TROIKA

Hallmark Seniors Care Facility

4706 20th Street - Vernon BC

Eight Story Seniors Care Facility – Steel Structure



11-20-2025

PROPOSAL OVERVIEW

The subject site is located within the central core of Vernon's downtown district, encompassing approximately 1.37 acres and zoned MSH (Medium Scale Housing). The proposal includes the construction of an eight-storey, 146-unit senior care facility. A variance will be required to increase the permitted building height from six to eight storeys.



Figure 1: Site Location

PLANNING CONTEXT

The subject site is designated **Residential High Density** in the City of Vernon Official Community Plan and zoned **Medium Scale Housing**. The proposal represents the first phase of a multi-phase development.

The general built form aligns with OCP policies that encourage a mix of medium- to large-scale housing typologies. The area is anchored by existing seniors' housing (Chartwell Carrington Place) on adjacent parcels, and the proposal provides a seamless integration into this established context.

The project will revitalize an underutilized parcel and strengthen the surrounding neighbourhood fabric. The site is well served by existing infrastructure, with primary access proposed from 23rd Street and a future connection to 20th Street as part of Phase 2.

A subdivision application will be required to establish frontage access from 23rd Street for Phase 1 and to create a separate title for that phase.



Figure 2: South Elevation

The area boats an impressive walk score of 74, with some transit infrastructure, and some bike infrastructure

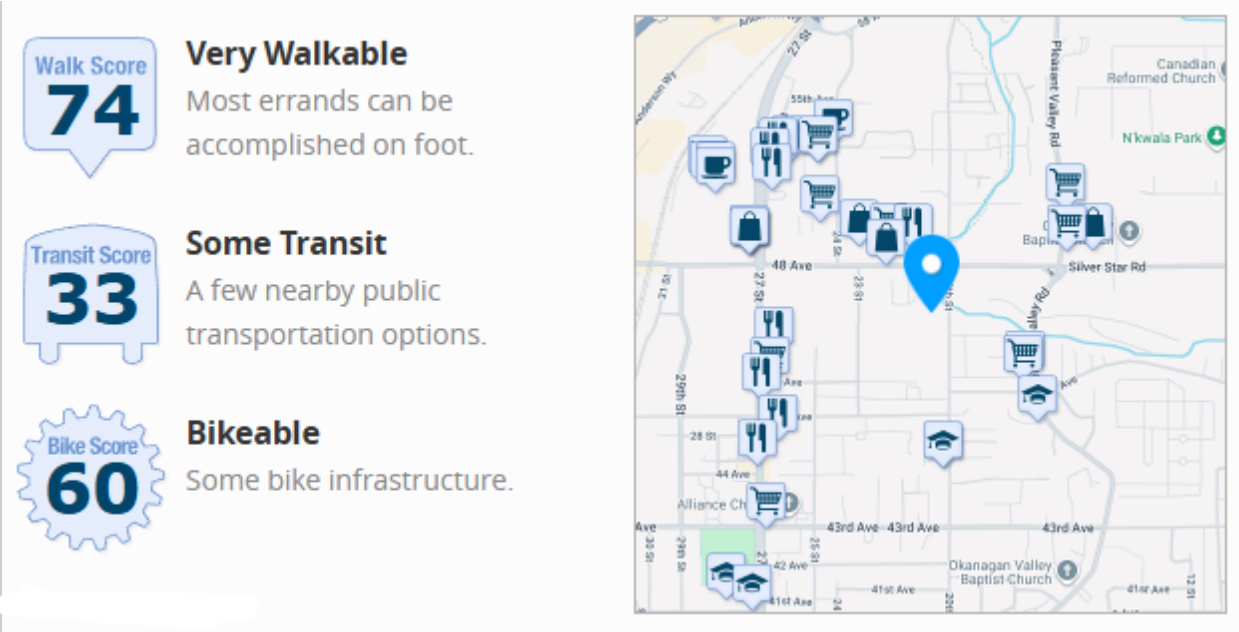


Figure 3: 15 Minute Walking Map (walkscore.com)

ARCHITECTURAL & SITE DESIGN

The proposed building uses a stepped, articulated massing strategy to break down what would otherwise be a long residential façade. The design intentionally avoids a monolithic appearance by introducing colour-blocked vertical bays, each expressed through shifts in material tone, balcony placement, and subtle plane changes. This creates visual rhythm and perceived segmentation, helping the building read as a collection of smaller forms rather than a single large volume—an important urban design consideration for sites of this scale.

Materiality is deliberately simplified and durable, reflecting a contemporary residential character appropriate for mid-rise rental housing fitting of the neighbourhood context. Lighter and darker brick-textured cladding defines the upper and lower levels, providing a grounded base and a lighter, more animated expression above. This contrast helps the mass sit comfortably within the site while enhancing legibility of the podium and tower relationship.

Balconies are organized in a consistent vertical pattern to reinforce the façade's structural logic and provide private outdoor space for all units. Their alignment supports efficient construction while contributing to a clean, rational building language. Window groupings remain uniform and symmetrical,

giving the elevation an orderly, disciplined rhythm that supports long-term maintenance and visual coherence.

At grade, the design focuses on human-scale elements. The canopy entry structure creates a protected, welcoming access point that clearly signals the building's front door, improves wayfinding, and offers weather protection in a climate with seasonal extremes. Landscape buffers soften the edge between the parking forecourt and the residential interface, using trees and planted beds to define a comfortable pedestrian approach.

Overall, the architecture is driven by practicality, constructability, and long-term durability—while still delivering a varied, visually engaging façade. The building reads as contemporary yet timeless, with enough modulation to avoid visual monotony without introducing unnecessary complexity. This balance of form, function, and efficiency aligns with the expectations for modern multi-family housing in growing urban areas and supports a strong long-term asset profile.



Figure 4: View from front entry

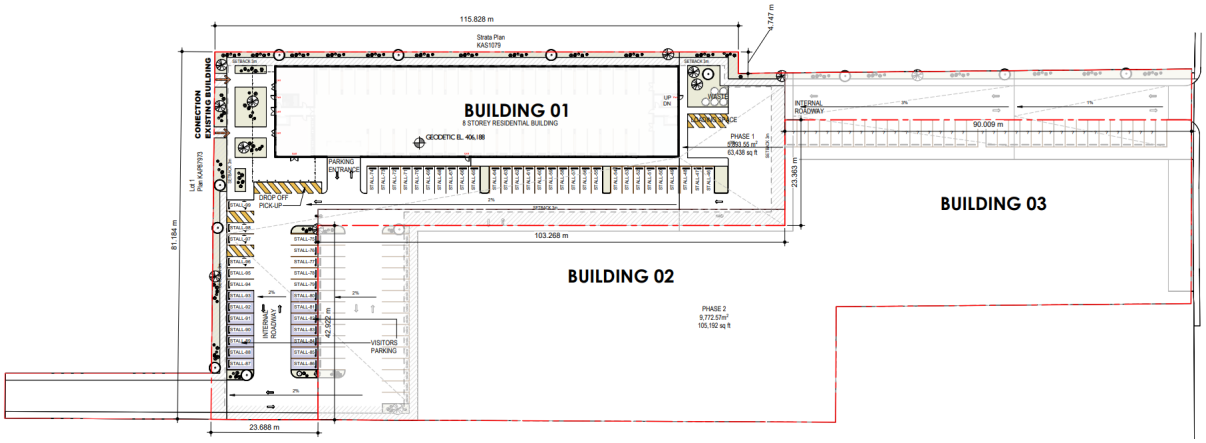


Figure 5: Site Plan

The subject site is divided into two distinct phases, with Building 1 representing Phase 1, and Buildings 2 and 3 comprising Phase 2. A subsequent subdivision application will be required to separate the two parcels and secure building access from 23rd Street. The site plan provides ample parking, including designated accessible stalls, ensuring convenient and inclusive access for all users.

FORM & CHARACTER GUIDELINE ALIGNMENT

Relationship to the Street

The building fronts the main parking area with a clear, visible main entrance, transparent lobby glazing, and a pedestrian-scaled canopy. These elements create an active interface and reinforce walkability, visibility, and neighbourhood connectivity. Landscaping along the frontage softens the edge and supports a comfortable pedestrian realm.

Scale and Massing

The mid-rise massing fits the intended form for Medium Density Residential areas. A defined podium with lighter upper storeys reduces perceived height, and vertical bays break the façade into smaller visual components. This meets the OCP's expectation to avoid monolithic forms and transition appropriately within neighbourhoods.

Site Planning

The long, linear footprint uses land efficiently while preserving open space for pedestrian movement, landscaping, and outdoor amenity areas. The layout supports compact growth and integrates well with anticipated sidewalk and trail connections.

Access, Servicing & Parking

Parking is arranged in a simple forecourt softened with planting, consistent with guidelines for front-

loaded sites. Clear vehicle and pedestrian circulation supports efficient municipal servicing, emergency access, and walkability. The subject parcel would be serviced with water off 20th street, and sanitary off of 23rd street. Stormwater would connect internally onsite with infiltration.

Building Articulation

Vertical bays, colour modulation, balcony repetition, and changes in material create rhythm and break up the building's length. The entry canopy and transparent ground floor highlight the front door, and no blank walls face public areas. This aligns with the form-and-character guidelines for articulation and façade interest.

Features

Frequent windows and balconies provide strong natural surveillance over the site, supporting CPTED principles. The unit pattern suggests a mix of compact apartments suitable for seniors, and small households—exactly the demographic medium-density areas are intended to support.

Materials

A durable palette—masonry at the base and panelized cladding above—delivers longevity while colour changes help visually segment the building. The grounded darker base with lighter upper massing produces a compatible and context-sensitive appearance.

VARIANCE

To permit the proposed development, a variance is required to Bylaw 6000 for the MSH – Medium Scale Housing zone (Section 9.5). The zone permits a maximum density of 3.0 FAR and a maximum building height of 30 m (6 storeys). The project remains fully compliant with the 30 m height limit but requires a variance to increase the number of storeys from six to eight.

Although the building includes two additional storeys, the overall massing has been carefully designed to remain within the permitted height and to fit comfortably within the Medium Density Residential policy framework. The upper floors are integrated into a balanced, mid-rise form using strong horizontal datums, a clearly defined podium, and colour transitions that visually reduce perceived height. Vertical bays and façade modulation break up the length of the building and help the upper levels recede, ensuring the additional floors do not create a visually dominant or overbearing presence

The design therefore maintains the intent of the MSH zone: a mid-rise apartment building that supports efficient land use, provides much-needed housing supply, and reinforces the OCP's objectives for compact, complete neighbourhoods—while staying within the approved height envelope. By meeting all height requirements and managing scale through thoughtful design, the additional storeys achieve the desired density outcome without creating any negative form-and-character impacts.

HOUSING DEMAND

The proposed development directly contributes to Vernon's housing strategy by adding medium-density, multi-family rental housing—precisely the product the city's 2024 Housing Needs Report and Housing Action Plan identify as critical. The Report estimates that Vernon requires approximately 5,933 additional homes by 2031 and 11,484 by 2041 to meet growing demand.

Within that projected need, a significant portion is for market rental housing: around 21% of new units over the next decade are needed in that category.

By delivering a high-quality mid-rise apartment building in a designated medium-density location, our project helps achieve those targets: it increases supply, improves housing choice (especially for smaller households and renters), and supports the city's intent to intensify in neighbourhood areas with infrastructure capacity. Moreover, by offering efficient unit sizes, sustainable materials, and walkable street-front design, it aligns with the city's emphasis on affordability, livability, and compact growth.

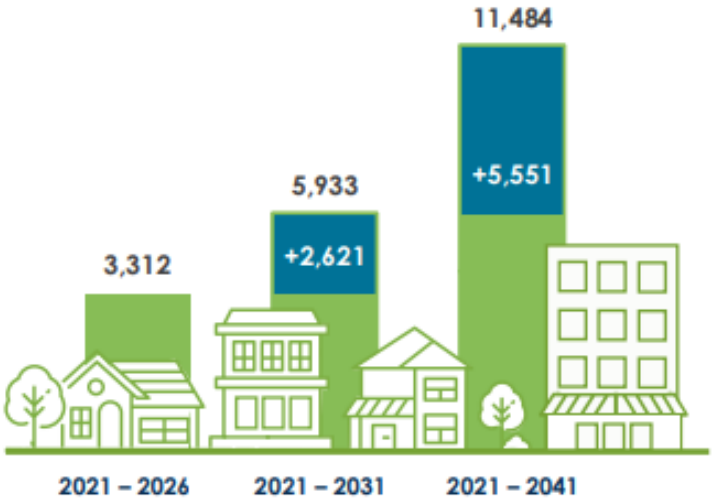


Figure 6: Graphic Illustration from City's Housing Needs Assessment.

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 reflects 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

Taken together, the land use response, architectural form, and density strategy demonstrate a development that fits both the letter and the spirit of Vernon's planning framework. The building delivers much-needed rental homes in a format the OCP explicitly encourages—compact, walkable, and designed to make efficient use of city infrastructure. The massing respects the Medium Density Residential intent, the variance remains fully within the height envelope, and the design tools used—stepping, articulation, grounded materials—ensure the building feels contextual rather than imposing.

At a time when Vernon faces a significant housing shortfall, this project contributes meaningful supply in exactly the scale, location, and form the Housing Needs Assessment highlights as essential. It is a thoughtful, well-designed mid-rise that supports neighbourhood livability, strengthens the city's rental stock, and advances long-term goals for complete communities. This is the right building in the right place at the right moment for Vernon's growth.

Included in the application package to support the submission are the following documents:

1. Application Cover Letter & Rationale

2. Application form
3. Agent Authorization Form
4. Certificate of Title
5. Functional Servicing Memo – McElhanney Inc
6. Geotechnical Report
7. RAPR Assessment Memo (forthcoming)
8. Architectural Package (elevations, Zoning Analysis, sections, site plan) – Dualita Architecture
9. Landscape Package – McElhanney Inc

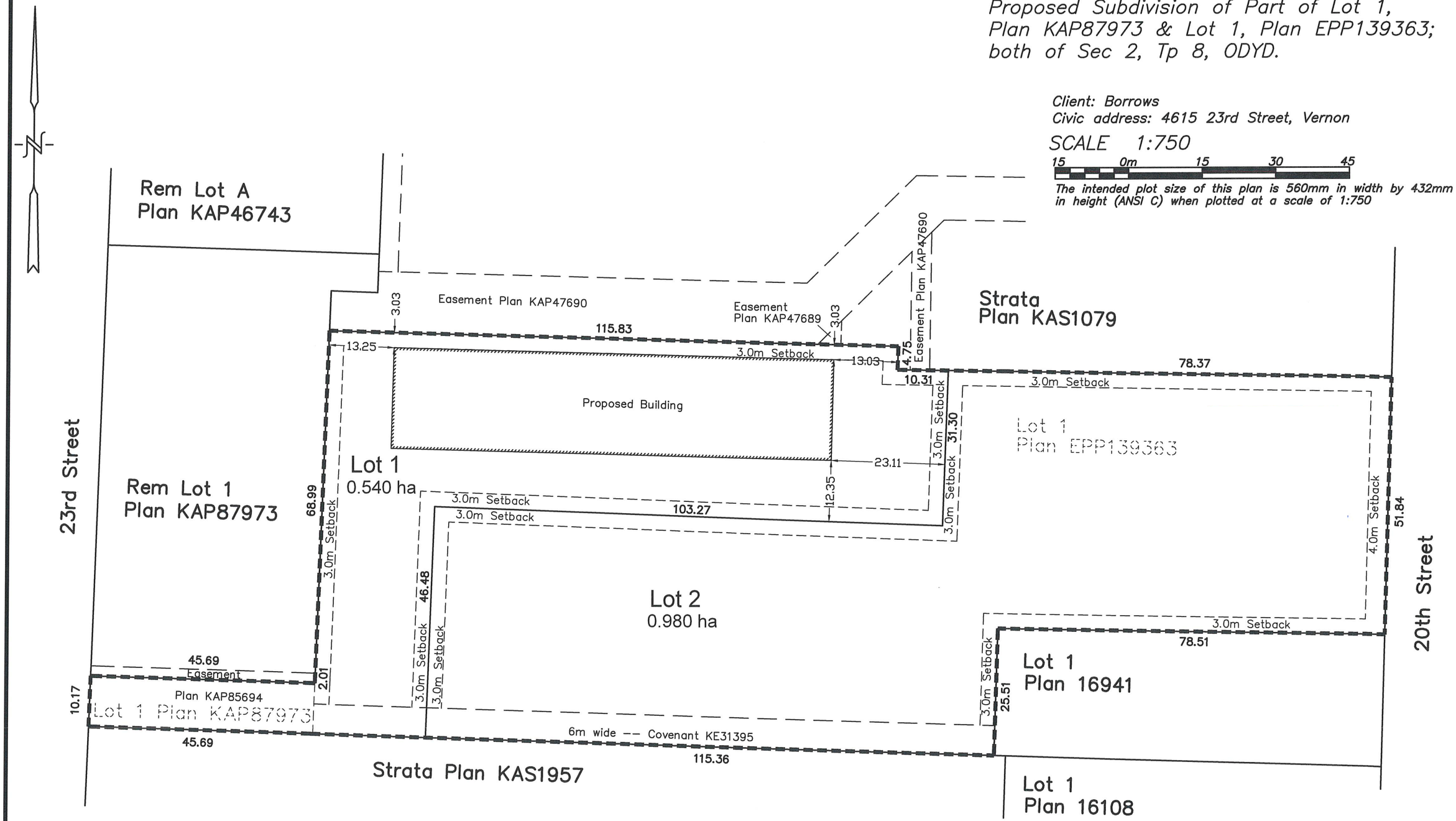
Proposed Subdivision of Part of Lot 1, Plan KAP87973 & Lot 1, Plan EPP139363; both of Sec 2, Tp 8, ODYD.

Client: Borrows
Civic address: 4615 23rd Street, Vernon

SCALE 1:750

15 0m 15 30 45

The intended plot size of this plan is 560mm in width by 432mm in height (ANSI C) when plotted at a scale of 1:750



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February 4, 2026 – reduced scale
January 16, 2026 – added proposed building
January 13, 2026 – proposed subdivision

russell shortt
land SURVEYORS
2801–32nd Street, Vernon, B.C. V1T 5L8
Phone: (250)545–0511 Email: jasons@jrshortt.ca

FILE: 30224

TROIKA - HALLMARK

ISSUED FOR DP REVIEW

Issue Date: MARCH 6, 2026

NOT FOR CONSTRUCTION



TROIKA zeidler ARCHITECTURE

CLIENT

TROIKA DEVELOPMENT
302, 554 LEON AVE., KELOWNA BC
troikadevelopments.com

ARCHITECTURAL

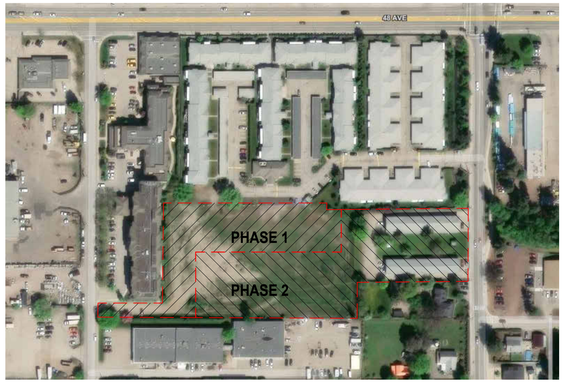
Zeidler Architecture Inc.
300 - 640 8 Avenue SW, Calgary, Alberta
zeidler.com

ARCHITECTURAL

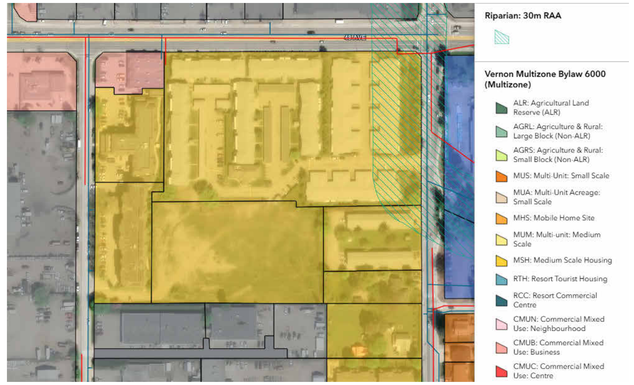
DP0.01 COVER SHEET
DP1.01 PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS
DP1.02 SITE PLAN
DP1.03 SITE PLAN - VECHILE PLANS
DP2.01 LEVEL 1 - OVERALL
DP2.02 LEVEL 2 - OVERALL
DP2.03 LEVEL 3 - OVERALL
DP2.04 ROOF - OVERALL
DP2.10 UNIT LAYOUTS
DP2.11 AMENITY PLAN
DP3.01 EXTERIOR ELEVATIONS
DP3.02 EXTERIOR ELEVATIONS
DP4.01 BUILDING SECTIONS

REGISTERED ARCHITECT
JAMES D. BROWN
BRITISH COLUMBIA
2026-03-17

Note: Artistic rendering only. Refer to plans and elevations for final design.



3 DP1.01 **BLOCK PLAN**
NOT TO SCALE



2 DP1.01 **ZONING PLAN**
NOT TO SCALE

DEVELOPMENT VARIANCES

VARIANCE & SECTION	DESCRIPTION
BUILDING HEIGHT SIZE OF BUILDING SECTION 9.5.6. - 30m (6 STOREYS)	THE PROPOSED DESIGN HAS 7 STOREYS OF RESIDENTIAL OVER 1 STOREY OF PARKADE, WHICH DEVIATES FROM THE ALLOWABLE 6 STOREY ABOVE 2 STOREYS OF ABOVE GRADE PARKADE. REQUESTING A VARIANCE TO ALLOW 1 STOREY OF RESIDENTIAL TO REPLACE 1 STOREY OF ABOVE GRADE PARKADE.
LANDSCAPE AREA SECTION 9.5.7.1. - MIN. 25% OF SITE	THE PROPOSED DESIGN DOES NOT ACHIEVE THE MINIMUM LANDSCAPE AREA OF 25%. PLEASE SEE LANDSCAPE DRAWINGS FOR DESIGNED PER CENTAGE. REQUESTING A VARIANCE TO ALLOW PROPOSED LANDSCAPING AREA.

PROJECT INFORMATION

OWNER: MIKE MOLNAR - HALLMARK COMMUNITIES INC.

DP APPLICANT: BRAD CLIFTON, TROIKA MANAGMENT CORP.

MUNICIPAL ADDRESS:
4615 23rd STREET, VERNON, BC, V1T 4K7

LEGAL ADDRESS:
LOT 1, SEC 2, TP 8, ODYD, PLAN EPP139363

PARCEL AREA:
5,894.85 m² (63,451.61 ft²)

LANDUSE BYLAW:
ZONING BYLAW 6000

ZONING (EXISTING):
MSH - MEDIUM SCALE HOUSING

GENERAL DESCRIPTION:
MULTI-UNIT RESIDENTIAL BUILDING OVER 1 STOREY OF ENCLOSED PARKADE.

PRINCIPAL USES / FLOOR: RESIDENTIAL

UNIT TYPE BREAKDOWN:

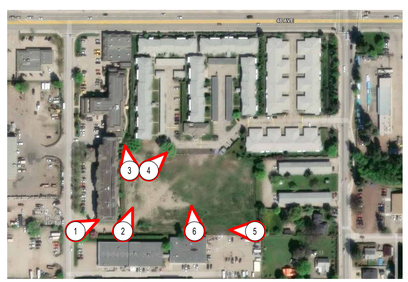
Level	1-BED	2-BED	TOTAL
LEVEL 2	10	4	14
LEVEL 3	16	6	22
LEVEL 4	16	6	22
LEVEL 5	16	6	22
LEVEL 6	16	6	22
LEVEL 7	16	6	22
LEVEL 8	16	6	22
	106	40	146

GROSS BUILDING		GROSS SITE		COVERAGE
AREA m²	AREA ft²	AREA m²	AREA ft²	PERCENTAGE
1807.30 m²	19454 ft²	5894.85 m²	63452 ft²	31%

CLAUSE	REQUIREMENT	PROVIDED
FLOOR AREA RATIO (F.A.R.): (9.5.3. DENSITY OF HOUSING USE)	MAXIMUM 3.0 F.A.R. (5,894.85 x 3.0 = 17,684.55 m²)	GROSS FLOOR AREA / FAR LEVEL 1: 2103.6 m² / 22643.09 ft² LEVEL 2: 1674.0 m² / 18018.82 ft² LEVEL 3: 1629.9 m² / 17544.22 ft² LEVEL 4: 1629.9 m² / 17544.22 ft² LEVEL 5: 1629.9 m² / 17544.22 ft² LEVEL 6: 1629.9 m² / 17544.22 ft² LEVEL 7: 1629.9 m² / 17544.22 ft² LEVEL 8: 1629.9 m² / 17544.22 ft² GRAND TOTAL: 13557.1 m² / 145927.22 ft² FAR: 2.30
SETBACKS: (9.5.5. SITING OF BUILDING)	LOT LINE ABUTTING A: LOT MINIMUM SETBACK TO DWELLING UNITS = 3.0 m FRONT SETBACK (WEST) = 3.0 m SIDE SETBACK (NORTH & SOUTH) = 3.0 m REAR SETBACK (EAST) = 3.0 m	FRONT SETBACK (WEST) = 3.0 m SIDE SETBACK (NORTH & SOUTH) = 3.0 m REAR SETBACK (EAST) = 3.0 m
BUILDING HEIGHT (9.5.6. SIZE OF BUILDING)	MAX. BUILDING HEIGHT: DWELLNG UNITS = 30.0 m	GREATEST BUILDING HEIGHT = 26.6 m
AMENITY SPACE: (9.5.7. DEVELOPMENT REGULATIONS)	THE REQUIRED MINUMUM AMENITY: (10 m² / 1-BED UNIT) x (106 1-BED UNITS) = 1,060 m² (15 m² / 2-BED UNIT) x (40 2-BED UNITS) = 600 m² TOTAL = 1,660 m² A MINIMUM OF 4 m² PER DWELLING UNIT OF THE REQUIRED AMNEITY AREA MUST BE CONFIGURED AS COMMON AMENITY AREA THAT IS ACCESSIBLE TO ALL RESIDENTAS AND MUST NOT BE LOCATED WITHIN THE REQUIRED SETBACKS. MIN. COMMON AMENITY AREA = 4 m² x 146 = 584 m²	AMENITY SPACE PROVIDED: BALCONY: ADMENITY PRIVAT: 779.0 m² / 8385.45 ft² ENTRY PLAZA: ADMENITY COMMON: 311.2 m² / 3349.65 ft² CAFE / SNACK BAR: ADMENITY COMMON: 50.3 m² / 541.80 ft² GYM: ADMENITY COMMON: 130.3 m² / 1402.77 ft² LOBBY: ADMENITY COMMON: 75.1 m² / 808.78 ft² LOUNGE: ADMENITY COMMON: 91.4 m² / 983.53 ft² PARTY ROOM: ADMENITY COMMON: 141.7 m² / 1524.85 ft² SCOOTER STORAGE: ADMENITY COMMON: 26.4 m² / 283.94 ft² THEATER: ADMENITY COMMON: 85.0 m² / 914.65 ft² WC: ADMENITY COMMON: 12.8 m² / 138.24 ft² 1703.3 m² / 18333.66 ft²
MOTOR VEHICLE PARKING REQUIREMENTS: (TABLE 7.2; 7.3; 7.7)	MULTI-RESIDENTIAL DEVELOPMENT 0.5 RESIDENT PARKING STALLS PER UNIT x 146 = 73 VISITOR PARKING: 71 to 80 STALLS = 10 VISITOR STALLS TOTAL = 83 ACCESSIBLE STALLS: 76 TO 100 STALLS = 4 ACCISSIBLE STALLS	VEHICULAR PARKING PROVIDED: ACCESSIBLE: 3 PARKADE: 47 SURFACE: 32 VISITOR: 9 VISITOR - ACCESSIBLE: 1 92
BICYCLE PARKING REQUIREMENTS: (TABLE 7.7)	LONG-TERM BICYCLE PARKING STALLS REQ'D: = 1.0 PER 2 UNIT = 146 / 2 = 73 SHORT-TERM BICYCLE STALLS PER UNIT = 1.0 PER 5 UNIT = 146 / 5 = 29.2 = ~29 10% OF BIKE STALLS TO BE INCLUSIVE ELECTRIFIED STALL = 4 + (73/5) = 14.6 = ~15 LOCKERS OR CUBBIES = 0.5 PER STALL = 73 x 0.5 = 36.5 = ~37 BIKE WASH AND REPAIR STATION = 1	BICYCLE PARKING PROVIDED: LONG-TERM BICYCLE STALLS PROVIDED: 8 INCLUSIVE STALLS 38 FLOOR MOUNTED 47 WALL MOUNTED (PARKING STALLS) TOTAL = 93 SHORT-TERM BICYCLE STALLS PROVIDED: 4 INCLUSIVE 18 FLOOR MOUNTED (WEST) 8 FLOOR MOUNTED (EAST) TOTAL = 30

AREA SCHEDULE (RENTABLE)

LEVEL	GROSS FLOOR AREA		RESIDENTIAL (LEASABLE) 1 BED		RESIDENTIAL (LEASABLE) 2 BED		TOTAL (LEASABLE)		AMENITIES		RESIDENTIAL (NON-LEASABLE)		TOTAL (NON-LEASABLE)	
	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²	m²	ft²
LEVEL 1	2103.6 m²	22643.09 ft²	0.0 m²	0 ft²	0.0 m²	0 ft²	0.0 m²	0 ft²	550.0 m²	5920 ft²	1553.6 m²	16723 ft²	2103.6 m²	22643 ft²
LEVEL 2	1674.0 m²	18018.82 ft²	578.1 m²	6223 ft²	347.1 m²	3736 ft²	925.2 m²	9959 ft²	461.2 m²	4964 ft²	287.6 m²	3096 ft²	748.8 m²	8060 ft²
LEVEL 3	1629.9 m²	17544.22 ft²	912.2 m²	9819 ft²	506.8 m²	5456 ft²	1419.0 m²	15274 ft²	0.0 m²	0 ft²	210.9 m²	2270 ft²	210.9 m²	2270 ft²
LEVEL 4	1629.9 m²	17544.22 ft²	912.2 m²	9819 ft²	506.8 m²	5456 ft²	1419.0 m²	15274 ft²	0.0 m²	0 ft²	210.9 m²	2270 ft²	210.9 m²	2270 ft²
LEVEL 5	1629.9 m²	17544.22 ft²	912.2 m²	9819 ft²	506.8 m²	5456 ft²	1419.0 m²	15274 ft²	0.0 m²	0 ft²	210.9 m²	2270 ft²	210.9 m²	2270 ft²
LEVEL 6	1629.9 m²	17544.22 ft²	912.2 m²	9819 ft²	506.8 m²	5456 ft²	1419.0 m²	15274 ft²	0.0 m²	0 ft²	210.9 m²	2270 ft²	210.9 m²	2270 ft²
LEVEL 7	1629.9 m²	17544.22 ft²	912.2 m²	9819 ft²	506.8 m²	5456 ft²	1419.0 m²	15274 ft²	0.0 m²	0 ft²	210.9 m²	2270 ft²	210.9 m²	2270 ft²
LEVEL 8	1629.9 m²	17544.22 ft²	912.2 m²	9819 ft²	506.8 m²	5456 ft²	1419.0 m²	15274 ft²	0.0 m²	0 ft²	210.9 m²	2270 ft²	210.9 m²	2270 ft²
GRAND TOTAL	13557.1 m²	145927.22 ft²	6051.3 m²	65135 ft²	3388.1 m²	36470 ft²	9439.4 m²	101605 ft²	1011.2 m²	10884 ft²	3106.5 m²	33436 ft²	4117.7 m²	44322 ft²















1 DP1.01 **SITE PHOTOS**
SCALE: 6" = 1'-0"

zeidler ARCHITECTURE
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zeidler.com

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NO.	ISSUE/ REVISION	DATE
A	ISSUED FOR DP RESPONSE	2026-03-16

SEAL
REGISTERED ARCHITECT JAMES D. BROWN BRITISH COLUMBIA
2026-03-17

PROJECT
Troika – Hallmark

PROJECT ADDRESS
302 – 554 Leon Ave
Kelowna, British Columbia
Canada V1Y 6J6

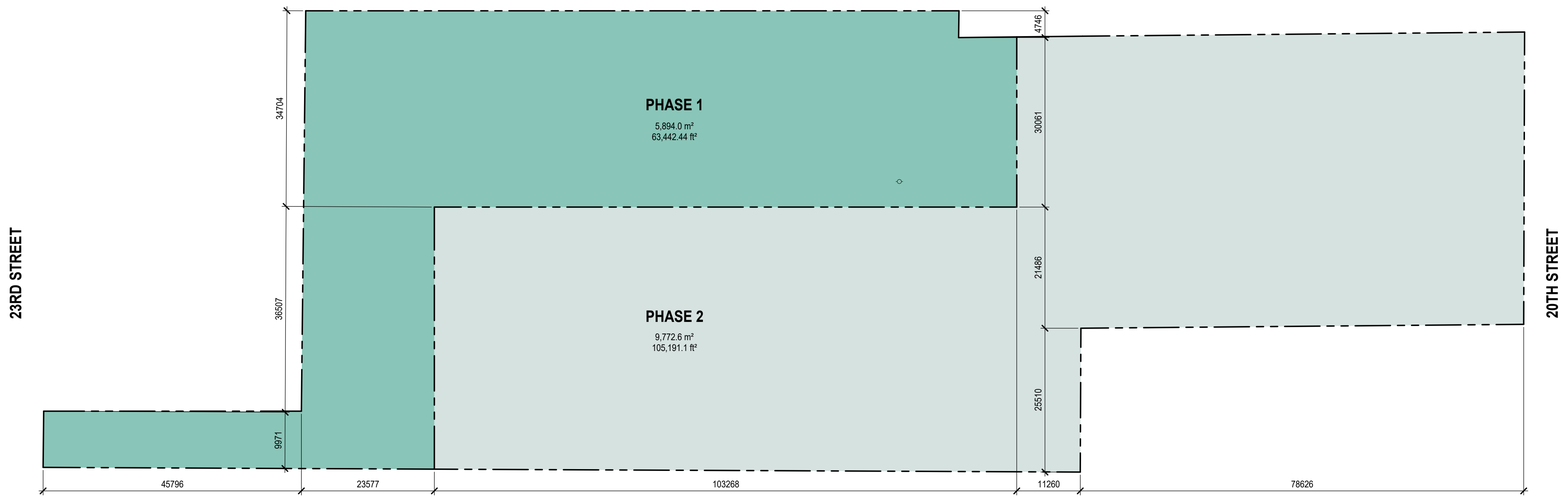
TITLE
PROJECT + BYLAW INFO., BLOCK PLAN & SITE PHOTOS

PROJECT NO.	SCALE	DRAWN	CHECKED
26-20011	As indicated	Author	Checker

DRAWING NO.
DP1.01
REVISION NO. A

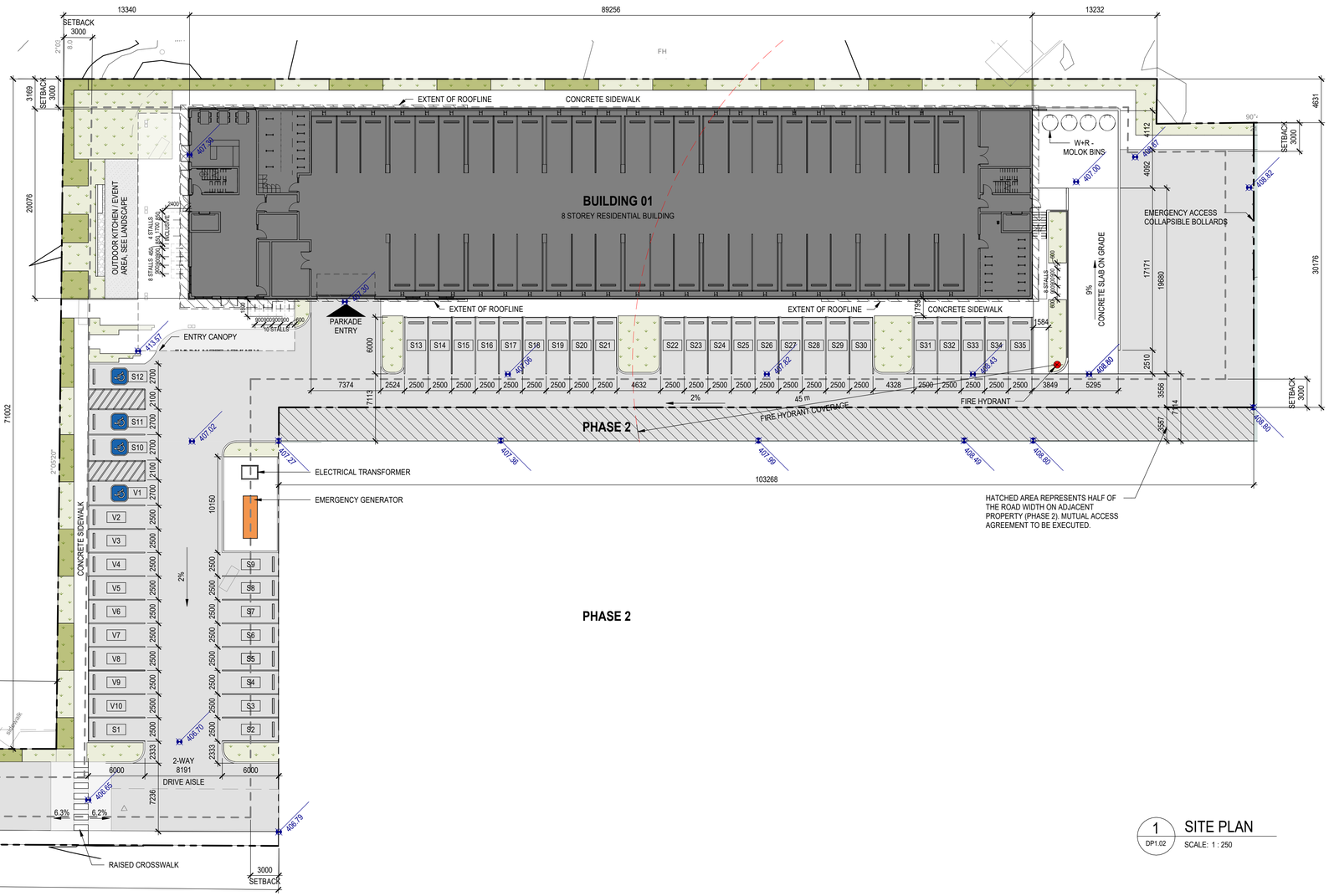
NOT FOR CONSTRUCTION

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2 DP1.02 SITE PHASING PLAN

SCALE: 1 : 500



1 DP1.02 SITE PLAN

SCALE: 1 : 250

TRUE NORTH

zeidler ARCHITECTURE

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zeidler.com

TROIKA

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NO.	ISSUE/ REVISION	DATE
A	ISSUED FOR DP RESPONSE	2026-03-16

SEAL

REGISTERED ARCHITECT JAMES G. BROWN BRITISH COLUMBIA

2026-03-17

PROJECT

Troika – Hallmark

PROJECT ADDRESS

302 – 554 Leon Ave
Kelowna, British Columbia
Canada V1Y 6J6

TITLE

SITE PLAN

PROJECT NO.	SCALE	DRAWN	CHECKED
26-20011	As indicated	SRB	Checker

DRAWING NO.

DP1.02

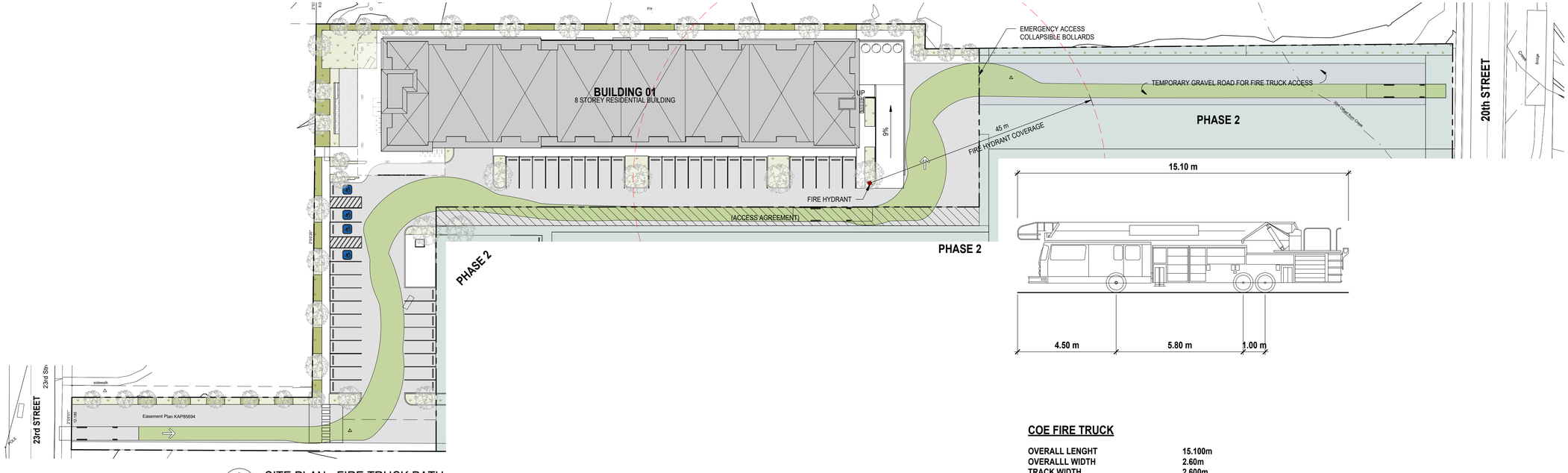
REVISION NO.

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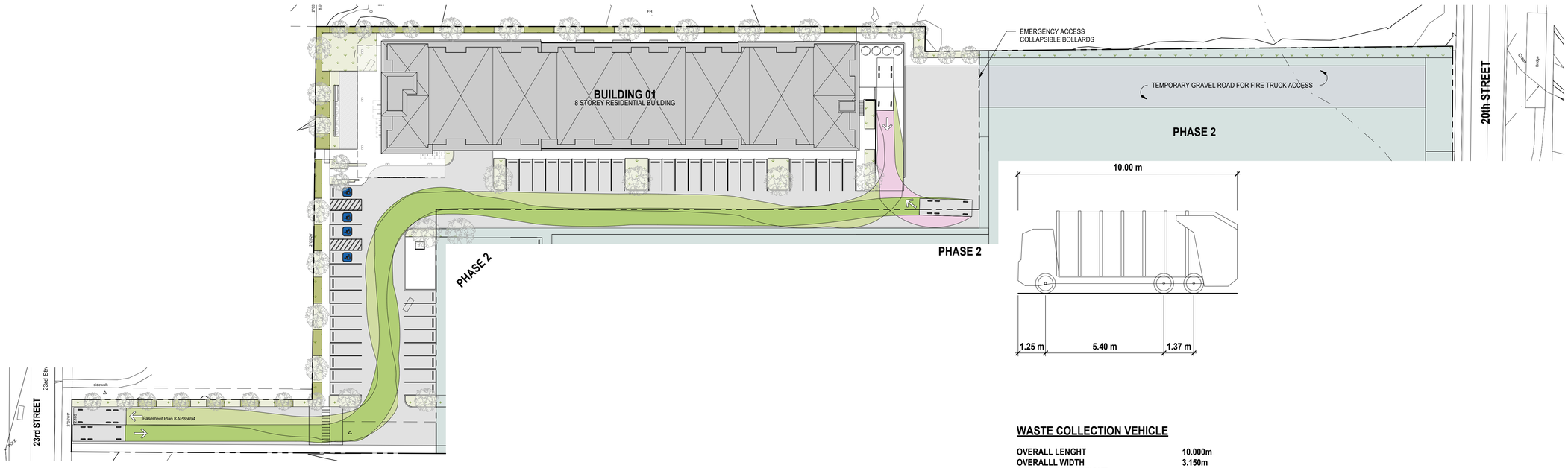


2 DP1.03 SITE PLAN - FIRE TRUCK PATH

SCALE: 1 : 400

COE FIRE TRUCK

OVERALL LENGHT	15.100m
OVERALLL WIDTH	2.60m
TRACK WIDTH	2.600m
LOCK-TO-LOCK TIME	6.00s
TURNING RADIUS	12.800m
MAC STEERING ANGEL	44.00°



1 DP1.03 SITE PLAN - GARBAGE TRUCK PATH

SCALE: 1 : 400

WASTE COLLECTION VEHICLE

OVERALL LENGHT	10.000m
OVERALLL WIDTH	3.150m
OVERALL BODY HEIGHT	3.769m
TRACK WIDTH	2.600m
LOCK-TO-LOCK TIME	4.00s
TURNING RADIUS	12.800m

TRUE NORTH

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NO.	ISSUE/ REVISION	DATE
A	ISSUED FOR DP RESPONSE	2026-03-16

SEAL

REGISTERED ARCHITECT JAMES D. BROWN BRITISH COLUMBIA

2026-03-17

PROJECT

Troika – Hallmark

PROJECT ADDRESS

302 – 554 Leon Ave
Kelowna, British Columbia
Canada V1Y 6J6

TITLE

SITE PLAN - VECHILE PLANS

PROJECT NO.	SCALE	DRAWN	CHECKED
26-20011	As indicated	Author	Checker

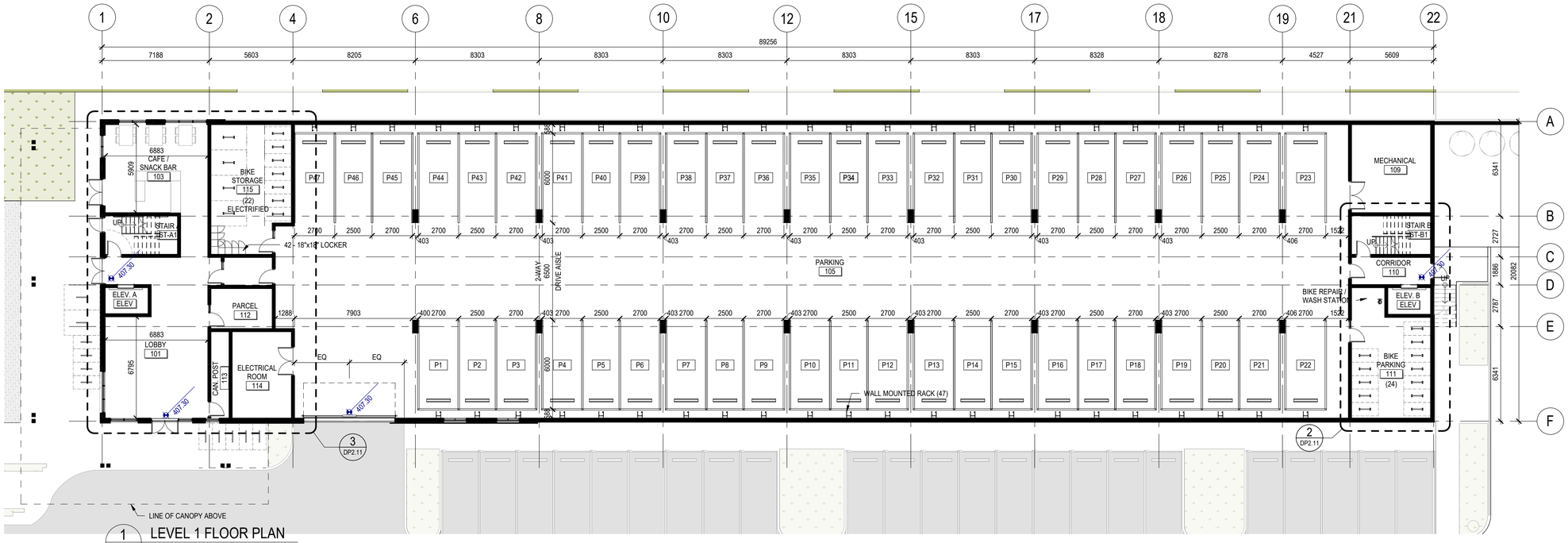
DRAWING NO. DP1.03

REVISION NO. A

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1 DP2.01 LEVEL 1 FLOOR PLAN

SCALE: 1 : 150

TRUE NORTH

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NO.	ISSUE/ REVISION	DATE
A	ISSUED FOR DP RESPONSE	2026-03-16

SEAL

REGISTERED ARCHITECT JAMES D. BROWN BRITISH COLUMBIA

2026-03-17

PROJECT

Troika – Hallmark

PROJECT ADDRESS

302 – 554 Leon Ave
Kelowna, British Columbia
Canada V1Y 6J6

TITLE

LEVEL 1 - 0VERALL

PROJECT NO.	SCALE	DRAWN	CHECKED
26-20011	1 : 150	Author	Checker

DRAWING NO.

DP2.01

REVISION NO.

A

NOT FOR CONSTRUCTION

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1 DP3.01 **SOUTH ELEVATION**

SCALE: 1 : 200



2 DP3.01 **WEST ELEVATION**

SCALE: 1 : 200

MATERIAL LEGEND

1	BRICK VENEER (RUNNING BOND) COLOUR: PEWTER TEXTURE: MISSION	2	FIBER CEMENT HORIZONTAL LAP SIDING COLOUR: SUMMER WHEAT (WOODTONE)	3	FIBER CEMENT PANEL COLOUR: COBBLE STONE
4	FIBER CEMENT PANEL COLOUR: NIGHT GRAY	5	PREFINISHED METAL WALL PANEL COLOUR: SAGE GREEN ORIENTATION: VERTICAL		
6	ALUMINUM STOREFRONT GLAZING SYSTEM C/W CLEAR GLAZING - COLOUR: BLACK	7	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK	8	HOLLOW METAL DOOR AND STEEL FRAME COLOUR: TO MATCH ADJACENT CLADDING





SOUTH PERSPECTIVE - CONCEPTUAL RENDERING

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NO.	ISSUE/ REVISION	DATE
A	ISSUED FOR DP RESPONSE	2026-03-16

SEAL

REGISTERED ARCHITECT JAMES D. BRADSHAW BRITISH COLUMBIA

2026-03-17

PROJECT

Troika – Hallmark

PROJECT ADDRESS

302 – 554 Leon Ave
Kelowna, British Columbia
Canada V1Y 6J6

TITLE

EXTERIOR ELEVATIONS

PROJECT NO.	SCALE	DRAWN	CHECKED
26-20011	As indicated	Author	Checker

DRAWING NO. **DP3.01**

REVISION NO. A

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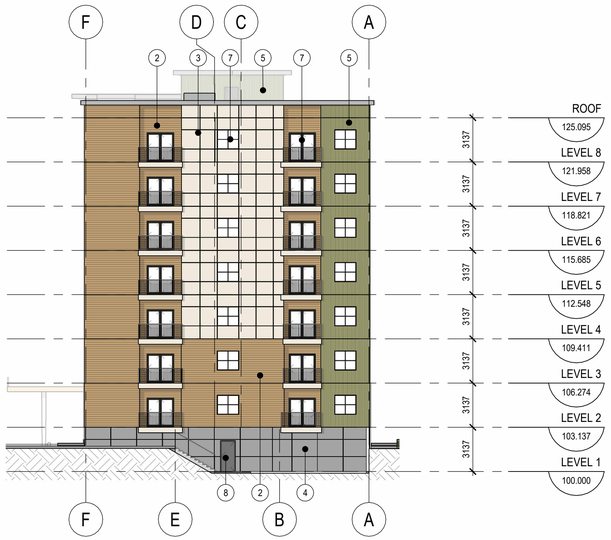
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1 DP3.02 NORTH ELEVATION

SCALE: 1 : 200



2 DP3.02 EAST ELEVATION

SCALE: 1 : 200



NW PERSPECTIVE - CONCEPTUAL RENDERING

MATERIAL LEGEND

1	BRICK VENEER (RUNNING BOND) COLOUR: PEWTER TEXTURE: MISSION	2	FIBER CEMENT HORIZONTAL LAP SIDING COLOUR: SUMMER WHEAT (WOODTONE)	3	FIBER CEMENT PANEL COLOUR: COBBLE STONE
4	FIBER CEMENT PANEL COLOUR: NIGHT GRAY	5	PREFINISHED METAL WALL PANEL COLOUR: SAGE GREEN ORIENTATION: VERTICAL		
6	ALUMINUM STOREFRONT GLAZING SYSTEM C/W CLEAR GLAZING - COLOUR: BLACK	7	VINYL WINDOWS AND DOORS C/W CLEAR GLAZING - COLOUR: BLACK	8	HOLLOW METAL DOOR AND STEEL FRAME COLOUR: TO MATCH ADJACENT CLADDING

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2026-03-17

PROJECT

Troika – Hallmark

PROJECT ADDRESS

302 – 554 Leon Ave
Kelowna, British Columbia
Canada V1Y 6J6

TITLE

EXTERIOR ELEVATIONS

PROJECT NO.	SCALE	DRAWN	CHECKED
26-20011	As indicated	Author	Checker

DRAWING NO.

DP3.02

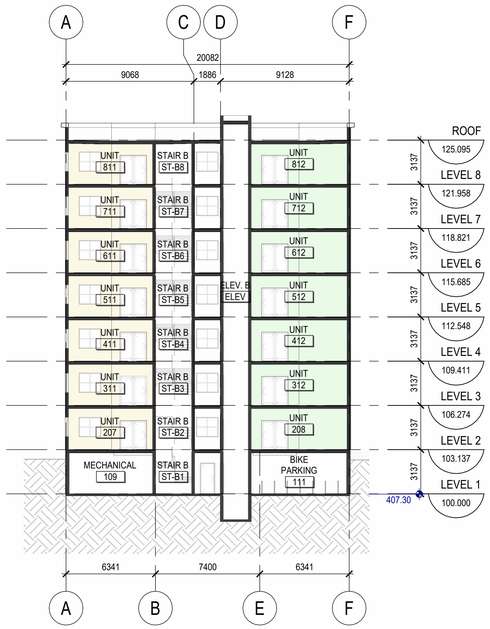
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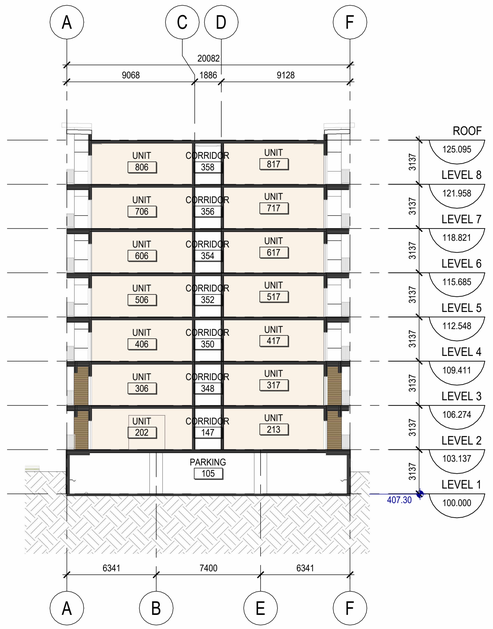
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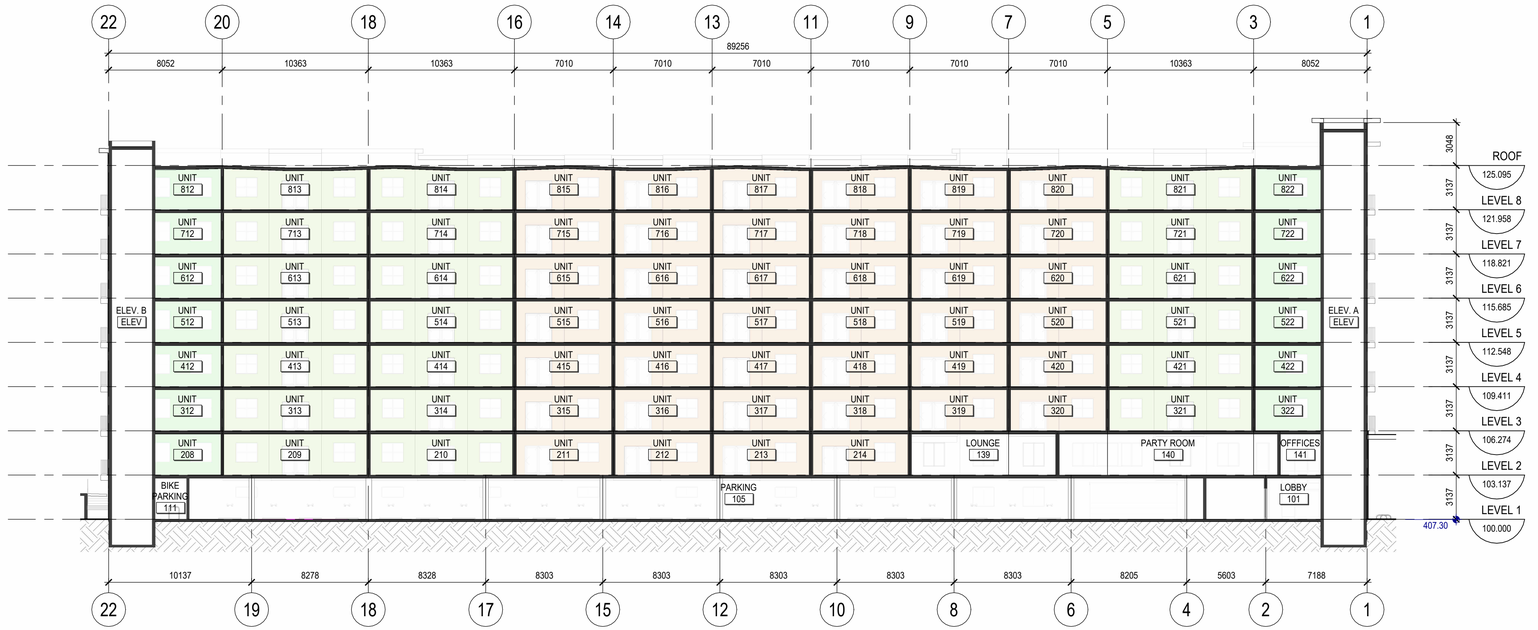
3 DP4.01 BUILDING SECTION

SCALE: 1 : 200



2 DP4.01 BUILDING SECTION

SCALE: 1 : 200



1 DP4.01 BUILDING SECTION

SCALE: 1 : 200

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NO.	ISSUE/ REVISION	DATE
A	ISSUED FOR DP RESPONSE	2026-03-16

SEAL

REGISTERED ARCHITECT JAMES D. BROWN BRITISH COLUMBIA

2026-03-17

PROJECT

Troika – Hallmark

PROJECT ADDRESS

302 – 554 Leon Ave
Kelowna, British Columbia
Canada V1Y 6J6

TITLE

BUILDING SECTIONS

PROJECT NO.	SCALE	DRAWN	CHECKED
26-20011	1 : 200	Author	Checker

DRAWING NO.

DP4.01

REVISION NO.

A

NOT FOR CONSTRUCTION

TDL ISSUE - 2021-05-31

Client: **HALLMARK COMMUNITIES INC.**

UNIT 100 - 9622 HILL DRIVE,
COLDSTREAM, BC, V1B 0B1

Description: **MULTI-FAMILY DEVELOPMENT**

4706 20TH STREET, VERNON, BC V1T 4E5

Discipline: **LANDSCAPE ARCHITECTURE**

ML Project No: 2431-60167-00

Status: ISSUED FOR DEVELOPMENT PERMIT

MARCH 13, 2026

DRAWING INDEX

L-000	COVER SHEET
L-101	OVERALL LANDSCAPE PLAN - PHASE 1
L-102	ENLARGED LANDSCAPE PLAN
L-201	LANDSCAPE ELEVATIONS
L-301	LANDSCAPE DETAILS - SOFTSCAPE AND HARDSCAPE
L-302	LANDSCAPE DETAILS - FURNITURE



LOCATION PLAN
SCALE N.T.S.

McElhanney

2281 Hunter Road, Kelowna, BC V1X 7C5
Tel. (250) 861-8783

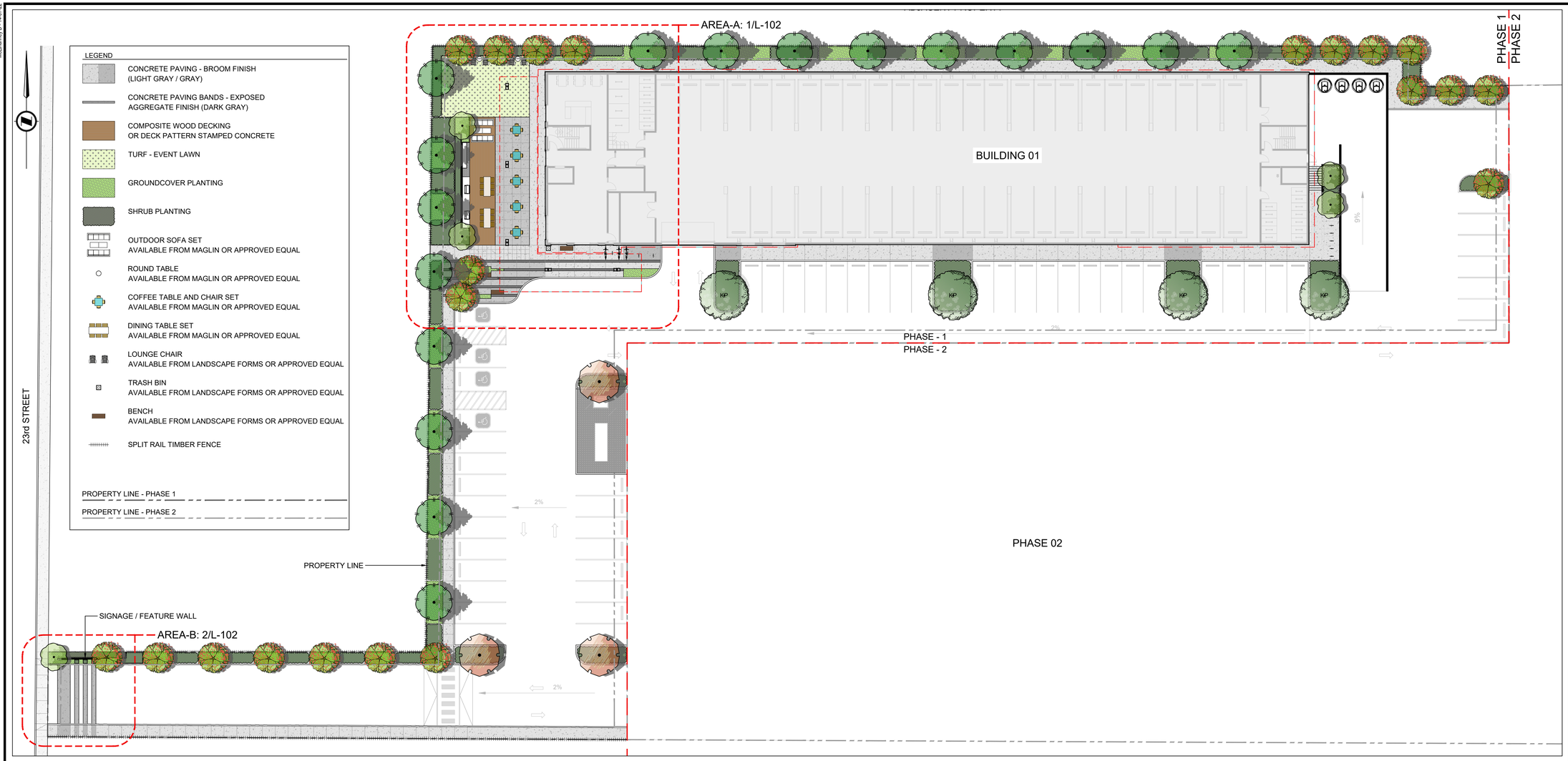
DP SUBMISSION
MARCH 13, 2026

Consultant: McElhanney

ML Project Number: 2431-60167-00

DATE: 2026-03-12 11:27 FILE: K:\2431\Projects\2431607670 Hallmark Communities - 4706 20th St\07_DRAWINGS\01_Sheets\2431607670-L00-COVER SHEET.dwg

McElhanney D - 14-07-22



LEGEND

- CONCRETE PAVING - BROOM FINISH (LIGHT GRAY / GRAY)
- CONCRETE PAVING BANDS - EXPOSED AGGREGATE FINISH (DARK GRAY)
- COMPOSITE WOOD DECKING OR DECK PATTERN STAMPED CONCRETE
- TURF - EVENT LAWN
- GROUNDCOVER PLANTING
- SHRUB PLANTING
- OUTDOOR SOFA SET AVAILABLE FROM MAGLIN OR APPROVED EQUAL
- ROUND TABLE AVAILABLE FROM MAGLIN OR APPROVED EQUAL
- COFFEE TABLE AND CHAIR SET AVAILABLE FROM MAGLIN OR APPROVED EQUAL
- DINING TABLE SET AVAILABLE FROM MAGLIN OR APPROVED EQUAL
- LOUNGE CHAIR AVAILABLE FROM LANDSCAPE FORMS OR APPROVED EQUAL
- TRASH BIN AVAILABLE FROM LANDSCAPE FORMS OR APPROVED EQUAL
- BENCH AVAILABLE FROM LANDSCAPE FORMS OR APPROVED EQUAL
- SPLIT RAIL TIMBER FENCE

PROPERTY LINE - PHASE 1

PROPERTY LINE - PHASE 2

LANDSCAPE PLAN - PHASE 1

SCALE 1:250

UTILITY LOCATES

NO RESPONSIBILITY IS IMPLIED OR ASSUMED BY THE ENGINEER/LANDSCAPE ARCHITECT AS TO THE LOCATION AND ELEVATION OF ANY UTILITY. THE CONTRACTOR IS RESPONSIBLE FOR DETERMINING THE EXISTENCE AND LOCATION OF ALL UTILITIES THAT MAY BE IMPACTED AND MUST CONTACT THE VARIOUS UTILITY COMPANIES FOR THIS SITE PRIOR TO COMMENCEMENT OF ANY OPERATIONS. PROVIDE ENGINEER/LANDSCAPE ARCHITECT WITH COPY OF ALL LOCATE REPORTS.

GENERAL NOTES

1. THIS DRAWING HAS BEEN PREPARED FOR REVIEW PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION.
2. LANDSCAPE AND CIVIL DRAWINGS SHALL BE COORDINATED. LANDSCAPE GRADING SHALL CONFORM TO THE SITE GRADING AND DRAINAGE CIVIL DRAWINGS. ENSURE POSITIVE DRAINAGE ON WALKWAY AND SURROUNDING LANDSCAPE.
3. LOCATION OF UNDERGROUND UTILITIES TO BE CONFIRMED PRIOR TO COMMENCEMENT OF LANDSCAPE WORKS.
4. ALL LANDSCAPE AREAS SHALL BE AUTOMATICALLY IRRIGATED, AUTOMATED IRRIGATION AS PER IRRIGATION DRAWINGS.
5. VERIFY ALL DIMENSIONS, ELEVATIONS, AND DATUM. REPORT ANY ERRORS AND/OR DISCREPANCIES TO THE OWNER PRIOR TO CONSTRUCTION.
6. DO NOT SCALE DRAWINGS.
7. ALL DIMENSIONS IN MILLIMETERS UNLESS OTHERWISE NOTED.

PLANTING NOTES

1. ALL LANDSCAPING WORK AND MATERIALS SHALL CONFORM TO THE LATEST EDITION OF THE CANADIAN LANDSCAPE STANDARD AND BE IN ACCORDANCE WITH CITY OF KELOWNA STANDARDS/GUIDELINES.
2. ALL PLANT MATERIAL TO COME FROM A CERTIFIED DISEASE-FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.
3. ALL PLANTING BED AND TREE WELLS TO HAVE A MINIMUM OF 75mm DEEP BARK MULCH. ENSURE CLEAR RADIUS OF 100mm AROUND PLANT STEM.
4. SOD TO BE NO.1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE DROUGHT TOLERANT.
5. STAKE TREE LOCATIONS AND BED EDGES FOR APPROVAL BY LANDSCAPE ARCHITECT.
6. PROVIDE GROWING MEDIUM DEPTHS/VOLUMES AS FOLLOWS:
   TREES - 1000mm DEPTH
   PLANTING BEDS (SHRUBS | PERENNIALS) - 450mm CONTINUOUS DEPTH
   LAWN - 150mm CONTINUOUS DEPTH

LEGEND - TREE PLANTING

- GOLDEN RAIN TREE *Koelreuteria paniculata*
- AUTUMN BLAZE MAPLE *Acer x freemanii Jeffersred*
- SKYLINE HONEY LOCUST *Gleditsia triacanthos var. inermis 'Skycole'*
- NORWAY MAPLE *Acer platanoides*
- JAPANESE TREE LILAC *Syringa reticulata*

PLANT IMAGE

TREES


GOLDENRAIN TREE


AUTUMN BLAZE MAPLE


SKYLINE HONEY LOCUST


NORWAY MAPLE


JAPANESE TREE LILAC

SHRUBS


GOLDEN PRAIRIE FIRE DOGWOOD


MUGO PINE

PERENNIALS


KARL FOERSTER FEATHER REED GRASS

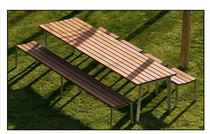

BLUE OAT GRASS


BLUE DUNE LYME GRASS

SITE FURNITURE IMAGES


BENCH


COFFEE TABLE AND CHAIR SET


DINING TABLE SET


BARBEQUE SET


LOUNGE CHAIRS


TRASH BIN


BIKE RACK


OUTDOOR SOFA SET

Rev	Date	Description	Drawn	Design	App'd
2	2026-03-13	ISSUED FOR DEVELOPMENT PERMIT	LJ	IM	SS
1	2025-11-24	ISSUED FOR CLIENT REVIEW	LJ	IM	SS

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0 1:250 10

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
2281 Hunter Road,
Kelowna, BC
Canada V1X 7C5
Tel 250 374 2200

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER STAN R. SIEMENS 622

Permit

PRELIMINARY NOT FOR CONSTRUCTION

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HALLMARK COMMUNITIES INC.
UNIT 100 - 9622 HILL DRIVE, COLDSTREAM, BC, V1B 0B1

4706 - 20th STREET, VERNON, BC
MULTI-FAMILY DEVELOPMENT

LANDSCAPE PLAN - PHASE 1

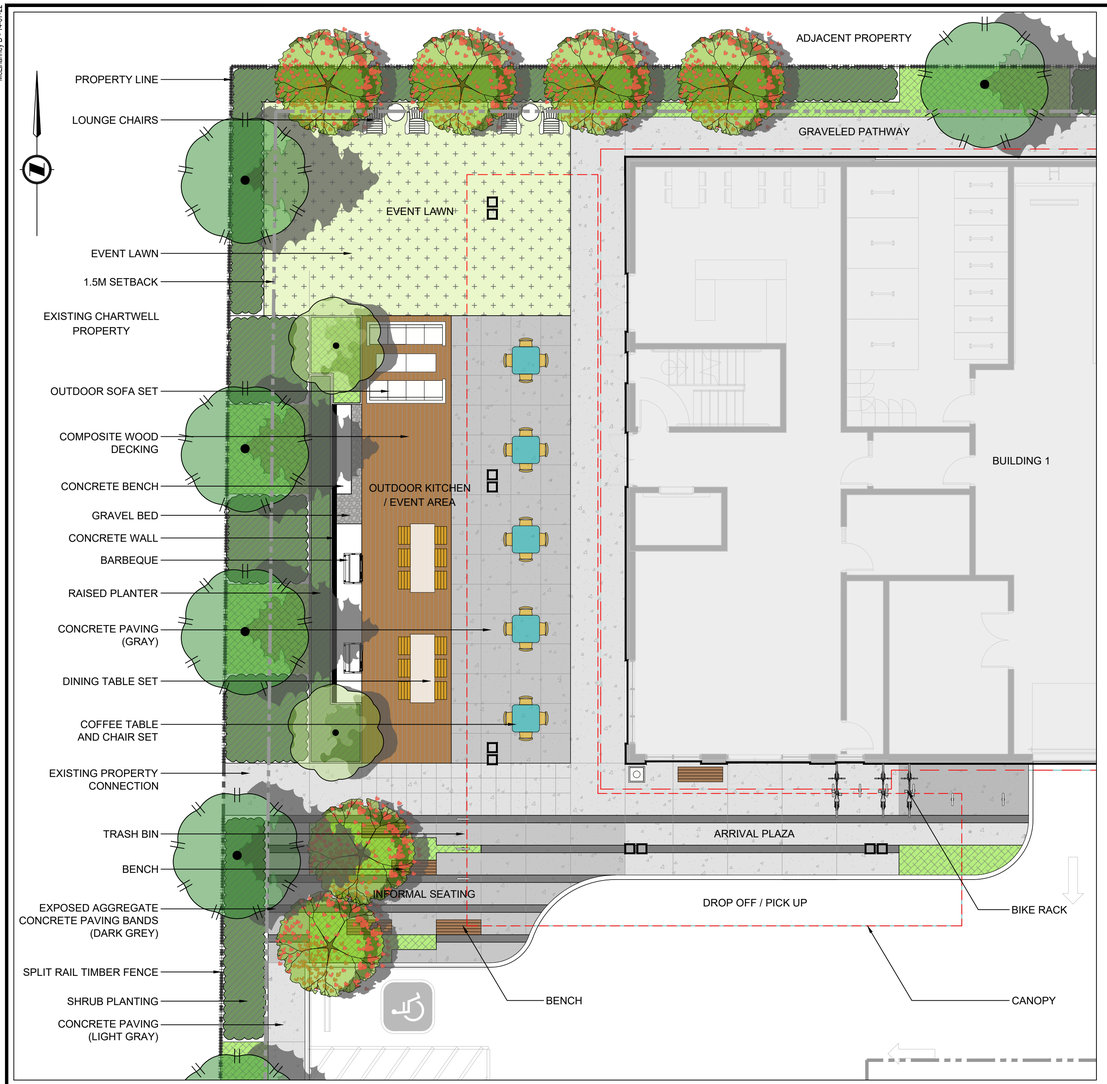
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Rev. PA

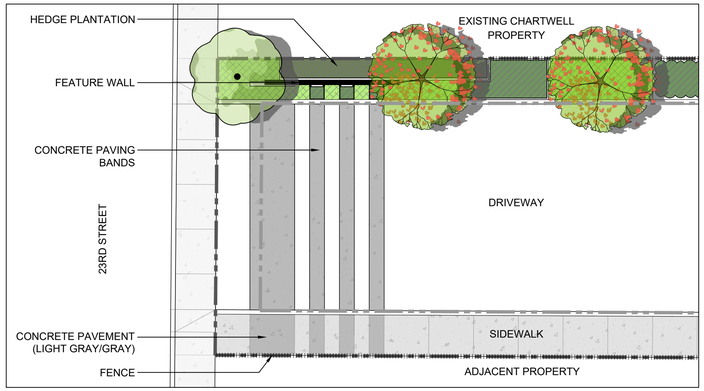
DESTROY ALL PRINTS BEARING PREVIOUS REVISION

McElhanney D - 14-07-22



1. ENLARGED LANDSCAPE PLAN - AREA 'A' OUTDOOR KITCHEN / EVENT AREA

SCALE 1:100



2.1. ENLARGED LANDSCAPE PLAN - AREA 'B' ENTRY FEATURE / SIGNAGE WALL

SCALE 1:100



2.2. ELEVATION - AREA 'B' ENTRY FEATURE / SIGNAGE WALL

SCALE 1:100

LEGEND

- CONCRETE PAVING - BROOM FINISH (LIGHT GRAY / GRAY)
- CONCRETE PAVING BANDS - EXPOSED AGGREGATE FINISH (DARK GRAY)
- COMPOSITE WOOD DECKING OR DECK PATTERN STAMPED CONCRETE
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- BENCH AVAILABLE FROM LANDSCAPE FORMS OR APPROVED EQUAL
- SPLIT RAIL TIMBER FENCE
- PROPERTY LINE - PHASE 1
- 1.5M SETBACK (PLANTING BASED LANDSCAPE)

UTILITY LOCATES

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- SKYLINE HONEY LOCUST *Gleditsia triacanthos var. inermis 'Skycole'*
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- JAPANESE TREE LILAC *Syringa reticulata*

PLANT IMAGE

TREES


GOLDENRAIN TREE


AUTUMN BLAZE MAPLE


SKYLINE HONEY LOCUST


NORWAY MAPLE


JAPANESE TREE LILAC

SHRUBS


GOLDEN PRAIRIE FIRE DOGWOOD


MUGO PINE

PERENNIALS


KARL FOERSTER FEATHER REED GRASS

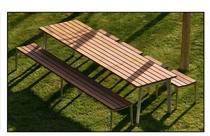

BLUE OAT GRASS

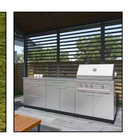

BLUE DUNE LYME GRASS

SITE FURNITURE IMAGES


BENCH


COFFEE TABLE AND CHAIR SET


DINING TABLE SET


BARBEQUE SET


LOUNGE CHAIRS


TRASH BIN


BIKE RACK


OUTDOOR SOFA SET

Rev	Date	Description	Drawn	Design	App'd
2	2026-03-13	ISSUED FOR DEVELOPMENT PERMIT	LJ	IM	SS
1	2025-11-24	ISSUED FOR CLIENT REVIEW	LJ	IM	SS

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0 1:100 5

ORIGINAL DWG SIZE: ANSI D (22" x 34")

McElhanney
2281 Hunter Road,
Kelowna, BC
Canada V1X 7C5
Tel 250 374 2200

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS REGISTERED MEMBER STAN R. SIEMENS 622

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HALLMARK COMMUNITIES INC.
UNIT 100 - 9622 HILL DRIVE, COLDSTREAM, BC, V1B 0B1

4706 - 20th STREET, VERNON, BC MULTI-FAMILY DEVELOPMENT

ENLARGED LANDSCAPE PLAN

Drawing No. L102

Project Number 24316016700

Rev. PA

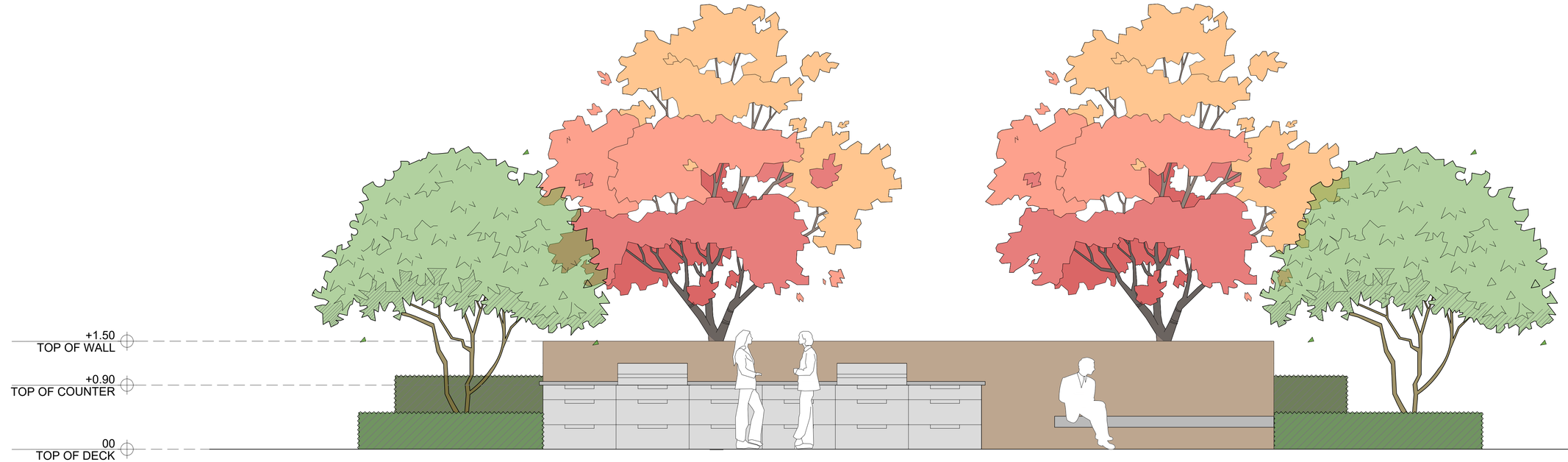
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McElhanney D - 14-07-22



1 / L201 ELEVATION A-A : ENTRY FEATURE WALL - 23RD STREET

SCALE 1:30



2 / L201 ELEVATION B-B: EVENT AREA - OUTDOOR KITCHEN AND LOUNGE

SCALE 1:30

Rev	Date	Description	Drawn	Design	App'd
2	2026-03-13	ISSUED FOR DEVELOPMENT PERMIT	LJ	IM	SS
1	2025-11-24	ISSUED FOR CLIENT REVIEW	LJ	IM	SS

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0 1:30 1.5

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McElhanney

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Kelowna, BC
Canada V1X 7C5
Tel 250 374 2200

BRITISH COLUMBIA SOCIETY OF LANDSCAPE ARCHITECTS
REGISTERED MEMBER
STAN R. SIEMENS
622

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HALLMARK COMMUNITIES INC.
UNIT 100 - 9622 HILL DRIVE, COLDSTREAM, BC, V1B 0B1

4706 - 20th STREET, VERNON, BC
MULTI-FAMILY DEVELOPMENT

LANDSCAPE ELEVATIONS

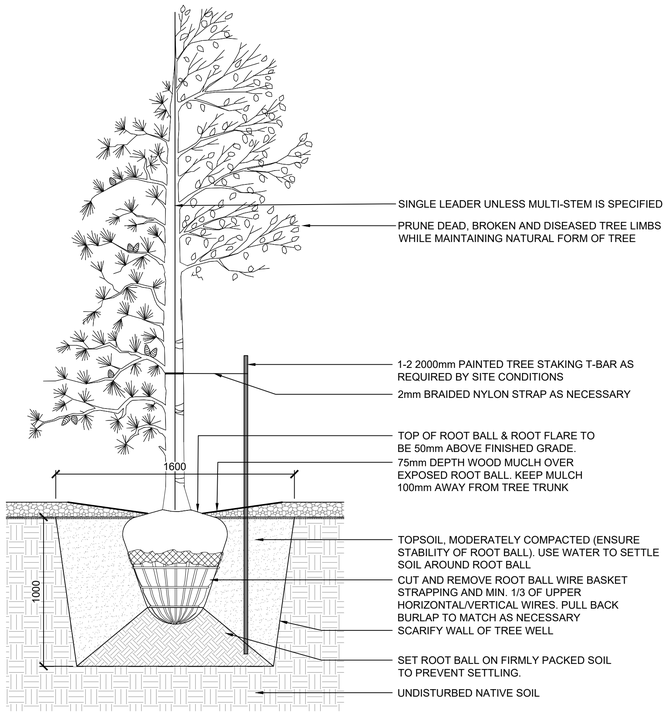
Drawing No.
L201

Project Number
24316016700

Rev.
PA

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McElhanney D - 14-07-22

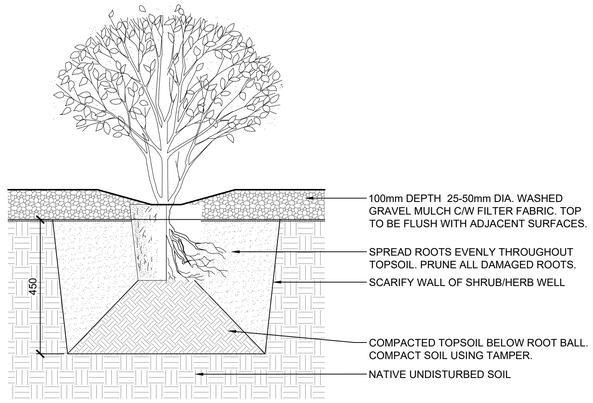


NOTES:

1. ALL TREE STAKES TO MAINTAIN 1.0m CLEARANCE FROM ALL U/G POWER, TELEPHONE & GAS ALIGNMENTS.
2. IF MINIMUM UTILITY SETBACKS PERMIT POSITION TREE STAKES INTO DIRECTION OF PREVAILING WINDS OR IF IN THE BOULEVARD THE STAKES SHOULD BE IN LINE WITH THE DIRECTION OF TRAFFIC.
3. DIG ALL ROOT HOLES BY HAND WHEN CLOSER THAN 1.0m TO U/G POWER, TELEPHONE AND GAS ALIGNMENTS (REFER TO SECTION 7.6.2 AND 7.6.3 WHEN CLEARANCE CANNOT BE MAINTAINED FOR ANY EXCAVATIONS).

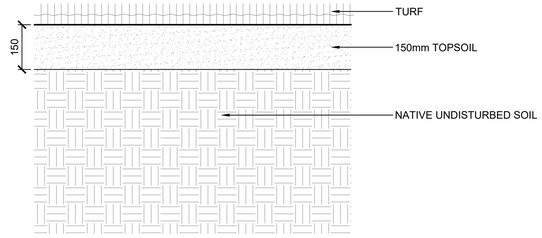
1 L301 TYPICAL TREE PLANTING DETAIL

SCALE 1:20



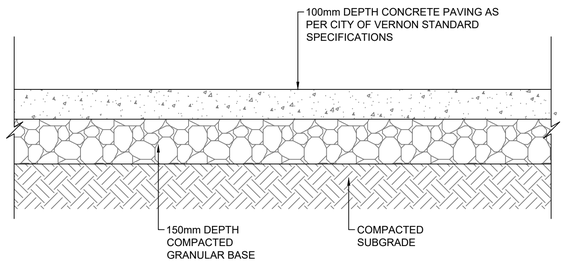
2 L301 TYPICAL SHRUB AND GROUNDCOVER PLANTING DETAIL

SCALE 1:10



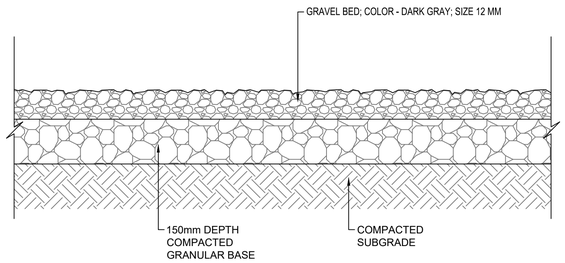
3 L301 TYPICAL LAWN DETAIL

SCALE 1:10



4 L301 TYPICAL CONCRETE PAVING DETAIL

SCALE 1:10



5 L301 TYPICAL GRAVEL BED DETAIL

SCALE 1:10

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UNIT 100 - 9622 HILL DRIVE, COLDSTREAM, BC, V1B 0B1

4706 - 20th STREET, VERNON, BC
MULTI-FAMILY DEVELOPMENT

LANDSCAPE DETAILS

Drawing No.
L301

Project Number
24316016700

Rev.
PA

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McElhanney [D - 14-07-22]



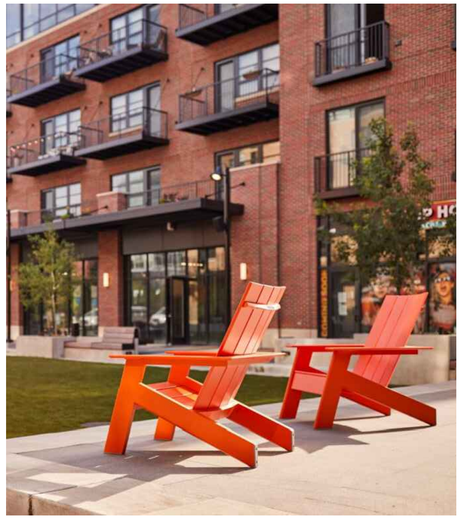
BENCH:
TYPE: FGP COLLECTION, BACKED 70"
SIZE: D28" X W70" X H30"
COLOUR: SILVER
MANUFACTURER: LANDSCAPE FORMS
(OR APPROVED EQUAL.)
WWW.LANDSCAPEFORMS.COM
1-800-430-6209

1 L302 BENCH — SCALE N.T.S.



TABLE AND CHAIRS (for L2 amenity area):
TYPE: CHIPMAN
SIZE: Ø36" X H29" TABLE; 22" X 24" X 33"
ARMED CHAIR
COLOUR: SILVER
MANUFACTURER: LANDSCAPE FORMS
(OR APPROVED EQUAL.)
WWW.LANDSCAPEFORMS.COM
1-800-430-6209

2 L302 COFFEE TABLE AND CHAIR SET — SCALE N.T.S.



AMERICANA LOUNGE CHAIR
PRODUCT: AMERICANA LOUNGE CHAIR
TYPE: LOUNGE CHAIR
COLOUR: WHITE
MANUFACTURER: LANDSCAPE FORMS
(OR APPROVED EQUAL.)
WWW.LANDSCAPEFORMS.COM
1-800-430-6209

3 L302 LOUNGE CHAIR — SCALE N.T.S.



2.5 SEATER SOFA:
MILANO COLLECTION
SKU: OF-FN64303-RATA
ALUMINUM FRAME AVAILABLE IN: PEARL GREY
DIMENSIONS: W76"XD36.5"XH33.5"
SEAT H: 18" W/CUSHION, ARM H: 24.75"
MANUFACTURER: ORANGEVILLE FURNITURE
HTTPS://WWW.ORANGEVILLEFURNITURE.CA/
1-(519) 938-9964
OR APPROVED EQUAL.

CLUB CHAIR:
MILANO COLLECTION
SKU: OF-FN64301-RATA
ALUMINUM FRAME AVAILABLE IN: PEARL GREY
DIMENSIONS: W32" X D36.5" X H33.5"
SEAT H: 18" W/CUSHION, ARM H: 24.75"
MANUFACTURER: ORANGEVILLE FURNITURE
HTTPS://WWW.ORANGEVILLEFURNITURE.CA/
1-(519) 938-9964
OR APPROVED EQUAL.

4 L302 OUTDOOR SOFA SET — SCALE N.T.S.



DINING TABLE AND STOOL:
TYPE: HARPO TABLE AND STOOL
COLOUR: SILVER
MANUFACTURER: LANDSCAPE FORMS
(OR APPROVED EQUAL.)
WWW.LANDSCAPEFORMS.COM
1-800-430-6209

5 L302 DINING TABLE SET — SCALE N.T.S.



OUTDOOR KITCHEN GRILL CABINET SET
MODEL: NEWAGE PRODUCTS 65086
MATERIAL: STAINLESS STEEL
SIZE: BAR CABINET: 32" W X 23" D X 34.5" H
DRAWER CABINET: 32" W X 23" D X 34.5" H
INSERT GRILL CABINET: 40" W X 23" D X 34.75" H
COMBINATION: (AS PER LANDSCAPE PLAN)
1 X BAR CABINET
1 X 3 DRAWER CABINET
1 X INSERT GRILL
CONTACT: HTTPS://NEWAGEPRODUCTS.COM/
877-306-8930
OR APPROVED EQUAL.



BUILT-IN GRILL
MODEL: NEW AGE 40" INSERT GRILL
MATERIAL: STAINLESS STEEL
SIZE: 40" W X 23" D X 25.5" H
CONTACT:
HTTPS://NEWAGEPRODUCTS.COM/
877-306-8930
OR APPROVED EQUAL

6 L302 BARBEQUE - OUTDOOR KITCHEN SET — SCALE N.T.S.



BIKE RACK
AVAILABLE FROM CANAAN
(OR APPROVED EQUAL.)
MODEL: CAH-709
MATERIAL: ANTI-CORROSION-TREATED STEEL
FINISH: POWDER-COATED IN BLACK

7 L302 BIKE RACK — SCALE N.T.S.



WASTE RECEPTACLE
SUPPLIER: WISHBONE SITE FURNISHINGS (OR APPROVED EQUAL.)
MODEL: MODENA SQUARE TOP WASTE RECEPTACLE
TOTAL HEIGHT: 35 INCHES / 89 CM
TOTAL DEPTH: 23 INCHES / 59 CM
LENGTH: 23 INCHES / 59 CM
CAPACITY: 36 US GAL / 137 L
WEIGHT: 130 LBS / 59 KG
COLOR:
PLASTIC LUMBER COLOUR - REDWOOD
POWDER COAT COLOUR - VICTOR RIDGE II

8 L302 WASTE RECEPTACLE — SCALE N.T.S.

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4706 - 20th STREET, VERNON, BC
MULTI-FAMILY DEVELOPMENT

LANDSCAPE DETAILS

Drawing No.
L302

Project Number
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Rev.
PA

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