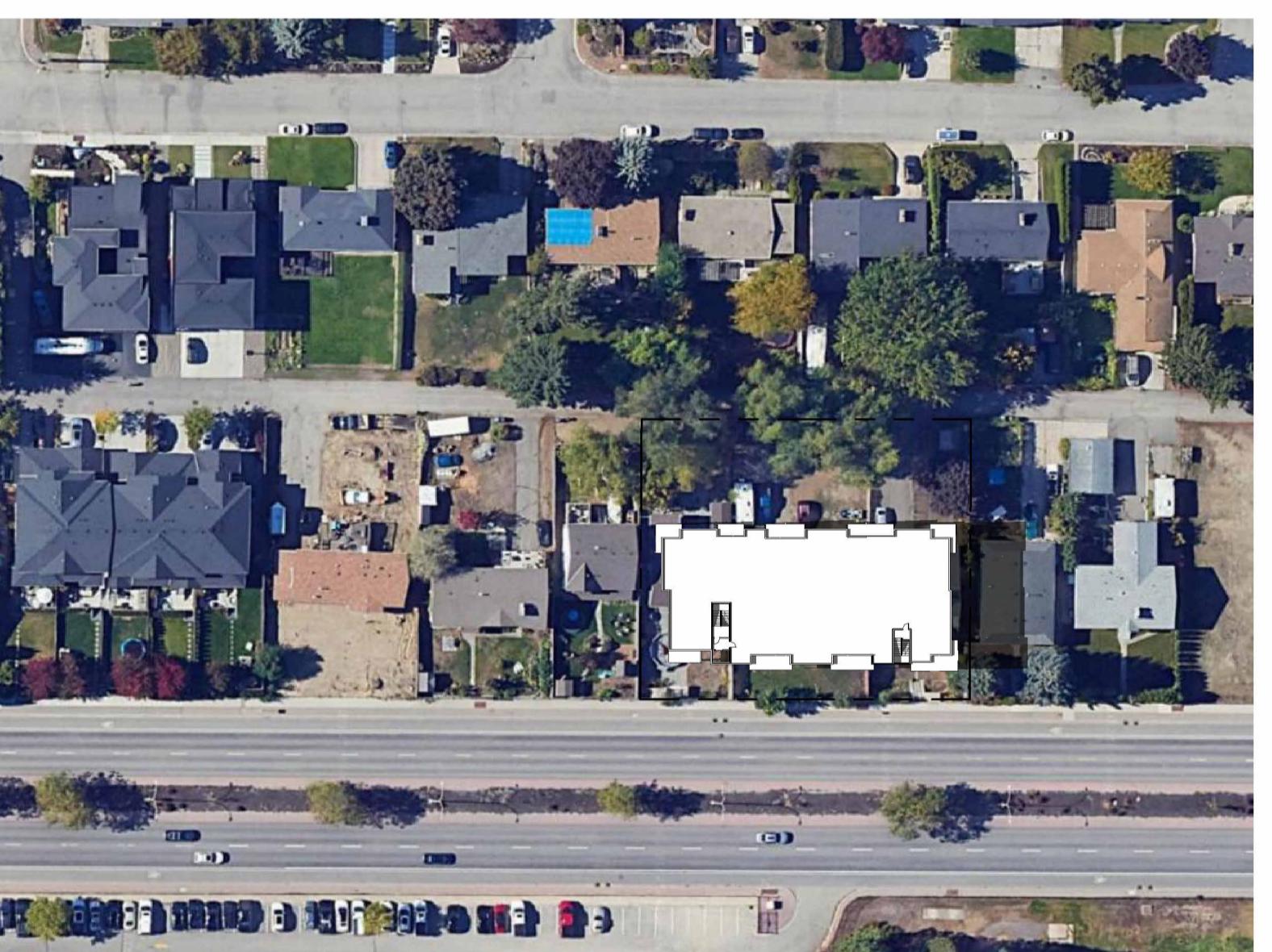
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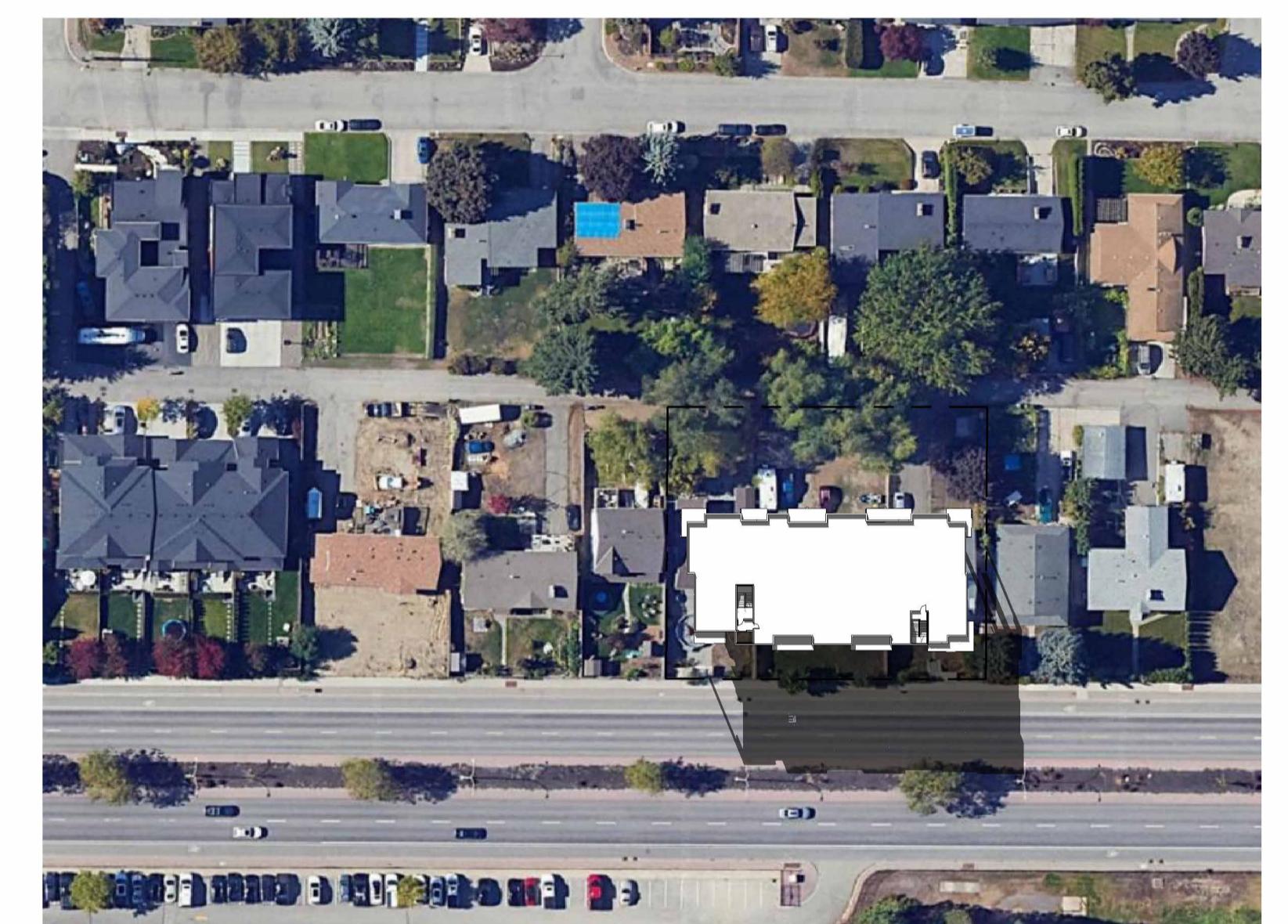
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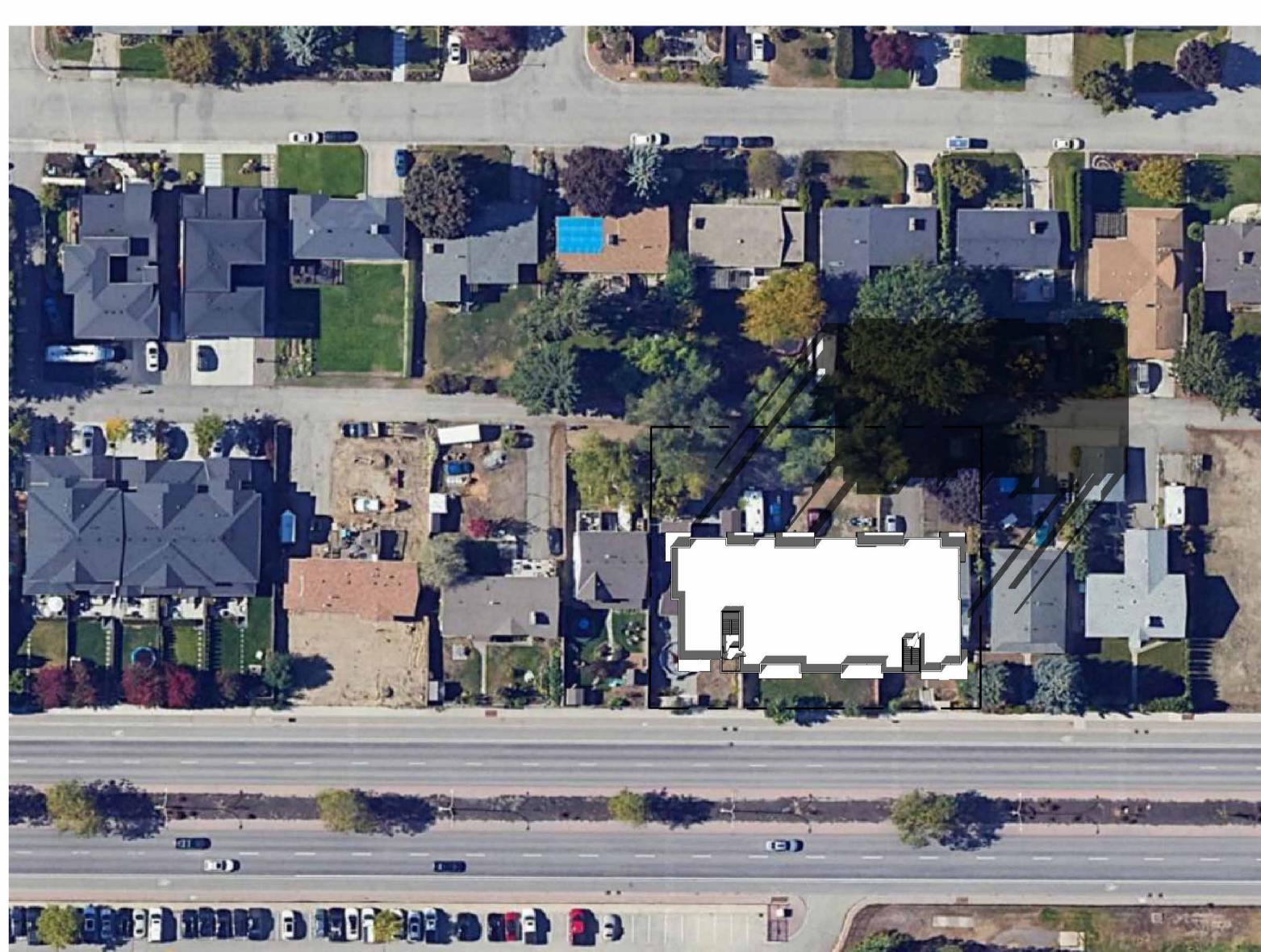
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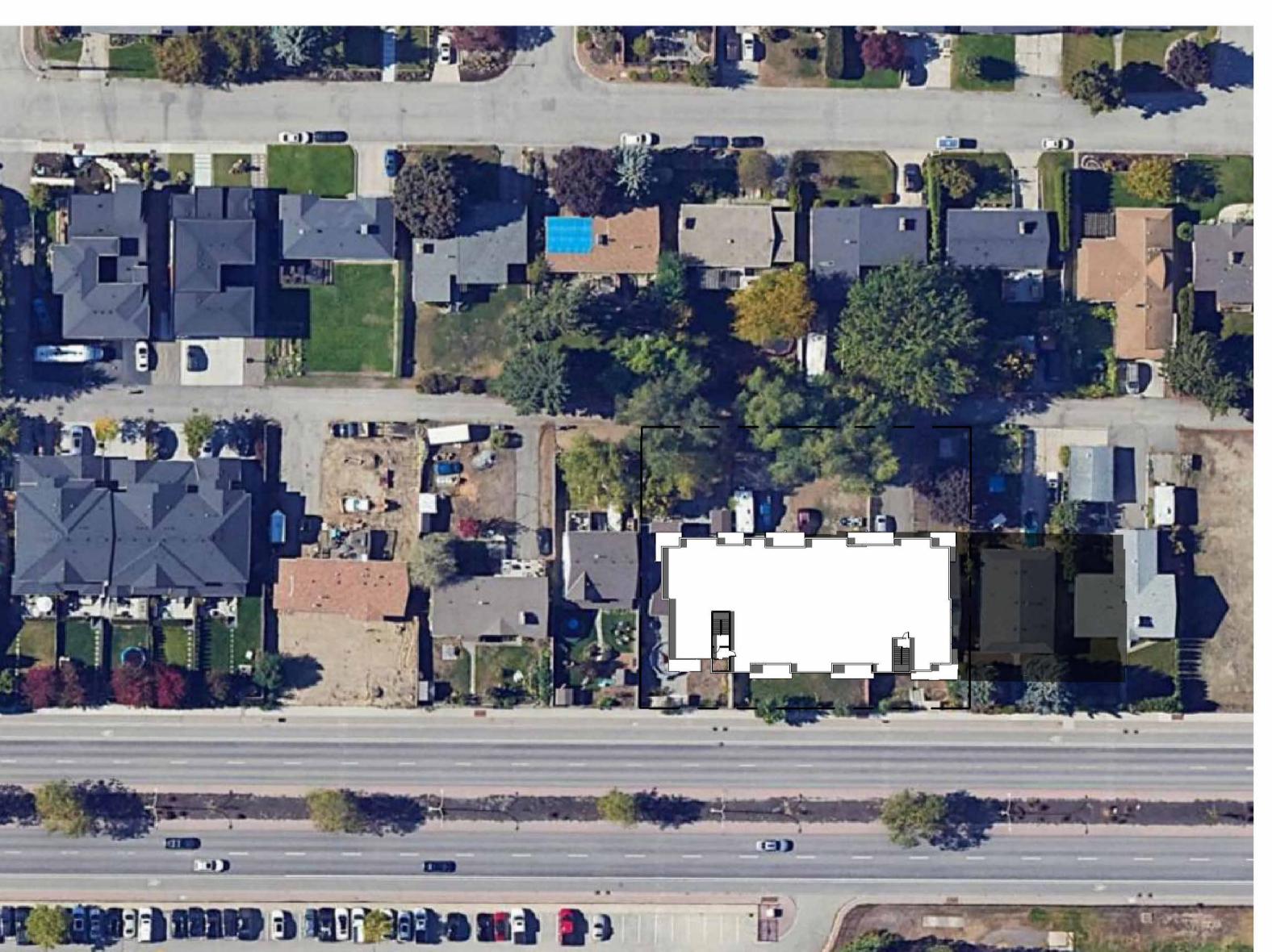
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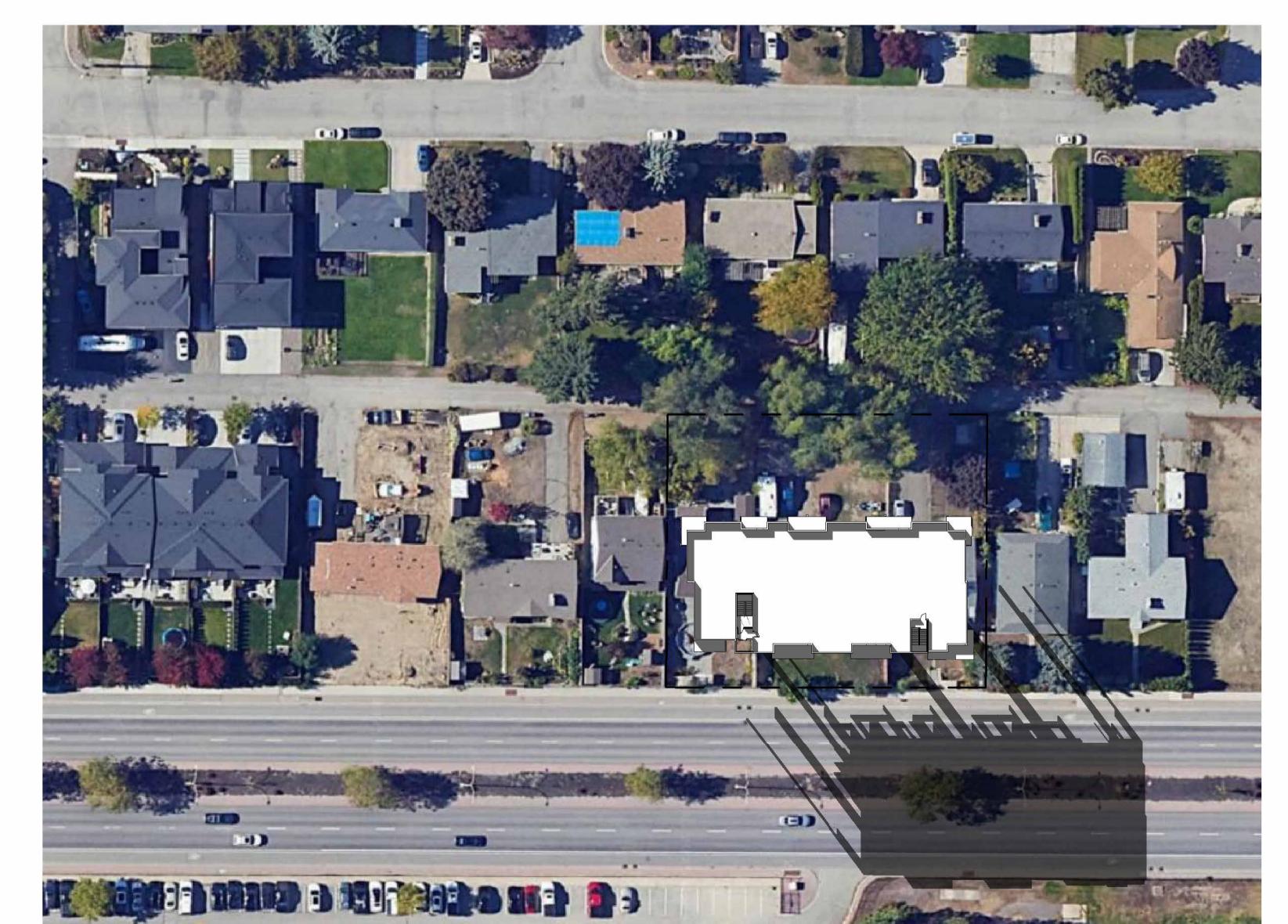
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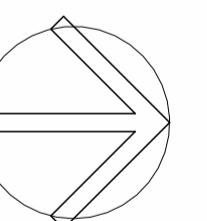
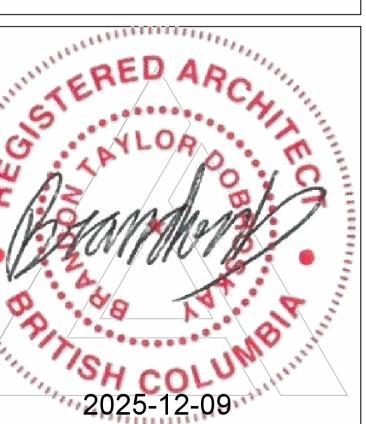
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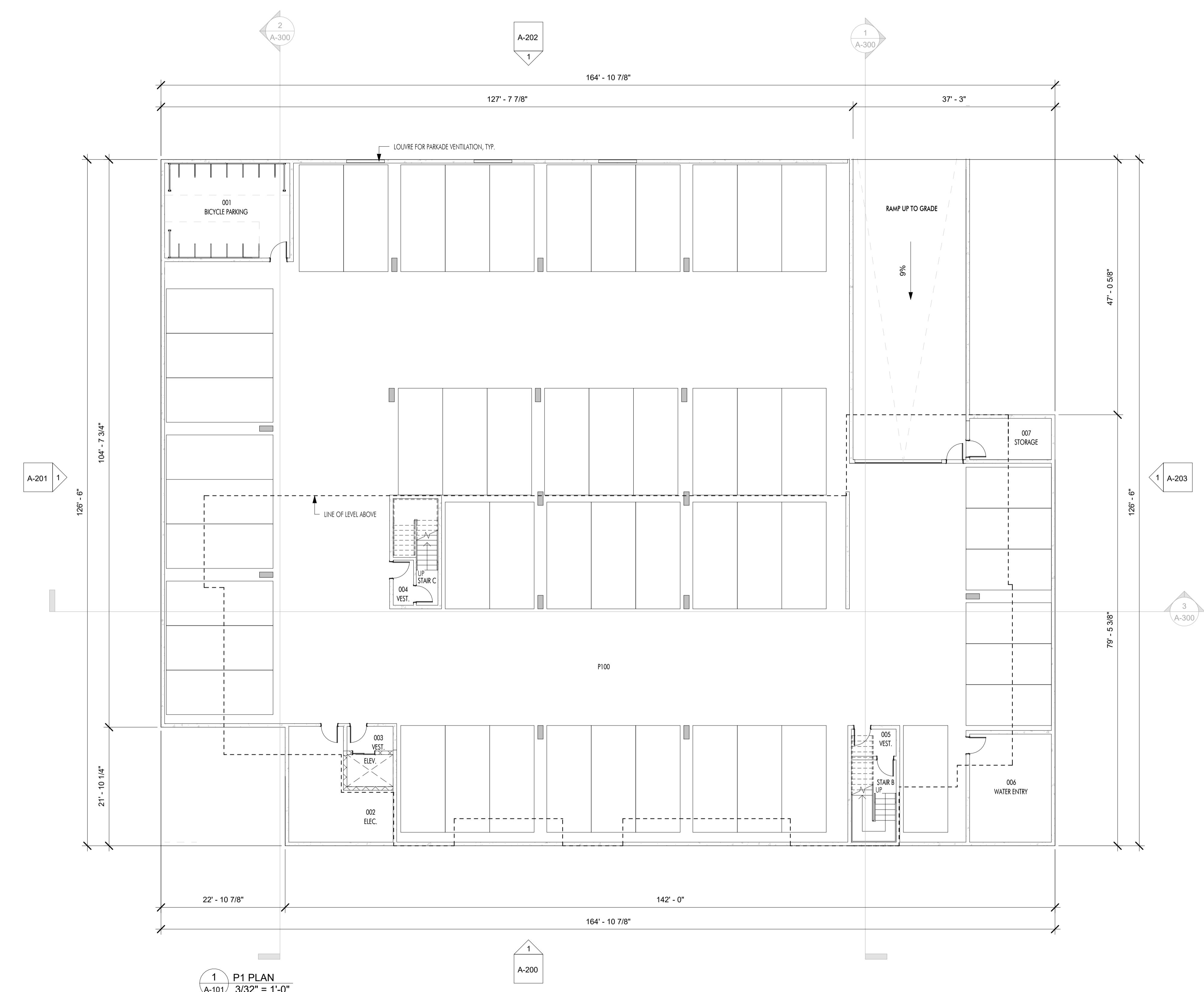
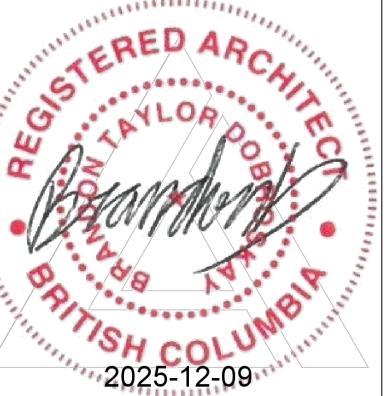
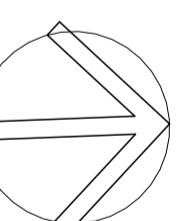


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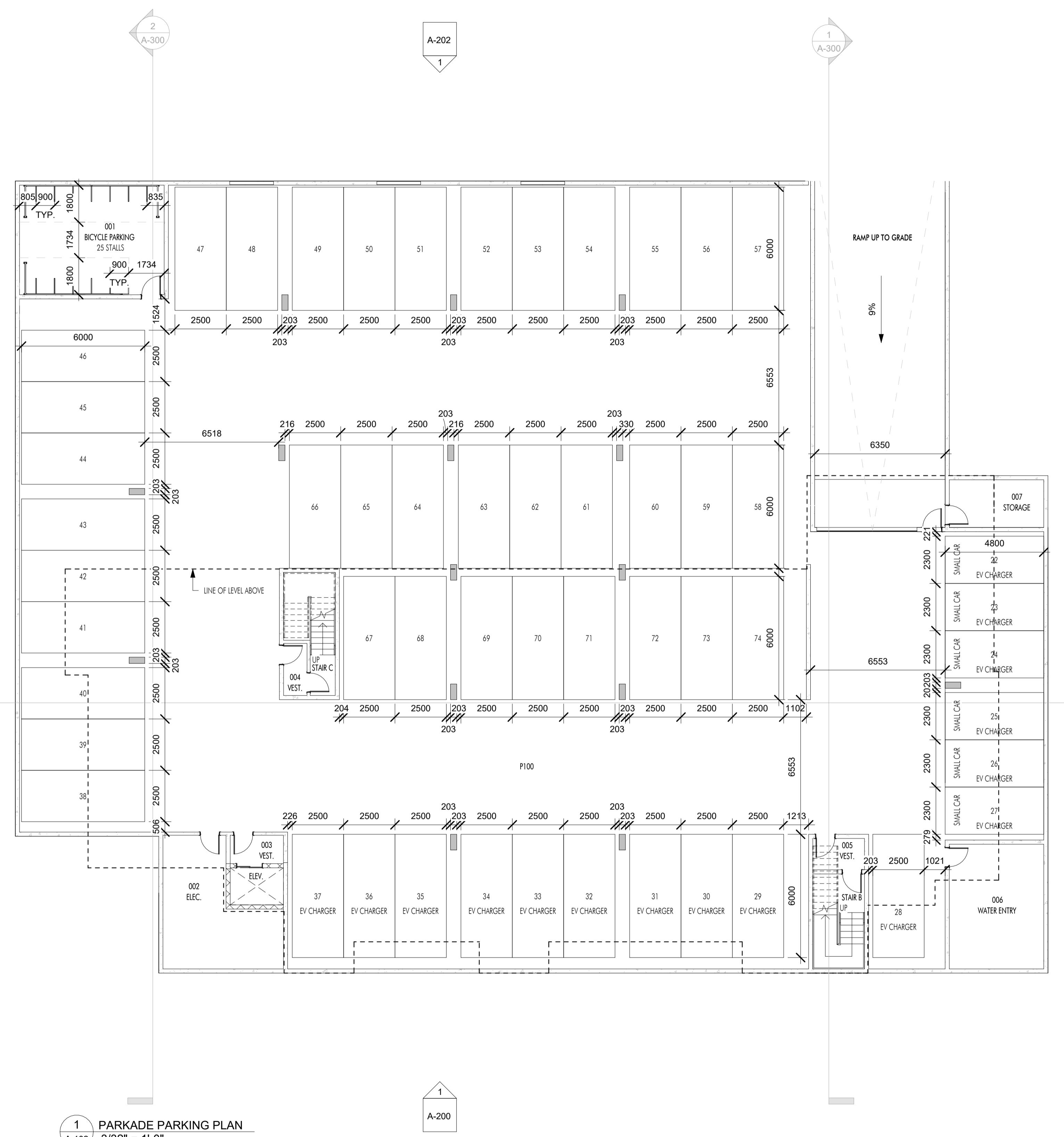
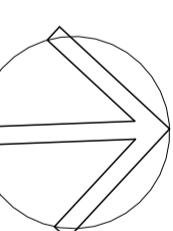
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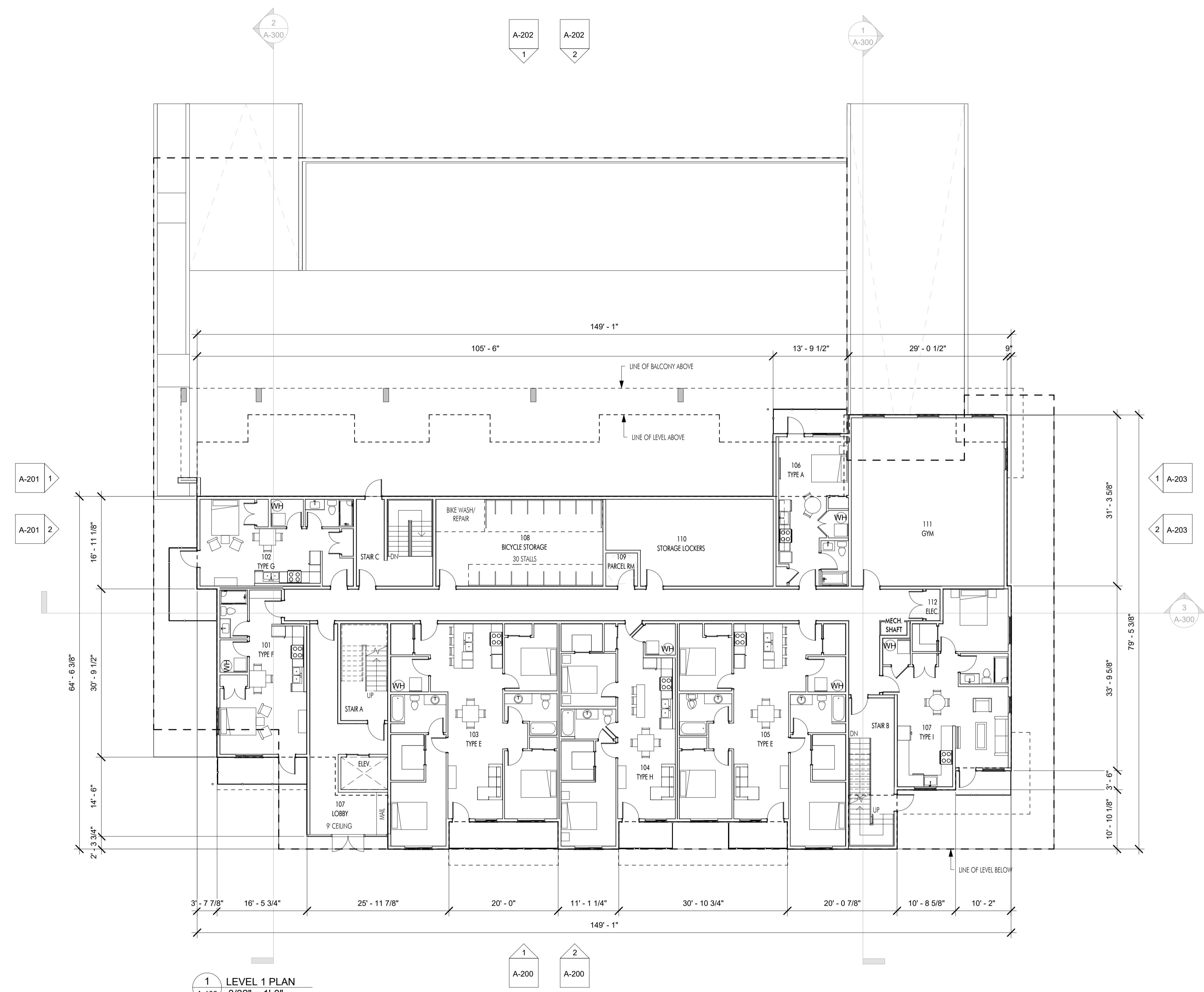
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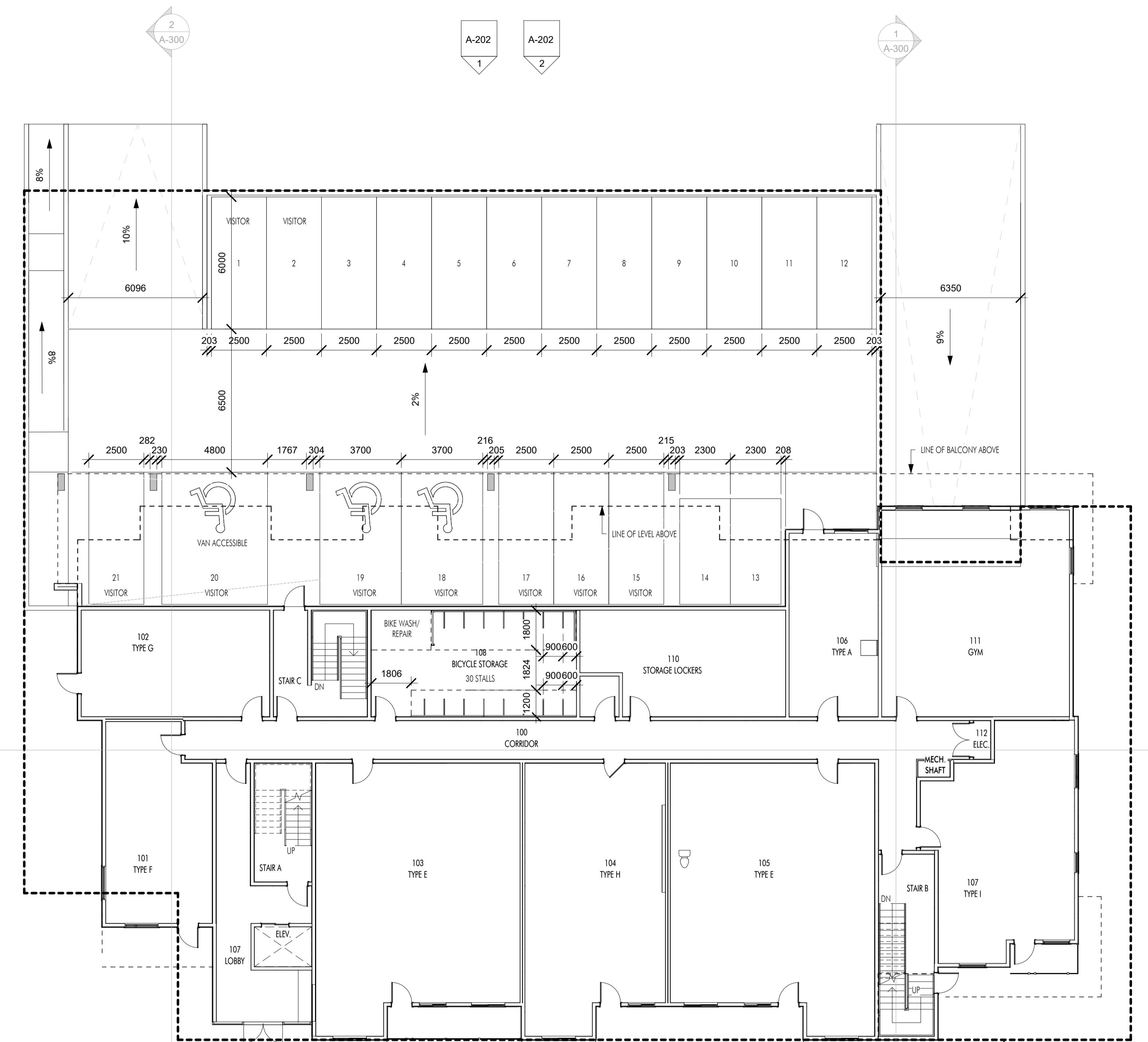
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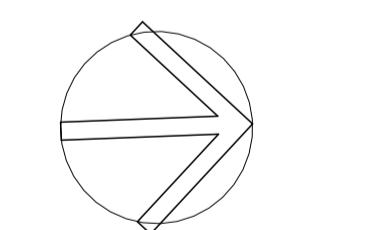
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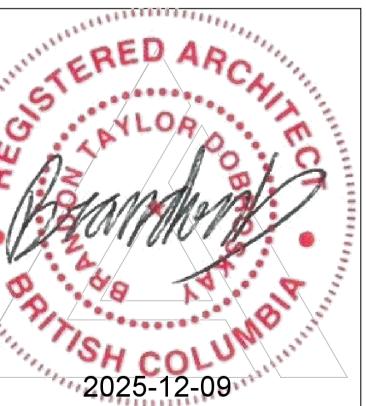
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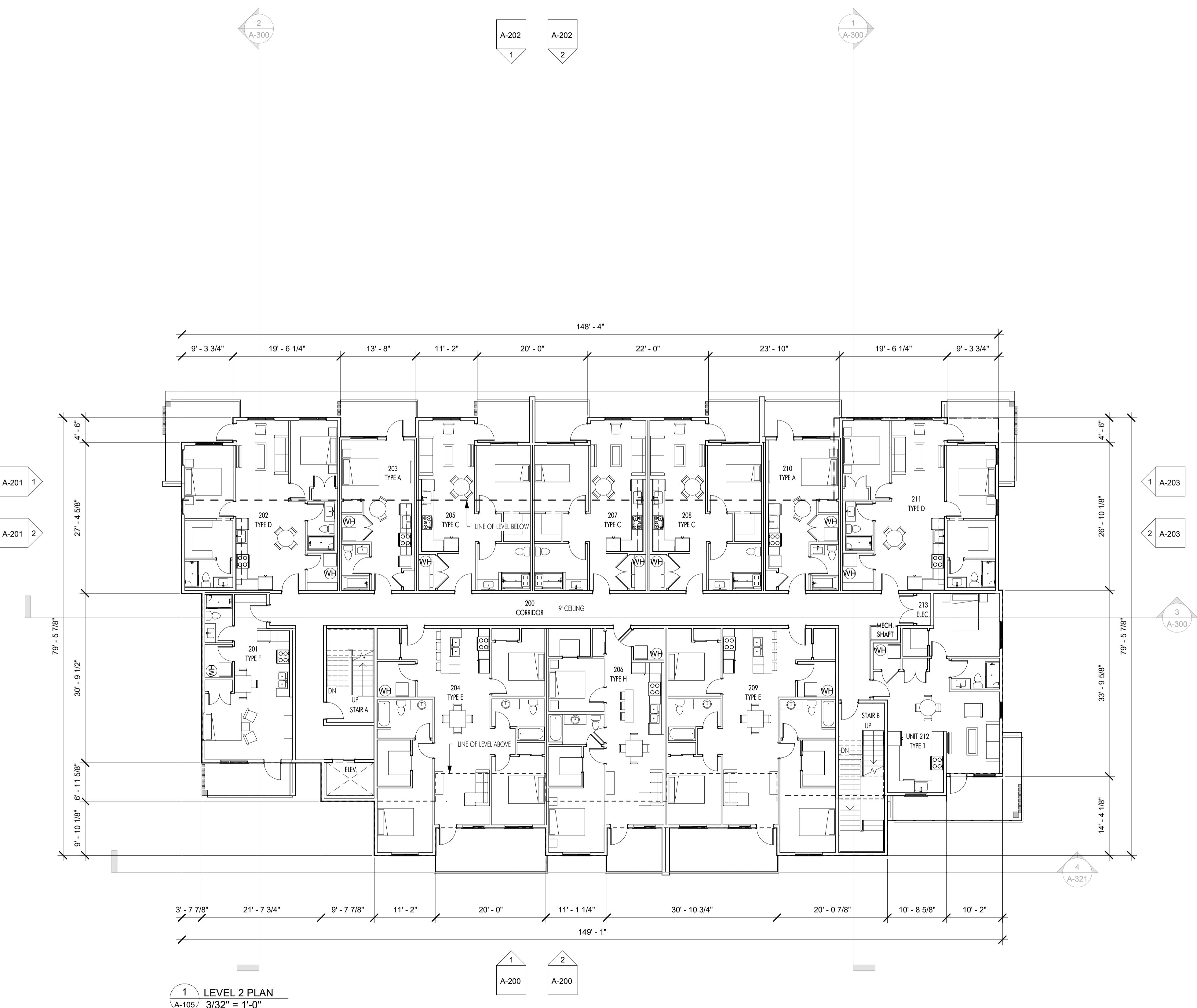
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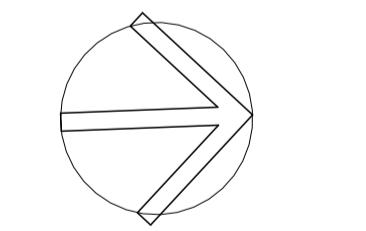


2025-12-09

BRITISH COLUMBIA

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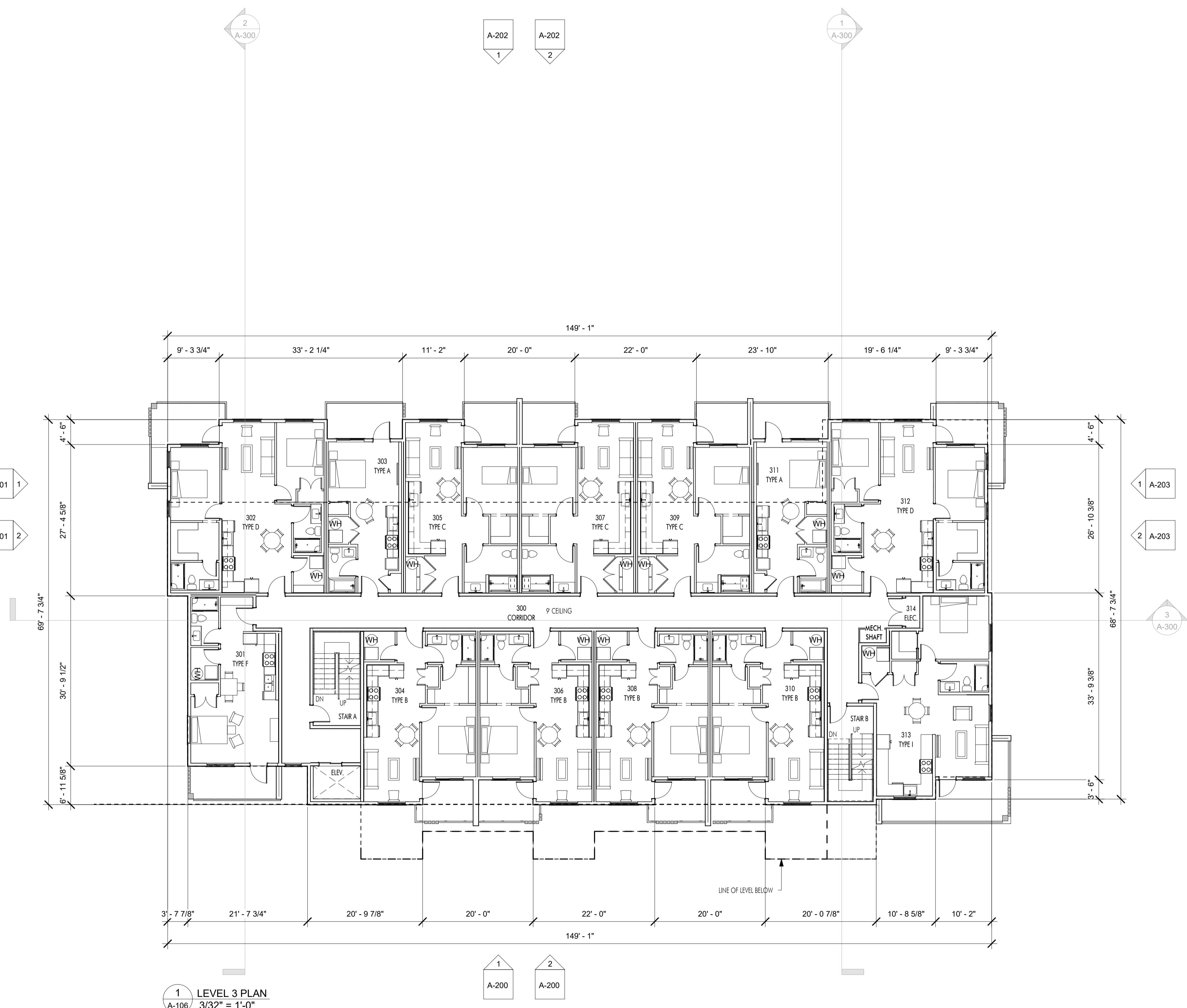
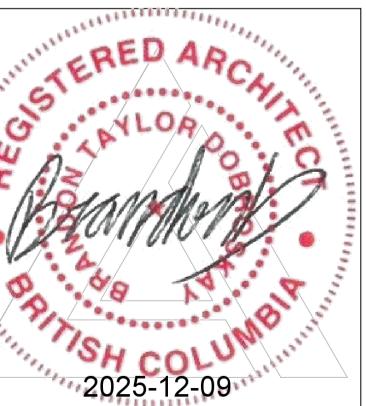
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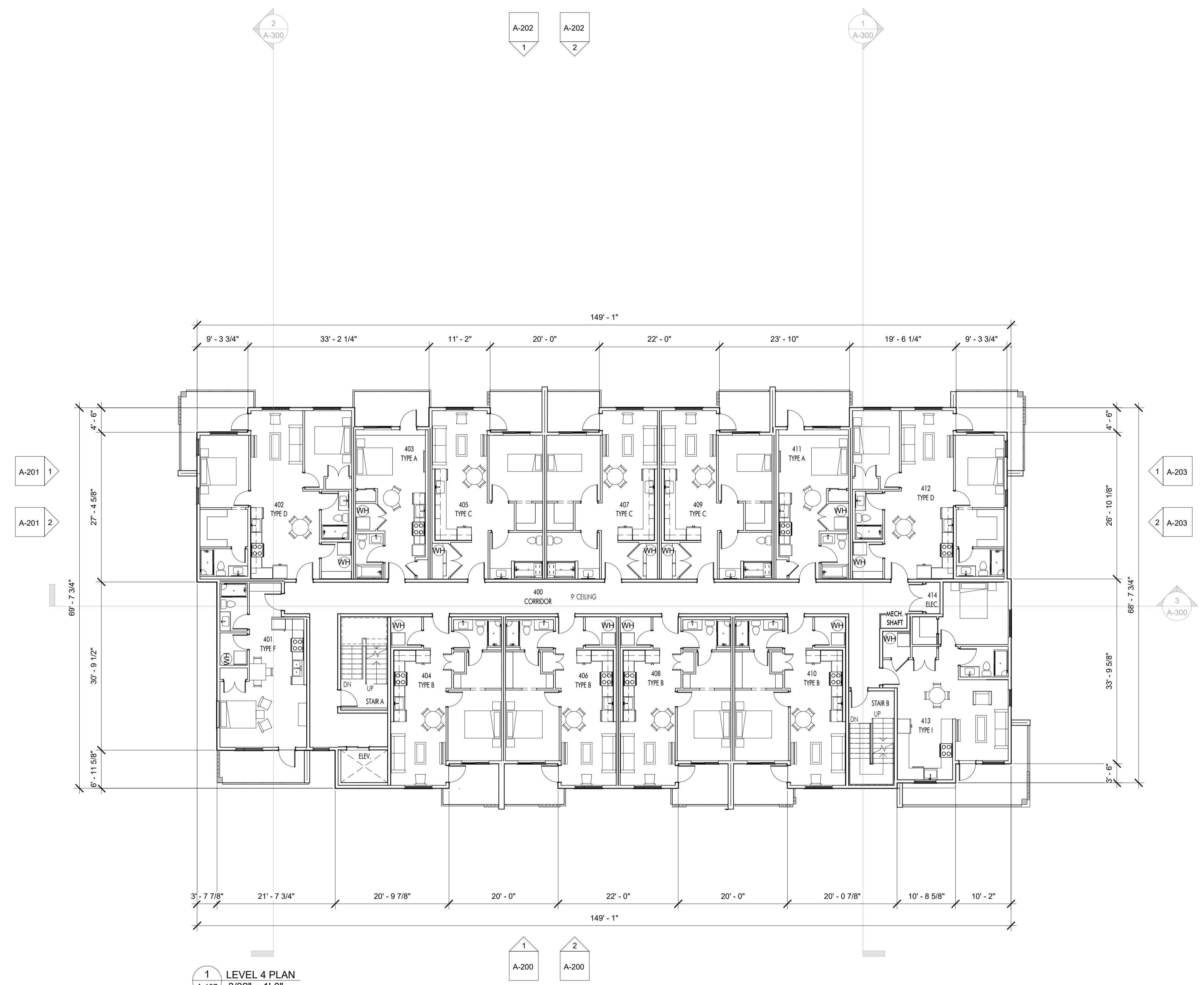
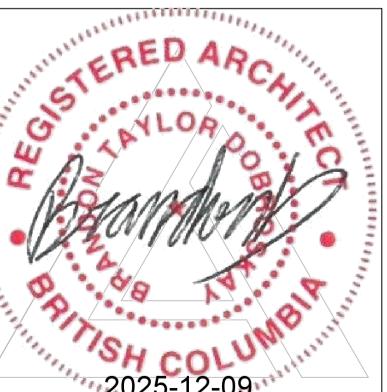
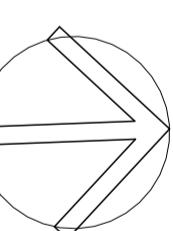
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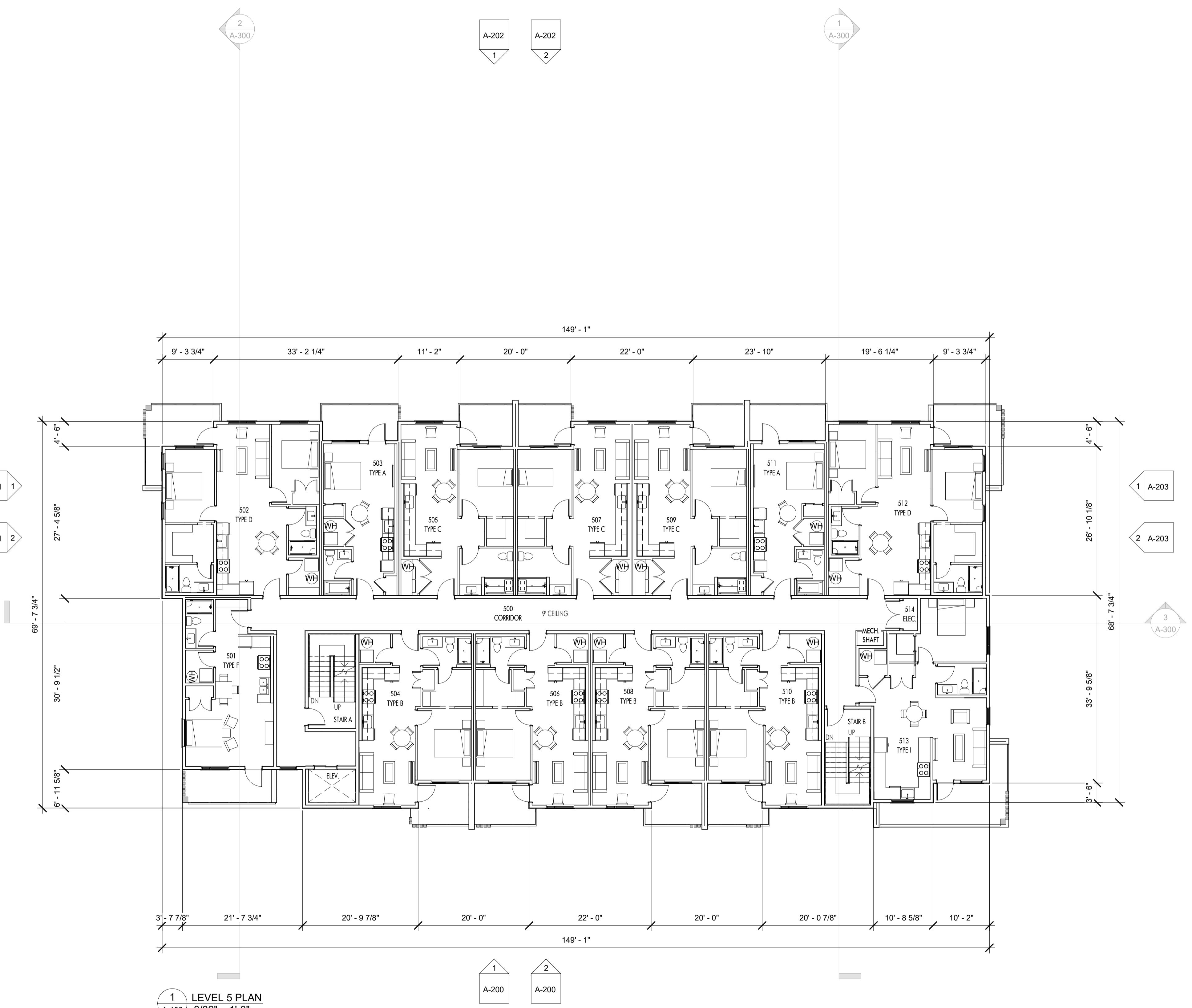
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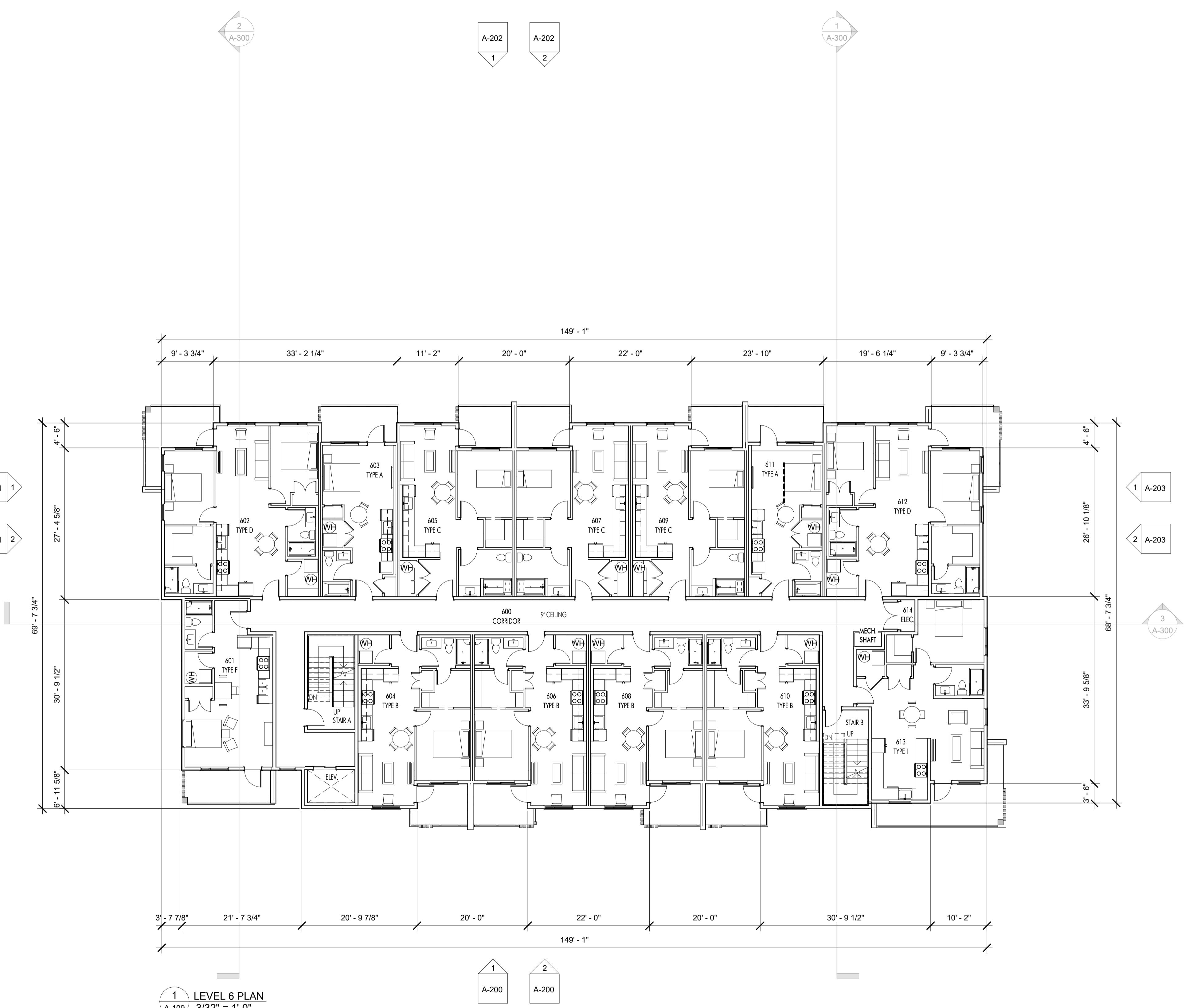
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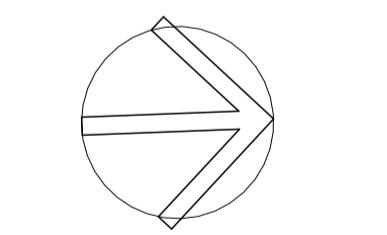
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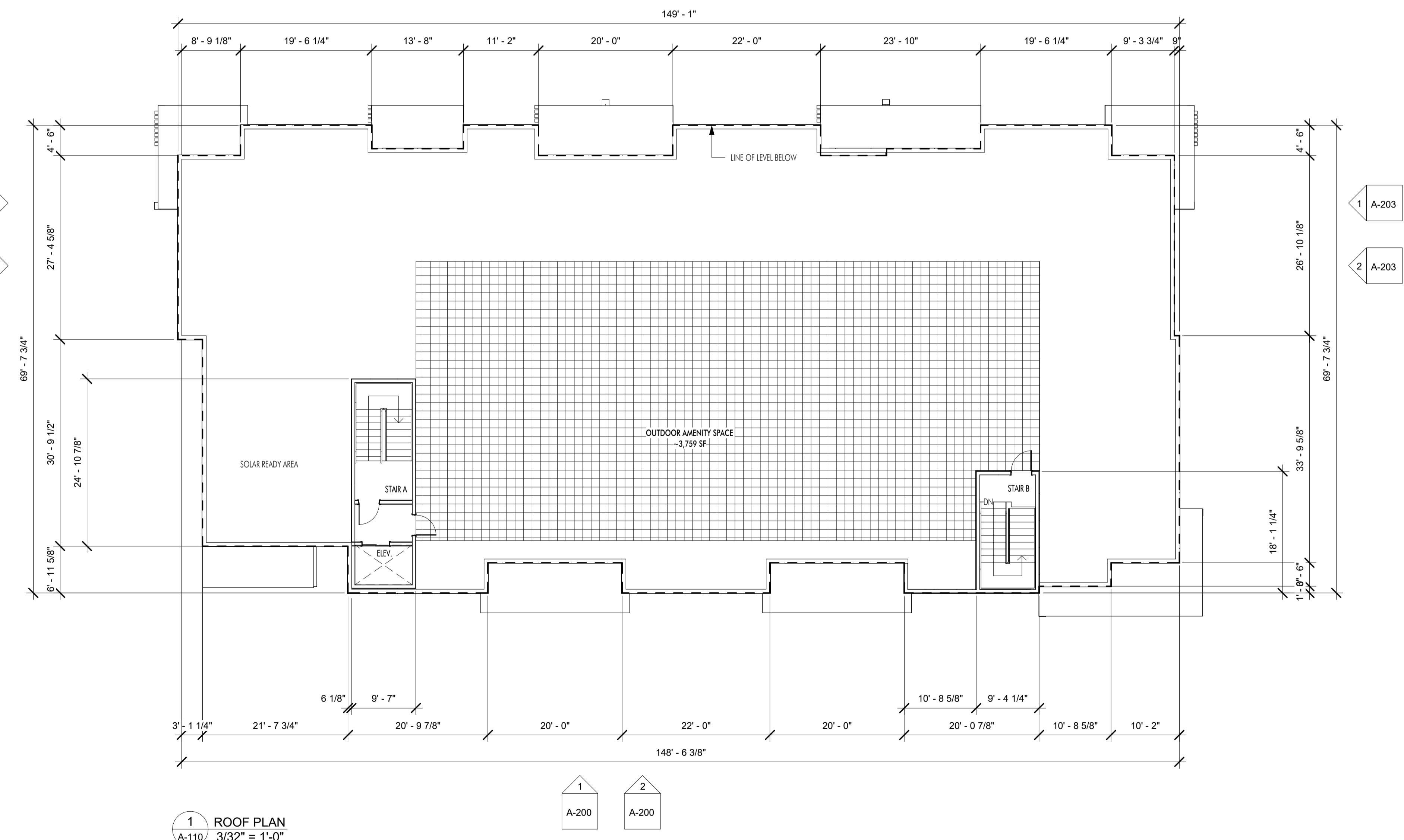
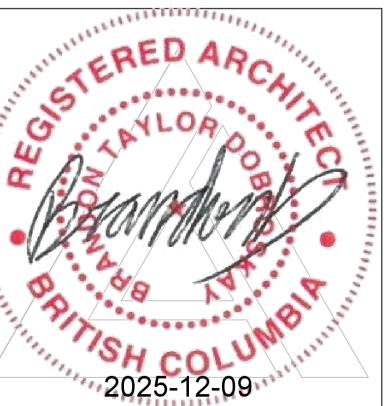


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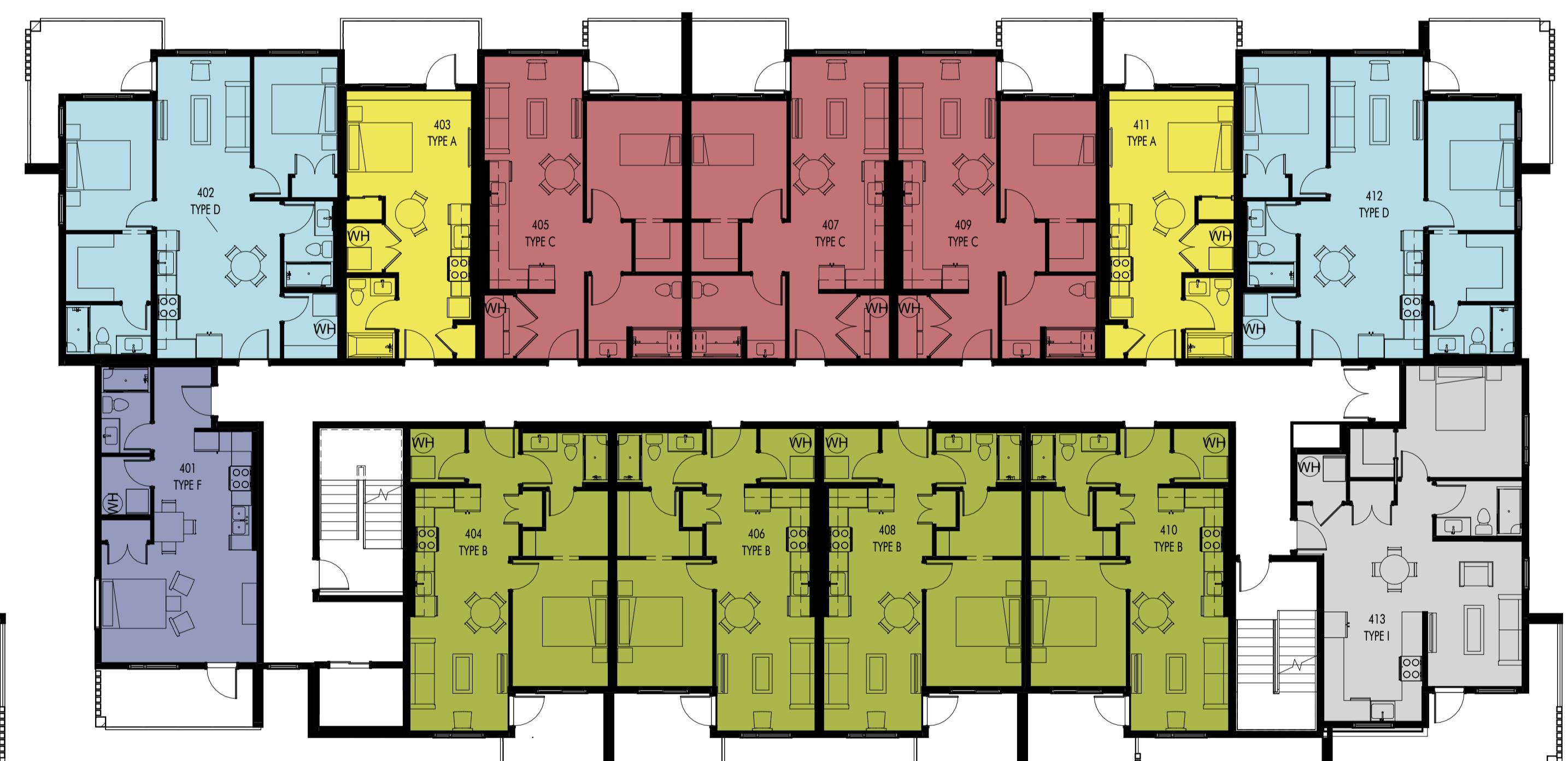
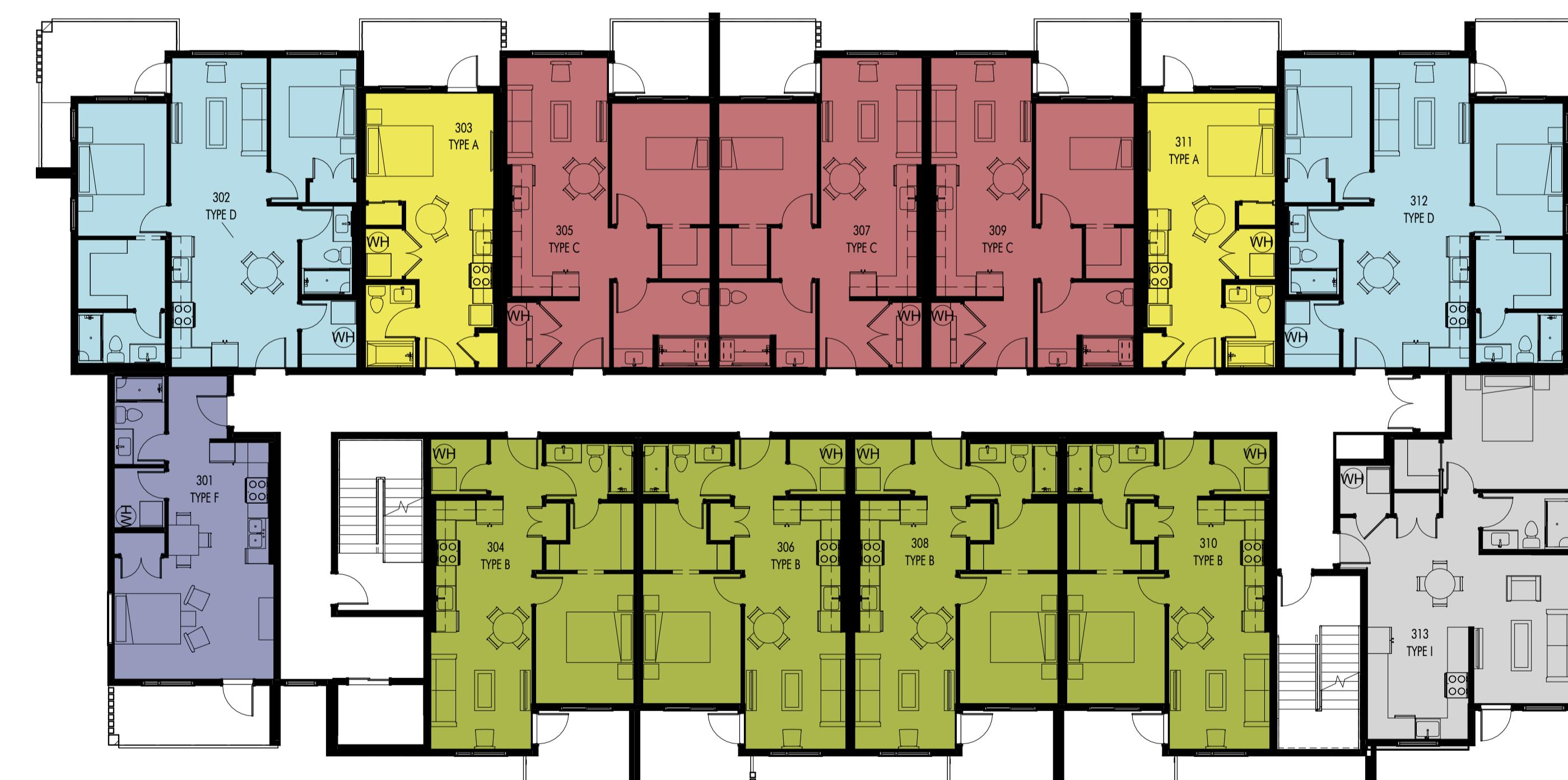
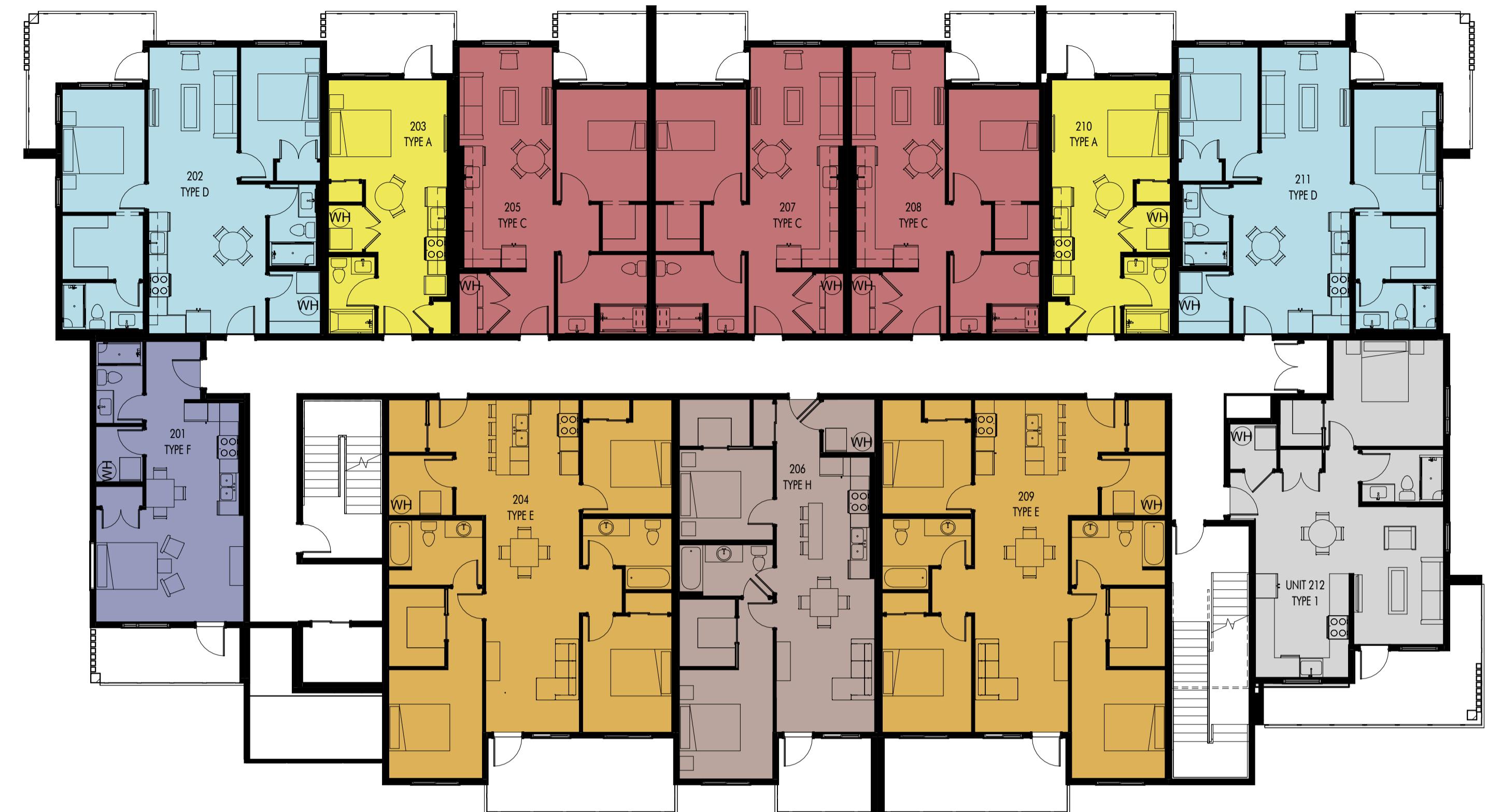

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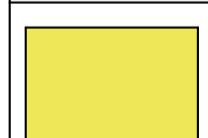
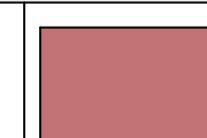
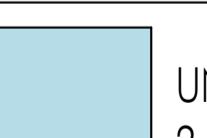
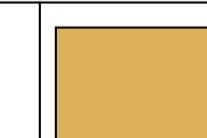
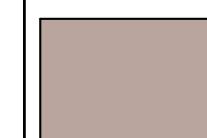
**PROJECT**  
TROIKA - 1232 GLENMORE DR

**DRAWING TITLE**  
ROOF PLAN

**DRAWING NO.**
**A-110**


FOR DP


**COLOUR KEY PLAN LEGEND & UNIT INFORMATION**

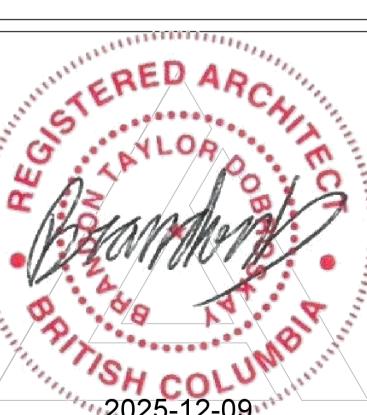
 UNIT TYPE A x11 STUDIO, 1 BATH	 UNIT TYPE B x 16 1 BEDROOM, 1 BATH	 UNIT TYPE C (ADAPTABLE) x15 1 BEDROOM, 1 BATH	 UNIT TYPE D x10 2 BEDROOM, 2 BATH	 UNIT TYPE E x 4 3 BEDROOM, 2 BATH
 UNIT TYPE F x6 STUDIO, 1 BATH	 UNIT TYPE G x1 STUDIO, 1 BATH	 UNIT TYPE H x2 2 BEDROOM, 1 BATH	 UNIT TYPE I x6 1 BEDROOM, 1 BATH	

FOR DP

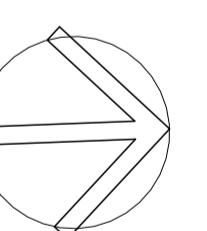
**PLOT DATE**  
12.09.25

**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"

**PLOT DATE**  
12.09.25

**PROJECT**  
TROIKA - 1232 GLENMORE DR

**DRAWING TITLE**  
TYPICAL UNIT  
KEY PLANS

**DRAWING NO.**  
**A-121**


FOR DP

COLOUR KEY PLAN LEGEND & UNIT INFORMATION					
	UNIT TYPE A x11 STUDIO, 1 BATH		UNIT TYPE B x 16 1 BEDROOM, 1 BATH		UNIT TYPE C (ADAPTABLE) x15 1 BEDROOM, 1 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		UNIT TYPE D x10 2 BEDROOM, 2 BATH
					UNIT TYPE E x 4 3 BEDROOM, 2 BATH

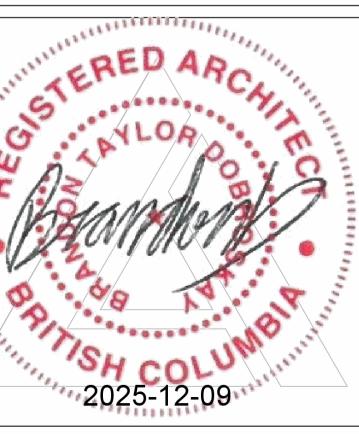
EXTERIOR FINISHES		
IMAGE	MATERIAL	
1		METAL CLADDING: CHAMCLAD, BARREL OAK
2		FIBRE CEMENT CLADDING: HARDIE PANEL, COBBLE STONE
3		FIBRE CEMENT CLADDING: HARDIE PANEL, AGED PEWTER
4		FIBRE CEMENT CLADDING: HARDIE PANEL, MIDNIGHT BLACK
5		WOOD POSTS: TO MATCH CHAMCLAD, BARREL OAK
6		SOFFIT: TO MATCH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

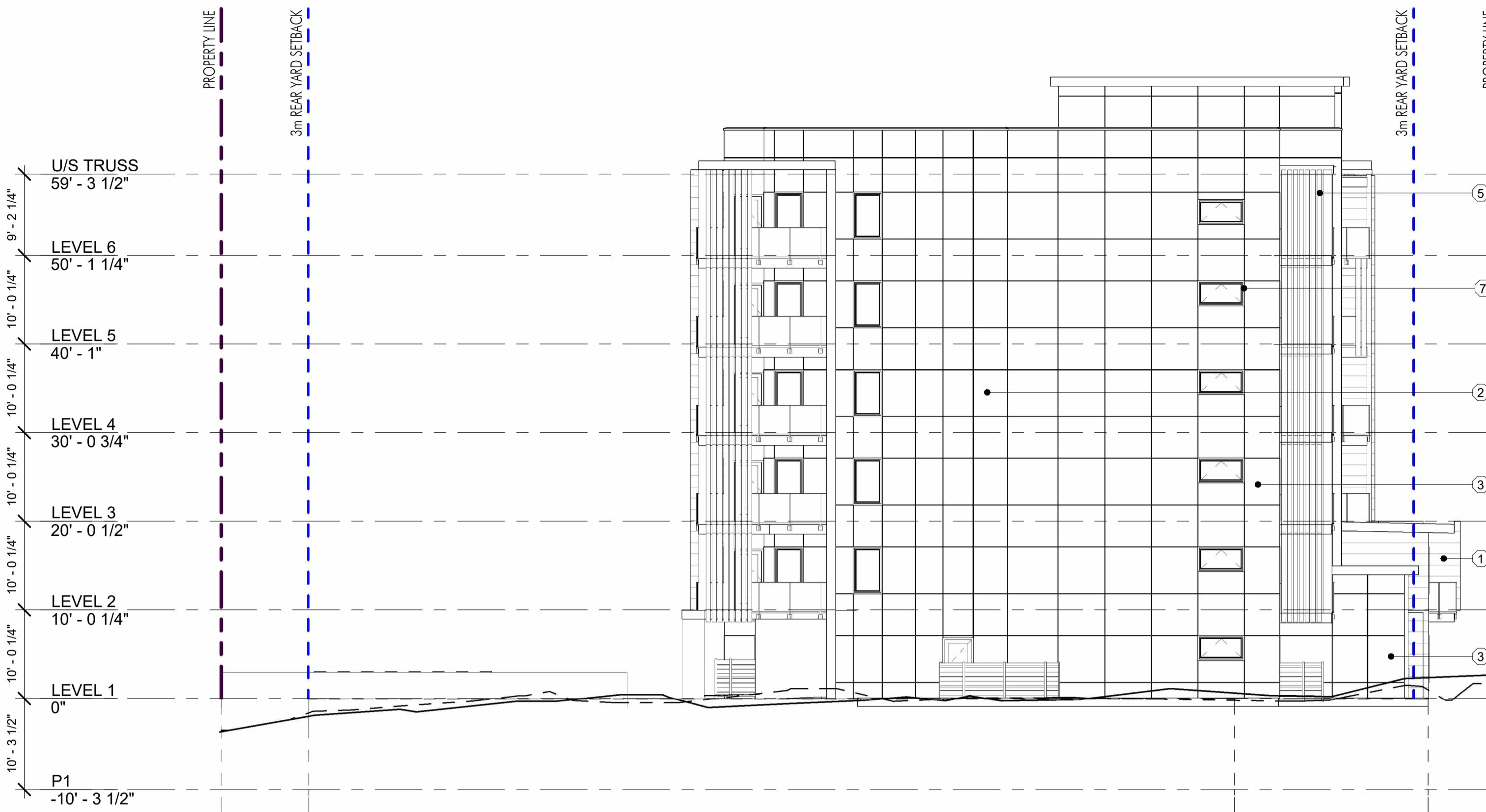
ELEVATION NOTES:  
 1. ALTERNATE MATERIAL SUPPLIERS ARE ACCEPTABLE PROVIDED THE  
FORM AND CHARACTER IS MAINTAINED.  
 2. REQUIRED GUARDS SHALL BE MINIMUM 42", MEASURED FROM  
TOP OF DECK TO TOP OF GUARD U.N.O.



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

FOR DP

 PLOT DATE  
12.09.25  
PROJECT  
TROIKA - 1232 GLENMORE DR  
DRAWING TITLE  
EAST  
ELEVATIONS
DRAWING NO.  
**A-200**


 1 SOUTH ELEVATION  
A-201 3/32" = 1'-0"

 2 SOUTH ELEVATION (COLOUR)  
A-201 3/32" = 1'-0"

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

## ELEVATION NOTES:

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

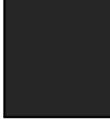
FOR DP



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



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

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

## ELEVATION NOTES:

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

# FOR DP



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



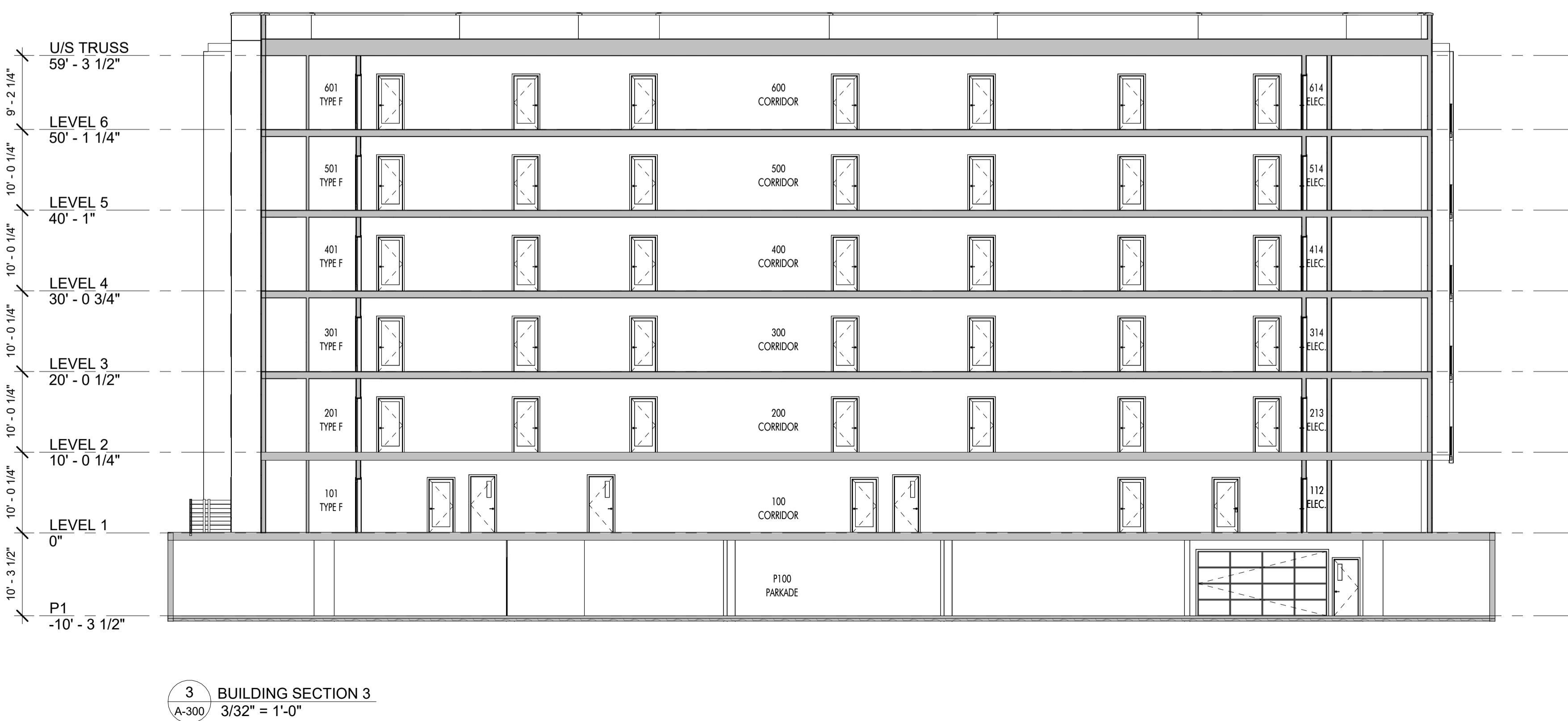
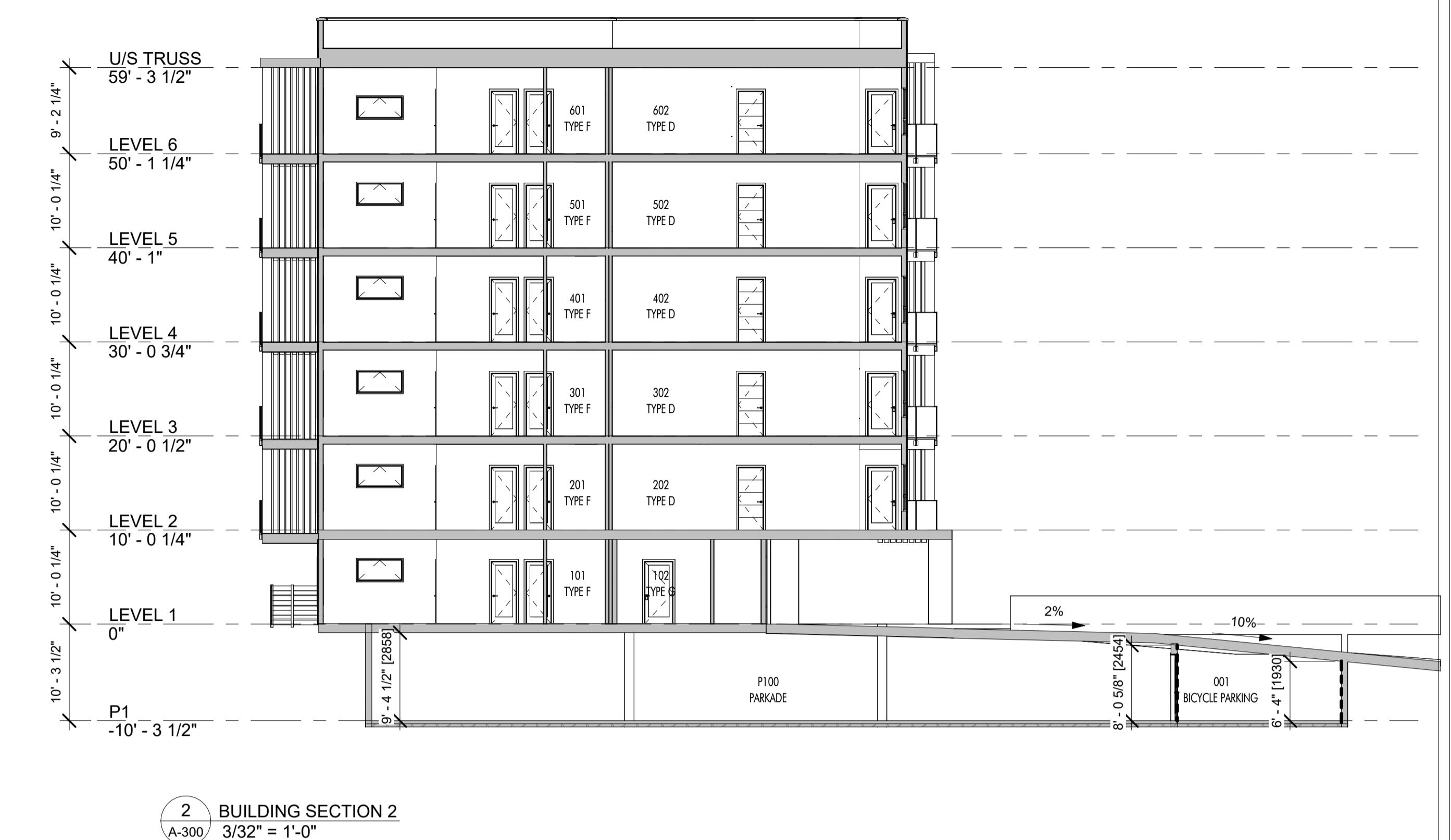
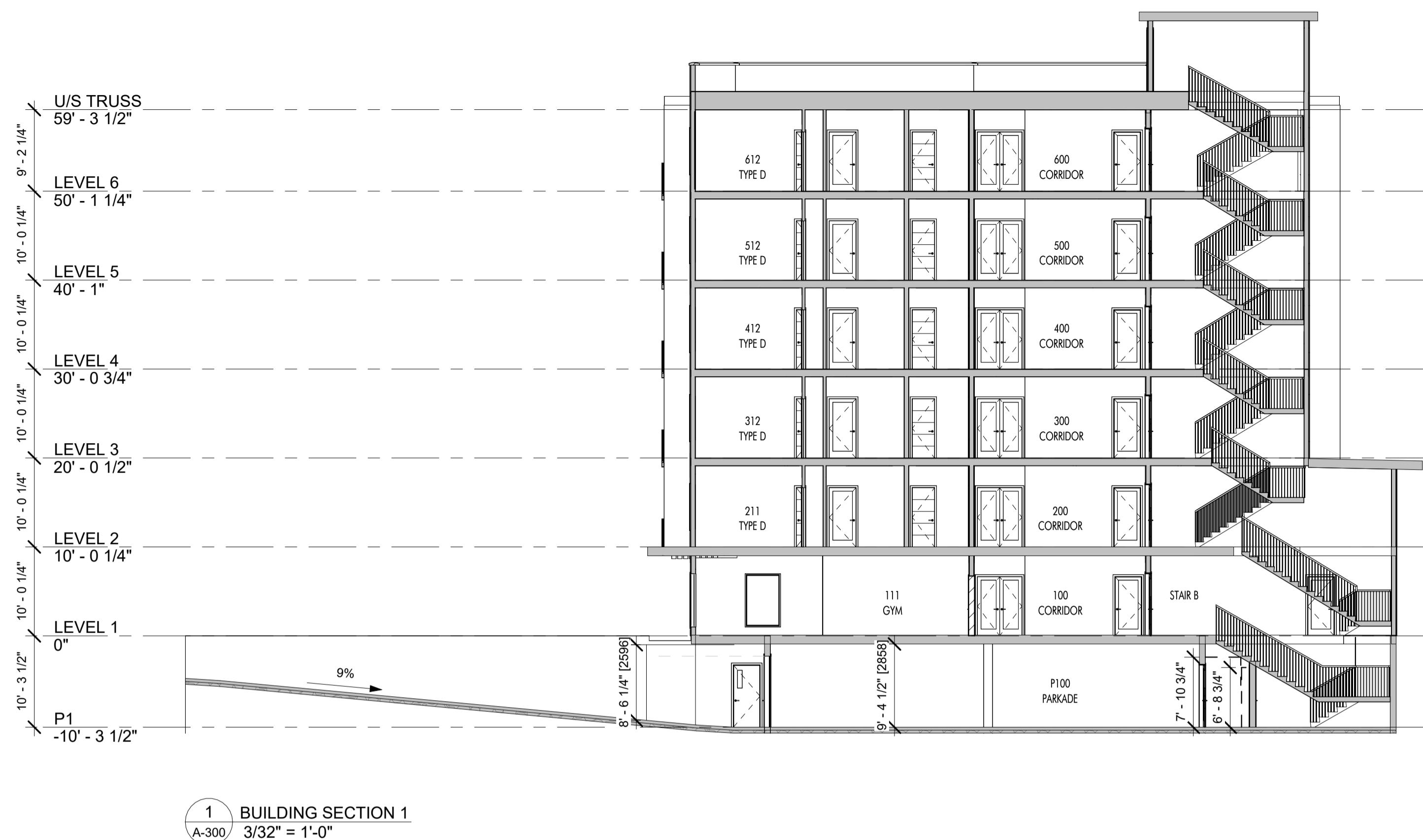
2 NORTH ELEVATION (COLOUR)  
A-203 3/32" = 1'-0"

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:

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

FOR DP





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

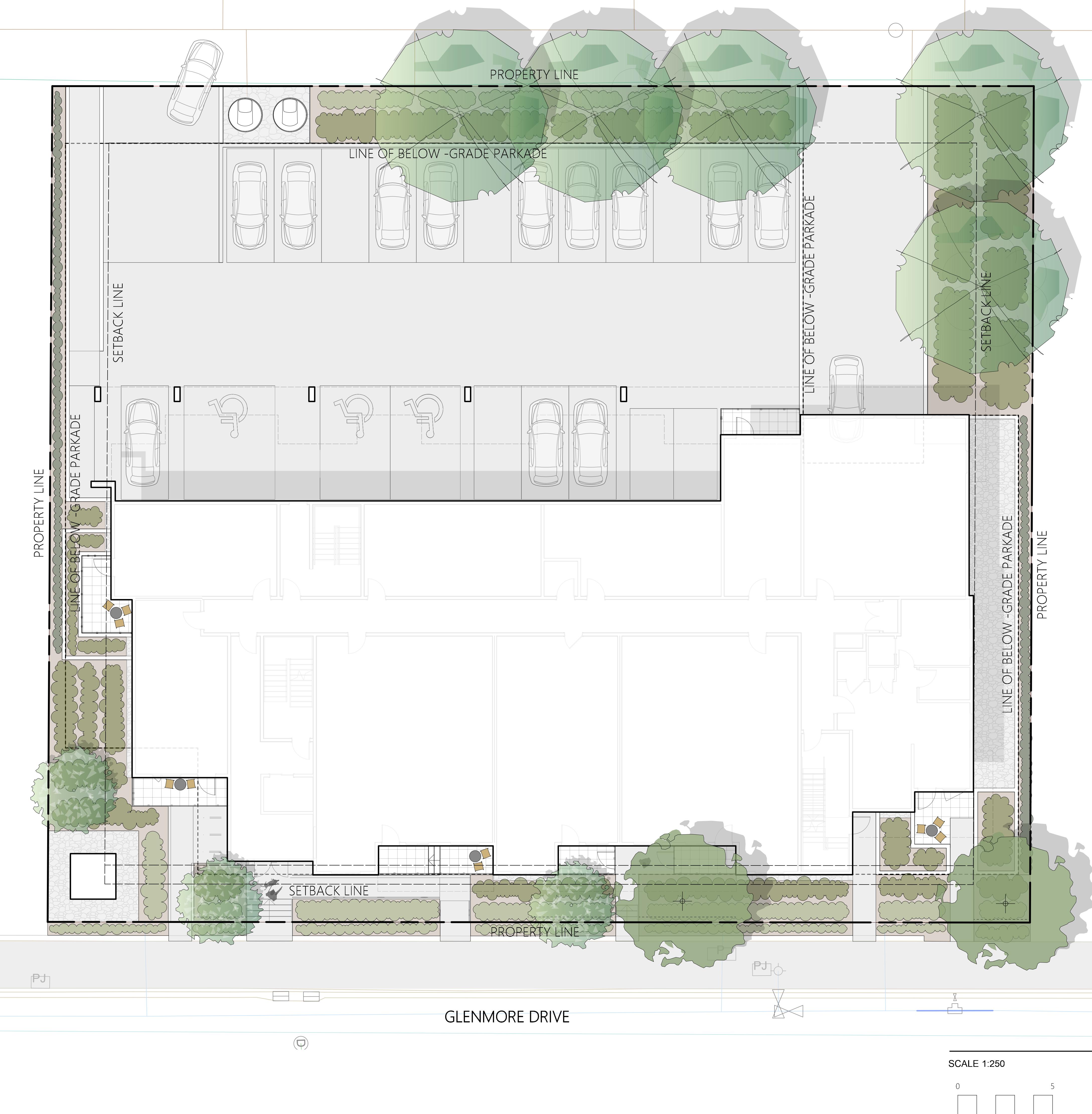
LANDSCAPE WORKS - ISSUED FOR DEVELOPMENT PERMIT  
NOVEMBER 28, 2025



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





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 lin.m/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 210m <sup>2</sup> x 75% = 157m <sup>2</sup>	Total planted area = 166m <sup>2</sup> (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.	Lawn: 33% max. Shrubs/groundcover: 50% max Cross slope: 2% min.
Fence height:	2.0m max.	1.8m max.
Riparian management area:	Y/N	N/A
Retention of trees on site:	Y/N	N
Surface parking lot (7.2.10):	Y/N	Y
Refuse & recycle bin screened:	Y/N	Molok bins proposed
Other:	N/A	N/A
NOTES:		

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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

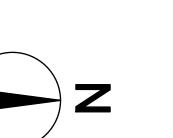
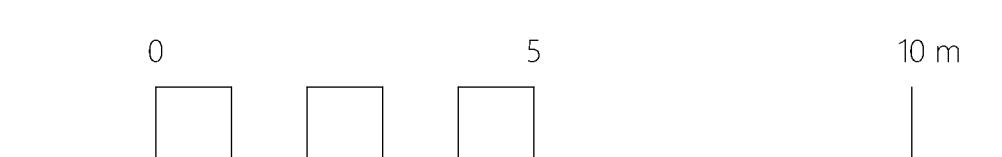
TITLE

**BYLAW CALCULATION**

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

DRAWING NO.

SCALE 1:250



**LDP 2**

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

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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

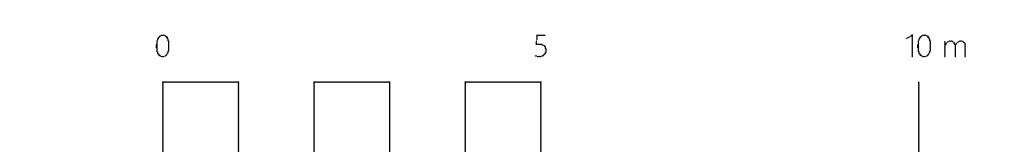
## OFF-SITE PLAN

WALL (REFER CIVIL)  
GRASSES AND PERENNIAL, AND GROUNDCOVER PLANTING

SIDEWALK

CURB & GUTTER (REFER CIVIL)

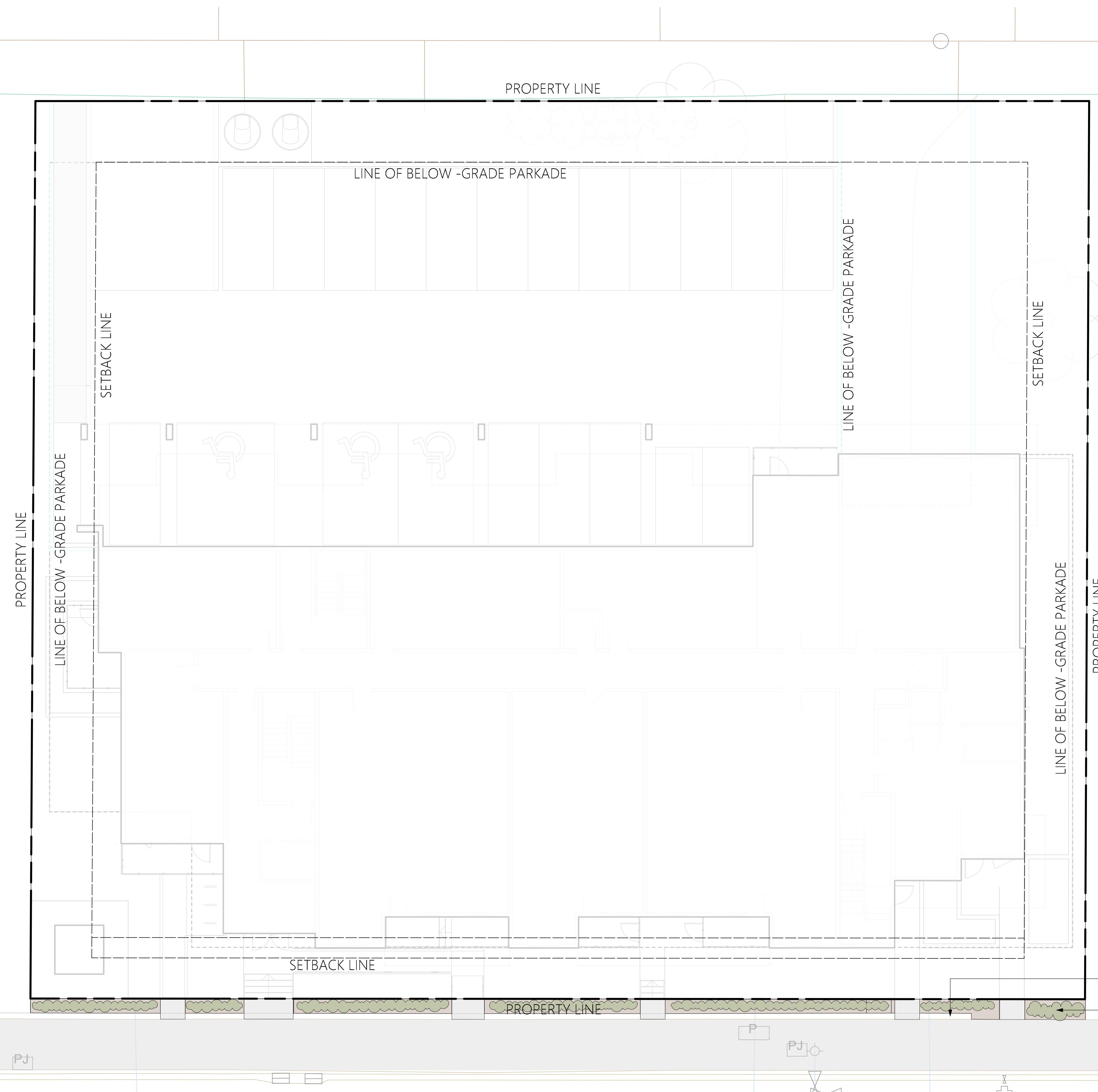
SCALE 1:250

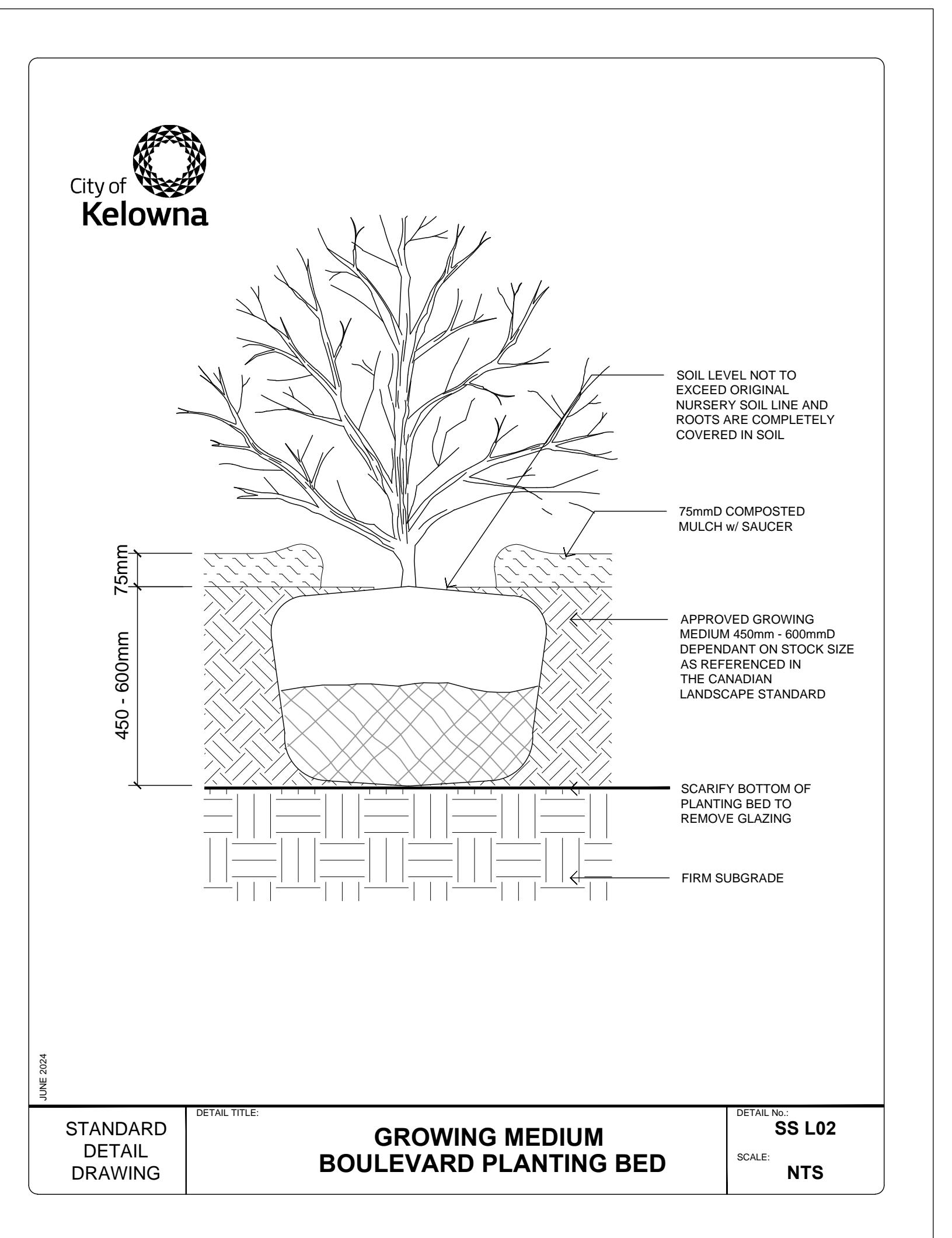
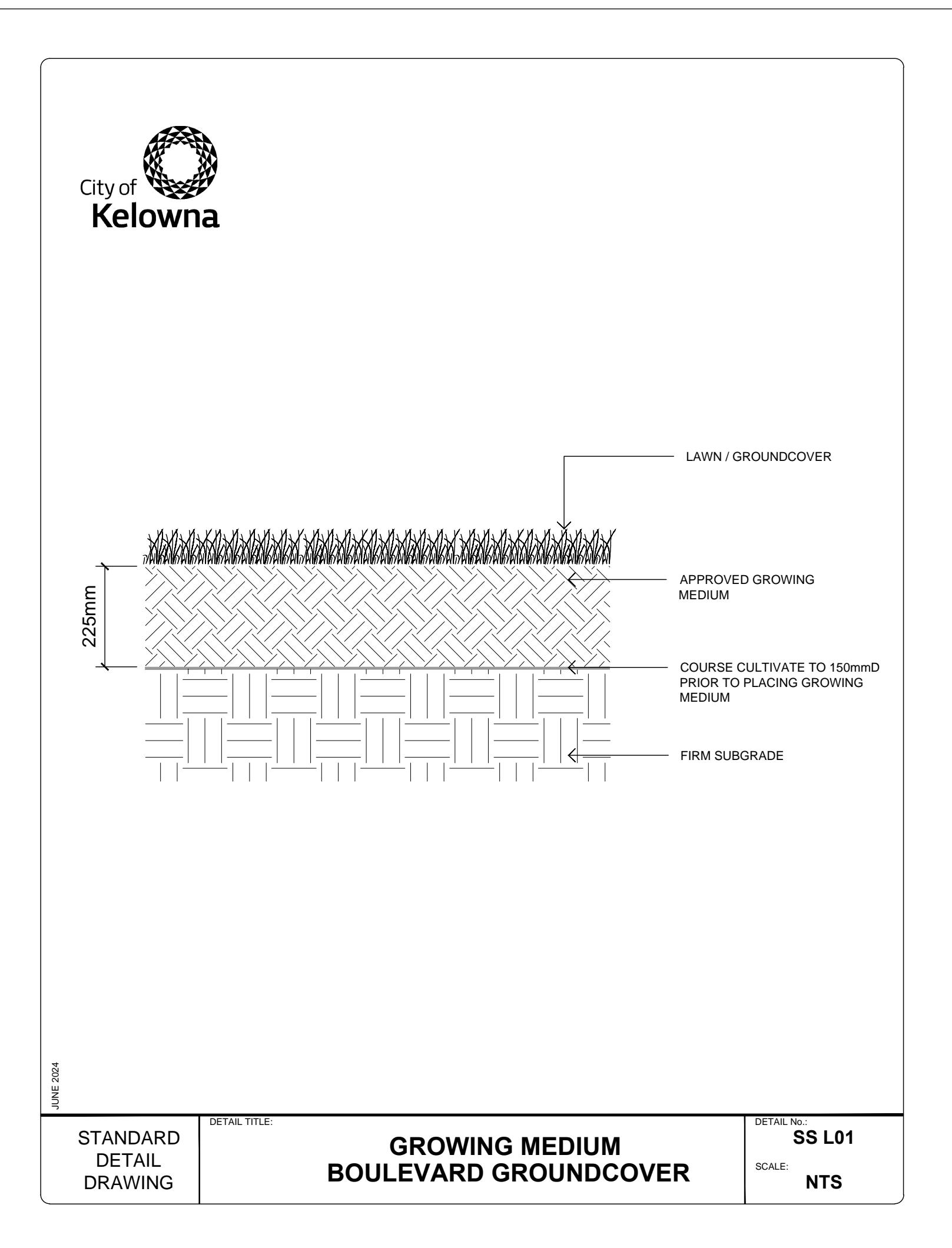


PROJECT NO. DRAWN BY CHECKED BY  
23128-100 MC NM

DRAWING NO.

LDP 3





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 DETAILS**

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

DRAWING NO.

**LDP 4**



## 1232-1250 GLENMORE DRIVE MIHP

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

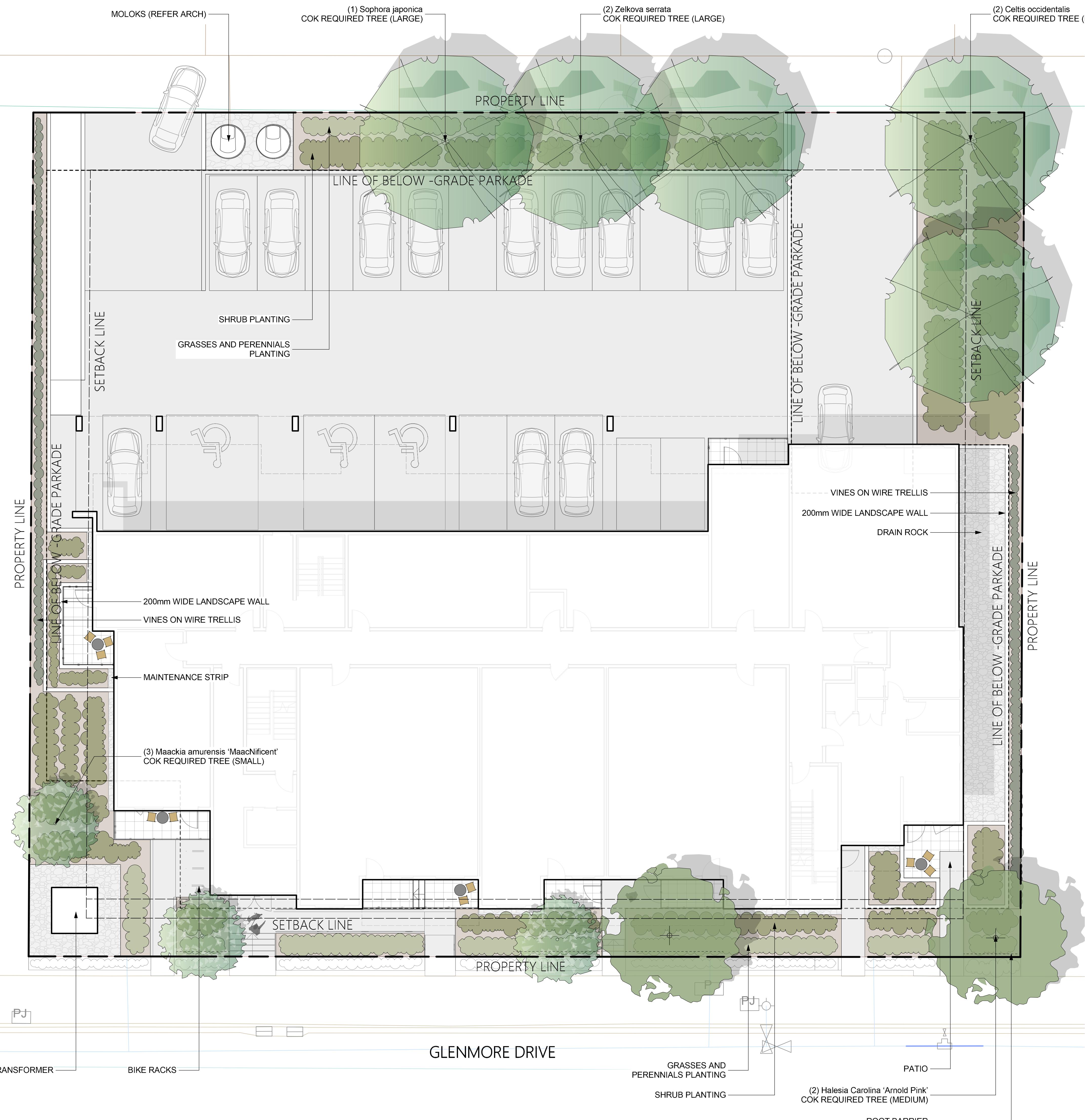
TITLE

## ON-SITE PLAN

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

DRAWING NO.

SCALE 1:250  
0 5 10 m  
LDP 5



### 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

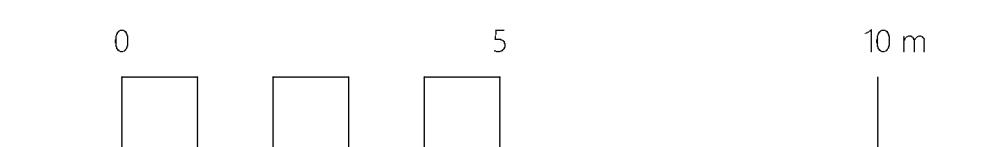
### PLANT LIST:

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

### NOTES:

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED CANADIAN LANDSCAPE STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. 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.
4. SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH GROWING MEDIUM PLACEMENT. TREES TO RECEIVE A MINIMUM 1.0M DEPTH GROWING MEDIUM PLACEMENT.
5. 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.
6. 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.
7. 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



0

5

10 m

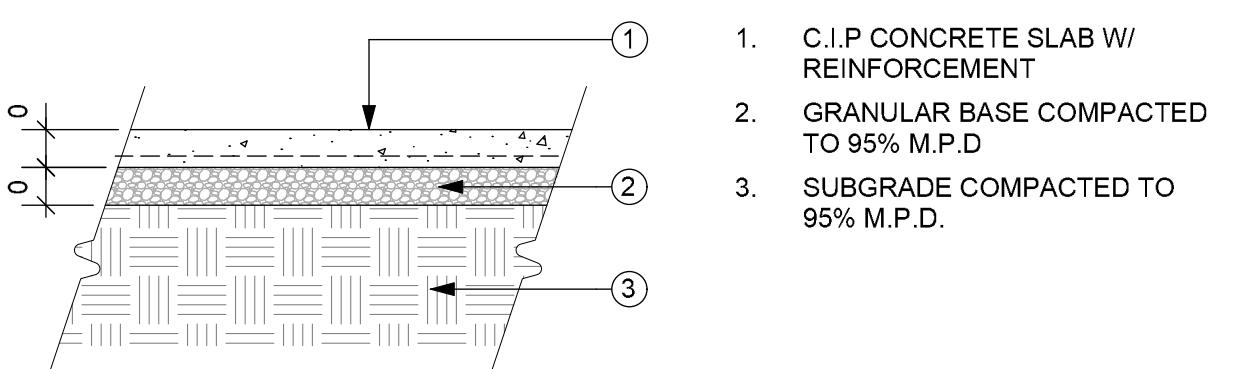
PJ

B

z

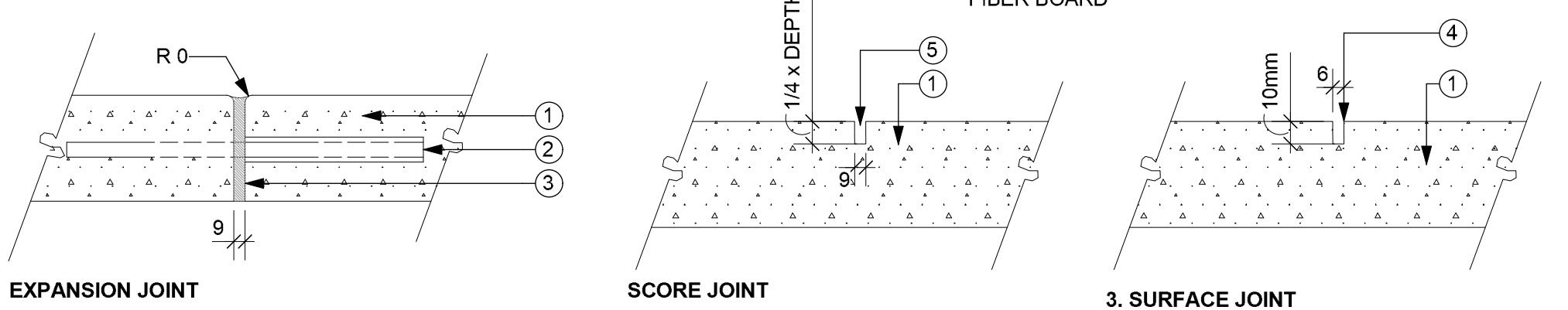
LDP 5

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



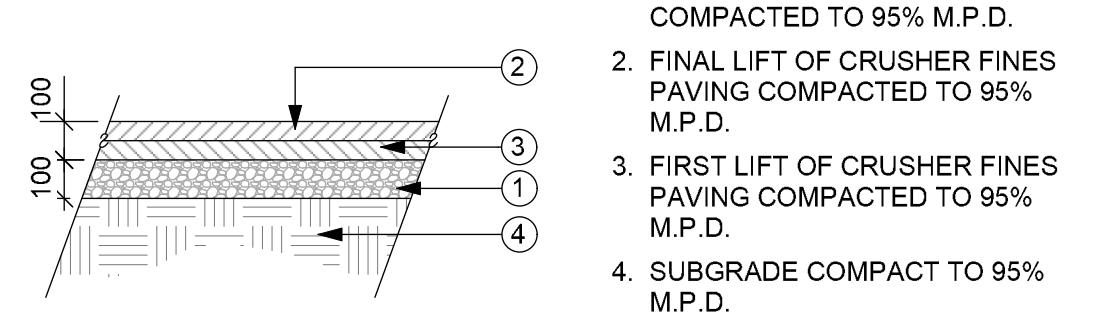
1 Concrete Paving - Section  
LDP 6 1:20

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

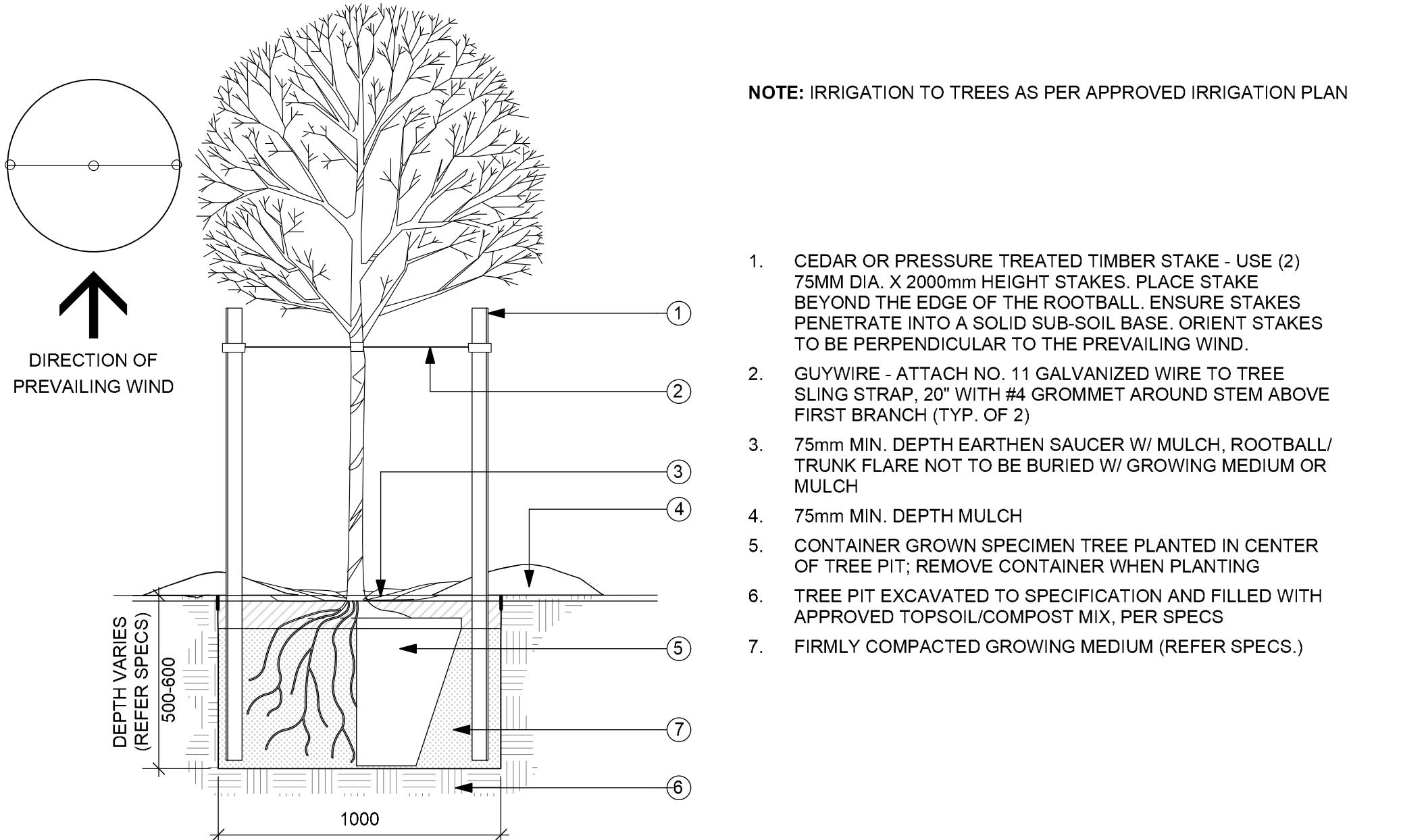


2 Control Joints - Section  
LDP 6 1:5

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

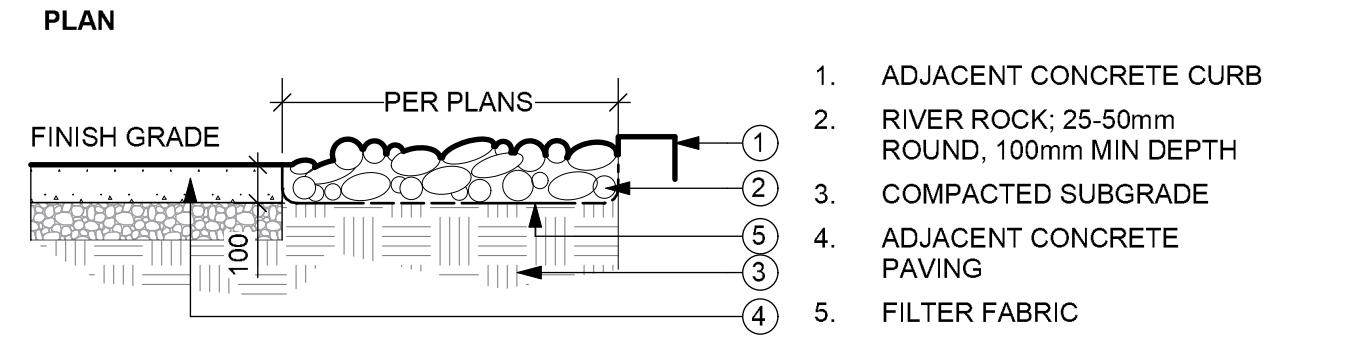


4 Crusher Fines - Section  
LDP 6 1:20



5 Tree Planting - Section  
LDP 6 1:400

PRECEDENT IMAGES:



SECTION

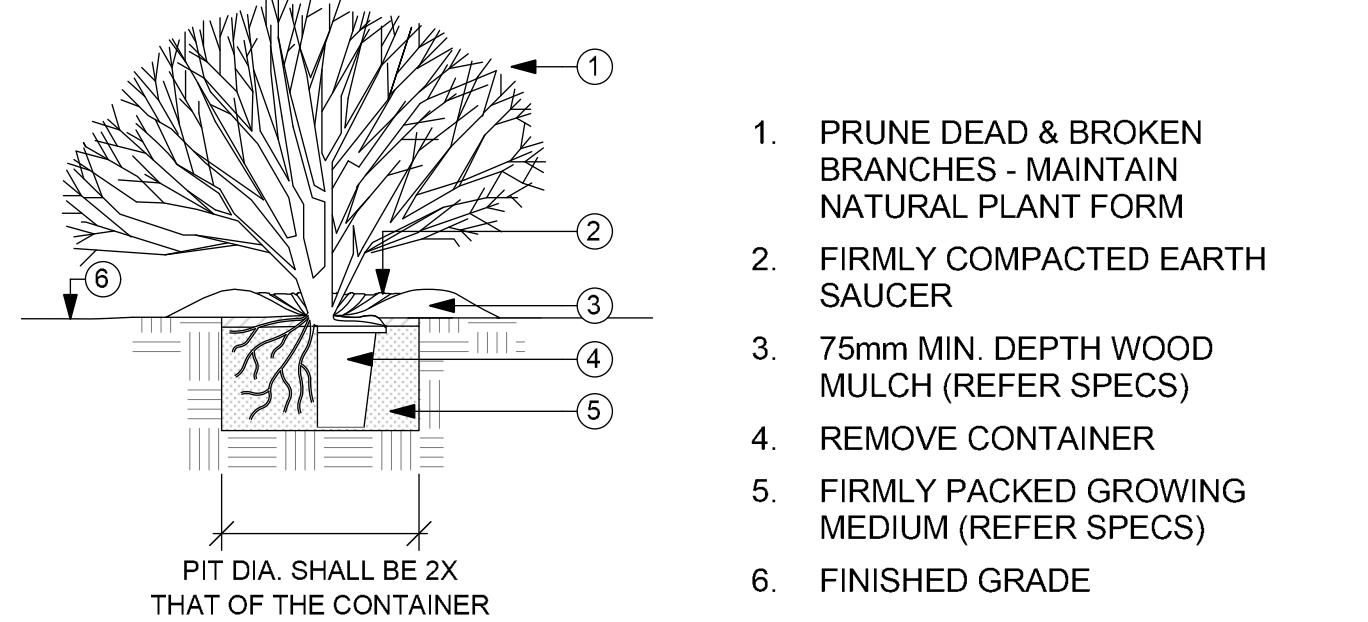
3 Rock Mulch - Section  
LDP 6 1:20

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6 Tree Planting - Section  
LDP 6 1:400

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

**ON-SITE DETAILS**

PROJECT NO. DRAWN BY CHECKED BY

23108-100 MC NM

DRAWING NO.

**LDP 6**

This architectural site plan illustrates the layout of Glenmore Drive, featuring property lines, setbacks, and below-grade parkade levels. The plan includes the following key elements:

- PROPERTY LINE:** Indicated by a thick black dashed line.
- SETBACK LINE:** Indicated by a dashed line, defining the minimum distance from the property line to the building footprint.
- LINE OF BELOW-GRADE PARKADE:** Indicated by a dashed line, representing the level of the underground parking structure.
- LANDSCAPING:** Shaded in light blue, representing trees, shrubs, and other greenery.
- STRUCTURES:** Shaded in dark blue, representing buildings, walls, and other constructed elements.
- WALKWAYS:** Shaded in light grey, representing paved paths and walkways.
- ACCESS:** Indicated by small icons, such as a wheelchair symbol and a car symbol, representing accessible and general vehicle access points.
- MARKINGS:** Various symbols and text labels are used throughout the plan, including 'P' and 'PJ' markers at the bottom.

The plan shows a complex arrangement of buildings, parking areas, and landscaping, with the below-grade parkade level being a prominent feature. The property lines and setbacks are clearly defined to ensure compliance with local zoning and building codes.

### LEGEND

-  HIGH WATER REQUIREMENTS (TURF)
-  MODERATE WATER REQUIREMENTS (SHRUBS)
-  LOW WATER REQUIREMENTS (GRASSES AND FLOWERS)

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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

—

# WATER CONSERVATION PLAN

## WATER CONSERVATION CALCULATIONS:

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

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

WATER BALANCE = 110 cu.m. / year

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

**DRAWING NO.**

---

SCALE 1:250

A horizontal line representing a 10 m wide space. Three vertical lines are positioned along this space: one at 0 m, one at 5 m, and one at 10 m. The vertical line at 10 m is significantly taller than the others.