



# TERRENO

September 10, 2020

## REZONING AND OCP AMENDMENT NOTIFICATION

Dear Neighbour,

This notification is to inform you of our current **Rezoning and Official Community Plan (OCP) Amendment Application**.

Our current development, Terreno, plans make a tremendous effort to minimize the impact to the environment by dedicating majority of the property to parkland. It also leaves open space for hiking trails and outlines a Mill Creek restoration and protection plan. We have made extensive consideration for the steep slopes and hillside scarring by creating architecture that protects the surrounding nature and compliments the surrounding developments. The architecture is both modern and simple, providing an aesthetic that seamlessly blends into the surroundings. Troika has taken extensive care to ensure we utilize the development nodes to eliminate development sprawl. We are doing this by designing the nodes to accommodate both RM5 and RM3 zones.

The plans for Terreno include the extension of McCurdy Road to connect to Mt. Baldy Drive. This extension has been identified by City Staff as a key component of the City's master transportation plan. It will provide an alternate route for Dilworth residents to access Highway 97, UBCO as well as the airport. In coordination with City Staff, Troika has revised the development plan so that the McCurdy extension is routed in a manner that best respects the wetlands in the area as well as eliminates unnecessary hillside scarring, erosion and protects the agricultural land.

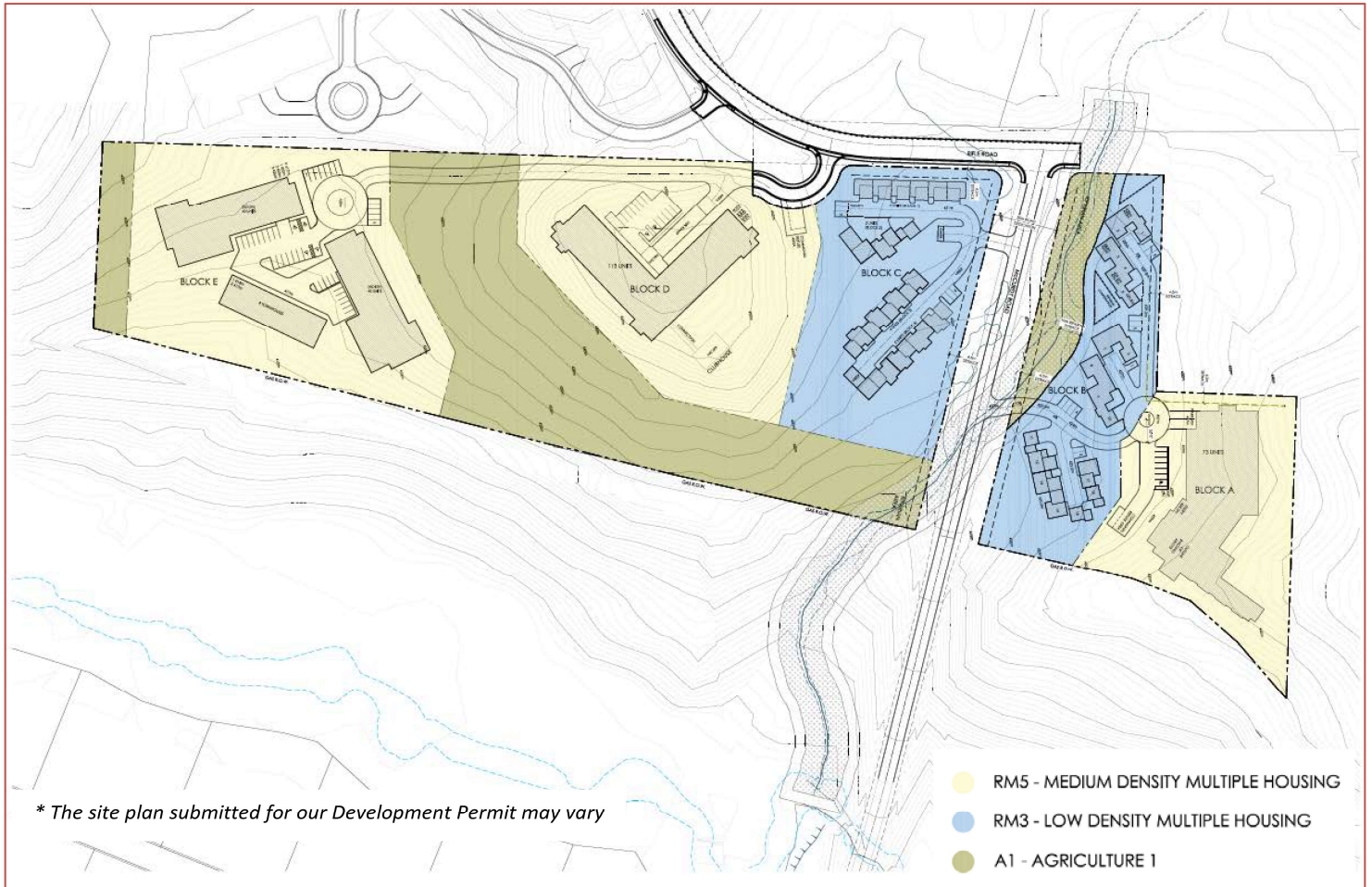
Terreno is proposed to include condominiums as well as townhouses. The current plan is to also include the extension of McCurdy Road, connecting it to Mt. Baldy Drive. (See '**Site Plan 1**')

We are applying for a **Rezoning and OCP Amendment** based on the following:

- Current zoning is **A1 (Agriculture 1)**, we propose to amend a portion of the site to **RM3 and RM5**
- Current OCP designation is **REP (Resource Protection Area)**, we propose to amend a portion the site to **MRM (Multi Unit Residential, Medium)** for the areas under RM5 and **MRL (Multi Unit Residential, Low)** for the areas under RM3.



TERRENO



### About the Developer

Troika Developments is a progressive, future-focused land and real estate development company based in Kelowna, BC. We are involved from start to finish in the creation of living spaces and communities, from the acquisition of under-utilized land, construction, sales and marketing through to property management. Both strategic and holistic in our approach, we are dedicated to creating the best possible environment for families.

Check out our other projects at <https://troikadevelopments.com/>

Due to COVID-19 restrictions we have created an online feedback page. If you have any questions or concerns please go to the link provided below. You will be directed to a private feedback page where we encourage you to answer the prompts and leave any questions or concerns you may have. **The survey will close October 2, 2020.**

<https://bit.ly/3hiLDT1>



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Alternatively, if you would like to direct any questions or concerns to one of our representatives you can send an email to [liam@troikagroup.ca](mailto:liam@troikagroup.ca).

We look forward to bringing another successful community to Kelowna.

Sincerely,

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Rich Threlfall, P.Eng  
Vice-President, Development