

## **Sherri Turpin Architect**

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Sherri Turpin, Principal, Architect, AAA, AIBC, Passive House Designer

February 20, 2024

City of Kelowna Planning Department  
1435 Water Street  
Kelowna BC, V1Y 1J4

Dear Sir/Madam:

Re: Valleyview Apartments – Proposed Multi-Family Development  
205, 215, 235 Valleyview Road, Kelowna BC

On behalf of the Owner (CASHOFFER GP LTD) and Stretch Construction Ltd., we hereby submit for development permit and rezoning application the proposed Valleyview Apartments. The project is a purpose-built residential apartment building at 205, 215, 235 Valleyview Road. It is our opinion that the proposed development has no variances.

Kelowna designates the property in the Official Community Plan (OCP) as an Urban Centre – Residential (Residential) and UC4 (Rutland Urban Centre) in Zoning Bylaw 12375. The property is expected to be rezoned to UC4r to achieve the necessary rental subzone. The proposed design is a 6-storey wood mid-rise building that has street accessible residential units. Under the Land Use Bylaw, the height is permitted to be 4-storeys with an additional 2 storeys permitted for rental-only developments.

Design Notes:

The apartment will have a range of unit types ranging from (21)-Bachelor, (61)-One Bedroom, (23)-Two Bedroom and (12)-Three bedroom for a total of 117 units. Over 60% of the roof will be dedicated to the enjoyment of occupants. The remaining roof will have a cool roof membrane to reduce heat island effect, mechanical equipment, and an area for solar panels. The current houses and existing trees will be removed from the site and the trees will be replaced with 6 new trees facing Valleyview Road (west) and 2 on the south.

The massing is articulated with simple and effective uses of various cladding materials with neutral, earth-toned colors. The architectural style that was chosen for the building is, a façade that ties it to other heritage elements found in the neighborhood. Abundant windows on all sides not only invite natural light but also offer stunning views of the Rutland area. Windows facing neighbouring properties will feature a frosted design. The parkade entrance, strategically positioned at the rear and accessible from the lane, features a pre-finished pre-cast wall adjacent to the neighbors.

In anticipation of upcoming changes to the zoning bylaws that we have been informed of, we have included EV parking stalls. Although the changes will allow zero parking stalls, the owner prefers to provide parking for most units. This is why we are proposing 100 stalls which are more than the 98 that are required by the current bylaw. We have reviewed the floor area ratio with the LUB definition in mind and find that we are within the anticipated required amount of 2.5.

Location:

The property is located on the inside of the Southwest bend on Valleyview Road. It is located within a residential street and is well served by existing municipal facilities and public transportation. The development is on three lots on Valleyview Road, 204, 215 and 253. The combined square shaped parcel has an overall area of 0.28-hectare (0.70 acre), a frontage of 85.16 (279.41ft) along Valleyview Road.

The intended residential use for the specified site aligns well with the neighborhood's expansion objectives. Although designed in a way that it could be owner occupied, it is specifically tailored as a rental-only facility for at least a decade. The rising population density in the Rutland urban area has highlighted the demand for developments that cater to individuals preferring public or alternative transportation over daily vehicle reliance.

The adjoining properties to the North and East are currently zoned UC4 – Rutland Urban Centre. The properties to the South and West are zoned RU1– Residential Large Lot Housing.

### **Design Foundations**

The 'Design Foundations' laid out in the 2040 OCP were considered in the Valleyview Apartments design. These include: prioritizing sustainable transportation; targeting growth along transit corridors; taking action of climate, promoting more housing diversity; increasing the diversity of housing types and tenures to create an inclusive affordable and complete urban centre; and striving for design excellence.

Also, the 2040 OCP 'Design Guidelines for Low & Mid-Rise Residential & Mixed Use' have been incorporated into the design of Vista Apartments. These include: providing attractive and active human-scale amenities oriented towards public spaces at grade; breaking up building mass by providing simple vertical and horizontal articulation of facades; ensuring buildings have a front-to-back orientation to streets and open spaces with back-of-house uses located to the rear of buildings to minimize impacts on public open spaces; ensuring primary building entries are architecturally emphasized and directly accessible from the fronting public sidewalk; maximizing 'eyes on the street' by avoiding blank walls and providing direct lines of sight from windows and balconies to the sidewalk and adjacent public spaces, and providing access to underground or above ground on-site parking from secondary streets or lanes.

Thank you for considering this project. We look forward to receiving your comments.

Sincerely,

Sherri Turpin, Architect AIBC

cc: Richard Boerger, Stretch Construction Ltd



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 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA  
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 OWNER

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 ARCHITECT

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 BA, MA, REG. LA, CPD  
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 LANDSCAPE

**APLIN MARTIN**  
 ENGINEERING ARCHITECTURE PLANNING SURVEYING  
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 Aplin & Martin Consultants Ltd.  
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 Tel: (250) 448-0197, Fax: (779) 439-2310, Email: general@aplinmartin.com  
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 JGRAFF@APLINMARTIN.COM  
 CIVIL



**VALLEYVIEW APARTMENTS**  
 2024-02-22 ISSUED FOR REVIEW

# VALLEYVIEW APARTMENTS

235 VALLEYVIEW RD PLAN: KAP4740 LOT 6 BLOCK D SECTION 23 TOWNSHIP 26  
 215 VALLEYVIEW RD PLAN: KAP4740 LOT 5 BLOCK D SECTION 23 TOWNSHIP 26  
 205 VALLEYVIEW RD PLAN: EPP108690 LOT A SECTION 23 TOWNSHIP 26  
 KELOWNA, BRITISH COLUMBIA

## DRAWING LIST

DWG # DRAWING DESCRIPTION  
 ARCHITECTURAL  
 A00 INFORMATION PAGE  
 A01 SITE IMAGES  
 A100 OVERALL SITE PLAN  
 A101 DETAILS

OVERALL REV

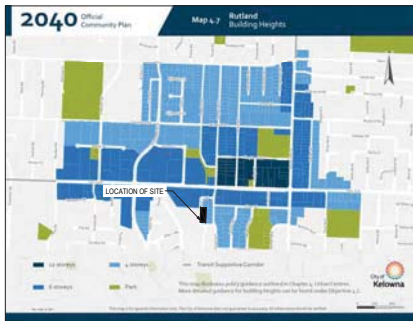
A200 MAIN FLOOR PLAN  
 A201 PARKADE FLOOR PLAN  
 A202 SECOND-FIFTH FLOOR PLAN  
 A203 SIXTH FLOOR PLAN  
 A204 ROOF PLAN  
 A300 UNIT PLANS  
 A301 UNIT PLANS  
 A302 UNIT PLANS

A400 ELEVATIONS  
 A401 ELEVATIONS  
 A402 MASS MODEL  
 A403 COLOUR BOARD  
 A404 SHADOW STUDY - JUNE  
 A405 SHADOW STUDY - DECEMBER  
 A500 SECTION  
 A501 SECTION

CIVIL  
 C10 COVER  
 C20 STANDARD NOTES  
 C30 SERVICING PLAN  
 C40 GRADING PLAN  
 C50 STORM WATER MANAGEMENT PLAN  
 C60 EROSION AND SEDIMENT CONTROL PLAN

LANDSCAPING  
 LDP 0 COVER  
 LDP 1 GROUND LEVEL LANDSCAPE PLAN  
 LDP 2 ROOF LEVEL LANDSCAPE PLAN  
 LDP 3 GROUND LEVEL HYDROZONE PLAN  
 LPD 3 ROOF LEVEL HYDROZONE PLAN

DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.



RUTLAND BUILDING HEIGHT



RUTLAND STREET CHARACTER

**205 Valleyview Road**

Kelowna, British Columbia, V1X 3M5  
 Commute to Downtown Kelowna  
 14 min 14 min 31 min 33 min 60+ min View Routes

Favorite Map Nearby Apartments

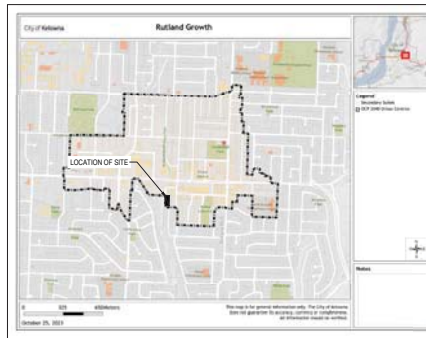
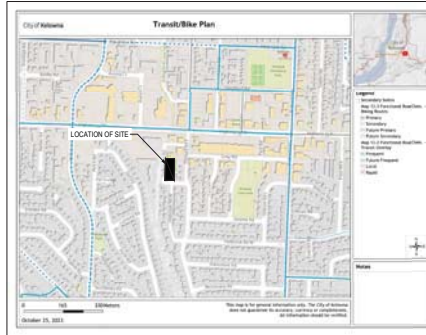
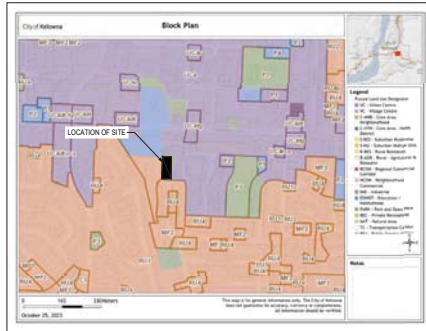
More about 205 Valleyview Road

**Walk Score 80**  
 Very Walkable  
 Most errands can be accomplished on foot.

**Transit Score 49**  
 Some Transit  
 A few nearby public transportation options.

**Bike Score 70**  
 Very Bikeable  
 Biking is convenient for most trips.

About your score



**ROOM ANALYSIS**

TYPE	ROOM STYLE	LEVEL ONE	LEVEL TWO	LEVEL THREE	LEVEL FOUR	LEVEL FIVE	LEVEL SIX	TOTAL	PERCENTAGE	TOTAL AREA	TOTAL PRIVATE PATIO	PARKING REQ
A	BACHELOR - UNIT AREA = 311sqft	5	4	4	4	4	-	21	18%	8,224sqft	-	0.8 PER UNIT * 21 = 16.8 (17)
B	ONE BED - UNIT AREA = 573sqft, PATIO = 72sqft	4	5	5	5	5	-	29	25%	16,733sqft	2,288sqft	0.9 PER UNIT * 29 = 26.1 (26)
C	ONE BED - UNIT AREA = 188sqft, PATIO = 87sqft	5	6	6	6	6	-	29	25%	17,309sqft	2,232sqft	0.9 PER UNIT * 29 = 26.1 (26)
D	ONE BED - UNIT AREA = 196sqft, PATIO = 43sqft	5	-	-	-	-	2	2	2%	1,162sqft	87sqft	0.9 PER UNIT * 2 = 1.8 (2)
E	TWO BEDROOM - UNIT AREA = 911sqft, PATIO = 237sqft	-	2	2	2	2	2	10	8%	9,517sqft	2,379sqft	1.0 PER UNIT * 10 = 10
F	TWO BEDROOM - UNIT AREA = 841sqft, PATIO = 216sqft	1	2	2	2	2	2	11	11%	9,252sqft	2,739sqft	1.0 PER UNIT * 11 = 11
G	THREE BEDROOM - UNIT AREA = 1,016sqft, PATIO = 216sqft	2	2	2	2	2	-	10	8%	10,105sqft	2,739sqft	1.0 PER UNIT * 10 = 10
H	THREE BEDROOM - UNIT AREA = 1,154, PATIO = 683sqft	-	-	-	-	-	2	2	2%	2,388sqft	1,369sqft	1.0 PER UNIT * 2 = 2
J	ONE BED - UNIT AREA = 795sqft, PATIO = 125sqft	1	-	-	-	-	-	1	1%	799sqft	126sqft	0.9 PER UNIT * 1 = 0.9 (1)
K	ONE BED - UNIT AREA = 795sqft, PATIO = 87sqft	-	-	-	-	-	2	2	2%	1,038sqft	134sqft	0.9 PER UNIT * 2 = 1.8 (2)
<b>TOTAL</b>		<b>18</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>15</b>	<b>117</b>	<b>100%</b>	<b>77,638sqft</b>	<b>14,801sqft</b>	<b>122.88 STALLS</b>

TOTAL OF PROJECT  
 THREE BEDROOM = 19% (12), TWO BEDROOM = 19% (21), ONE BEDROOM = 54% (83), BACHELOR = 18% (21)  
 PARKING REDUCTION (20%: 122.88 = 24.58) RENTALS ONLY. TOTAL PARKING WITH REDUCTIONS = (9.348) STALLS REQUIRED.  
 UNIT AREA MEASURED FROM THE INSIDE OF EXTERIOR WALL



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PROJECT INFORMATION:  
**VALLEYVIEW APARTMENT**  
 LOT: A, S, 6  
 BLOCK: D  
 PLAN: EPP10869 & KAP4740  
 205, 210 & 216 VALLEYVIEW ROAD  
 KELOWNA, BC

STAMPS:

REVISIONS:

NO.	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
C	2023-08-14	ISSUED FOR REVIEW
B	2023-05-31	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

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DRAWING TITLE:  
**INFORMATION PAGE**

JOB NUMBER: \_\_\_\_\_  
 DATE: Feb. 22, 24  
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**A000**

DRAWINGS ARE TO BE READ, NOT SCALED. CONTRACTOR TO VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION. REPORT ANY ERRORS OR DISCREPANCIES IMMEDIATELY.



IMAGE 7



IMAGE 8



IMAGE 9



IMAGE 4



IMAGE 5



IMAGE 6



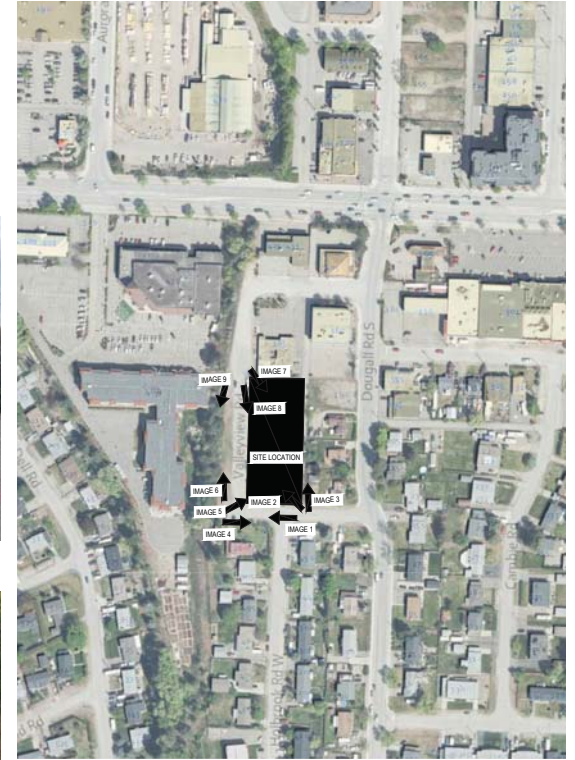
IMAGE 1



IMAGE 2



IMAGE 3



**STRETCH  
CONSTRUCTION  
LIMITED** EST. 1992

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**SITE IMAGES**

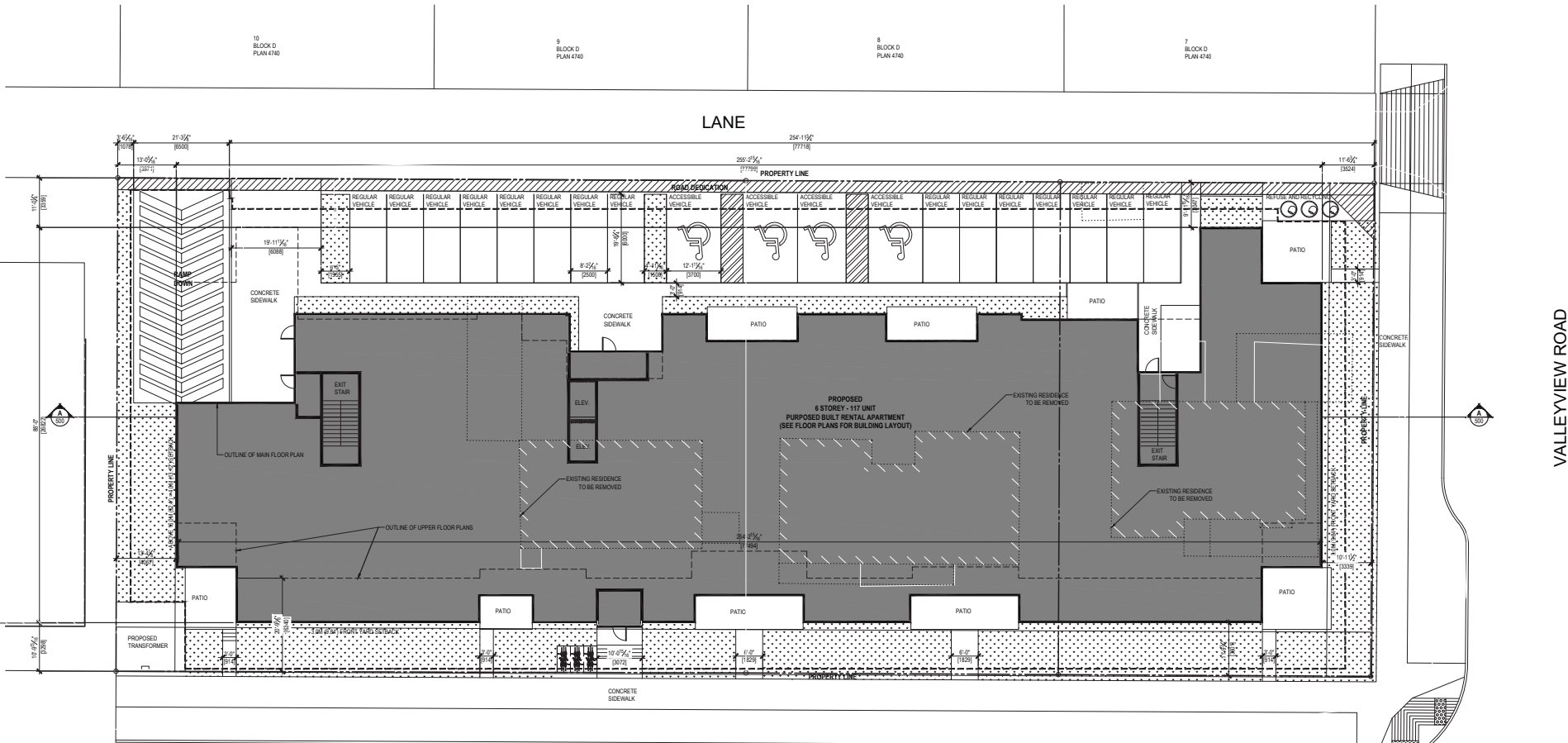
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VALLEYVIEW ROAD



BYLAW INFORMATION	ZONING USE BYLAW # 1235
<b>ZONING:</b> [ ] 1235 (R1) URBAN CENTRE	
<b>LAND USE:</b> [ ] 1235 (R1) URBAN CENTRE	
<b>PERMITTED BUILDINGS:</b> MAX 60% OF SITE AREA MAX 60% OF SITE AREA MAX 60% OF SITE AREA MAX 60% OF SITE AREA MAX 60% OF SITE AREA	
<b>BUILDING AREAS:</b> [ ] 1235 (R1) URBAN CENTRE	

FIFTH FLOOR	SIXTH FLOOR
1200sqm (16,385sq) GROSS / 2,000sqm (27,077sq) NET	1200sqm (16,385sq) GROSS / 2,000sqm (27,077sq) NET
TOTAL	TOTAL
1200sqm (16,385sq) GROSS / 2,000sqm (27,077sq) NET	1200sqm (16,385sq) GROSS / 2,000sqm (27,077sq) NET
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AMENITY SPACE	PROVIDED	REQUIRED
1.5 sqm (16.145sq) PER BEDROOM	1.5 sqm (16.145sq) PER BEDROOM	1.5 sqm (16.145sq) PER BEDROOM
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1.5 sqm (16.145sq) PER BEDROOM	1.5 sqm (16.145sq) PER BEDROOM	1.5 sqm (16.145sq) PER BEDROOM

PROVIDED	REQUIRED
100 STALLS (30 ABOVE GROUND & 70 BELOW GROUND)	100 STALLS (30 ABOVE GROUND & 70 BELOW GROUND)
100 STALLS (30 ABOVE GROUND & 70 BELOW GROUND)	100 STALLS (30 ABOVE GROUND & 70 BELOW GROUND)
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VALLEYVIEW ROAD

**STRETCH CONSTRUCTION LIMITED**  
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**VALLEYVIEW APARTMENT**  
LOT: A, S, E  
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KELOWNA, BC



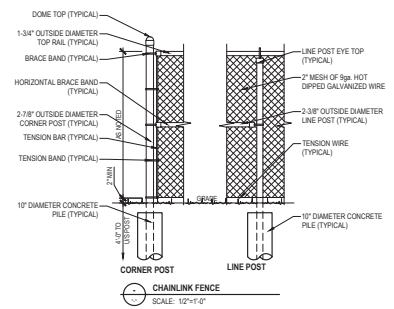
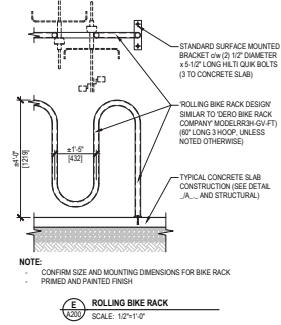
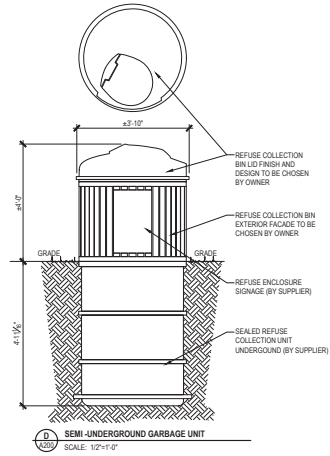
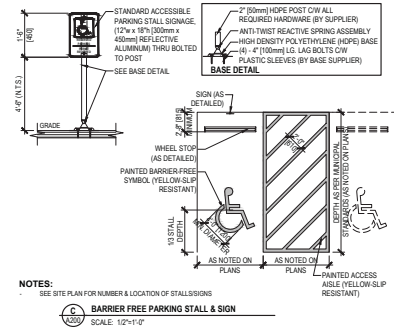
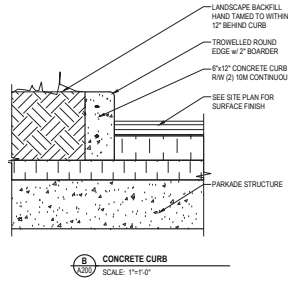
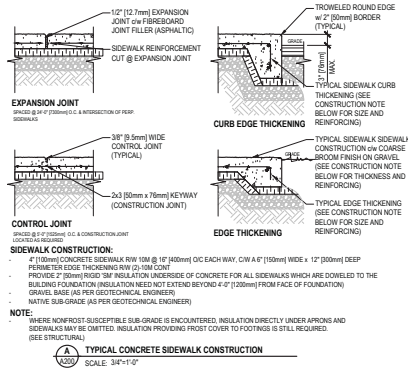
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**SITE PLAN**  
JOB NUMBER: [ ]  
DATE: Feb. 24, 2024  
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**A100**

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**STAMPS:**

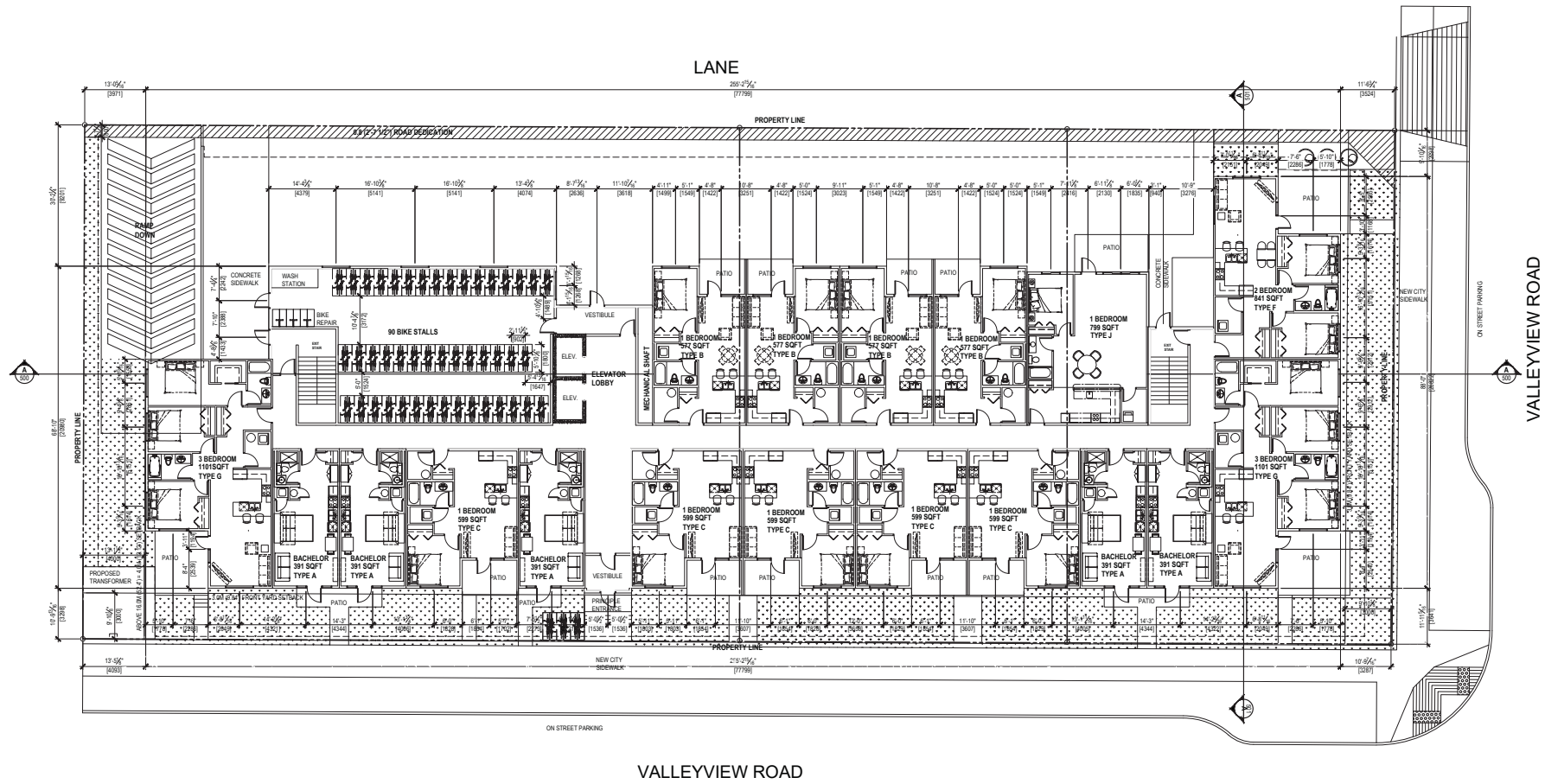
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**DRAWING TITLE:**  
**DETAILS**

**JOB NUMBER:** \_\_\_\_\_  
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**MAIN FLOOR PLAN**  
SCALE: 3/32" = 1'-0"

(5) - BACHELOR  
(10) - ONE BED  
(1) - TWO BED  
(2) - THREE BED  
TOTAL = 18 UNITS PER FLOOR

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**VANTAGEWEST**

Real Estate, Realthoughts

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**MAIN FLOOR PLAN**

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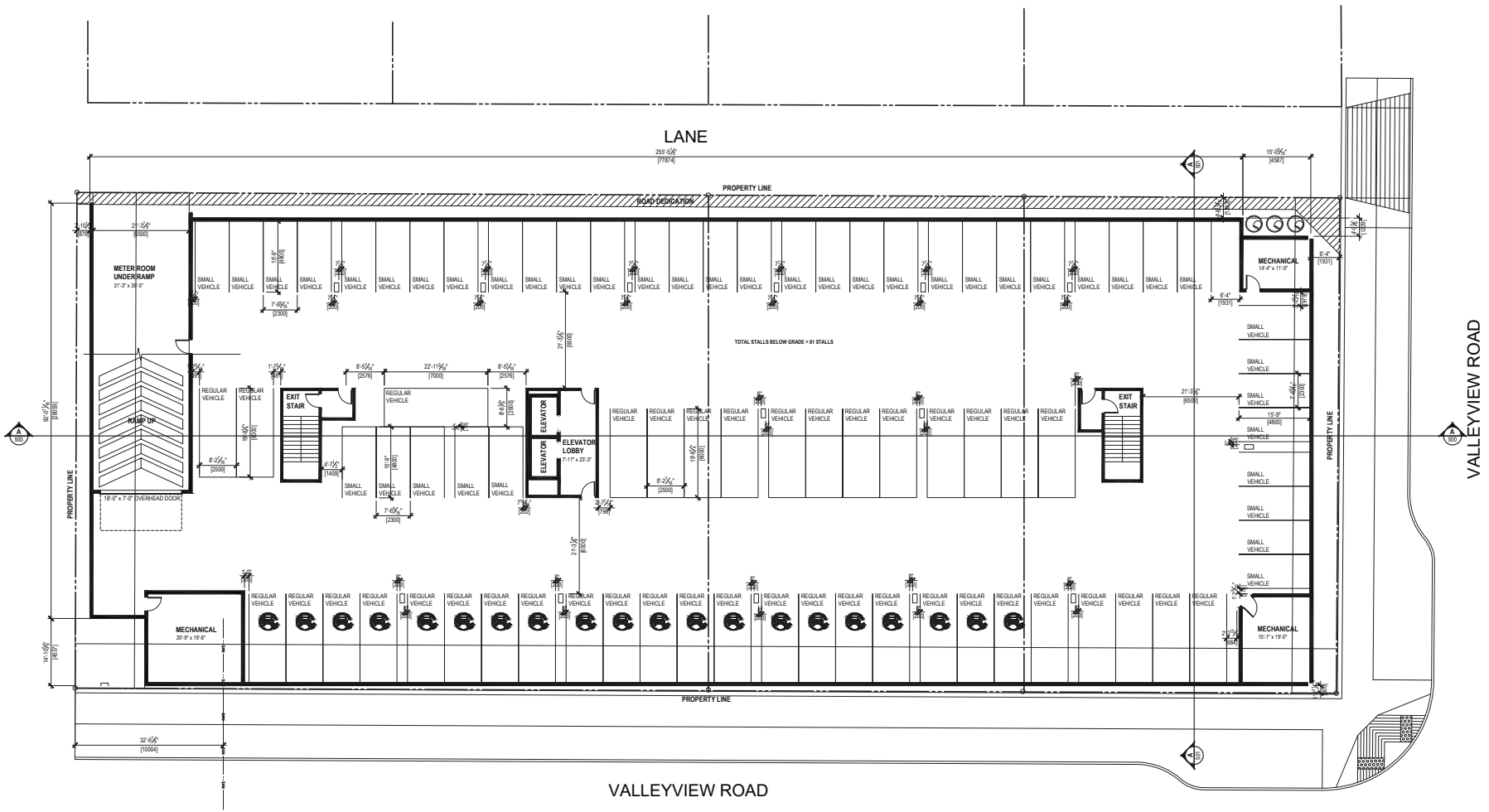
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**PARKADE PLAN**  
 SCALE: 3/32" = 1'-0"  
 FLOOR AREA = 28,867 SQFT

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C	2023-08-14	ISSUED FOR REVIEW
B	2023-06-31	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

ISSUE	DATE	DESCRIPTION

DRAWING TITLE:  
**PARKADE LEVEL 1**

JOB NUMBER: \_\_\_\_\_  
 DATE: Feb. 22, 24  
 DRAWN BY: SC

A201

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319-560 WEST AVE  
 KELOWNA, BC V1Y 4Z4  
 403-786-3020 EXT. 106  
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



**Sherr Turpin Architect**  
 26 - 45 Green Avenue West  
 Penticon BC V2A 7E5  
 587.876.7616  
 turpinarchitect@outlook.com

PROJECT INFORMATION:  
**VALLEYVIEW APARTMENT**  
 LOT: A, S, 6  
 BLOCK: D  
 PLAN: EPP10869 & KAP4740  
 205, 210 & 215 VALLEYVIEW ROAD  
 KELOWNA, BC

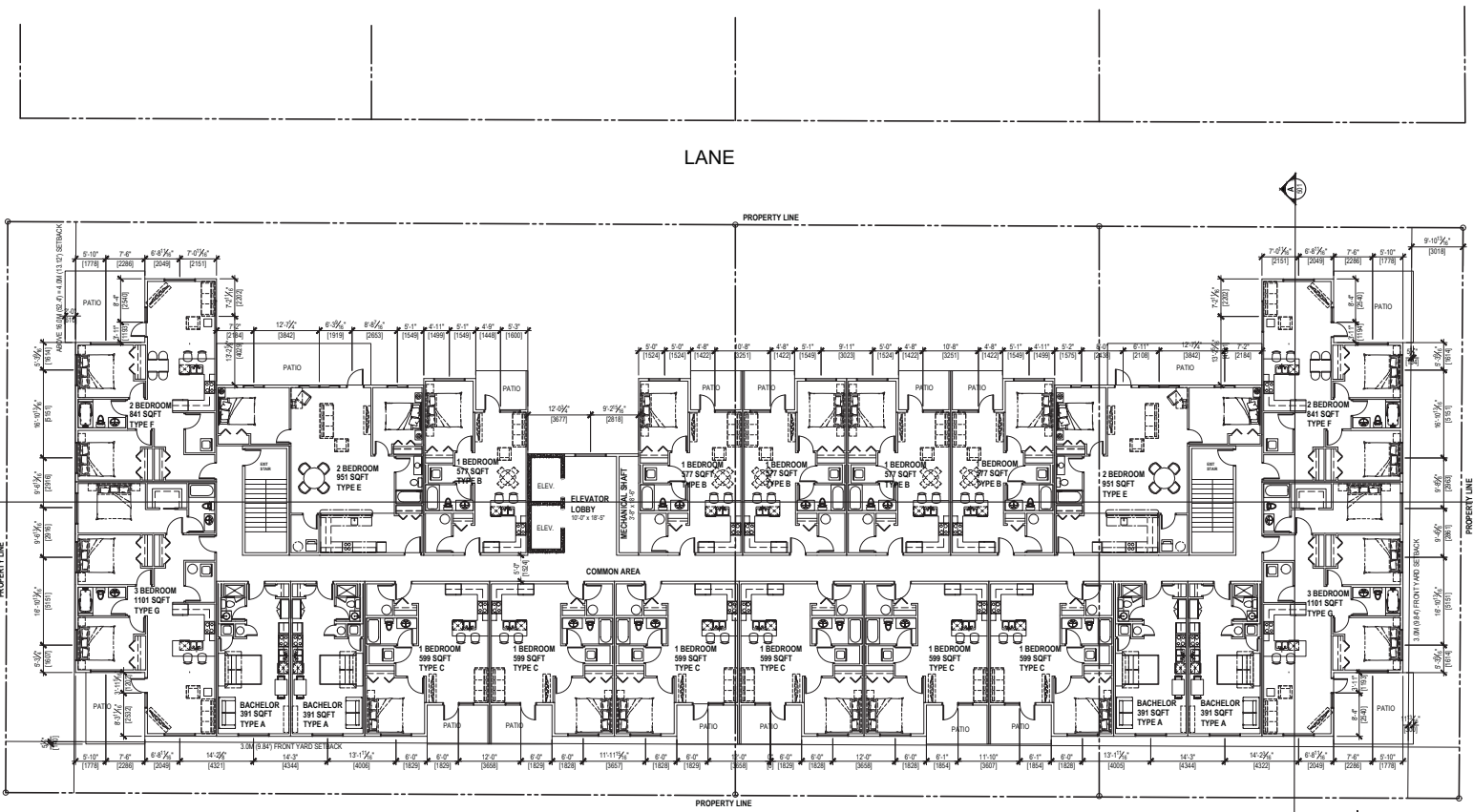


REVISIONS:	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
C	2023-08-14	ISSUED FOR REVIEW
B	2023-05-31	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

DRAWING TITLE:  
**SECOND TO FIFTH FLOOR PLAN**

JOB NUMBER: \_\_\_\_\_  
 DATE: Feb. 22, 24  
 DRAWN BY: SC

A202



VALLEYVIEW ROAD

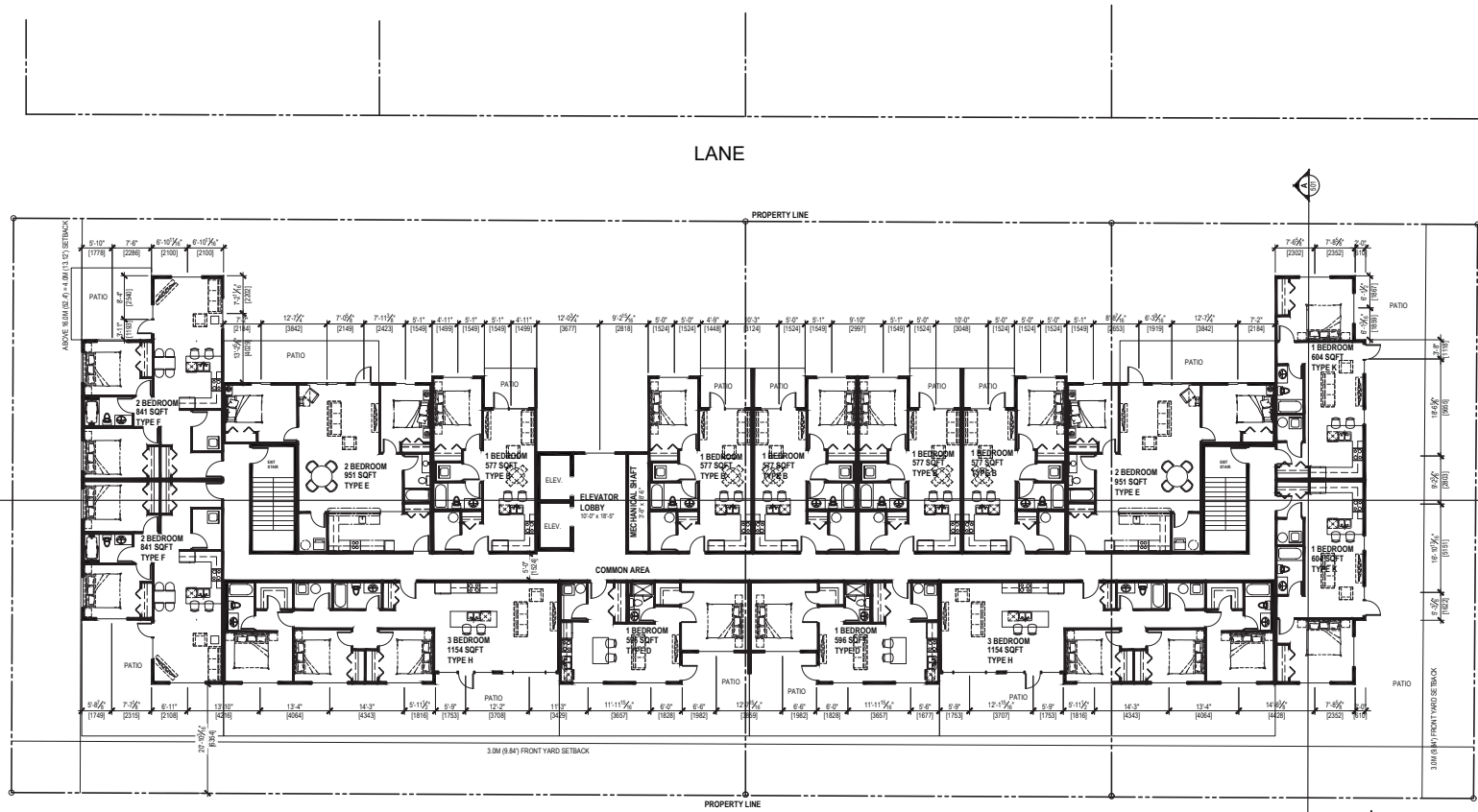
**2nd to 5th FLOOR PLAN**  
 SCALE: 1/8"=1'-0"

- (4) - BACHELOR (111) - ONE BED
- (4) - TWO BED
- (2) - THREE BED
- TOTAL = 21 UNITS PER FLOOR

VALLEYVIEW ROAD

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VALLEYVIEW ROAD

VALLEYVIEW ROAD



6th FLOOR PLAN  
SCALE: 3/32"=1'-0"

- (G) - BACHELOR
- (I) - ONE BED
- (H) - TWO BED
- (J) - THREE BED
- TOTAL = 15 UNITS PER FLOOR

**STRETCH CONSTRUCTION LIMITED** EST. 1992

310-580 WEST AVE  
KELOWNA, BC V1Y 4Z4  
403-786-3020 EXT. 106  
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**VANTAGEWEST**

Real Estate, Real Thought

**Sherri Turpin Architect**

26 - 45 Green Avenue West  
Penikese BC V2A 7E5  
587.876.7616  
turpinarchitect@outlook.com

PROJECT INFORMATION:  
**VALLEYVIEW APARTMENT**

LOT: A, S, 6  
BLOCK: D  
PLAN: EPP10869 & KAP4740  
205, 210 & 216 VALLEYVIEW ROAD  
KELOWNA, BC

STAMPS:

REVISIONS:	DATE:	DESCRIPTION:
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
C	2023-08-14	ISSUED FOR REVIEW
B	2023-05-31	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

ISSUE	DATE	DESCRIPTION

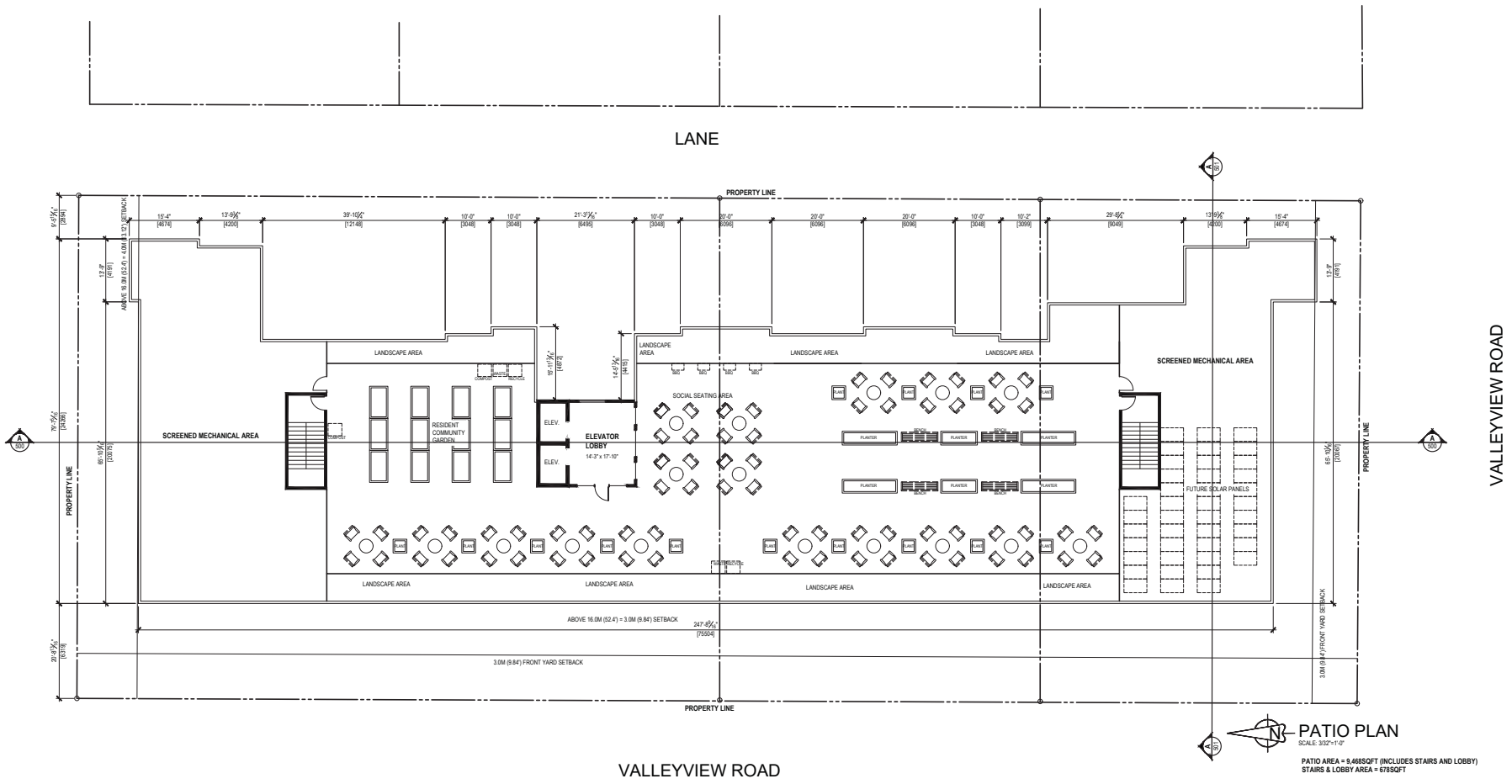
DRAWING TITLE:  
**SIXTH FLOOR PLAN**

JOB NUMBER: \_\_\_\_\_  
DATE: Feb. 22, 24  
DRAWN BY: SC

A203

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**PATIO PLAN**  
 SCALE: 3/32"=1'-0"  
 PATIO AREA = 9,488SQFT (INCLUDES STAIRS AND LOBBY)  
 STAIRS & LOBBY AREA = 676SQFT

**STRETCH CONSTRUCTION LIMITED** EST. 1992  
 310-580 WEST AVE  
 KELOWNA, BC V1Y 4Z4  
 403-786-3020 EXT. 106  
 RICHARD.BOEGER@STRETCHCONSTRUCTION.CA

**VANTAGEWEST**  
 2000-100  
 2000-100  
 2000-100

**Sherri Turpin Architect**  
 26 - 45 Green Avenue West  
 Penikese BC V2A 7E5  
 587.876.7616  
 turpinarchitect@outlook.com

PROJECT INFORMATION:  
**VALLEYVIEW APARTMENT**  
 LOT: A, S, 6  
 BLOCK: D  
 PLAN: EPP10889 & KAP4740  
 205, 210 & 216 VALLEYVIEW ROAD  
 KELOWNA, BC

STAMPS:

REVISIONS:	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-05-13	ISSUED FOR REVIEW
D	2023-04-22	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

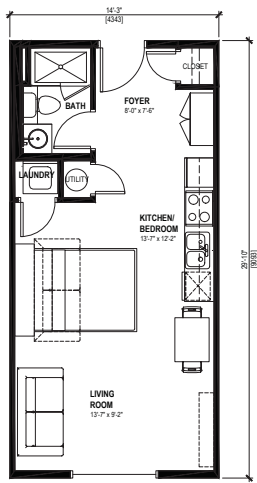
ISSUE	DATE	DESCRIPTION

DRAWING TITLE:  
**ROOF PLAN**

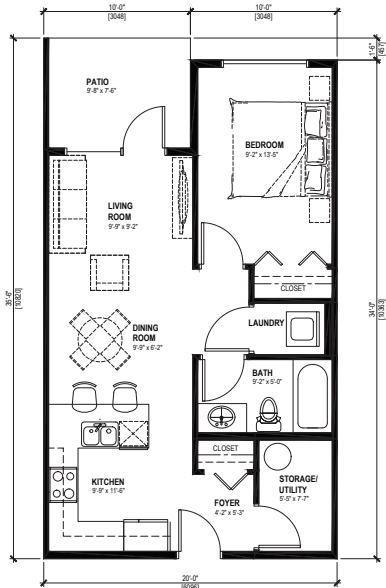
JOB NUMBER: \_\_\_\_\_  
 DATE: Feb. 22, 24  
 DRAWN BY: SC  
**A204**

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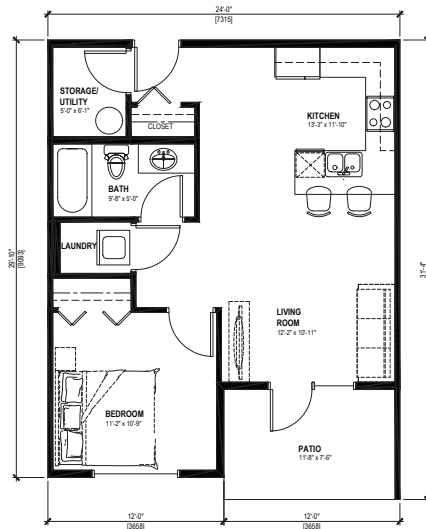
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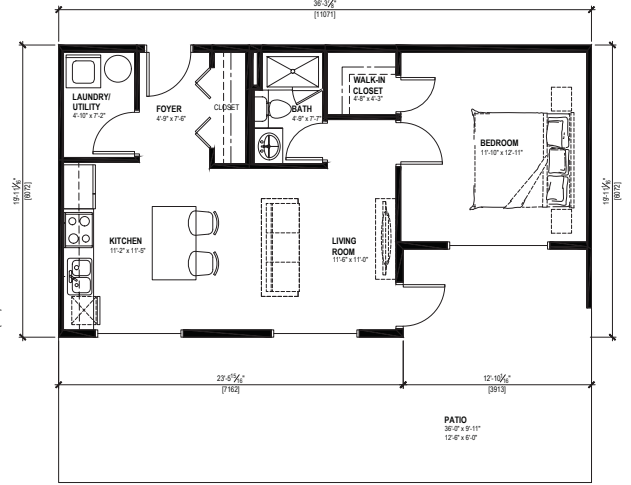
**TYPE 'A' - BACHELOR**  
SCALE: 1/8"=1'-0"  
AREA = 391 SQFT



**TYPE 'B' - ONE BEDROOM**  
SCALE: 1/8"=1'-0"  
AREA = 577 SQFT



**TYPE 'C' - ONE BEDROOM**  
SCALE: 1/4"=1'-0"  
AREA = 643 SQFT



**TYPE 'D' - ONE BEDROOM**  
SCALE: 1/4"=1'-0"  
AREA = 596 SQFT



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319-550 WEST AVE  
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403-786-3020 EXT. 106

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587.876.7616  
turpinarchitect@outlook.com

PROJECT INFORMATION:  
**VALLEYVIEW APARTMENT**

LOT: A, S, 6  
BLOCK: D  
PLAN: EPP10889 & KAP4740  
205, 210 & 216 VALLEYVIEW ROAD  
KELOWNA, BC

STAMPS:

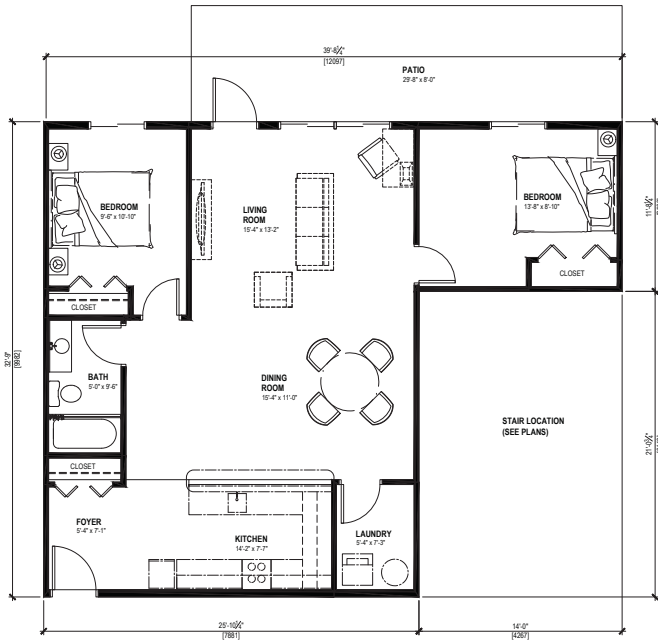


ISSUE	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

DRAWING TITLE:
<b>UNIT PLANS</b>

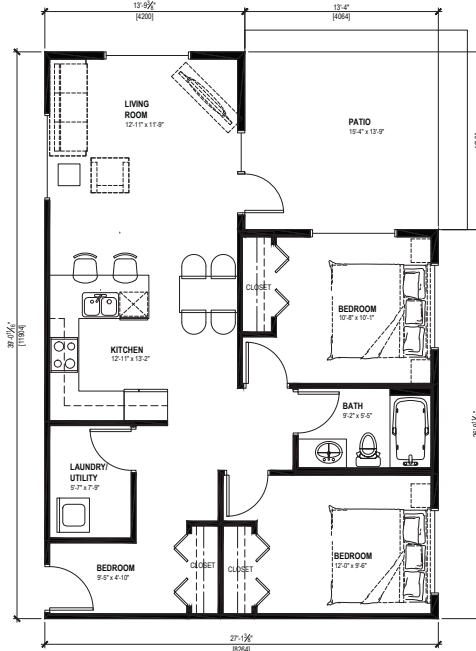
JOB NUMBER:
Feb. 22. 24
DATE:
SC
DRAWN BY:
<b>A300</b>

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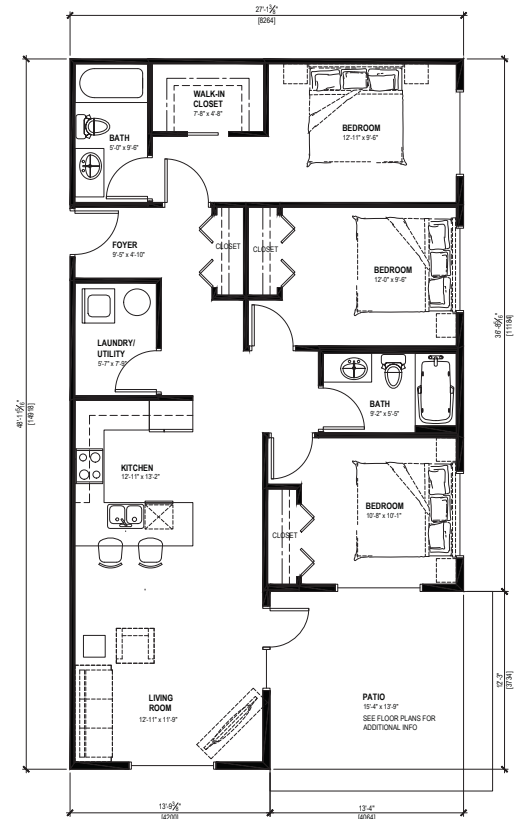
**TYPE 'E' - TWO BEDROOM**

SCALE: 1/8"=1'-0"  
AREA = 951 SQFT



**TYPE 'F' - TWO BEDROOM**

SCALE: 1/8"=1'-0"  
AREA = 841 SQFT



**TYPE 'G' - THREE BEDROOM**

SCALE: 1/8"=1'-0"  
AREA = 1101 SQFT



310-580 WEST AVE  
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403-786-3020 EXT. 106  
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Pentlicon BC V2A 7E5  
587.876.7616  
turpinarchitect@outlook.com

PROJECT INFORMATION:  
**VALLEYVIEW APARTMENT**

LOT: A, S, E  
BLOCK: D  
PLAN: EPP10869 & KAP4740  
205, 210 & 216 VALLEYVIEW ROAD  
KELOWNA, BC

STAMPS:

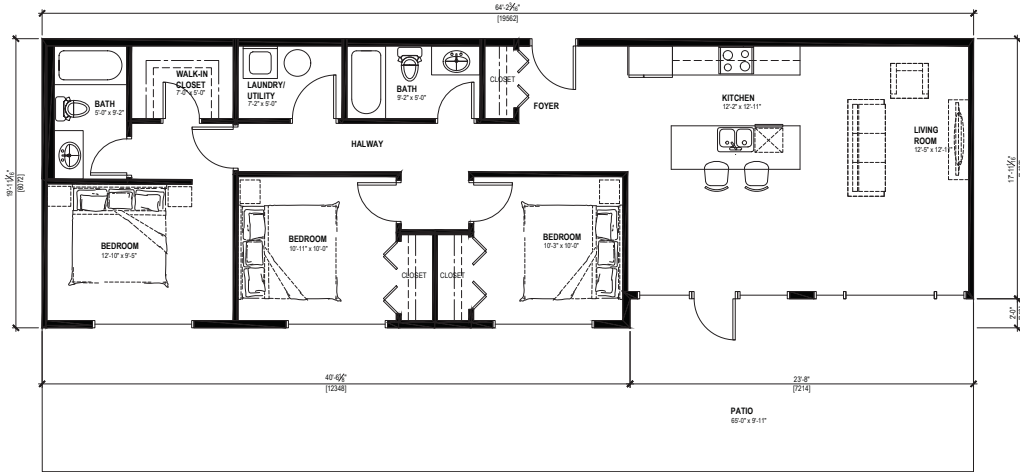


ISSUE	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

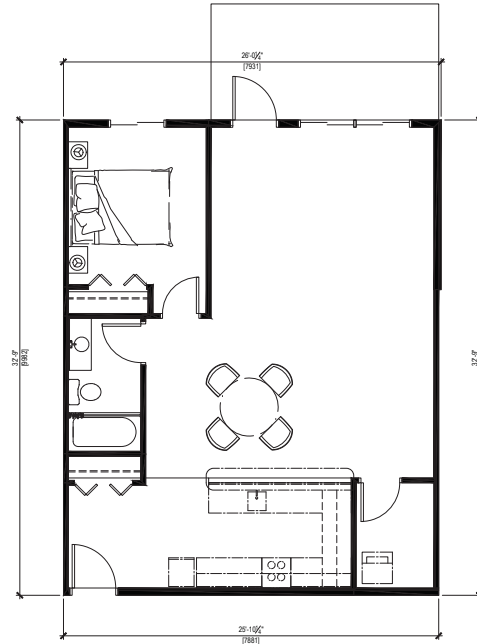
DRAWING TITLE:	
<b>UNIT PLANS</b>	

JOB NUMBER:	
Feb. 22, 24	
DRAWN BY: SC	
<b>A301</b>	

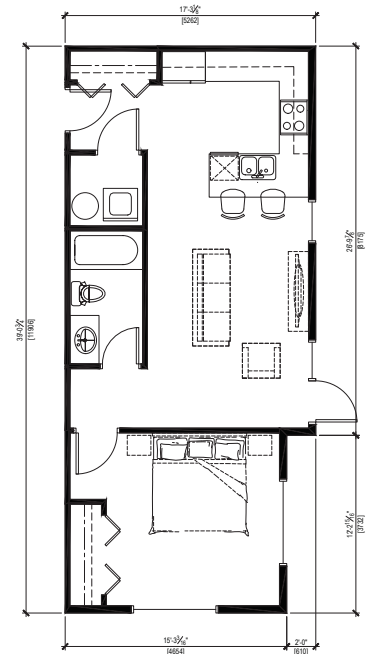
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**TYPE 'H' - THREE BEDROOM**  
SCALE: 1/4"=1'-0"  
AREA = 1154SQFT



**TYPE 'J' - ONE BEDROOM**  
SCALE: 1/4"=1'-0"  
AREA = 799SQFT



**TYPE 'K' - ONE BEDROOM**  
SCALE: 1/4"=1'-0"  
AREA = 646SQFT



310-580 WEST AVE  
KELOWNA, BC V1Y 4Z4  
403-786-3020 EXT. 106  
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**Sherri Turpin Architect**

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Penikton BC V2A 7E5  
587.876.7616  
turpinarchitect@outlook.com

PROJECT INFORMATION:  
**VALLEYVIEW  
APARTMENT**

LOT: A, S, 6  
BLOCK: D  
PLAN: EPP10889 & KAP4740  
205, 210 & 216 VALLEYVIEW ROAD  
KELOWNA, BC

STAMPS:



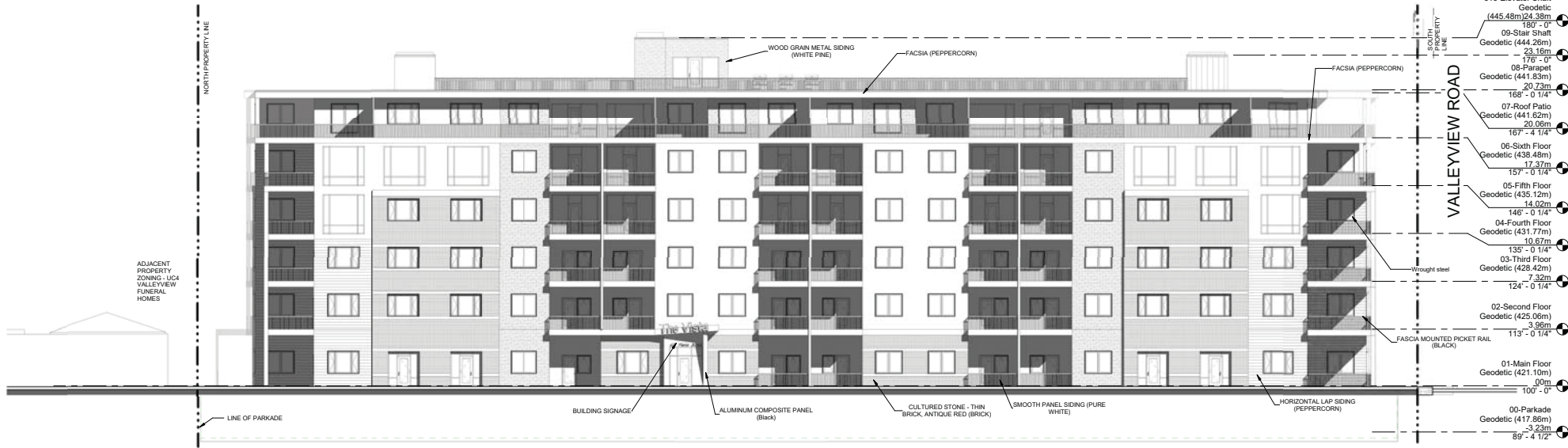
ISSUE	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

DRAWING TITLE:	
<b>UNIT PLANS</b>	

JOB NUMBER:	
Feb. 22. 24	
DRAWN BY: SC	
<b>A302</b>	

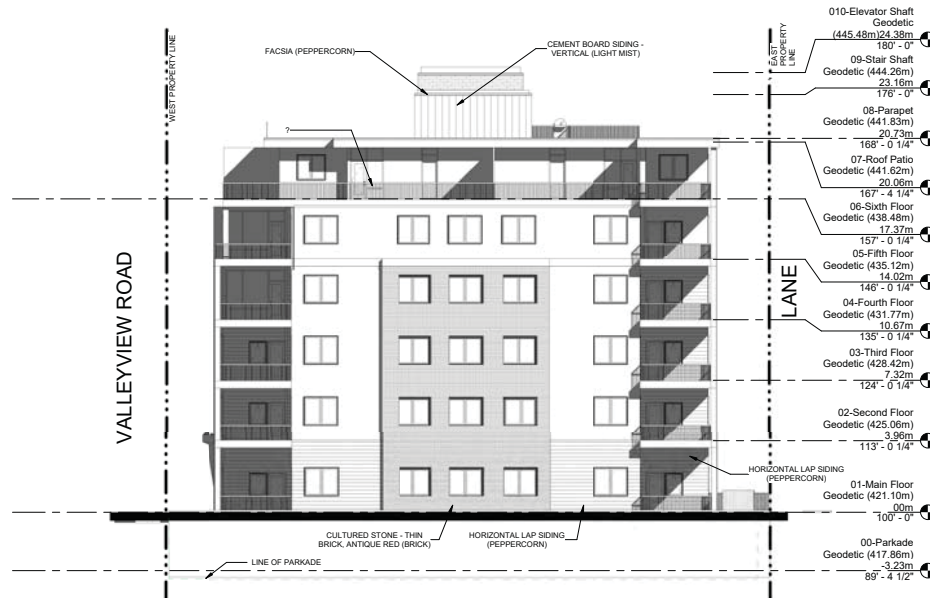
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**WEST (FRONT) ELEVATION**

SCALE: 3/32" = 1'-0"



**SOUTH (SIDE) ELEVATION**

SCALE: 3/32" = 1'-0"



**STATION CONSTRUCTION LIMITED**  
310-550 WEST AVE  
KELOWNA, BC V1Y 4Z4  
403-786-3020 EXT. 106  
RICHARD.BOERGER@STATIONCONSTRUCTION.CA



**VANTAGEWEST REALTY INC.**  
Real Estate Services

**Sherri Turpin Architect**  
26 - 45 Green Avenue West  
Penticton BC V2A 7E5  
587.876.7616  
turpinarchitect@outlook.com

PROJECT INFORMATION  
**VALLEYVIEW APARTMENT**  
BLOCK: A, S, 6  
PLAN: EPP10869 & KAP4740  
CIVIC ADDRESS: 205, 215, 235  
VALLEYVIEW RD  
KELOWNA, BC

STAMPS:



DATE	DESCRIPTION
F 2024-02-22	ISSUED FOR DP
E 2023-11-14	ISSUED FOR DP

Drawing Title:  
**ELEVATIONS**

JOB No. ---  
DATE: 02/22/24  
DRAWN: RSB

**A400**



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**EAST (REAR) ELEVATION**

SCALE: 3/32" = 1'-0"



**NORTH (SIDE) ELEVATION**

SCALE: 3/32" = 1'-0"

**STRETCH CONSTRUCTION LIMITED**  
 310-550 WEST AVE  
 KELLOWNA, BC V1Y 4Z4  
 403-786-3020 EXT. 106  
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

**VANTAGEWEST**  
 REALTY INC.  
 26-45 GREEN AVENUE WEST  
 PENTICTON BC V2A 7E5  
 587.876.7616  
 turpinarchitect@outlook.com

**Sherri Turpin Architect**  
 26 - 45 Green Avenue West  
 Penticton BC V2A 7E5  
 587.876.7616  
 turpinarchitect@outlook.com

PROJECT INFORMATION  
**VALLEYVIEW APARTMENT**  
 BLOCK:  
 LOT: A, 5, 6  
 PLAN: EPP10869 & KAP4740  
 CIVIC ADDRESS: 205, 215, 235  
 VALLEYVIEW RD  
 KELOWNA, BC

STAMPS:

DATE	DESCRIPTION
F 2024-02-22	ISSUED FOR CP
E 2023-11-14	ISSUED FOR CP

DATE	DESCRIPTION

Drawing Title:  
**ELEVATIONS**

JOB No. ---  
 DATE: 02/22/24  
 DRAWN: RSB  
**A401**

ADJACENT PROPERTY ZONING - UCA VALLEYVIEW FUNERAL HOMES

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Southwest Corner  
SCALE: 12" = 1'-0"



Northeast  
SCALE: 12" = 1'-0"



Northwest  
SCALE: 12" = 1'-0"



Front  
SCALE: 12" = 1'-0"

310-550 WEST AVE  
KELOWNA, BC V1Y 4Z4  
403-786-3020 EXT. 106  
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

VANTAGEWEST  
Real Estate. Real Results.

**Sherri Turpin Architect**  
26 - 45 Green Avenue West  
Penticton BC V2A 7E5  
587.876.7616  
turpinarchitect@outlook.com

PROJECT INFORMATION  
**VALLEYVIEW APARTMENT**  
BLOCK: -  
LOT: A, 5, 6  
PLAN: EPP10869 & KAP4740  
CIVIC ADDRESS: 205, 215, 235  
VALLEYVIEW RD  
KELOWNA, BC

STAMPS:

Blank space for additional stamps or notes.

REV	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR DP
E	2023-11-14	ISSUED FOR DP

Drawing Title:  
**RENDERS**

JOB No.	---
DATE	02/22/24
DRAWN	RSB
<b>A402</b>	

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ALONG VALLEYVIEW (NORTHWEST)



ALONG LANE (NORTHEAST)



ALONG VALLEYVIEW (FRONT)



AT THE CORNER OF VALLEYVIEW (SOUTHWEST)

**STRETCH CONSTRUCTION LIMITED**  
 319-580 WEST AVE  
 KELOWNA, BC V1Y 4Z4  
 403-786-3020 EXT. 106  
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

**VANTAGE WEST**  
 Street Entrance, Souththrough

**Sherri Turpin Architect**  
 26 - 45 Green Avenue West  
 Pentlicon BC V2A 7E5  
 587.876.7616  
 turpinarchitect@outlook.com

PROJECT INFORMATION:  
**VALLEYVIEW APARTMENT**  
 LOT: A, S, 6  
 BLOCK: D  
 PLAN: EPP10869 & KAP4740  
 205, 215 & 235 VALLEYVIEW ROAD  
 KELOWNA, BC

STAMPS:

Blank space for additional stamps or notes.


ISSUE	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

DRAWING TITLE:  
**RENDERINGS**


JOB NUMBER: \_\_\_\_\_  
 DATE: Feb. 22, 24  
 DRAWN BY: SC  
**A402**

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PRIVACY WALLS TO MATCH  
SURROUNDING MATERIALS




WOODGRAIN METAL SIDING  
WESTFORM- LIGHT PINE




HORIZONTAL LAP SIDING  
ALLURA - PEPPERCORN




SMOOTH PANEL SIDING  
ALLURA - PURE WHITE




BRICK  
MUTUAL MATERIALS -  
FACE BRICK EBONY (SUBJECT  
TO SAMPLE APPROVAL)




DURADEK  
SUPREME CHIP - GRANITE




SIDE MOUNT PICKET RAILINGS  
BLACK




PVC WINDOWS / DOORS  
BLACK



WESTFORM SOFFIT -  
LIGHT PINE  
(ALTERNATIVE OPTION:  
BLACK)



POSTS & FASCIA  
TO MATCH PEPPERCORN



## VALLEYVIEW APARTMENTS

235 VALLEYVIEW ROAD



310-580 WEST AVE  
KELOWNA, BC V1Y 4Z4  
403-786-3020 EXT. 106  
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



310-580 WEST AVE  
KELOWNA, BC V1Y 4Z4  
403-786-3020 EXT. 106  
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**Sherri Turpin Architect**  
26 - 45 Green Avenue West  
Penikton BC V2A 7E5  
587.876.7616  
turpinarchitect@outlook.com

PROJECT INFORMATION:  
**VALLEYVIEW APARTMENT**  
LOT: A, S, 6  
BLOCK D  
PLAN: EPP10869 & KAP4740  
235, 215 & 235 VALLEYVIEW ROAD  
KELOWNA, BC

STAMPS:  


ISSUE	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

DRAWING TITLE:  
**COLOUR BOARD**

JOB NUMBER: \_\_\_\_\_  
DATE: Feb. 22, 24  
DRAWN BY: SC

# A403

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Shadow-June 21st 8am

SCALE:



Shadow-June 21st 10am

SCALE:



Shadow-June 21st 12pm

SCALE:



Shadow-June 21st 2pm

SCALE:



Shadow-June 21st 4pm

SCALE:



310-550 WEST AVE  
 KELLOWNA, BC V1Y 4Z4  
 403-786-3020 EXT. 106  
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



**Sherri Turpin Architect**  
 26 - 45 Green Avenue West  
 Penticton BC V2A 7E5  
 587.876.7616  
 turpinarchitect@outlook.com

PROJECT INFORMATION  
**VALLEYVIEW APARTMENT**  
 BLOCK: A, 5, 6  
 PLAN: EPP10869 & KAP4740  
 CIVIC ADDRESS: 205, 215, 235  
 VALLEYVIEW RD  
 KELLOWNA, BC

STAMPS:



NO.	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR DP
E	2023-11-14	ISSUED FOR DP

Drawing Title:  
**SHADOW STUDY - JUNE**

JOB No. ---  
 DATE: 02/22/24  
 DRAWN: RSB

**A404**

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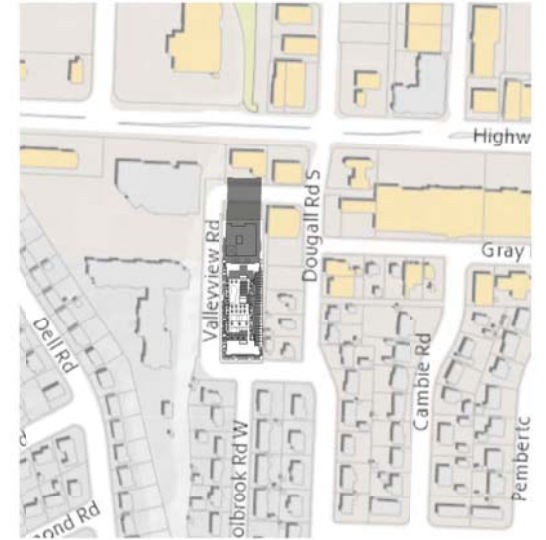
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SCALE:



Shadow-Dec 21st 10am

SCALE:



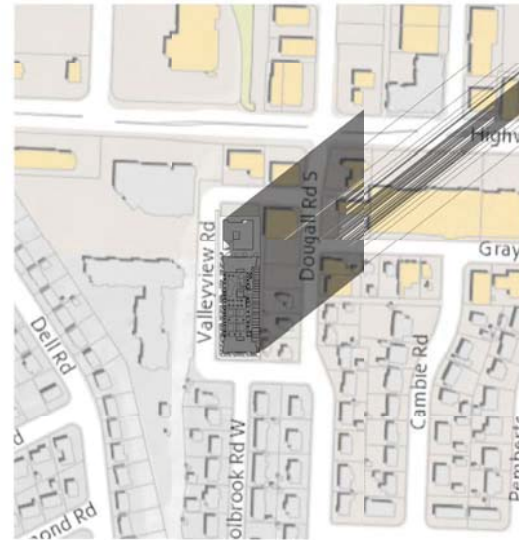
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SCALE:



Shadow-Dec 21st 2pm

SCALE:



Shadow-Dec 21st 4pm

SCALE:



310-550 WEST AVE  
 165 OWANA, BC V1Y 4Z4  
 403-786-3020 EXT. 106  
 RICHARD.BOENGER@STRETCHCONSTRUCTION.CA



**Sherri Turpin Architect**  
 26 - 45 Green Avenue West  
 Penticton BC V2A 7E5  
 587.876.7616  
 turpinarchitect@outlook.com

PROJECT INFORMATION  
**VALLEYVIEW APARTMENT**  
 BLOCK:  
 LOT: A, 5, 6  
 PLAN: EPP10869 & KAP4740  
 CIVIC ADDRESS: 205, 215, 235  
 VALLEYVIEW RD  
 KELOWNA, BC

STAMPS:



REV	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR DP
E	2023-11-14	ISSUED FOR DP

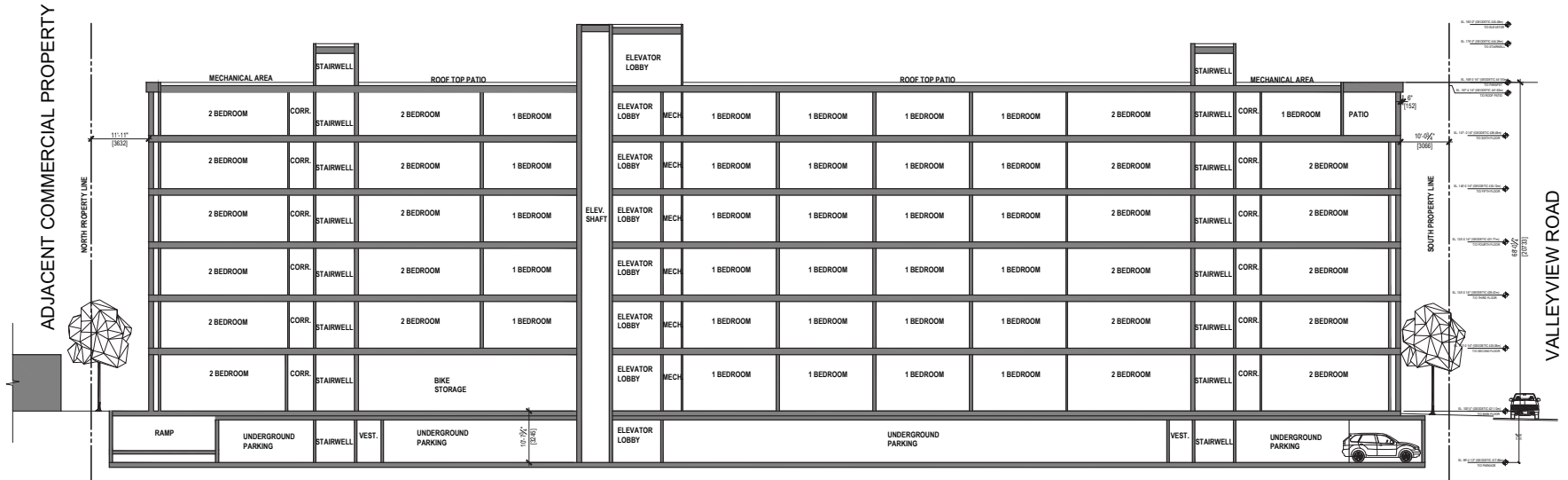
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**SHADOW STUDY -  
 DECEMBER**

JOB No. ---  
 DATE: 02/22/24  
 DRAWN: RSB

**A405**

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403-786-3020 EXT. 106  
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

**VANTAGEWEST**  
Real Estate Inc.  
Real Estate, Broker/Realtor

**Sherri Turpin Architect**

26 - 45 Green Avenue West  
Pentlton BC V2A 7E5  
587.876.7616  
turpinarchitect@outlook.com

PROJECT INFORMATION:

**VALLEYVIEW APARTMENT**

LOT: A, S, 6  
BLOCK D  
PLAN: EPP10869 & KAP4740  
205, 210 & 216 VALLEYVIEW ROAD  
KELOWNA, BC

STAMPS:

REVISIONS:

NO.	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

DRAWING TITLE:

**SECTION**

JOB NUMBER: \_\_\_\_\_

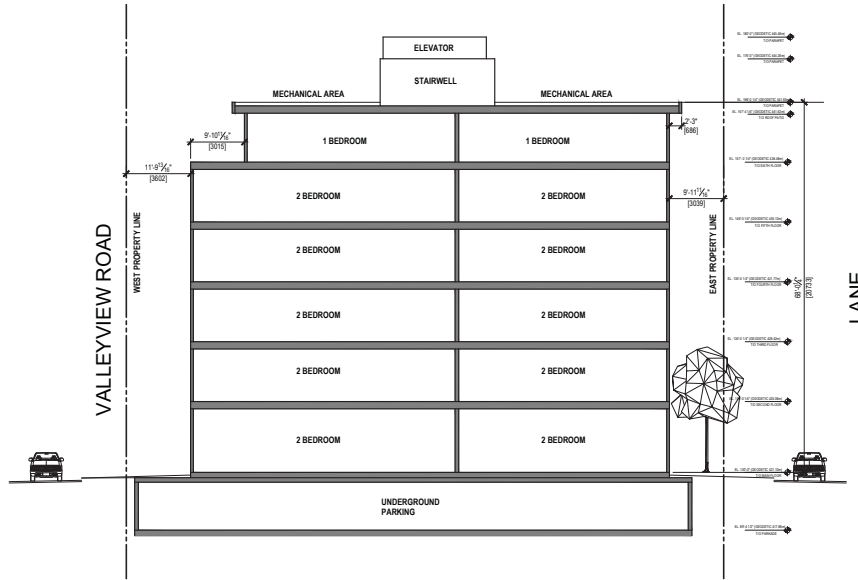
DATE: Feb. 22, 24

DRAWN BY: SC

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**VANTAGEWEST**  
 2010-2018  
 2018-2020  
 2020-2022  
 2022-2024  
 2024-2026  
 2026-2028  
 2028-2030  
 2030-2032  
 2032-2034  
 2034-2036  
 2036-2038  
 2038-2040  
 2040-2042  
 2042-2044  
 2044-2046  
 2046-2048  
 2048-2050

**Sherri Turpin Architect**

26 - 45 Green Avenue West  
 Penikton BC V2A 7E5  
 587.876.7616  
 turpinarchitect@outlook.com

PROJECT INFORMATION:

**VALLEYVIEW APARTMENT**

LOT: A, S, 6  
 BLOCK: D  
 PLAN: EPP10869 & KAP4740  
 205, 210 & 216 VALLEYVIEW ROAD  
 KELOWNA, BC

STAMPS:

Blank space for additional stamps or notes.

ISSUE	DATE	DESCRIPTION
F	2024-02-22	ISSUED FOR REVIEW
E	2023-09-13	ISSUED FOR REVIEW
D	2023-08-22	ISSUED FOR REVIEW
A	2022-10-05	ISSUED FOR REVIEW

DRAWING TITLE:

**SECTION**

JOB NUMBER: \_\_\_\_\_

DATE: Feb. 22, 24

DRAWN BY: SC

**A501**





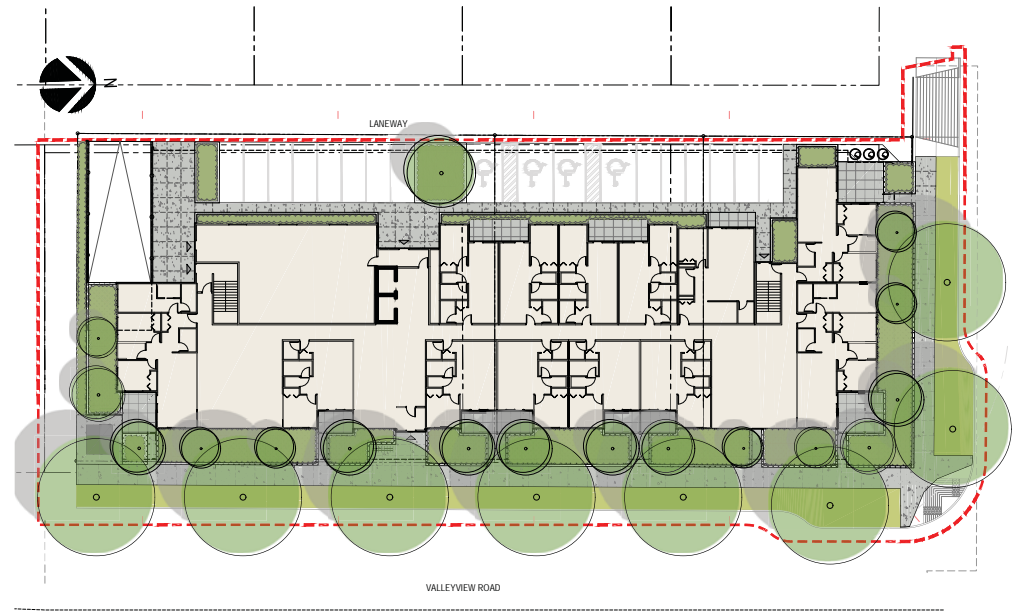
# VALLEYVIEW APARTMENT

Valleyview Road, Kelowna, BC

## ISSUED FOR DEVELOPMENT PERMIT

WSP Project No: CA0014447.2714

Date: February 20, 2024



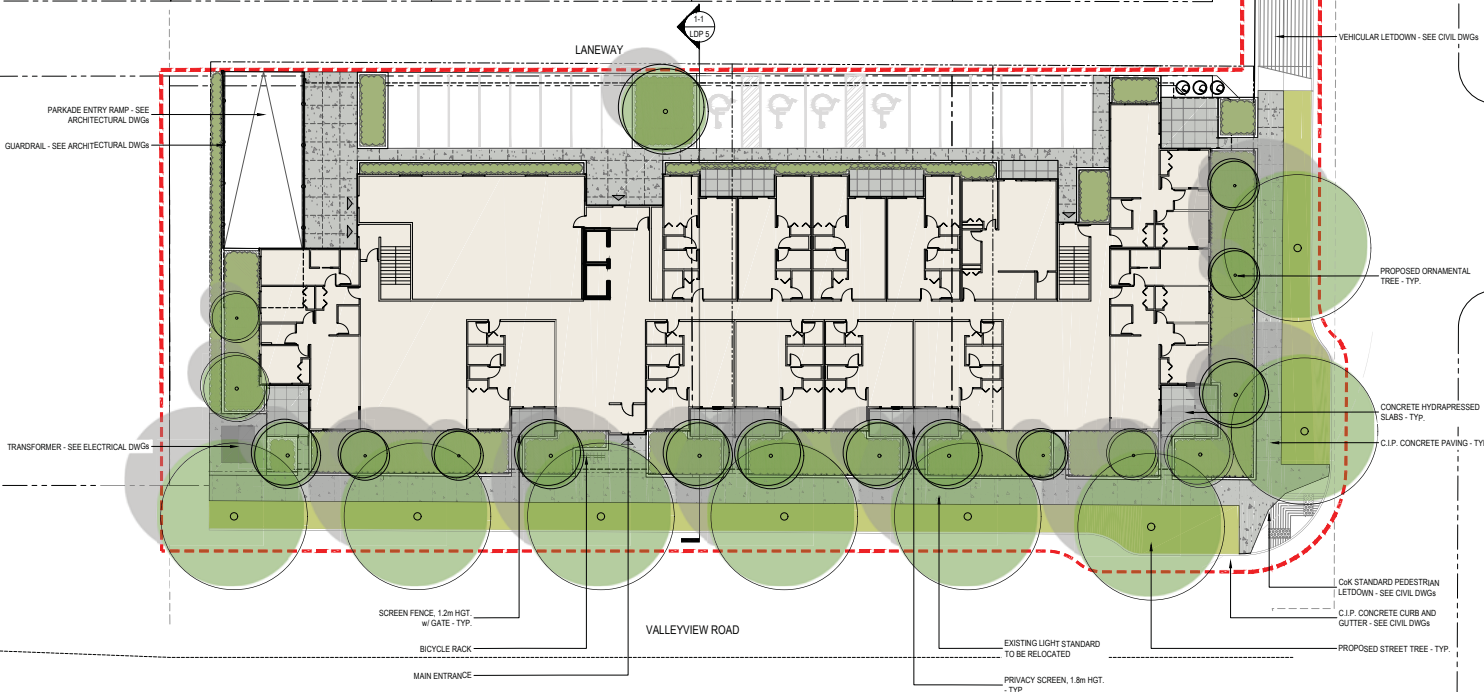
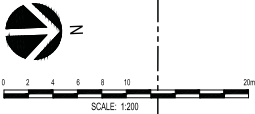
KEY PLAN / SCALE 1:250

<b>DRAWING SHEET NO</b>	<b>DRAWING SHEET TITLE</b>
LDP 0	COVER
LDP 1	GROUND LEVEL LANDSCAPE PLAN
LDP 2	ROOF LEVEL LANDSCAPE PLAN
LDP 3	GROUND LEVEL HYDROZONE PLAN
LDP 4	ROOF LEVEL HYDROZONE PLAN
LDP 5	LANDSCAPE SECTION

We see the future more clearly and design for it today.



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- GENERAL LEGEND**
- LIMIT OF WORK
  - PROPERTY LINE
  - BUILDING OUTLINE BELOW
  - BUILDING ENTRY
- HARDSCAPE LEGEND**
- C.I.P. CONCRETE BAND
  - C.I.P. CONCRETE PAVING
  - C.I.P. CONCRETE RAISED PLANTER WALL
  - CONCRETE HYDRAPRESSED SLABS
- SITE FEATURES LEGEND**
- BICYCLE RACK
  - FEATURE BOULDER
  - WASTE RECEPTACLE
- PLANTING LEGEND**
- LAWN
  - NATIVE PLANTING
  - ORNAMENTAL TREE
  - STREET TREE
- LANDSCAPE NOTES**
1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
  2. THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
  3. PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
  4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
  5. ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
  6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.

PLANTING CHARACTER IMAGES



**REPRESENTATIVE PLANT LIST**

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
<b>TREES</b>				
<i>Acer rubrum 'Armstrong'</i>	ARMSTRONG MAPLE	60mm Cal.	B&B	12.00m x 3.60m
<i>Gleditsia inaequalis var. inermis</i>	THORNLESS HONEY LOCUST	60mm Cal.	B&B	12.00m x 12.00m
<i>Picea canadensis 'Etnicz'</i>	SWEDISH COLUMNAR ASPEN	50mm Cal.	B&B	12.00m x 3.00m
<b>GRASSES / PERENNIALS / SHRUBS</b>				
<i>Aralianche ahaulica 'Regent'</i>	SASKATOON	#03	POTTED	1.80m x 1.80m
<i>Calamagrostis 'Karl Foerster'</i>	FEATHER REED GRASS	#02	POTTED	1.50m x 0.90m
<i>Camus setosus 'Kilduff'</i>	KELSEY DIARY DOGWOOD	#03	POTTED	0.90m x 0.90m
<i>Echinacea purpurea</i>	PURPLE CONEFLOWER	#02	POTTED	0.90m x 0.60m
<i>Juniperus horizontalis</i>	CREeping JUNIPER	#02	POTTED	0.60m x 2.00m
<i>Pennisetum alpecuroides 'Little Bunny'</i>	FOUNTAIN GRASS LITTLE BUNNY	#02	POTTED	0.60m x 0.60m
<i>Philadelphus inermis 'Avalanche'</i>	MOCK ORANGE AVALANCHE	#02	POTTED	1.50m x 2.00m
<i>Rhododendron 'Goldblum'</i>	GOLDSTORM CONE FLOWER	#02	POTTED	0.60m x 0.60m

ISSUE	REVISION	DATE	DESCRIPTION
1		2024-02-07	ISSUED FOR DEVELOPMENT PERMIT
2		2023-12-20	ISSUED FOR DEVELOPMENT PERMIT

DESIGNED BY	TC
CHECKED BY	TC
DRAWN BY (OPTIONAL)	BL

DRIVING SCALE	1:200	DATE	2024-02-07
APPROVED BY		IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.	
DISCIPLINE	LANDSCAPE		

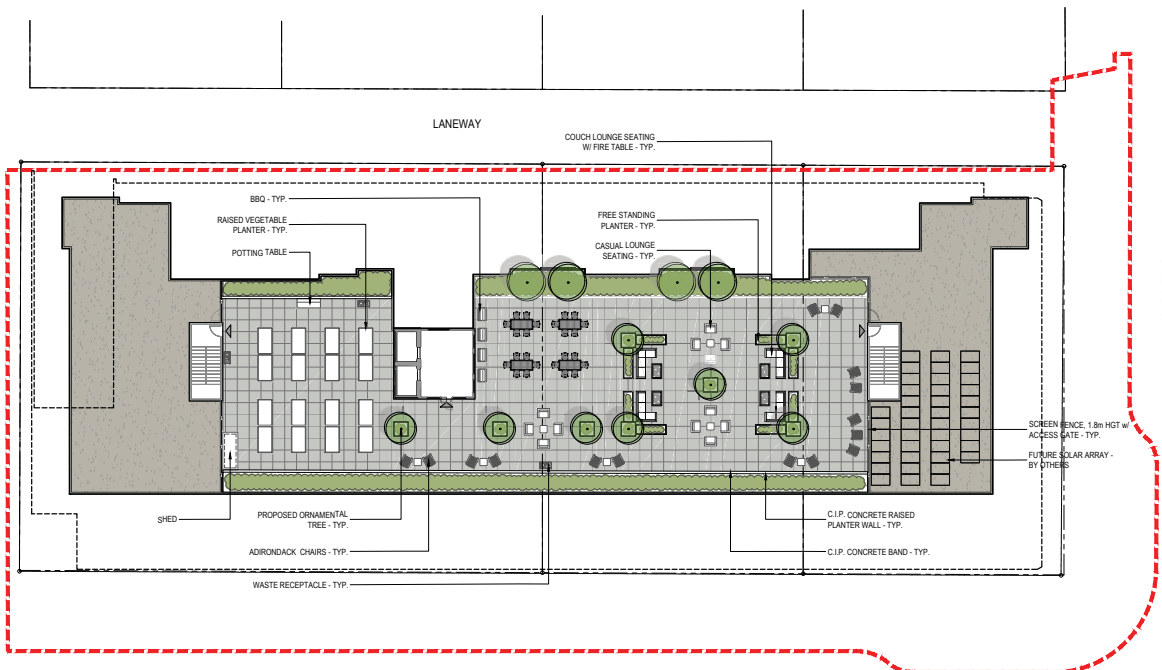
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CLIENT	STRETCH CONSTRUCTION LTD
CLIENT REF #	--

TITLE	LANDSCAPE PLAN
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PROJECT	VALLEYVIEW APARTMENT KELOWNA, BC
DRAWING NUMBER	LDP 1
REV.	1

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 T.C.



**GENERAL LEGEND**

- LIMIT OF WORK
- PROPERTY LINE
- BUILDING OUTLINE BELOW
- BUILDING ENTRY

**HARDSCAPE LEGEND**

- C.I.P. CONCRETE BAND
- C.I.P. CONCRETE PAVING
- C.I.P. CONCRETE RAISED PLANTER WALL
- CONCRETE OVER EXISTING SLABS

**SITE FEATURES LEGEND**

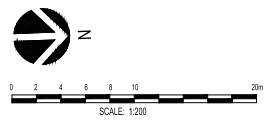
- BICYCLE RACK
- FEATURE BOULDER
- WASTE RECEPTACLE

**PLANTING LEGEND**

- LAWN
- NATIVE PLANTING
- ORNAMENTAL TREE
- STREET TREE

**LANDSCAPE NOTES**

1. PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
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6. THIS DRAWING DEPICTS FORM AND CHARACTER AND IS TO BE USED FOR DEVELOPMENT PERMIT SUBMISSION ONLY. IT IS NOT INTENDED FOR USE AS A CONSTRUCTION DOCUMENT.



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 PLOT BY: JTC  
 PLOT SCALE: 1:200  
 PLOT SHEET: 1 OF 1  
 PLOT AREA: 10.00 SQ. METERS  
 PLOT PERIMETER: 100.00 METERS  
 PLOT TITLE: VALLEYVIEW APARTMENT LANDSCAPE PLAN

REV	DATE	DESCRIPTION	BY	REV	DATE	DESCRIPTION	BY
1	2024-02-07	ISSUED FOR DEVELOPMENT PERMIT	JTC				
2	2023-12-20	ISSUED FOR DEVELOPMENT PERMIT	JTC				

SEAL  SIGNATURE  TITLE	DISCIPLINE <b>LANDSCAPE</b>
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ORIGINAL SCALE: <b>1:200</b> APPROVED BY:  CHECKED BY:  DRAWN BY (OPTIONAL): BL	DATE: <b>2024-02-07</b>  IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.  25mm
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CLIENT: <b>STRETCH CONSTRUCTION LTD</b>	CLIENT REF # -
--	----------------

TITLE: <b>ROOF PATIO LANDSCAPE PLAN</b>
--




PROJECT: <b>VALLEYVIEW APARTMENT KELOWNA, BC</b>	DRAWING NUMBER: <b>LDP 2</b>	REV: <b>1</b>
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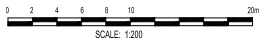
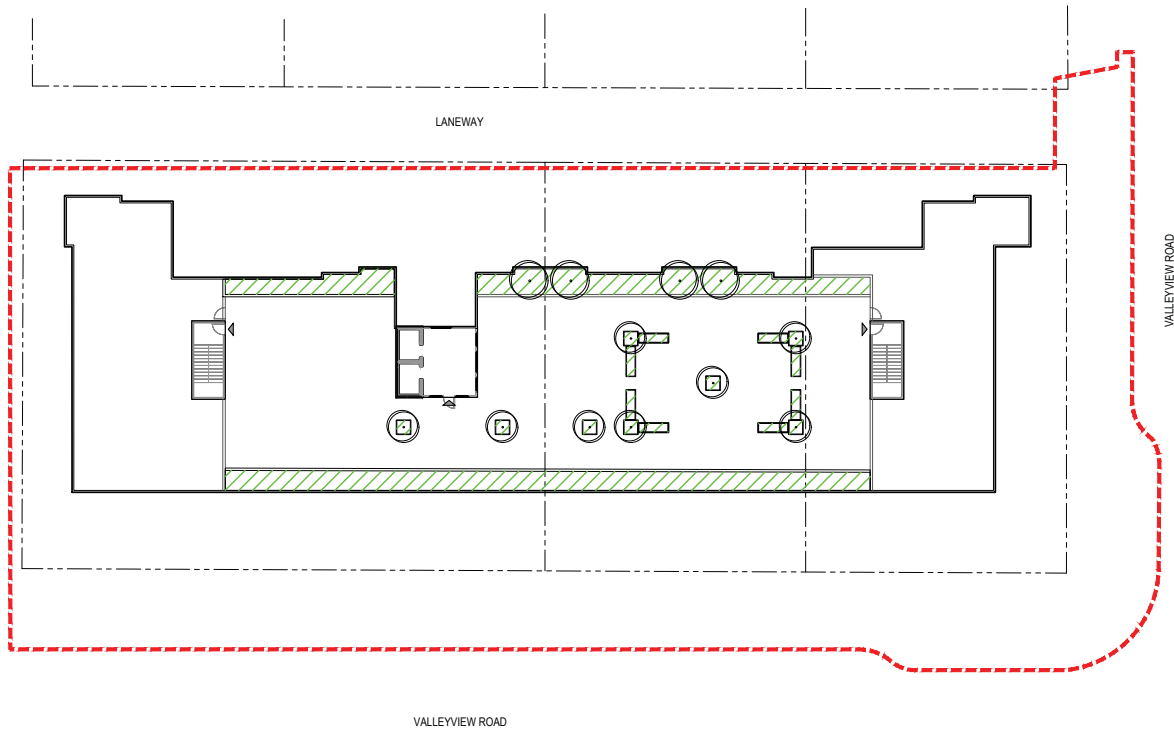


**GENERAL LEGEND**

-  LIMIT OF WORK
-  PROPERTY LINE
-  BUILDING ENTRY

**HYDROZONE LEGEND**

-  LOW WATER REQUIREMENTS
-  MEDIUM WATER REQUIREMENTS
-  HIGH WATER REQUIREMENTS




C:\B\2024\01\2024-07-07\2024-07-07\_10\_00\_00\_00.dwg (2024-07-07 10:00:00) - PLOT (1:200) - 2024-07-07 10:00:00

ISSUE		REVISION	
NO.	DESCRIPTION	NO.	DESCRIPTION
1	2024-02-07 ISSUED FOR DEVELOPMENT PERMIT		
2	2023-12-20 ISSUED FOR DEVELOPMENT PERMIT		

<b>SEAL</b>	    
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WORK.

ORIGINAL SCALE: 1:200 APPROVED BY: TC CHECKED BY: TC DRAWN BY (OPTIONAL): BL	DATE: 2024-02-07 IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.  25mm
DISCIPLINE: LANDSCAPE	



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PROJECT NUMBER: XXX-XXXX-XX

CLIENT	<b>STRETCH CONSTRUCTION LTD</b>
CLIENT REF #	-

TITLE	<b>HYDROZONE PLAN</b>
-------	-----------------------

PROJECT:	<b>VALLEYVIEW APARTMENT KELOWNA, BC</b>
DRAWING NUMBER:	<b>LDP 4</b>
REV:	<b>1</b>

