

Sherri Turpin Architect

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

March 4, 2024

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

Dear Sir/Madam:

Re: Vista Apartments - Proposed Multi-Family Development
425, 445, and 455 Vista 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 Vista Apartments. The project is a purpose-built residential apartment building at 425, 445, and 455 Vista Road.

Kelowna designates the property in the Official Community Plan (OCP) as an Urban Centre – Residential (Residential) and UC4 (Rutland Urban Centre) in the 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:

Vista Apartments will have a range of unit types ranging from (32)-Bachelor, (44)-One Bedroom, (23)-Two Bedroom for a total of 99 units. The bachelor-micro units are intended to provide a much-needed affordable housing solution for a demographic that finds larger units unaffordable. A diversity of housing types is a city design foundation. Over 50% of the roof will be dedicated to the enjoyment of occupants as shared outdoor space. In addition, all the units have private outdoor space. The remaining roof will be constructed with a cool roof to reduce the heat island effect. The project conforms to the required setbacks and step-backs.

The existing buildings and trees will be removed from the site. The trees will be replaced with new ones on all sides of the development. Garbage and recycling control will be discrete with the use of in-ground garbage containers. The majority of the parking will be below grade. The quantity of parking meets the bylaw when reduction for bicycles and rental incentives are calculated. The lower-level parkade is lowered to accommodate soil volumes for landscaping. The drive aisle of the minimal at-grade parking is located within the setback zone which requires a variance. This is due to the uniqueness of the site. There are two streets opposite each other and no laneway. As a result, there is not a rear yard on which to locate the on-site parking.

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. The exterior façade will have numerous windows on all sides to allow for natural lighting and incredible views of Rutland area. Windows facing the neighbouring

property will be frosted to protect privacy from residents within the building and surrounding neighbours. The parkade entrance is located at the front of the building and accessed from the Vista Road.

Location:

The property is located between Vista Road and Hollywood Road North. It is within a residential street and is well served by existing municipal facilities and public transportation. The development is on three lots located at 425, 445, and 455 Vista Road. The rectangle shaped parcel has an overall area of 0.25-hectare (0.62 acre), a frontage of 71.62m (235'ft) along Vista Road.

The Hollywood corridor has seen extensive densification in the past 2 years. The residential use proposed for the subject site will fit well with the growth plans for the neighborhood. The building will be owner-occupied and is being purpose-built as a rental only building for a minimum of ten years. The densification of this area of the city has already proven the demand for developments that cater to the demographic that does not require daily use of a vehicle and rely on public transportation or alternative transportation.

The building orientation has been located closer to Hollywood instead of Vista as we see Vista as the secondary street and will be used for vehicle access. Ground orientated units have been placed along Hollywood Road. By placing the building closer to Hollywood Road it will have smaller impact on the existing single family homes adjacent to the property.

Design Foundations:

The 'Design Foundations' laid out in the 2040 OCP were considered in the Vista 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.

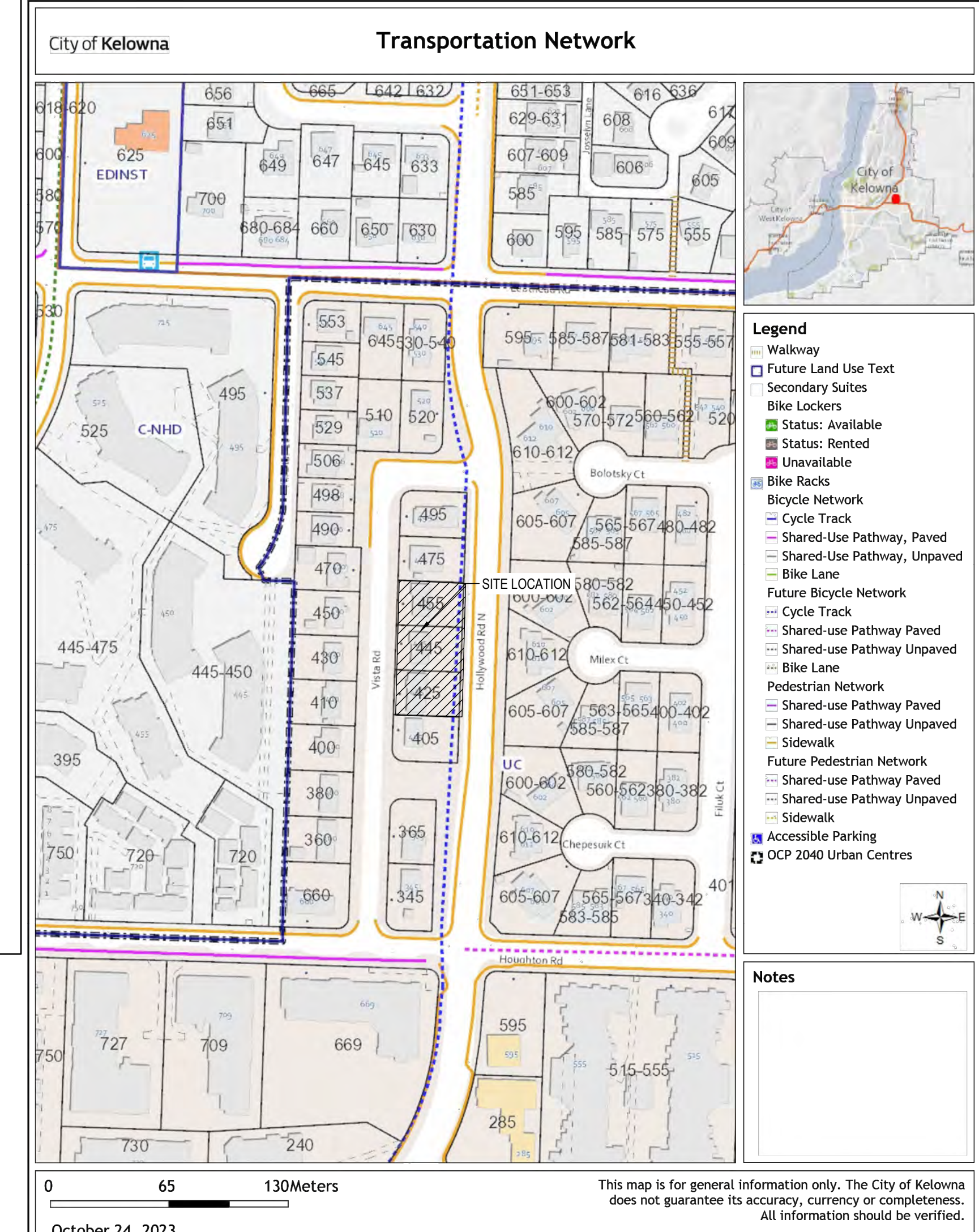
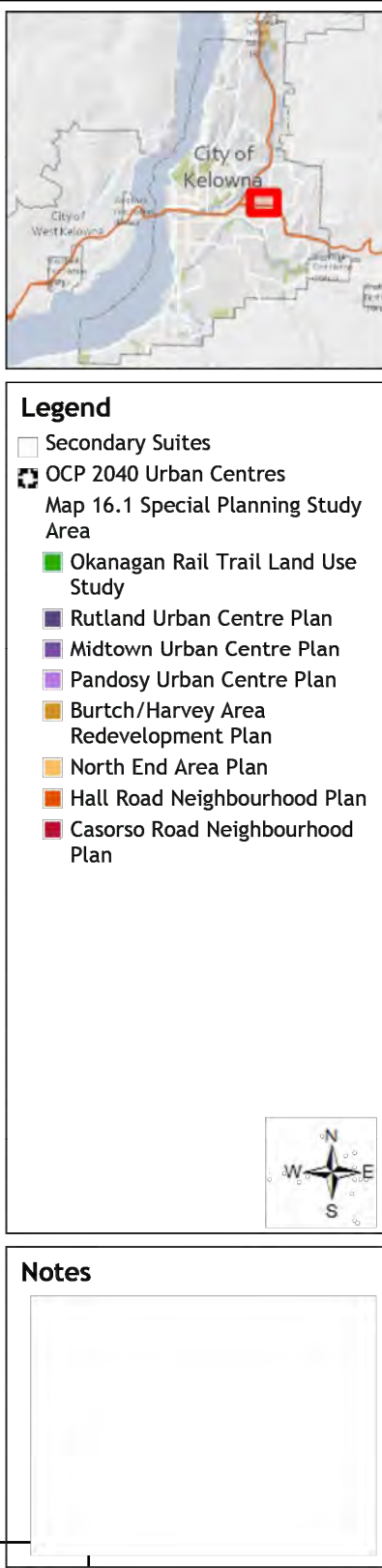
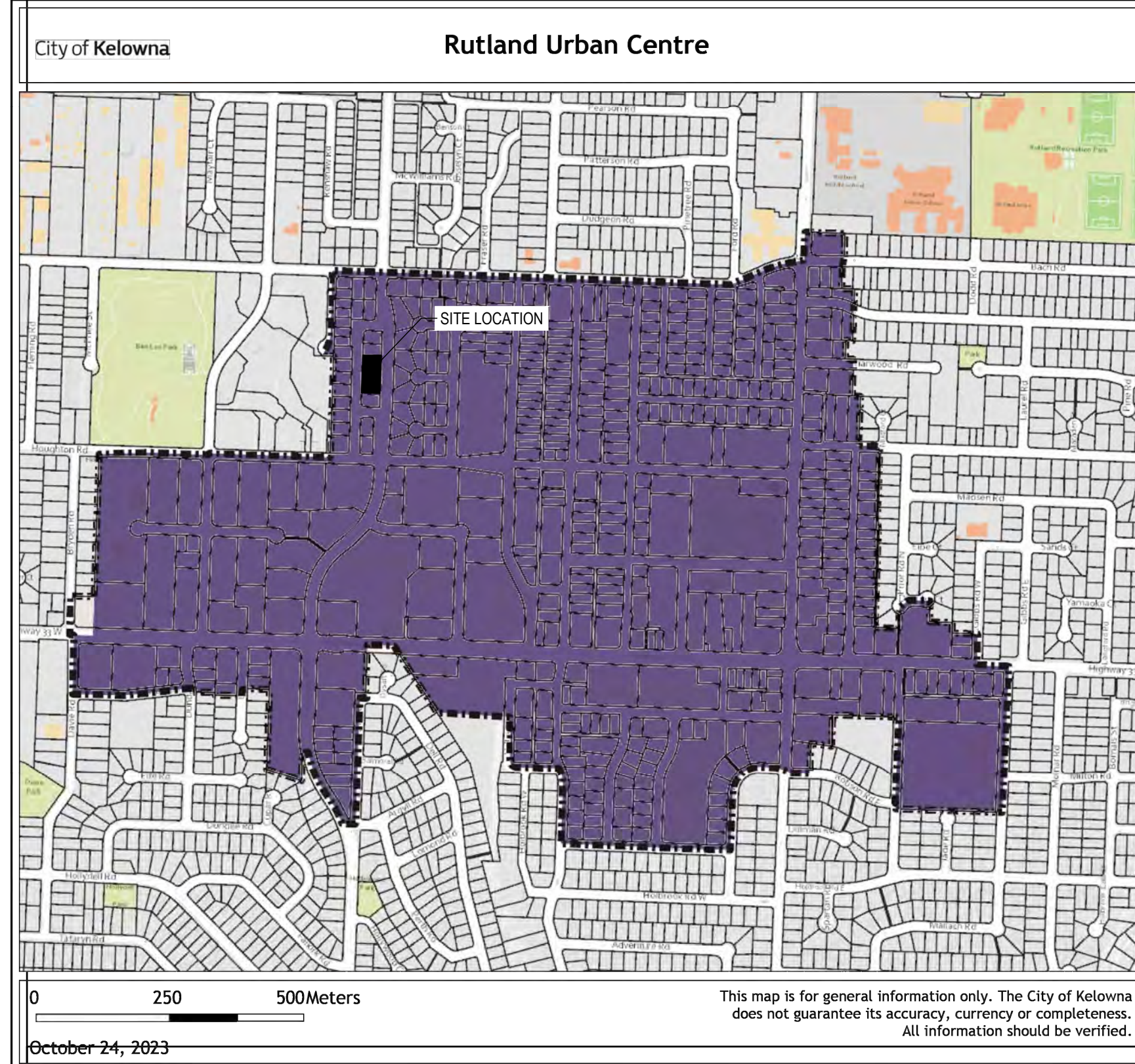
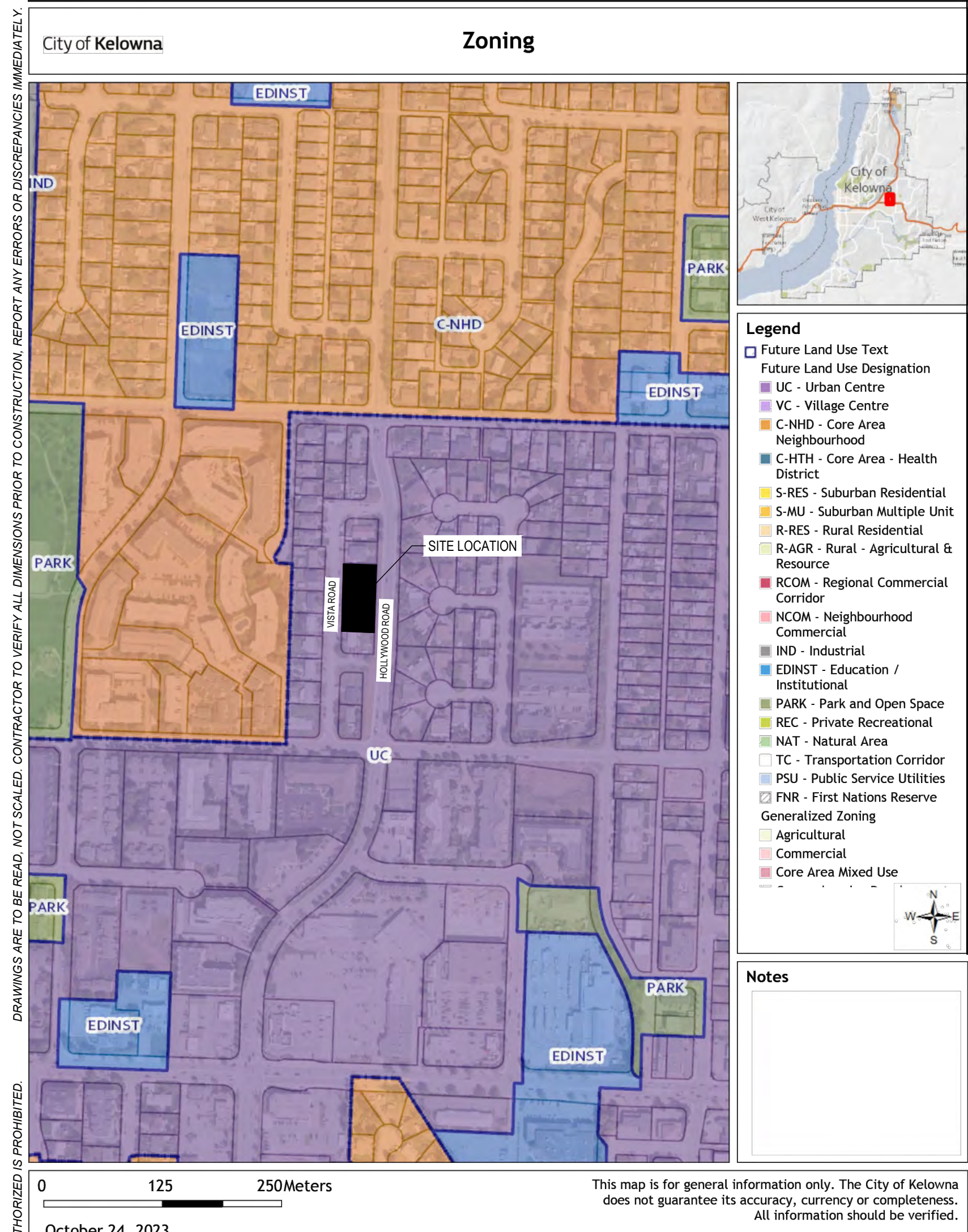
Thank you for considering this project. We look forward to receiving your comments.

Sincerely,

Sherri Turpin, Architect AIBC

cc: Richard Boerger, Stretch Construction Ltd.





BYLAW INFORMATION		ZONING USE BYLAW # 12375
ZONING:		
UC4 - RUTLAND URBAN CENTRE		
SITE SIZE:		
2,510 sqm (27,026 sqft) (0.82 acres)		
SITE COVERAGE:		
REQUIRED BUILDINGS:	MAX 85% OF SITE AREA	
REQUIRED BUILDINGS & IMPERMEABLE SURFACES:	MAX 90% OF SITE AREA	
PROVIDED BUILDINGS / IMPERMEABLE SURFACES:	44.6% / 30.4%	TOTAL COVERAGE = 75.0%
BUILDING AREAS:		
PARKADE	2,266SqM (24,397Sqft)	
MAIN FLOOR / FOOTPRINT	1,100SqM (11,851Sqft) GROSS / 732SqM (7888Sqft) NET	
SECOND FLOOR	1,033SqM (11,121Sqft) GROSS / 801SqM (8,342Sqft) NET	
THIRD FLOOR	986SqM (10,612Sqft) GROSS / 774SqM (8,342Sqft) NET	
FOURTH FLOOR	986SqM (10,612Sqft) GROSS / 774SqM (8,342Sqft) NET	
FIFTH FLOOR	986SqM (10,612Sqft) GROSS / 774SqM (8,342Sqft) NET	
SIXTH FLOOR	837SqM (9,015Sqft) GROSS / 644SqM (6,938Sqft) NET	
TOTAL:	WITH PARKADE = 8,238SqM (88,682Sqft) GROSS, WITHOUT PARKADE = 5,949SqM (64,038Sqft) NET = 4,495SqM (48,386Sqft)	
F.A.R. BUILDING ABOVE GRADE	(1.6 (BASE) + 0.3 (RENTAL) + 0.25 (UNDERGROUND PARKING) + 0.5 (STREETSCAPE) = 2.65 MAXIMUM) (6.65/Sqm / 71,205/Sqft)	
FAR PROVIDED	1.79	
BUILDING HEIGHT:		
REQUIRED:	4.0 STOREYS / 18.0m (59.0') - 2.0 STOREYS / 8.0m = 6 STOREY / 26.0m (85.3')	
PROVIDED:	6.0 STOREYS / 23.08m (75.72')	
FRONT YARD SETBACK: (VISTA ROAD)		
REQUIRED:	3.0 m (9.84'), ABOVE 16.0m (52.4') = 3.0m (9.84')	
PROVIDED: (W)	12.7 m (41.6')	
REAR YARD SETBACK: (DOUBLE FRONTING) (HOLLYWOOD ROAD)		
REQUIRED:	3.0 m (9.84'), ABOVE 16.0m (52.4') = 3.0m (9.84')	
PROVIDED: (E)	3.03 m (9.94')	
SIDE YARD SETBACKS:		
REQUIRED:	0.0 m (0.0'), ABOVE 16.0m (52.4') = 4.0m (13.12')	
PROVIDED: (N)	4.5m (14.8')	
PROVIDED: (S)	3.1m (10.17') / 4.0m (13.2')	
AMENITY SPACE:		
REQUIRED:	6.0 Sqm (64.55sqft) PER BACHELOR / 10.0 Sqm (107.63sqft) PER 1-BEDROOM DWELLING UNIT / 15 Sqm (161sqft) PER DWELLING UNIT WITH MORE THAN 1-BEDROOM (32) - BACHELOR = 138SqM (1,485Sqft) (44) - ONE BED = 440SqM (4,736Sqft) (23) - TWO BED = 345SqM (3,713Sqft) TOTAL = 922SqM (9,934Sqft)	
PROVIDED:	UNIT AMENITY SPACE = 703SqM (7,576Sqft) COMMON AMENITY = 425SqM (4,582Sqft) TOTAL = 1,128SqM (12,142Sqft)	
PARKING SPACES:		
REQUIRED:	BACHELOR = 0.8 / UNIT / ONE BEDROOM = 0.9 / UNIT / TWO BEDROOM = 1.0 / UNIT / 0.14 FOR VISITOR / LONG BIKE PARKING REDUCTION OF 5 STALLS RENTAL ONLY - 20% REDUCTION (32)-BACHELOR = 25.6 (46)-ONE BEDROOM = 41.4 (21)-TWO BEDROOM = 41 (21)-VISITOR = 99 / 0.14 = 13.86 TOTAL = 101.86, PARKING INCENTIVES = 20% (-20.4) - (5) LONG BIKE = 76.4 (76) STALLS REQUIRED, 3 ACCESSIBLE PARKING SPACES REQUIRED WITH ONE STALL VAN ACCESSIBLE	
PROVIDED:	76 STALLS (7 ABOVE GROUND & 69 BELOW GROUND) 43 (57%) REGULAR STALLS, 33 (43%) SMALL STALL	
BARRIER-FREE REQUIRED:	3 STALLS (2-ACCESSIBLE / 1-VAN ACCESSIBLE)	
BARRIER FREE PROVIDED:	3 STALLS (2-ACCESSIBLE / 1-VAN ACCESSIBLE)	
BICYCLE PARKING SPACES:		
REQUIRED:	BACHELOR: 32 x 1.25 = 40 / 1-BED: 46 x 1.25 = 57.5 / 2-BED: 21 x 1.5 = 31.5 / 6.0 PER ENTRANCE TOTAL: 135 STALLS	
PROVIDED:	134 STALLS (INSIDE BUILDING) + 6 EXTERIOR = 140 STALLS	
LOADING SPACES: NOT REQUIRED		

445 Vista Road

Kelowna, British Columbia, V1X 3S6

Commute to Downtown Kelowna

14 min 33 min 32 min 60+ min View Routes

Favorite Map Nearby Apartments

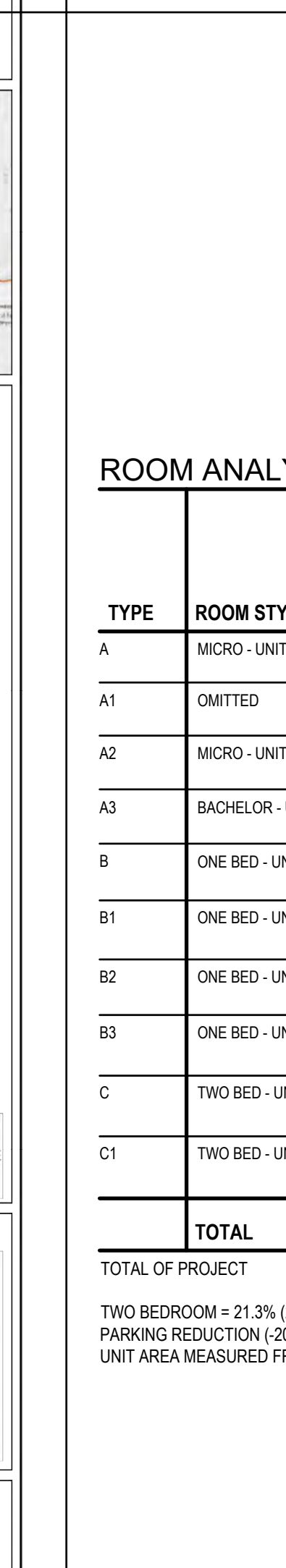
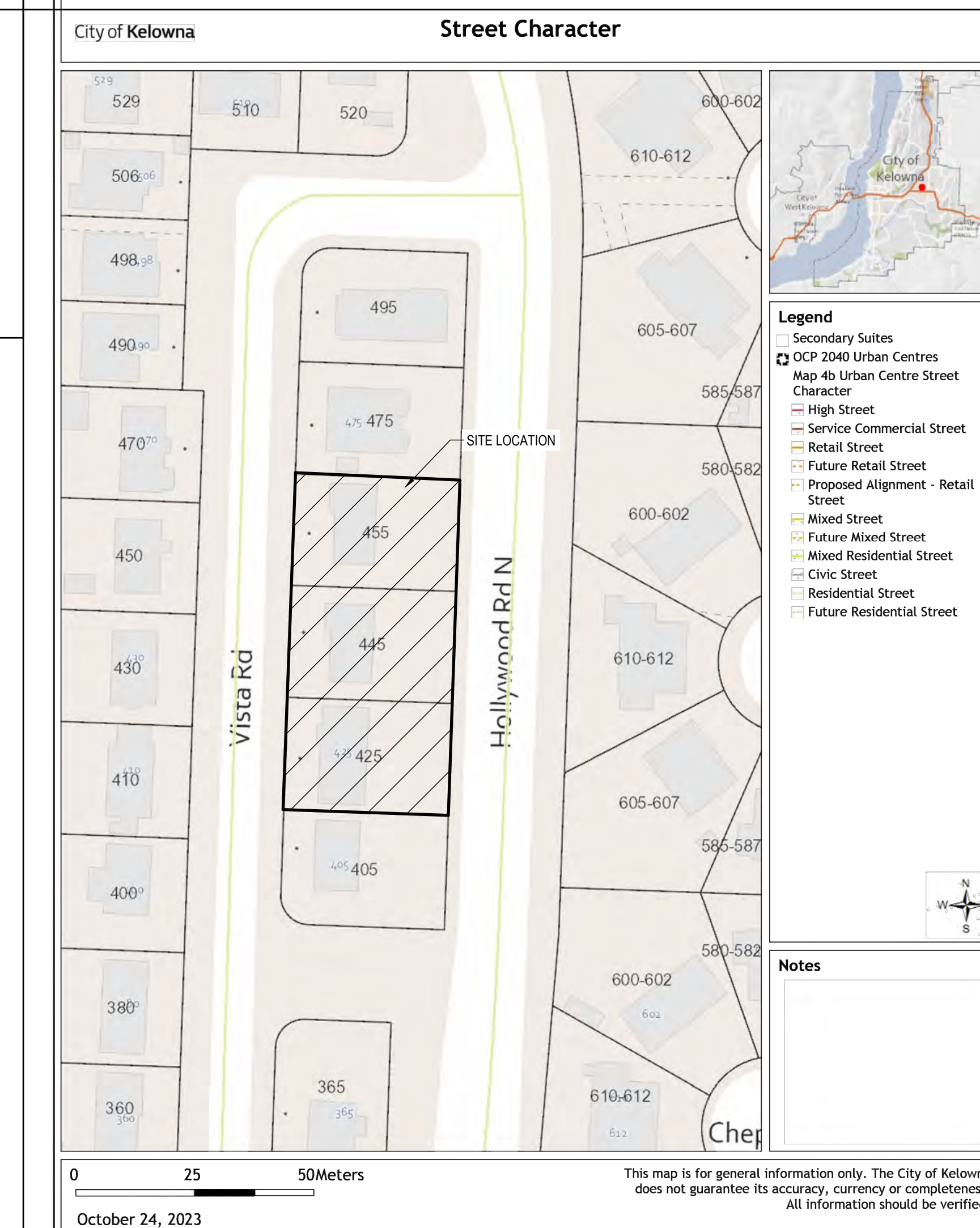
More about 445 Vista Road

Walk Score 76 Very Walkable
Most errands can be accomplished on foot.

Transit Score 48 Some Transit
A few nearby public transportation options.

Bike Score 89 Very Bikeable
Biking is convenient for most trips.

About your score Add scores to your site



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	MICRO - UNIT AREA = 286Sqft (26.5SqM), PATIO = 56Sqft (5.2SqM)	6	6	-	-	-	-	12	12.2%	3,432Sqft 318SqM	672Sqft 62.4Sqft	0.8 PER UNIT = 9.6
A1	OMITTED	-	-	-	-	-	-	-	-	-	-	-
A2	MICRO - UNIT AREA = 265Sqft (24.6SqM), PATIO = 30Sqft (2.7SqM)	6	6	-	-	-	-	12	12.2%	3,180Sqft 295SqM	360Sqft 33.4SqM	0.8 PER UNIT = 9.6
A3	BACHELOR - UNIT AREA = 295Sqft (27.4SqM), PATIO = 22.6Sqft (2.0SqM)	4	4	-	-	-	-	8	8%	2,360Sqft 219SqM	90.4Sqft 8.3SqM	0.8 PER UNIT = 6.4
B	ONE BED - UNIT AREA = 518Sqft (48.1SqM), PATIO = 85Sqft (7.8SqM)	2	2	4	4	4	-	16	16.2%	8,288Sqft 769.96SqM	1,360Sqft 126SqM	0.9 PER UNIT = 14.4
B1	ONE BED - UNIT AREA = 528Sqft (49.0SqM), PATIO = 85Sqft (7.8SqM)	-	-	6	6	6	-	18	18.1%	9,504Sqft 882SqM	2,040Sqft 189SqM	0.9 PER UNIT = 16.2
B2	ONE BED - UNIT AREA = 423Sqft (39.2SqM), PATIO = 167Sqft (15.5SqM)	-	-	-	-	-	10	10.1%	4,230Sqft 392SqM	668Sqft 62SqM	0.9 PER UNIT = 9.0	
B3	ONE BED - UNIT AREA = 573Sqft (53.2SqM), PATIO = 263Sqft (24.4SqM)	-	-	-	-	2	2	2	2%	1,146Sqft 106SqM	526Sqft 48.8SqM	0.9 PER UNIT = 1.8
C	TWO BED - UNIT AREA = 815Sqft (75.7SqM), PATIO = 130Sqft (12.0SqM)	2	2	2	2	2	-	10	10.1%	8,150Sqft 757SqM	1,560Sqft 139SqM	1.0 PER UNIT = 10
C1	TWO BED - UNIT AREA = 736Sqft (68.3SqM), PATIO = 116Sqft (10.7SqM)	1	2	2	2	2	2	11	11.1%	8,096Sqft 752SqM	1,278Sqft 118SqM	1.0 PER UNIT = 11
TOTAL		21	22	14	14	14	14	99	100%	48,386Sqft 4,495SqM	7,576Sqft 703SqM	0.14 PER UNIT * 99 = 13.86 GUEST 101.86 STALLS SEE NOTE BELOW

TOTAL OF PROJECT

TWO BEDROOM = 21.3% (21) ONE BEDROOM = 46.4% (46) BACHELOR / MICRO = 32.3% (32) PARKING REDUCTION (20%: 101,860.2 = 20.4) RENTAL ONLY, LONG TERM PARKING (-5) TOTAL PARKING WITH REDUCTIONS = 76.4(76) STALLS REQUIRED. UNIT AREA MEASURED FROM THE INSIDE OF EXTERIOR WALL

310-650 WEST AVE
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403-357-0259
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Real Estate. Rethought.

Sherri Turpin Architect

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

PROJECT INFORMATION:

VISTA APARTMENTS

LOT: 16-18
SECTION 26 AND 27 TWP 26 OSOYOOS DIVISION YALE
DISTRICT PLAN 20663
CIVIC ADDRESS: 425/445/455 VISTA ROAD
KELOWNA, BC

STAMPS:

REVISIONS:

ISSUE	DATE	DESCRIPTION
L	2024-02-12	REVISED FOR DP (CITY COMMENTS)
J	2024-01-05	REVISED FOR DP (CITY COMMENTS)
G	2023-11-14	ISSUED FOR DP
F	2023-09-12	ISSUED FOR REVIEW
E	2023-08-29	ISSUED FOR REVIEW
D	2023-07-18	ISSUED FOR REVIEW
C	2023-06-09	ISSUED FOR REVIEW
B	2023-05-04	ISSUED FOR REVIEW
A	2023-02-09	ISSUED FOR REVIEW

DRAWING TITLE:

ZONING INFORMATION

JOB NUMBER: 23-18

DATE: Feb. 12, 24

DRAWN BY: STC

A001

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IMAGE 1



IMAGE 2



IMAGE 3



IMAGE 4



IMAGE 5



IMAGE 7



IMAGE 9



IMAGE 6



IMAGE 8



310-550 WEST AVE
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 403-357-0259
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



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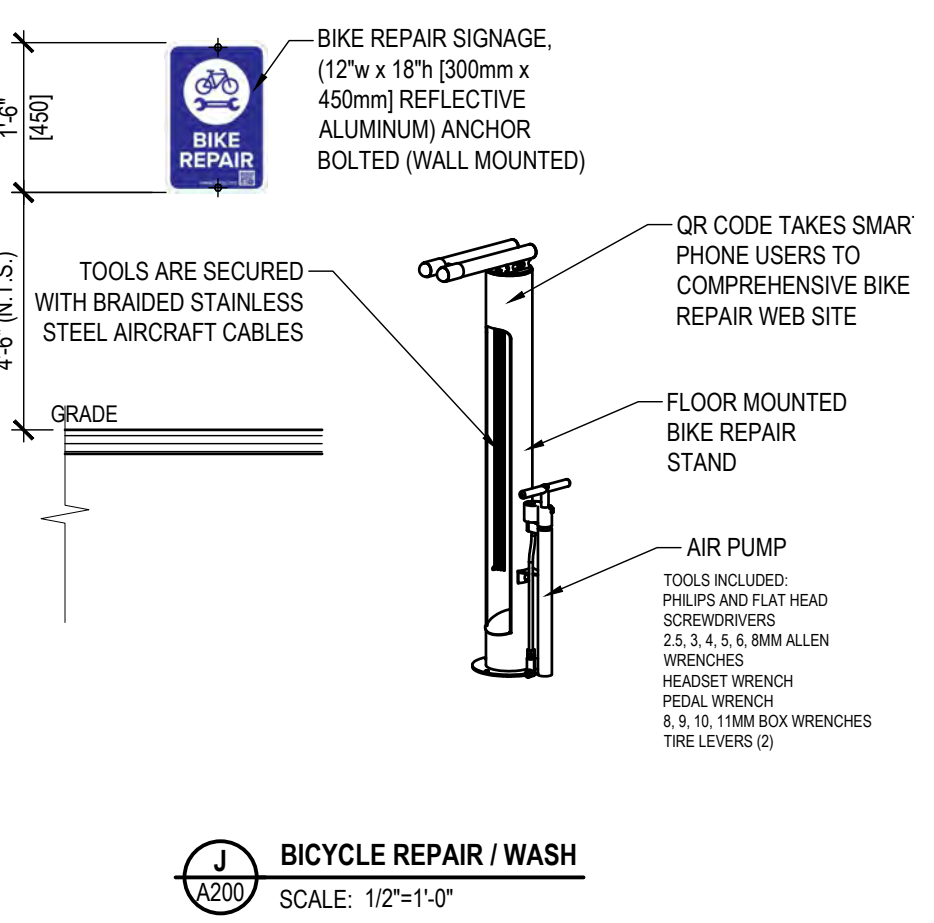
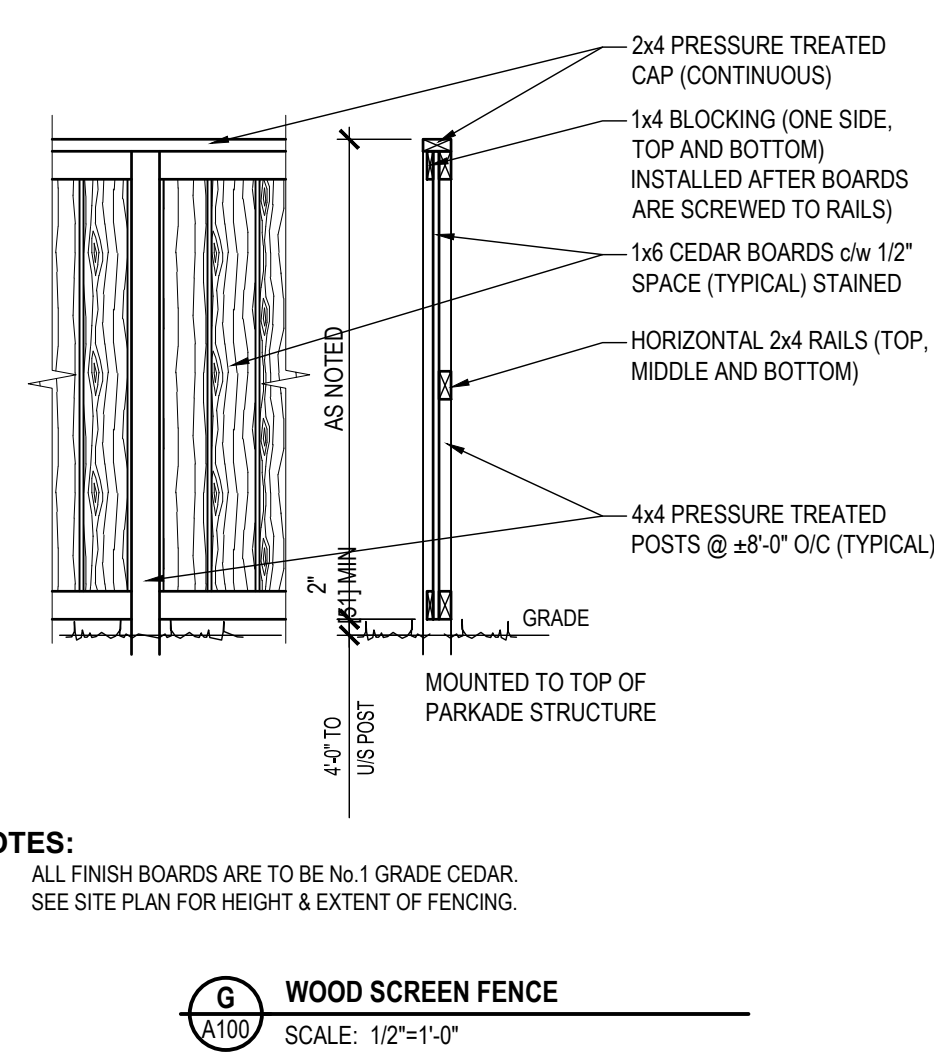
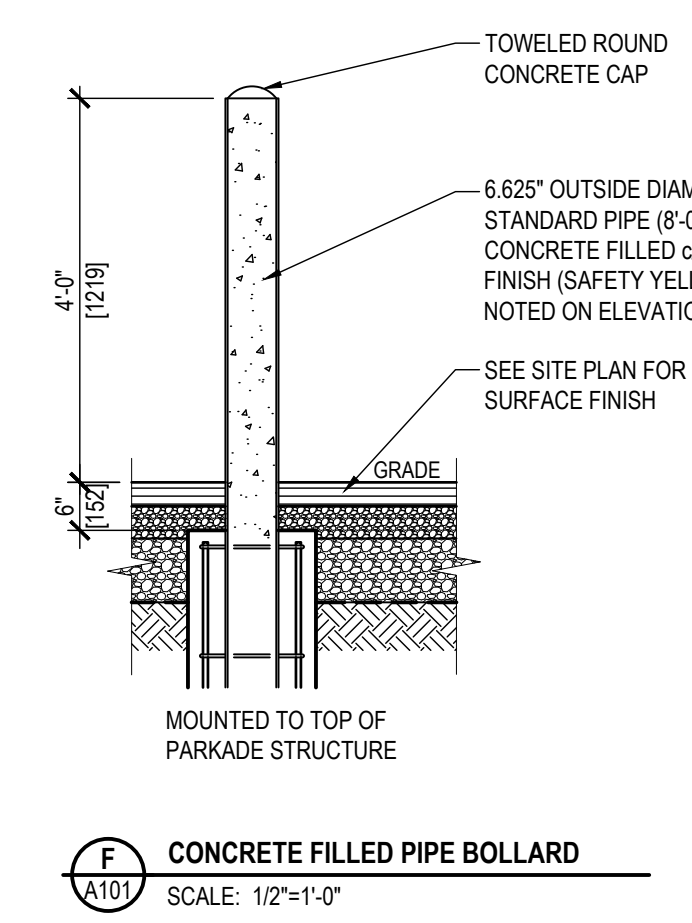
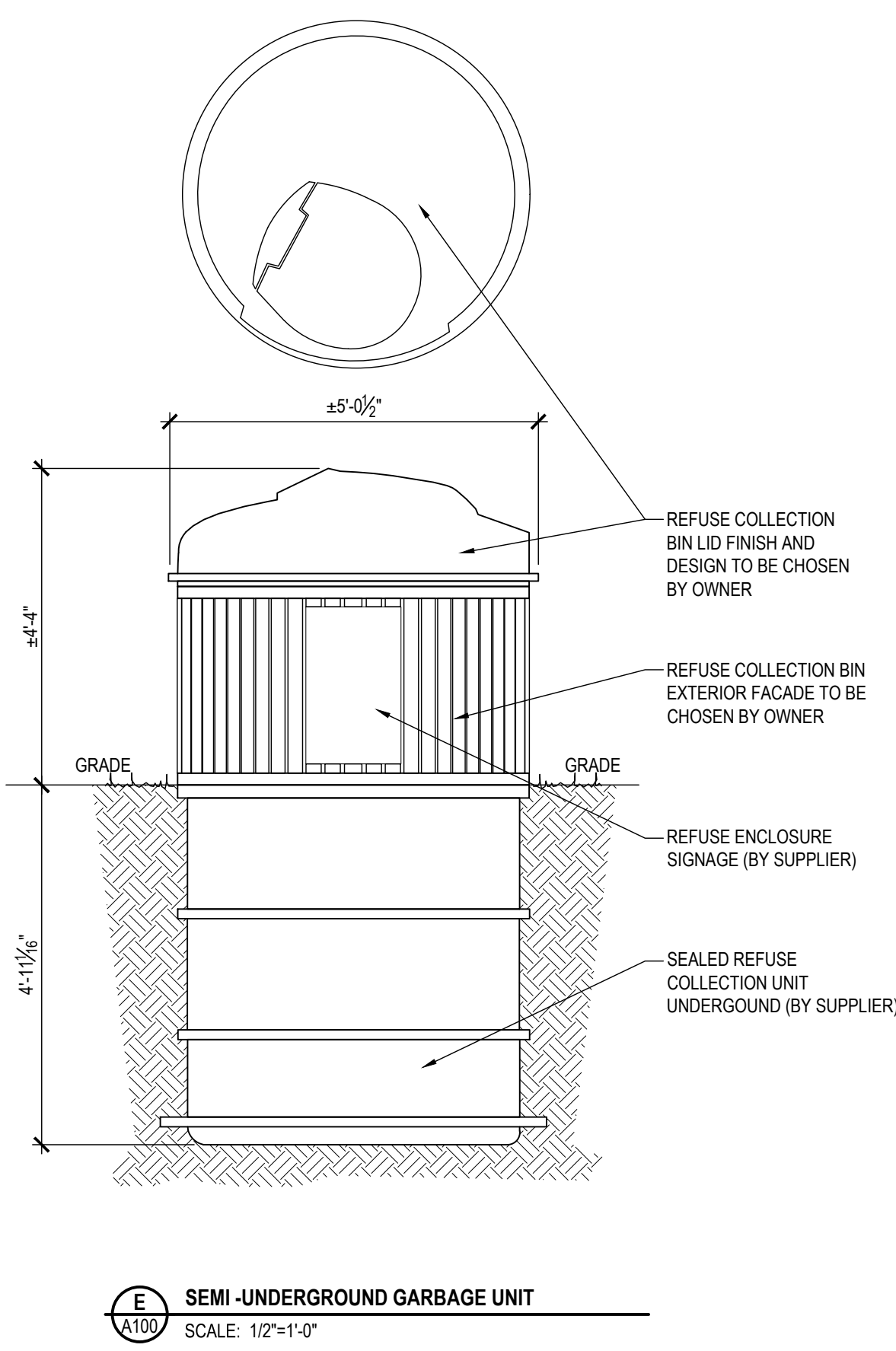
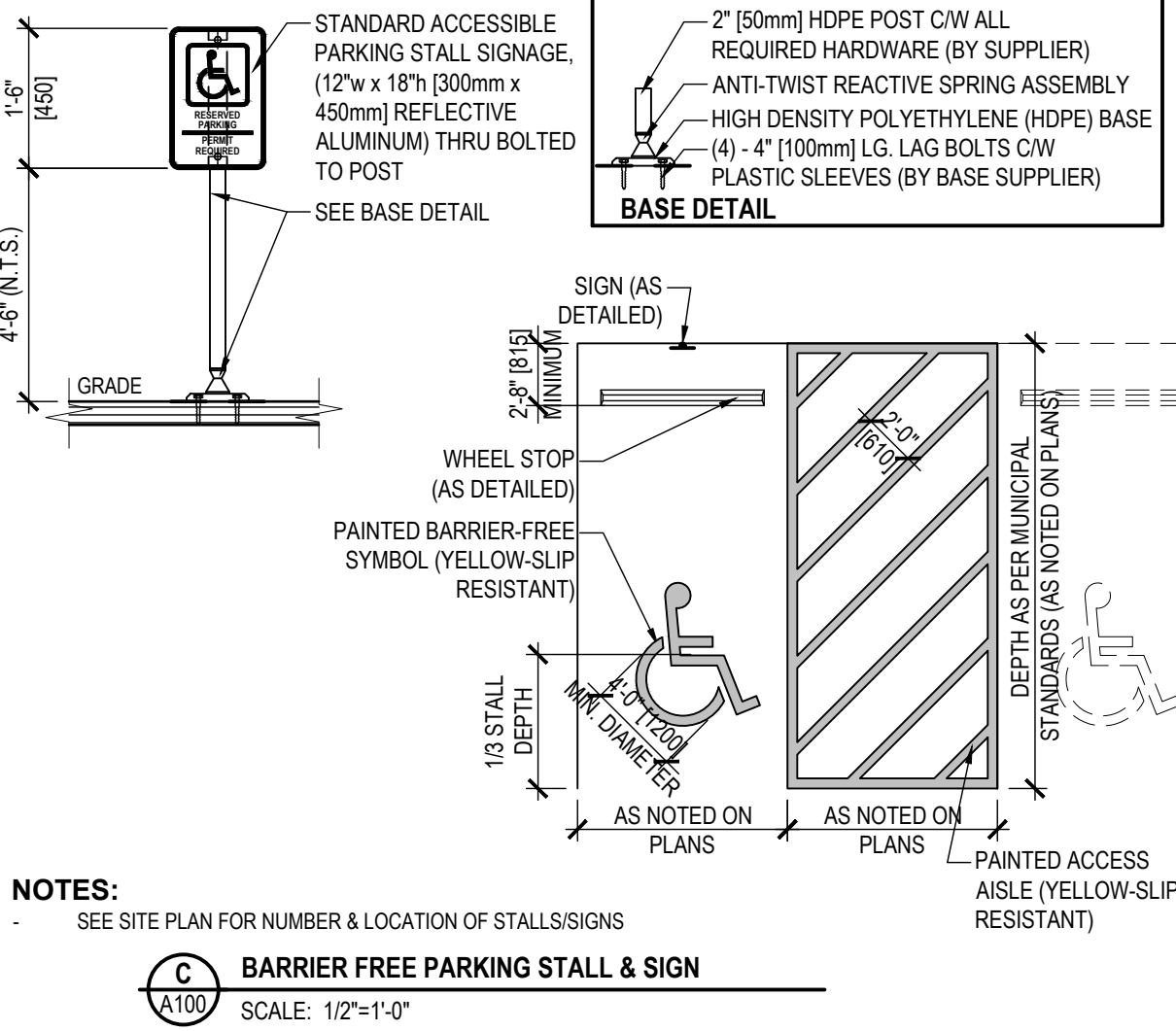
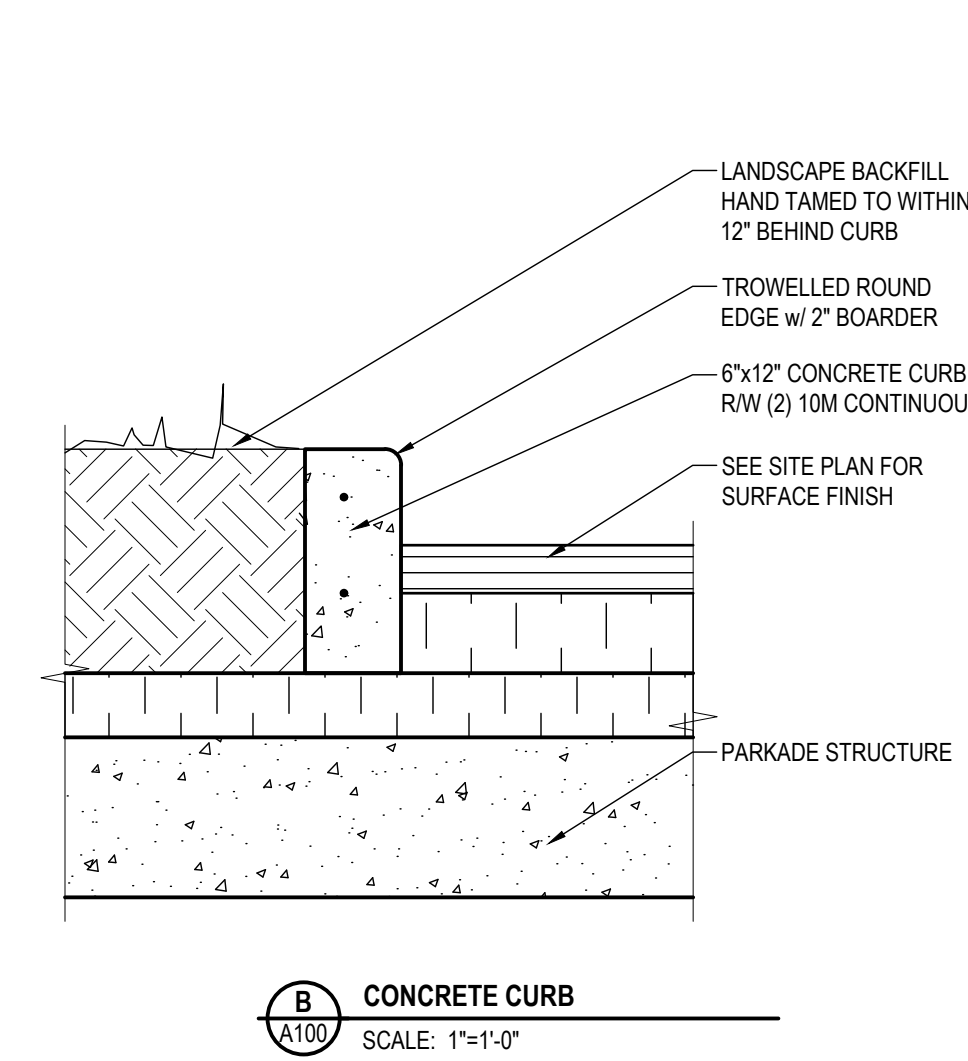
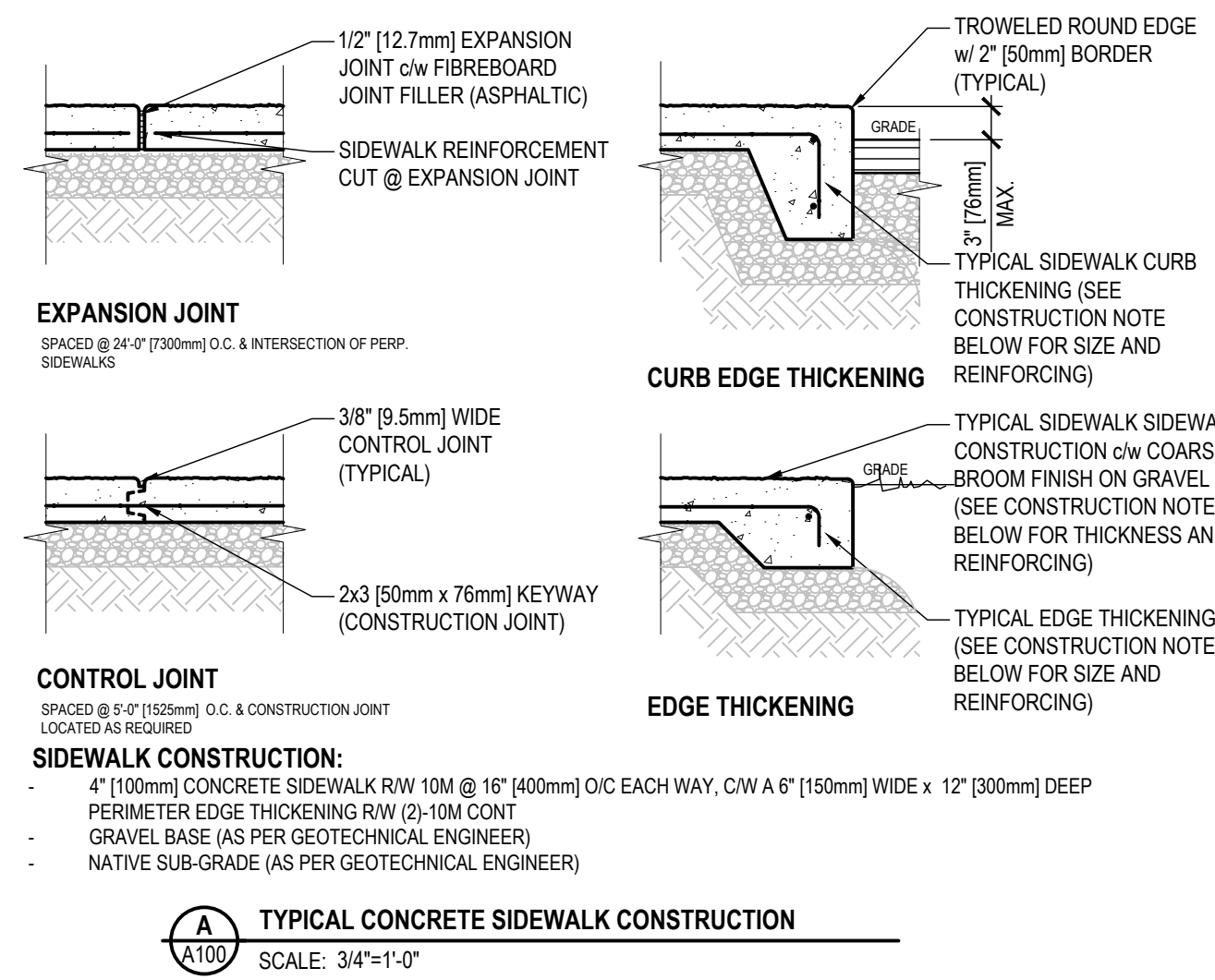
SITE IMAGES

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KELOWNA, BC

STAMPS:
REGISTERED ARCHITECT
SHERRI TURPIN
2024-02-13
BRITISH COLUMBIA

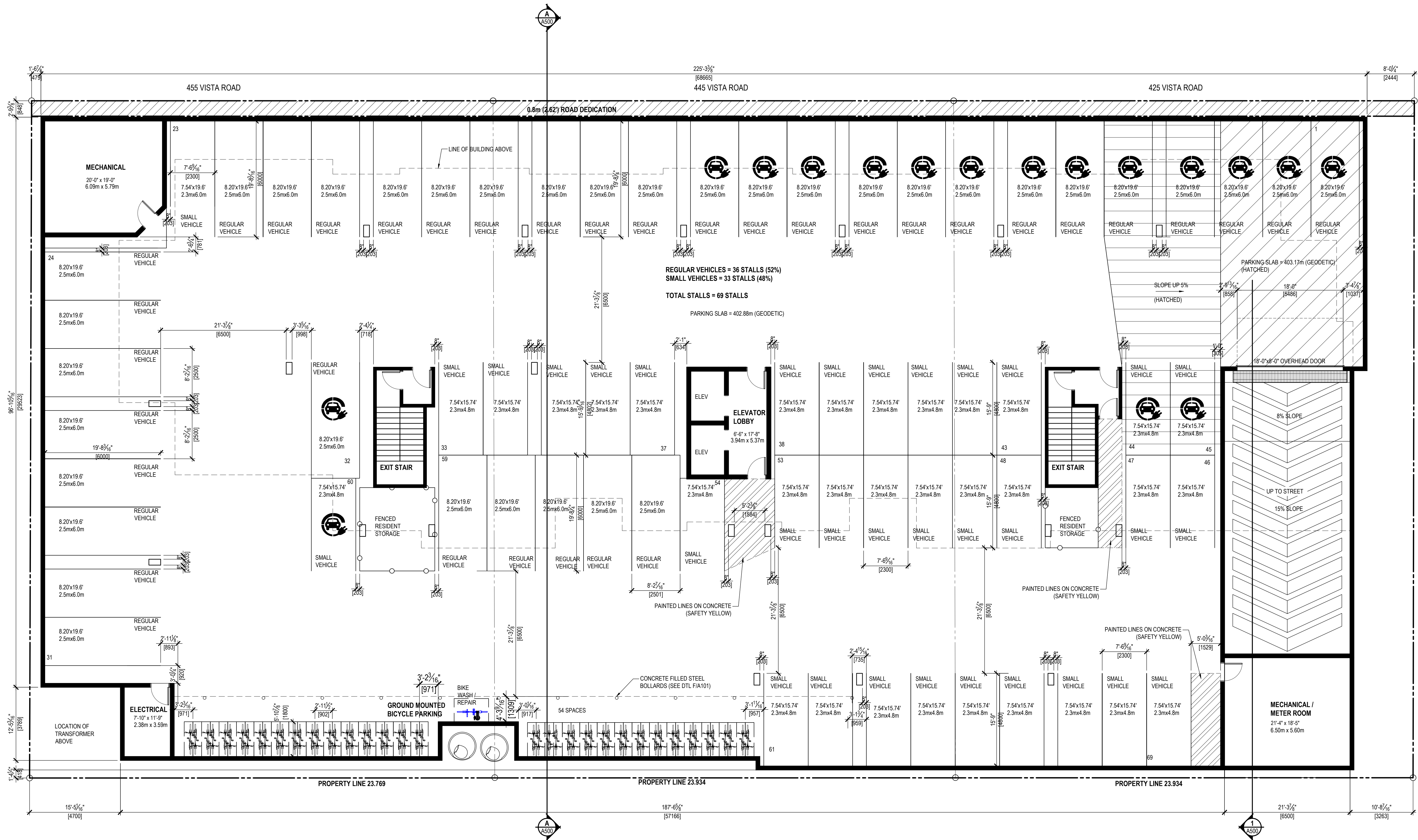
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SITE DETAILS

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PARKADE FLOOR PLAN
 SCALE: 1/8"=1'-0"
 FLOOR AREA = 24,397sqft (2,266sqm)

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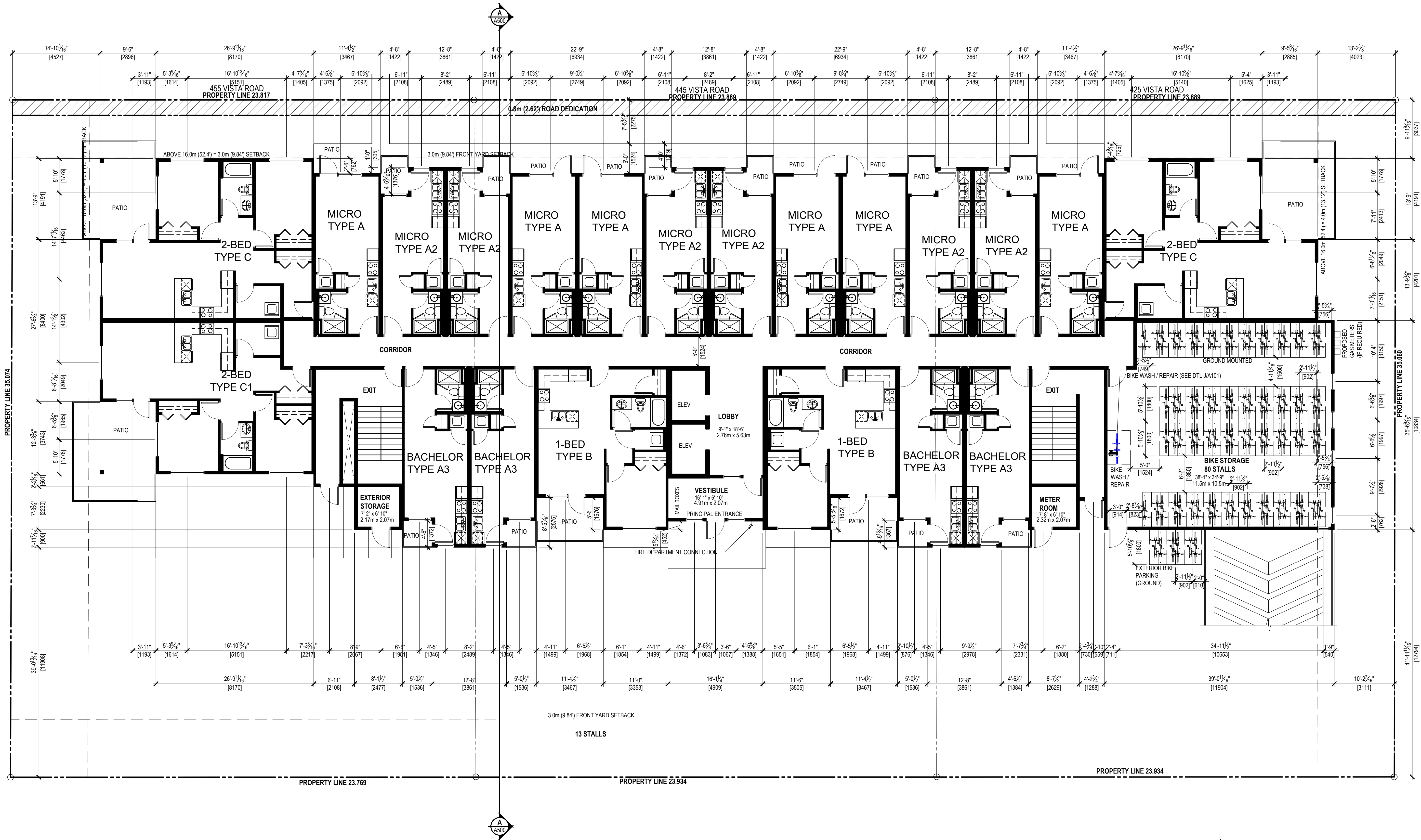
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PARKADE PLAN

JOB NUMBER: 23-18
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MAIN FLOOR PLAN
 SCALE: 1/8"=1'-0"
 FLOOR AREA = 11,851sqft (1,100SqM)

STRETCH CONSTRUCTION LIMITED est.1990
 310-550 WEST AVE
 KELOWNA, BC, V1Y 4Z4
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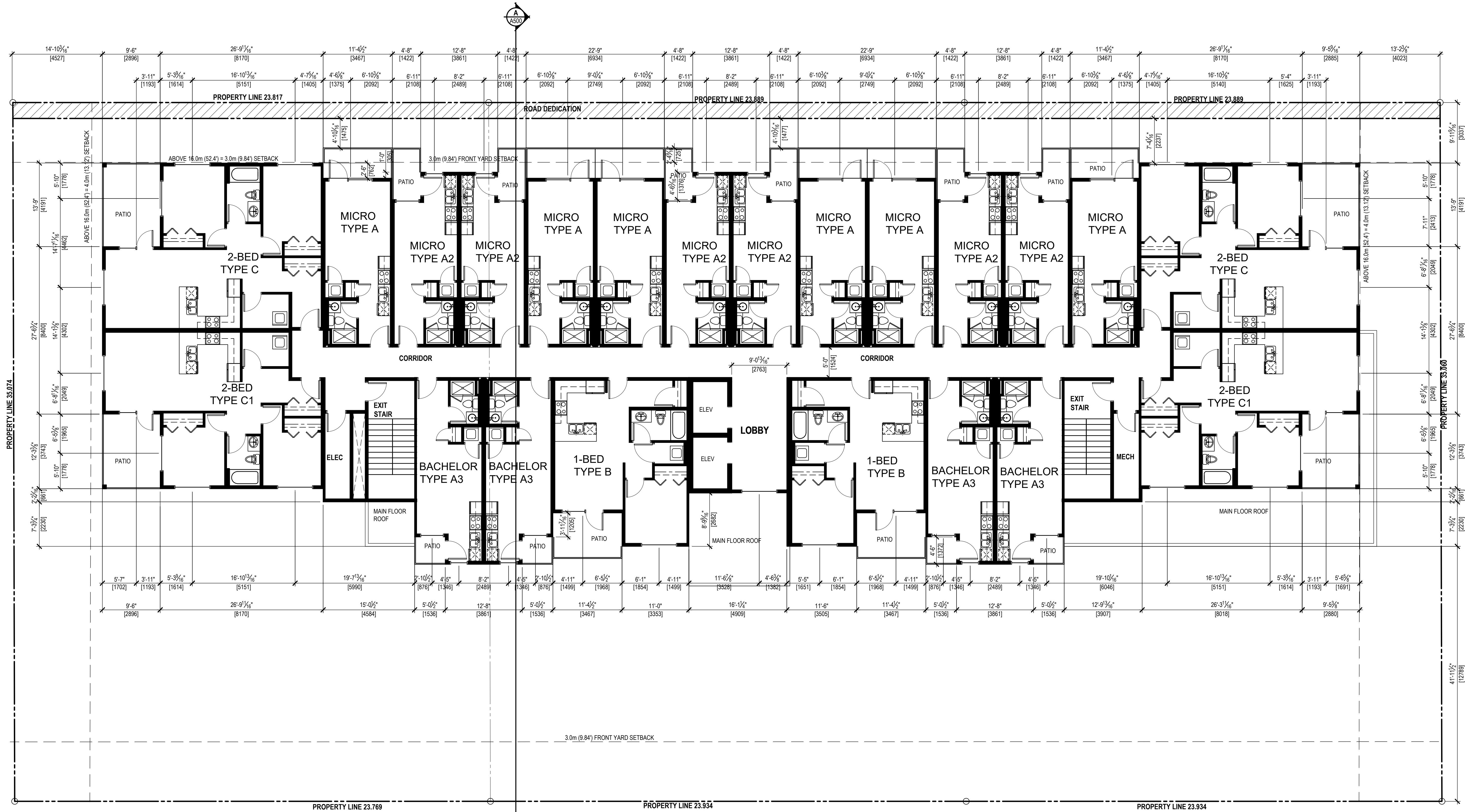
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 DRAWN BY: STC

A201

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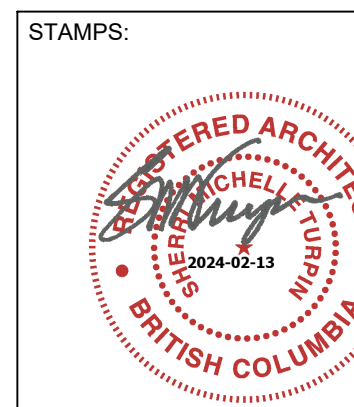
VISTA APARTMENTS

SECOND FLOOR PLAN
 SCALE: 1/8"=1'-0"
 FLOOR AREA = 11,044Sqft (1,025Sqm)



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

PROJECT INFORMATION:
VISTA APARTMENTS
 LOT: 16-18
 SECTION 26 AND 27 TWP 26 OSOYOOS DIVISION YALE
 DISTRICT PLAN 20663
 CIVIC ADDRESS: 425/445/455 VISTA ROAD
 KELOWNA, BC



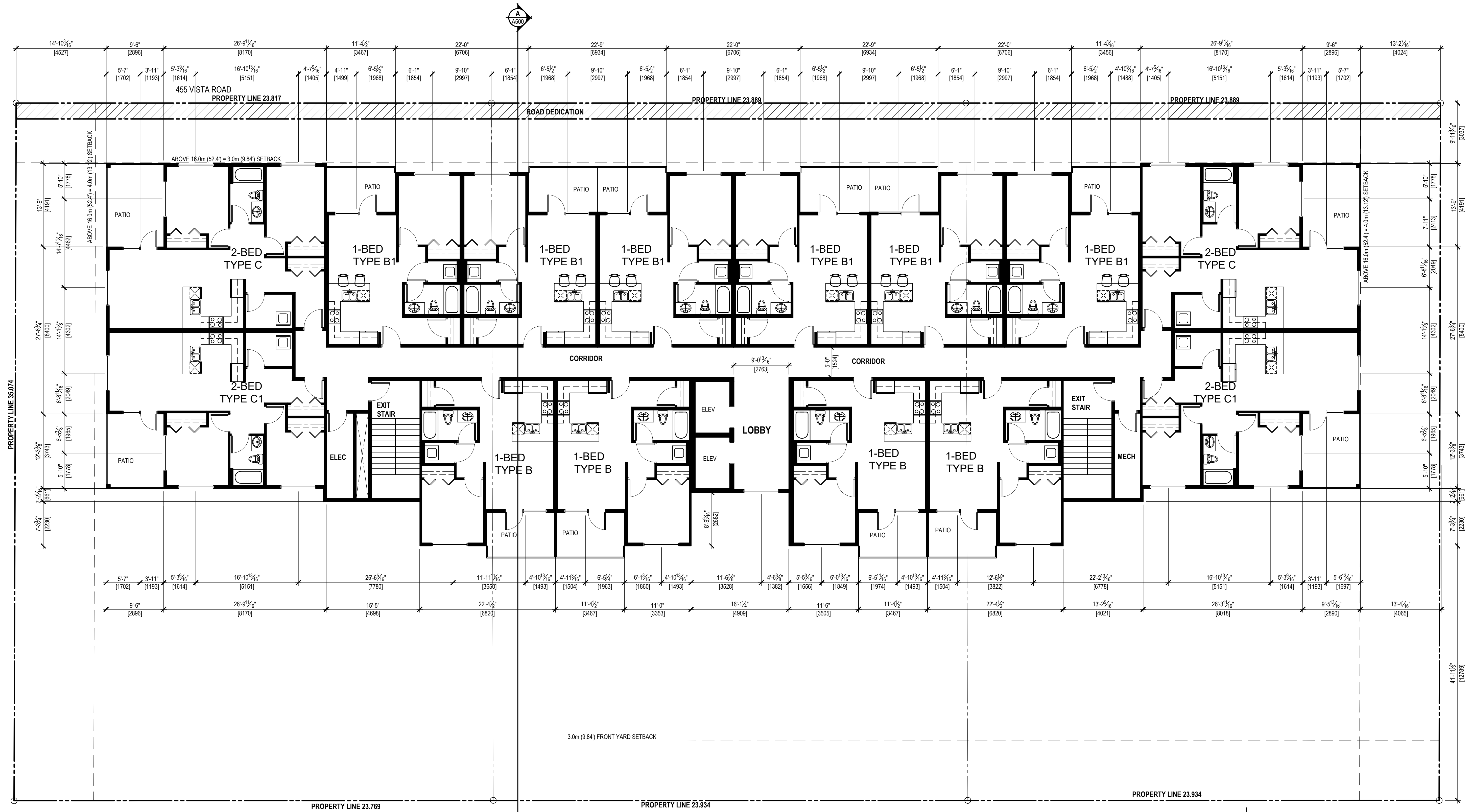
ISSUE	DATE	DESCRIPTION
L	2024-02-12	REVISED FOR DP (CITY COMMENTS)
J	2024-01-05	REVISED FOR DP (CITY COMMENTS)
H	2023-12-11	ISSUED FOR CITY COMMENTS
G	2023-11-14	ISSUED FOR DP
F	2023-09-12	ISSUED FOR REVIEW
E	2023-08-29	ISSUED FOR REVIEW
D	2023-07-18	ISSUED FOR REVIEW
C	2023-05-09	ISSUED FOR REVIEW
B	2023-05-04	ISSUED FOR REVIEW

DRAWING TITLE:
SECOND FLOOR PLAN

JOB NUMBER: 23-18
 DATE: Feb. 12, 24
 DRAWN BY: STC

A202

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3rd-5th FLOOR PLAN
 SCALE: 1/8"=1'-0"
 FLOOR AREA = 10,621sqft (986SqM)



310-650 WEST AVE
 KELOWNA, BC, V1Y 4Z4
 403-357-0259
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

Sherri Turpin Architect

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 587.876.7616
 turpinarchitect@outlook.com

PROJECT INFORMATION:

VISTA APARTMENTS

LOT: 16-18
 SECTION 26 AND 27 TWP 26 OSOYOOS DIVISION YALE
 DISTRICT PLAN 20663
 CIVIC ADDRESS: 425/445/455 VISTA ROAD
 KELOWNA, BC

STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
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E	2023-08-29	ISSUED FOR REVIEW
D	2023-07-18	ISSUED FOR REVIEW
C	2023-05-09	ISSUED FOR REVIEW
B	2023-05-04	ISSUED FOR REVIEW

DRAWING TITLE:

THIRD - FIFTH FLOOR PLAN

JOB NUMBER: 23-18

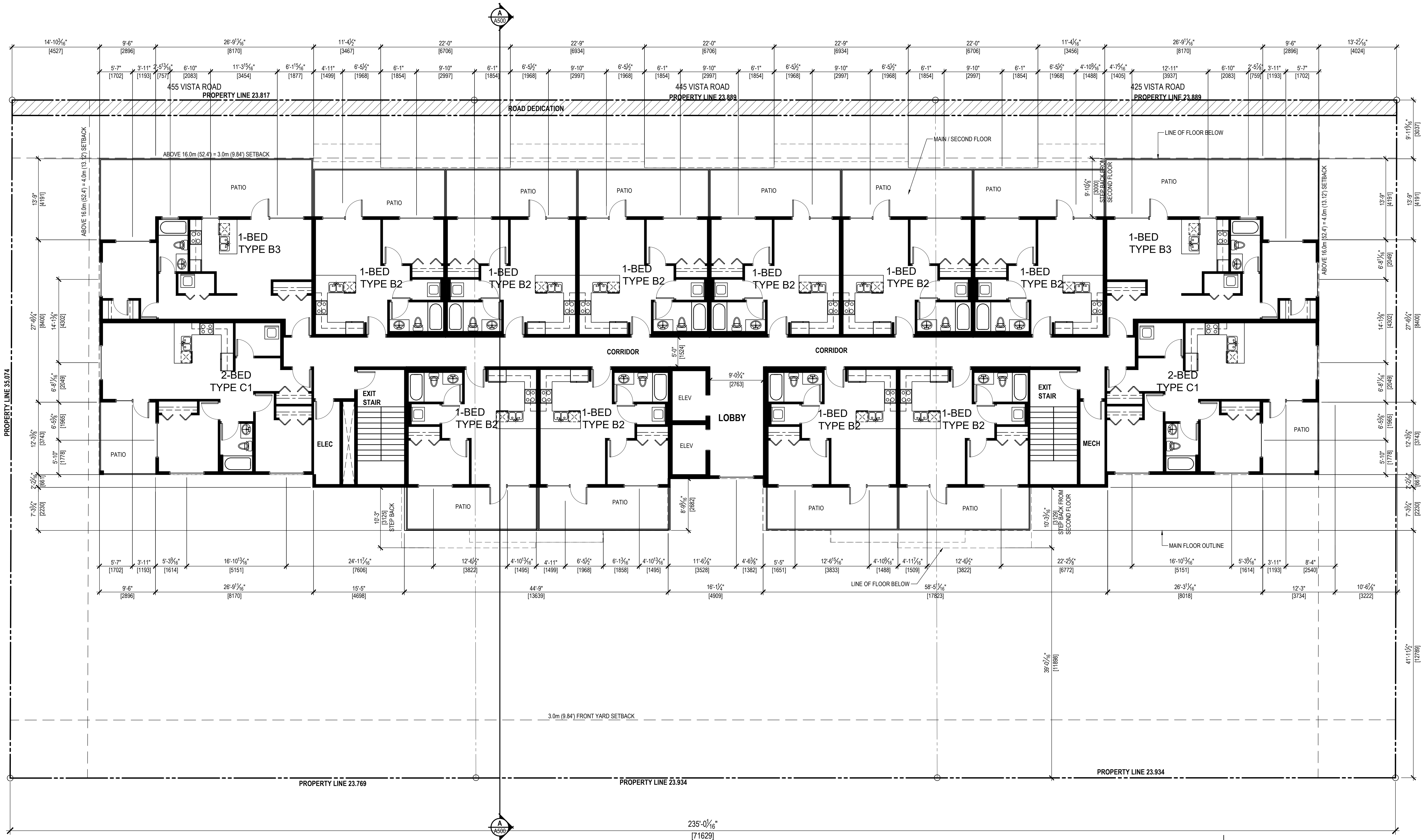
DATE: Feb. 12, 24

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A203

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6th FLOOR PLAN
 SCALE: 1/8"=1'-0"
 FLOOR AREA = 9,015Sqft (837Sqm)

STRETCH CONSTRUCTION LIMITED est.1990
 310-550 WEST AVE
 KELOWNA, BC, V1Y 4Z4
 403-357-0259
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

VANTAGEWEST REALTY INC.
 Real Estate. Rethought.

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

PROJECT INFORMATION:
VISTA APARTMENTS
 LOT: 16-18
 SECTION 26 AND 27 TWP 26 OSOYOOS DIVISION YALE
 DISTRICT PLAN 20663
 CIVIC ADDRESS: 425/445/455 VISTA ROAD
 KELOWNA, BC

STAMPS:

REVISIONS:

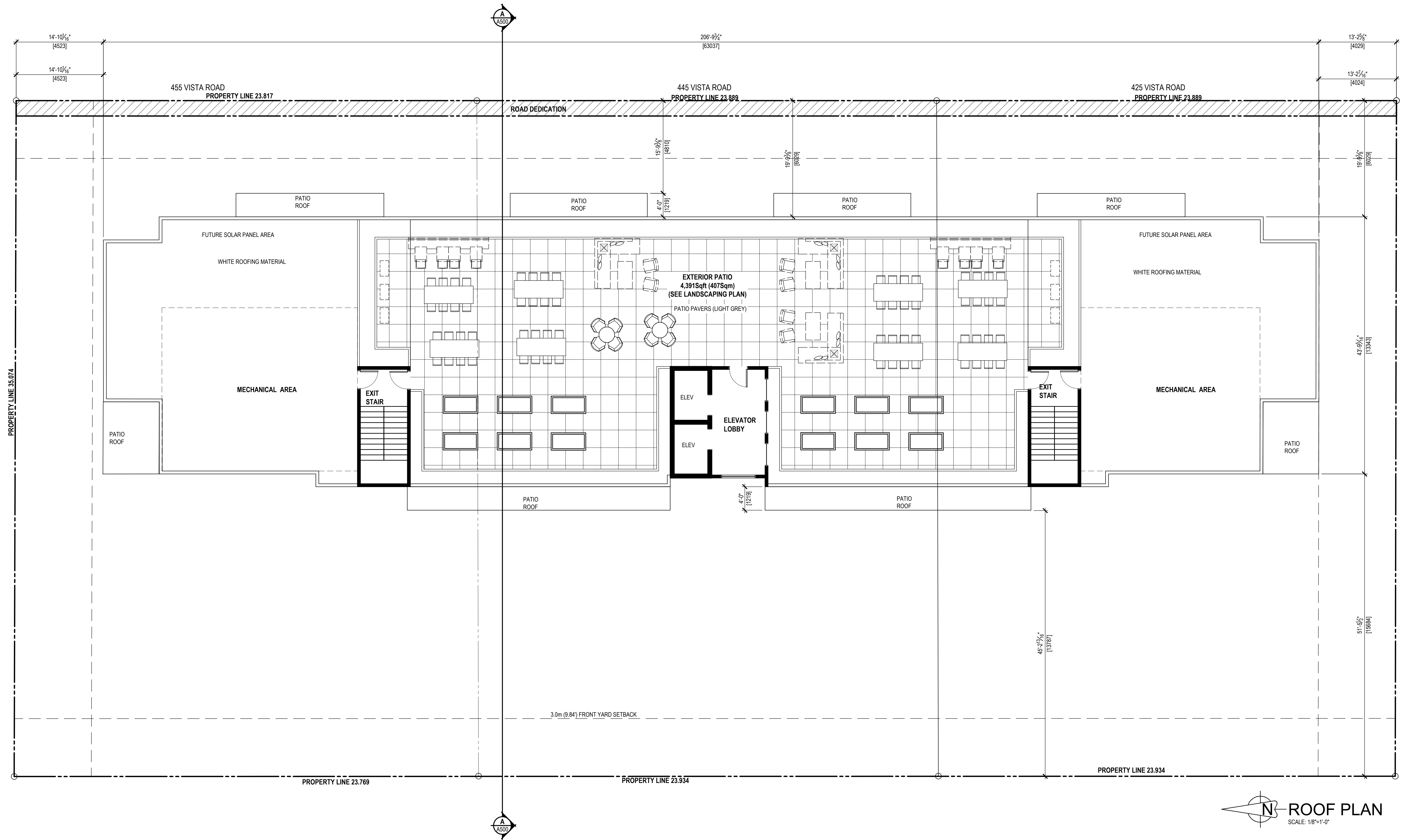
ISSUE	DATE	DESCRIPTION
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G	2023-11-14	ISSUED FOR DP
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E	2023-08-29	ISSUED FOR REVIEW
D	2023-07-18	ISSUED FOR REVIEW
C	2023-05-09	ISSUED FOR REVIEW
B	2023-05-04	ISSUED FOR REVIEW

DRAWING TITLE:
SIXTH FLOOR PLAN

JOB NUMBER: 23-18
DATE: Feb. 12, 24
DRAWN BY: STC

A204

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N ROOF PLAN
SCALE: 1/8"=1'-0"

STRETCH CONSTRUCTION LIMITED est.1990
310-650 WEST AVE
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403-357-0259
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

VANTAGEWEST
REALTY INC.
Real Estate. Rethought.

Sherri Turpin Architect
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587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION:
VISTA APARTMENTS
LOT: 16-18
SECTION 26 AND 27 TWP 26 OSOYOOS DIVISION YALE
DISTRICT PLAN 20663
CIVIC ADDRESS: 425/445/455 VISTA ROAD
KELOWNA, BC

STAMPS:

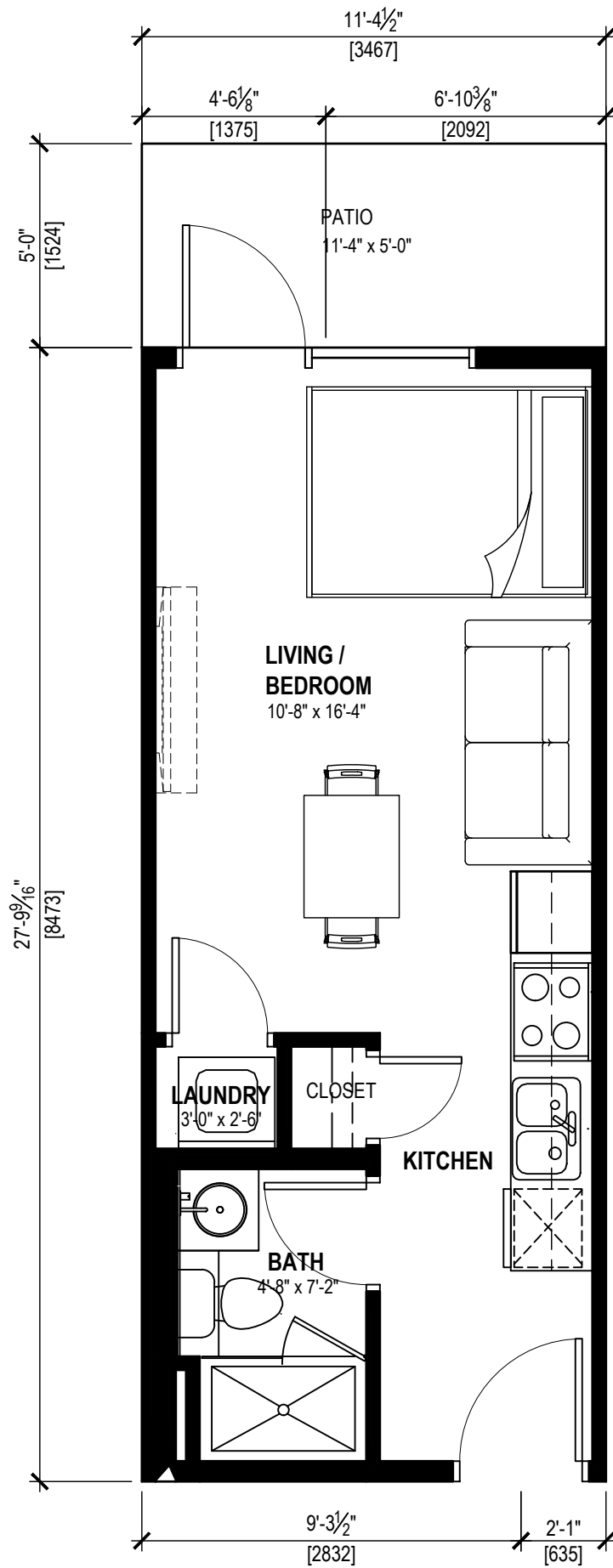
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C	2023-05-09	ISSUED FOR REVIEW
B	2023-05-04	ISSUED FOR REVIEW

DRAWING TITLE:
ROOF PLAN

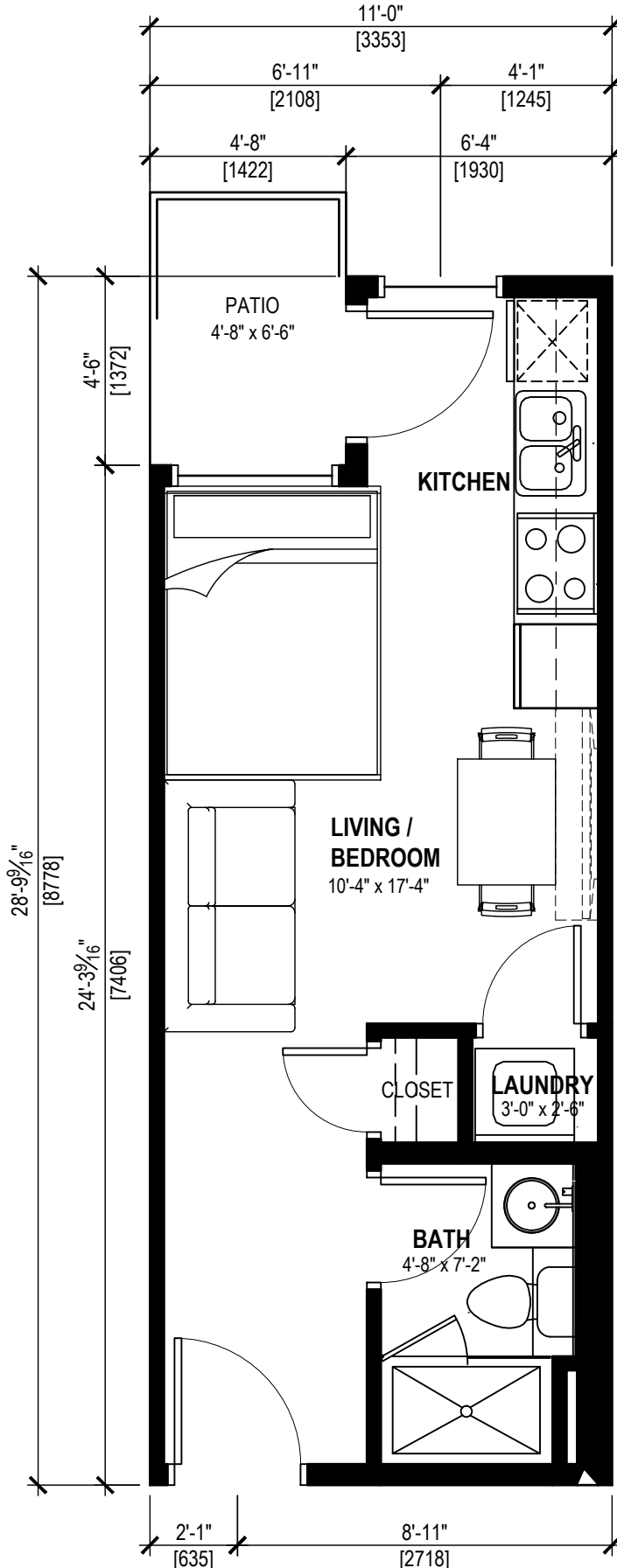
JOB NUMBER: 23-18
DATE: Feb. 12, 24
DRAWN BY: STC
A205

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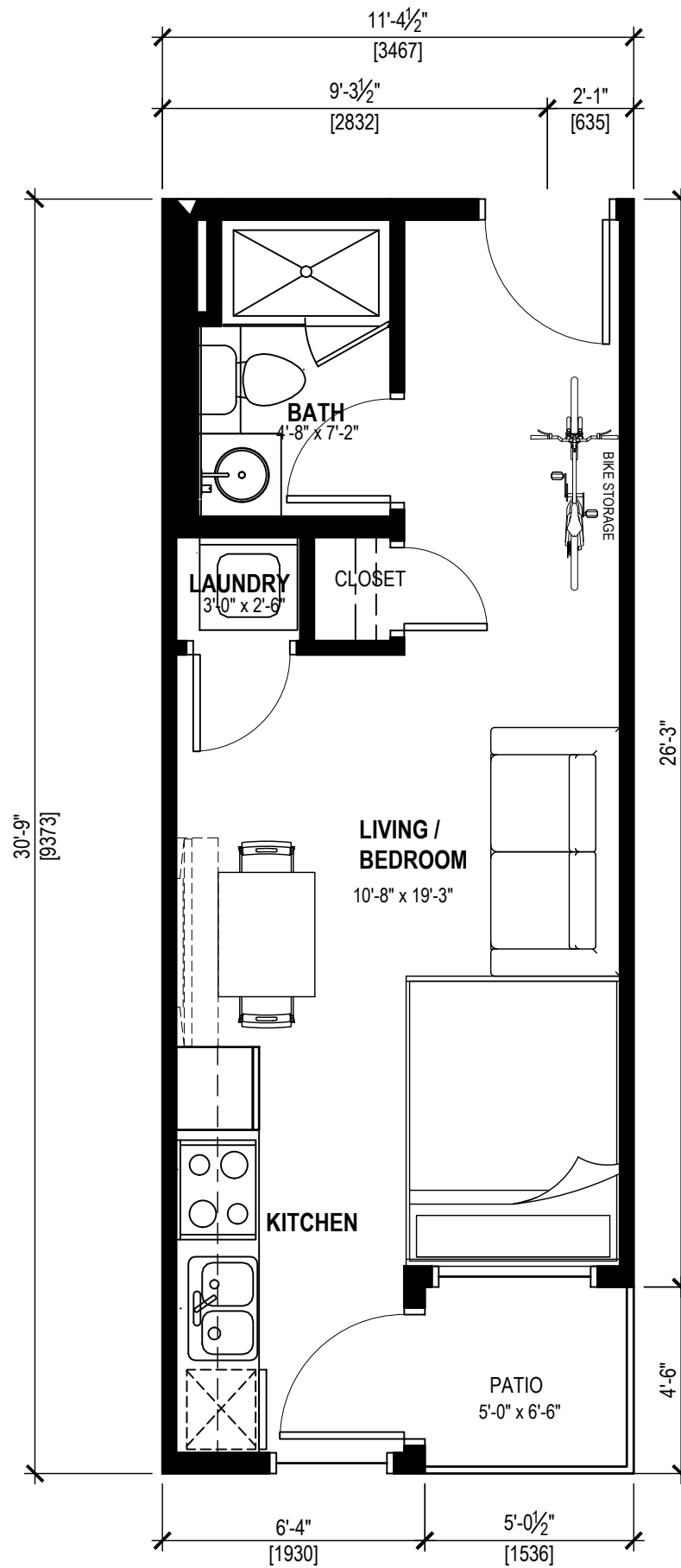


MICRO UNIT - A
SCALE: 1/4"=1'-0"
UNIT AREA = 286Sqft (26.55sqm)

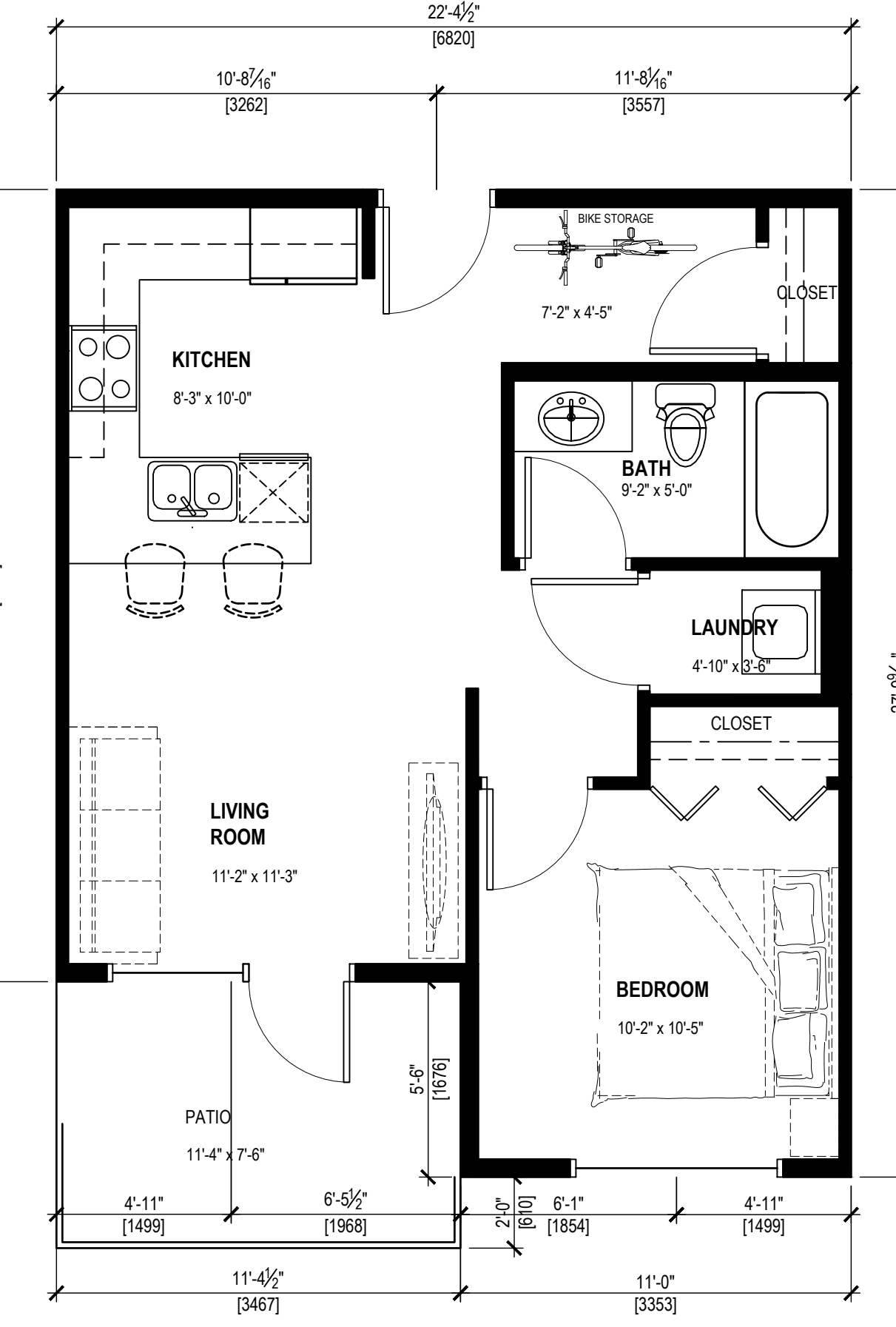
MICRO UNIT - A1
SCALE: 1/4"=1'-0"
UNIT AREA = -



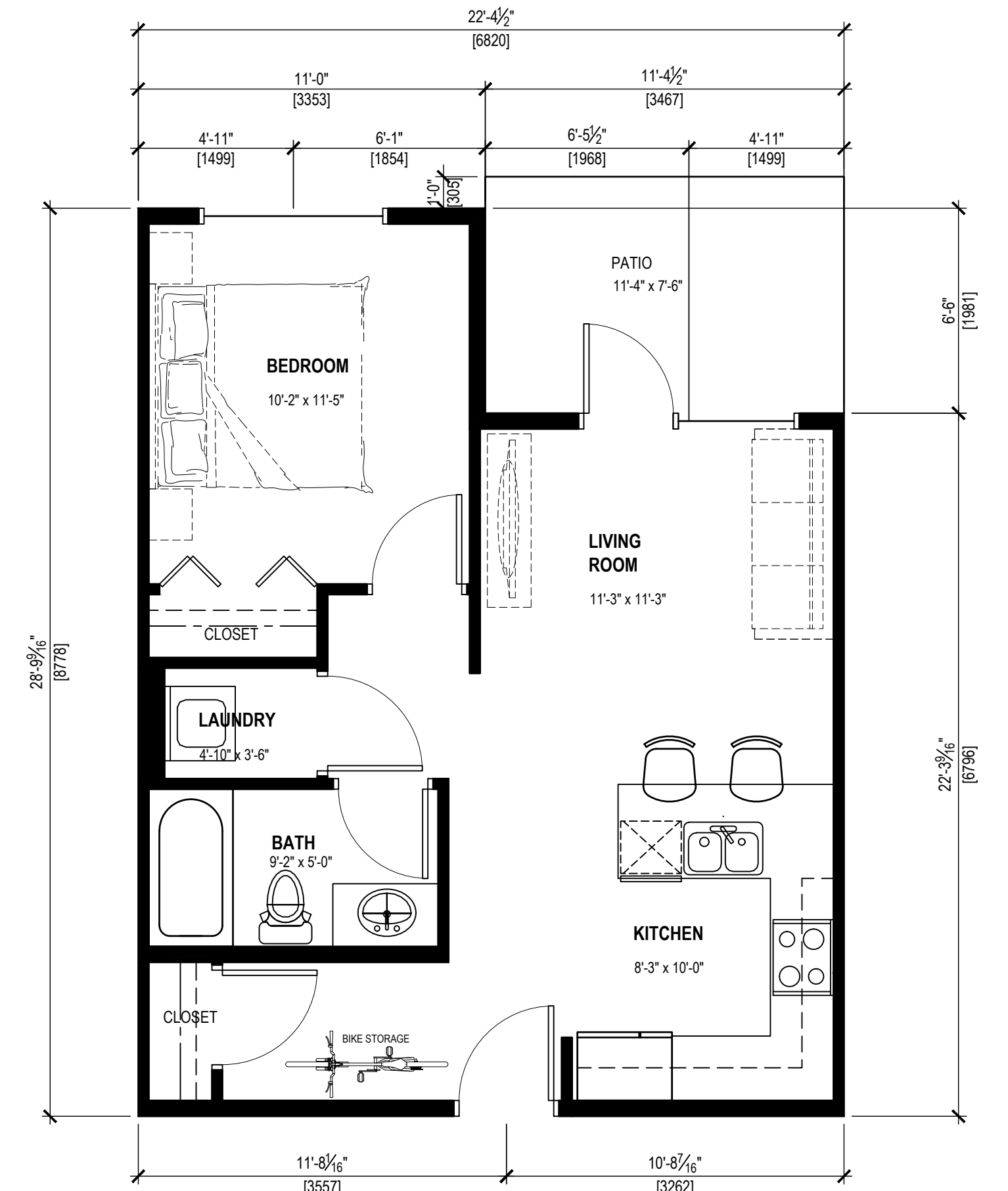
MICRO UNIT - A2
SCALE: 1/4"=1'-0"
UNIT AREA = 265Sqft (24.65sqm)



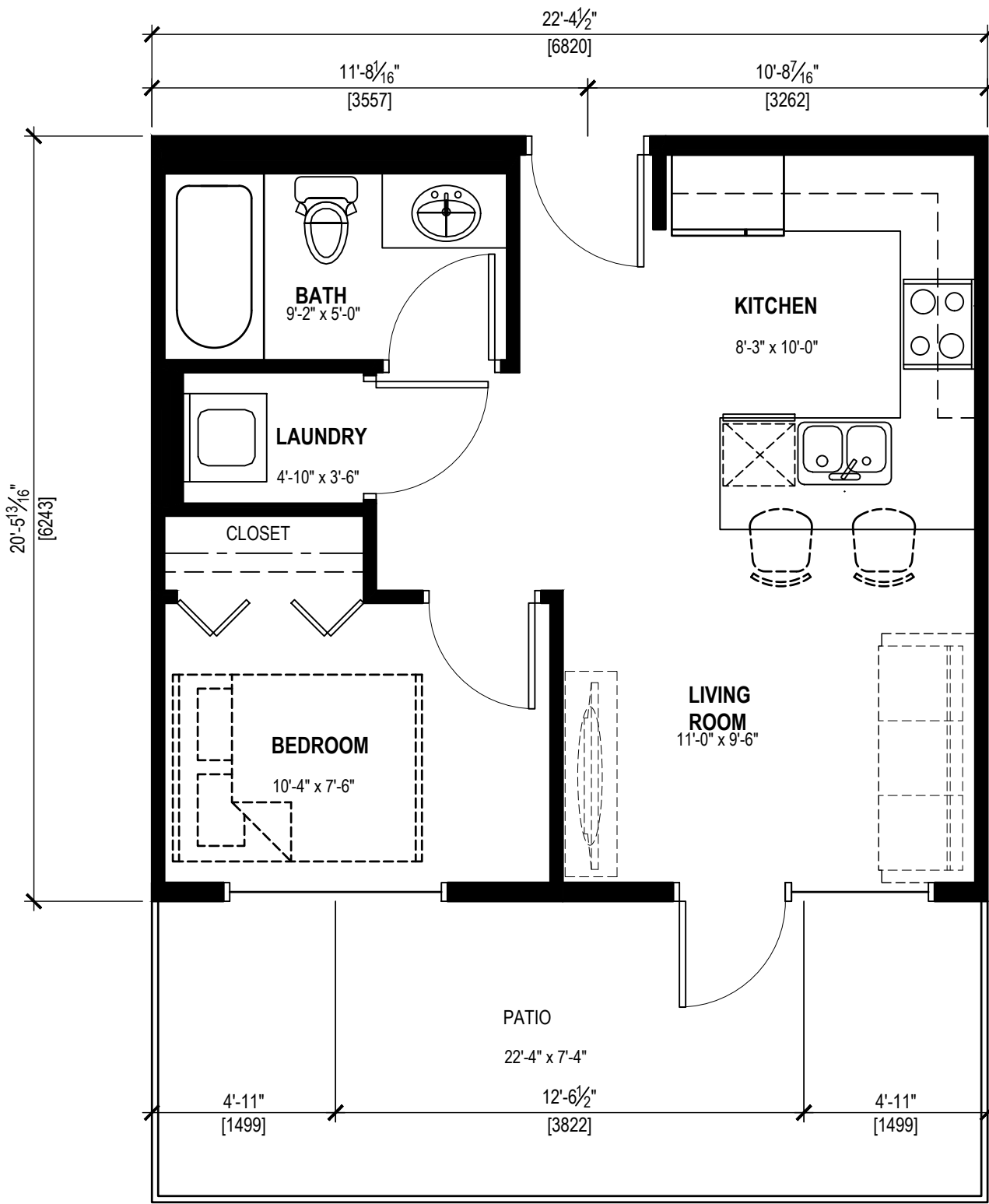
BACHELOR UNIT - A3
SCALE: 1/4"=1'-0"
UNIT AREA = 295Sqft (27.45sqm)



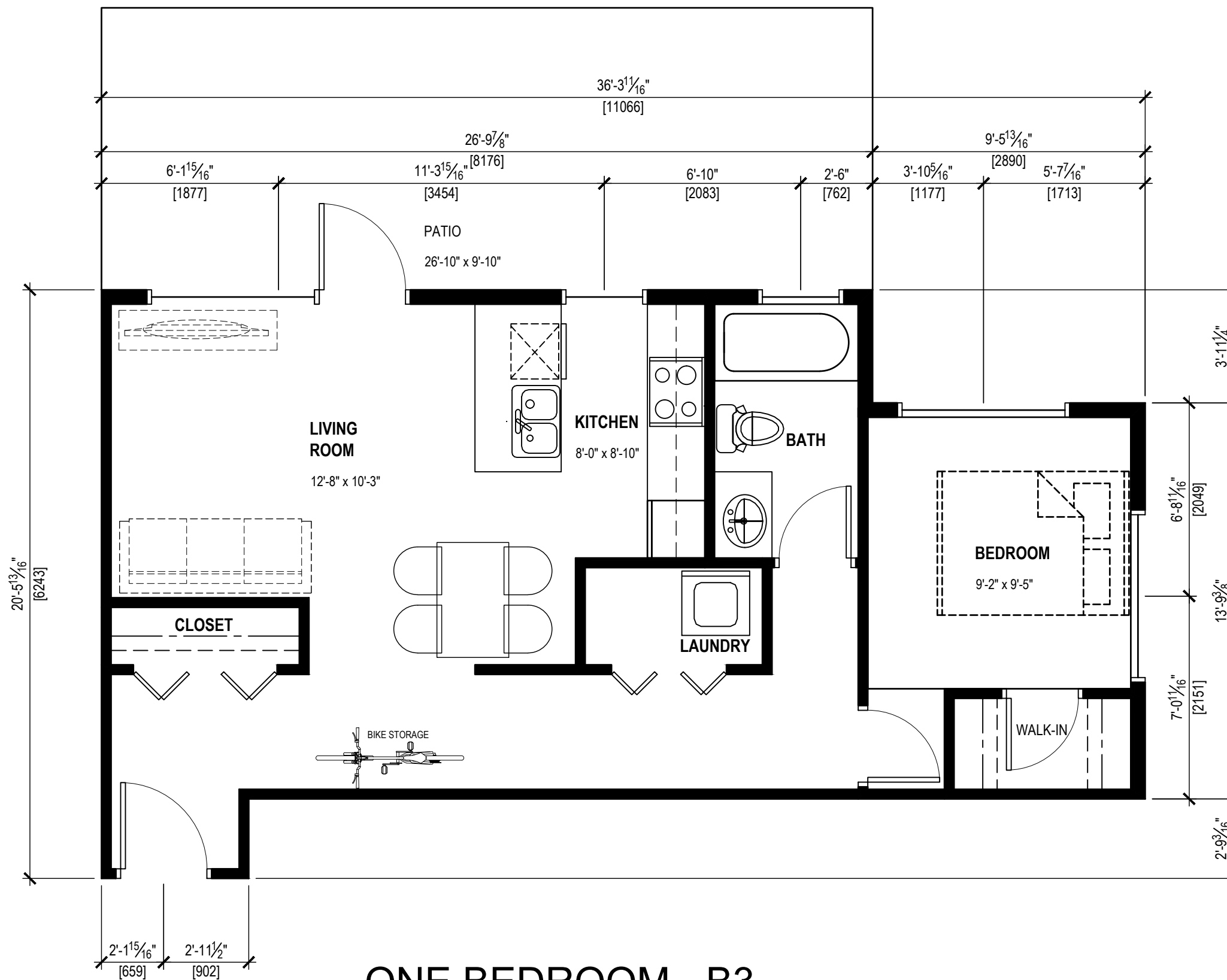
ONE BEDROOM - B
SCALE: 1/4"=1'-0"
UNIT AREA = 518Sqft (48.15sqm)



ONE BEDROOM - B1
SCALE: 1/4"=1'-0"
UNIT AREA = 528Sqft (49.05sqm)



ONE BEDROOM - B2
SCALE: 1/4"=1'-0"
UNIT AREA = 423Sqft (39.25sqm)



ONE BEDROOM - B3
SCALE: 1/4"=1'-0"
UNIT AREA = 573Sqft (53.25sqm)



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Sherri Turpin Architect

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587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION:

VISTA APARTMENTS

LOT: 16-18
SECTION 26 AND 27 TWP 26 OSOYOOS DIVISION YALE
DISTRICT PLAN 20663
CIVIC ADDRESS: 425/445/455 VISTA ROAD
KELOWNA, BC

STAMPS:



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C	2023-05-09	ISSUED FOR REVIEW
B	2023-05-04	ISSUED FOR REVIEW
A	2023-02-09	ISSUED FOR REVIEW

DRAWING TITLE:

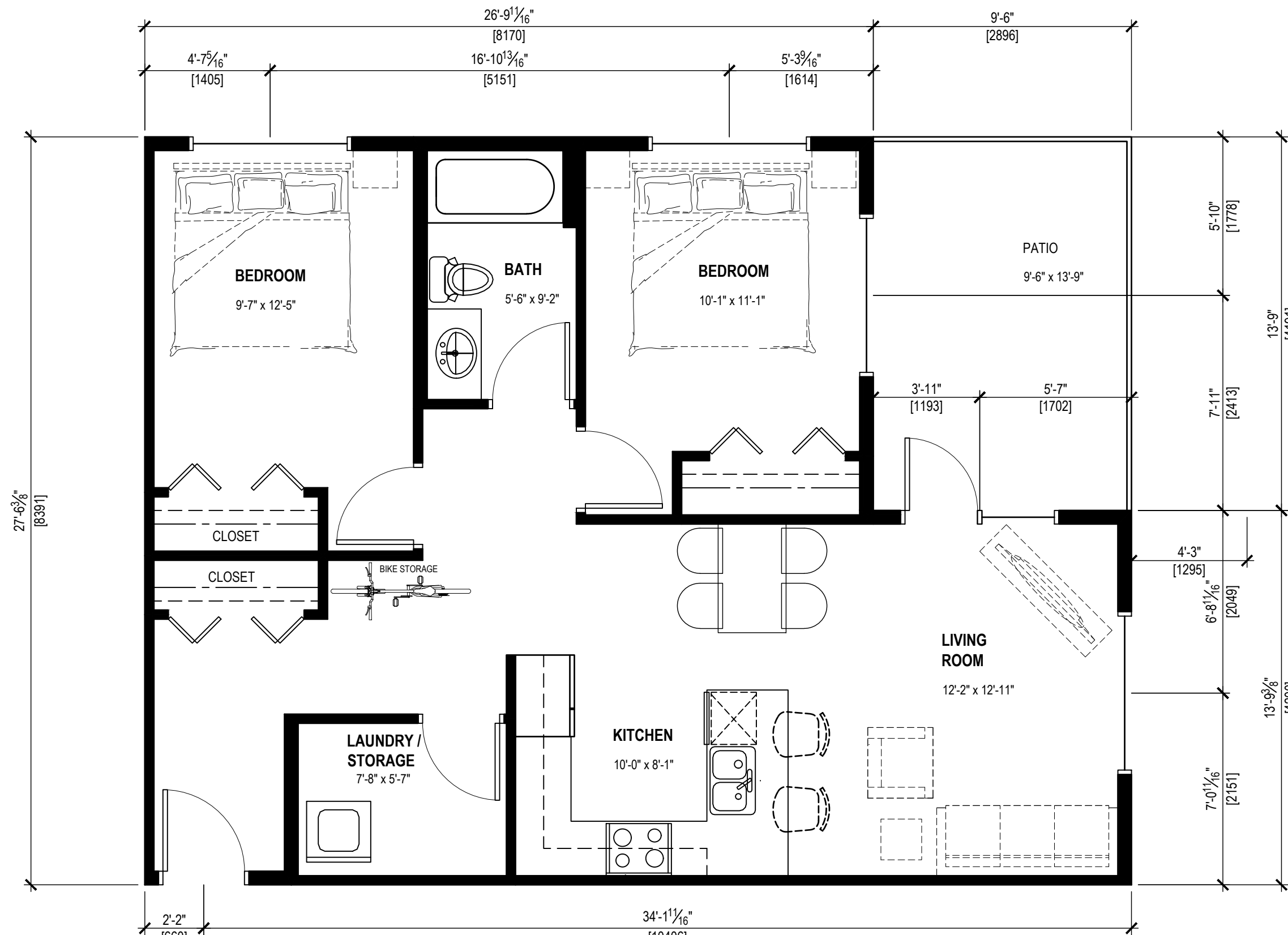
SUITE PLANS

JOB NUMBER:	23-18
DATE:	Feb. 12, 24
DRAWN BY:	STC

A300

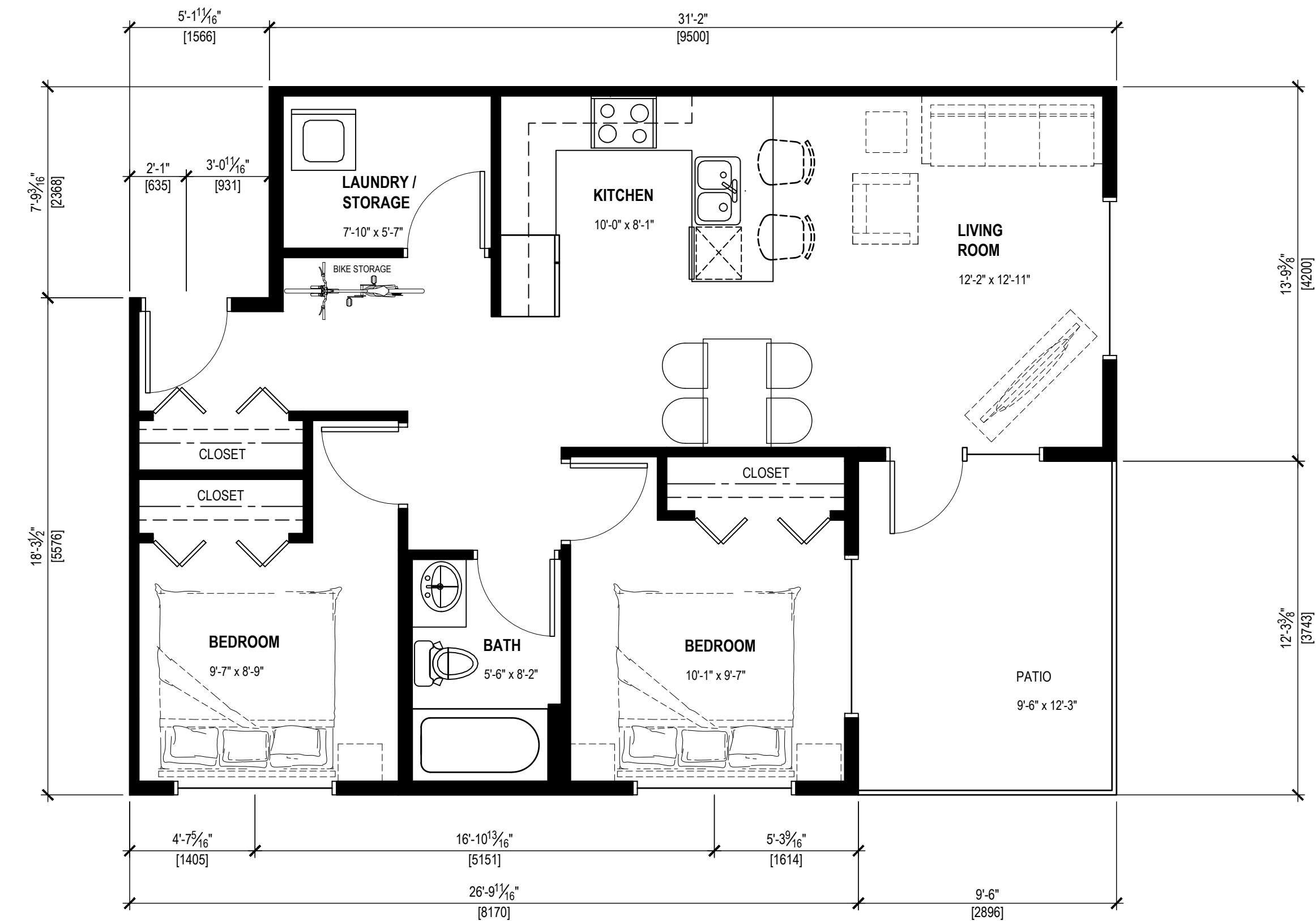
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TWO BEDROOM - C

SCALE: 1/4"=1'-0"
UNIT AREA = 815Sqft (75.75qm)



TWO BEDROOM - C1

SCALE: 1/4"=1'-0"
UNIT AREA = 736Sqft (68.35qm)



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turpinarchitect@outlook.com

PROJECT INFORMATION:

VISTA APARTMENTS

LOT: 16-18
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STAMPS:



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A	2023-02-09	ISSUED FOR REVIEW

DRAWING TITLE:

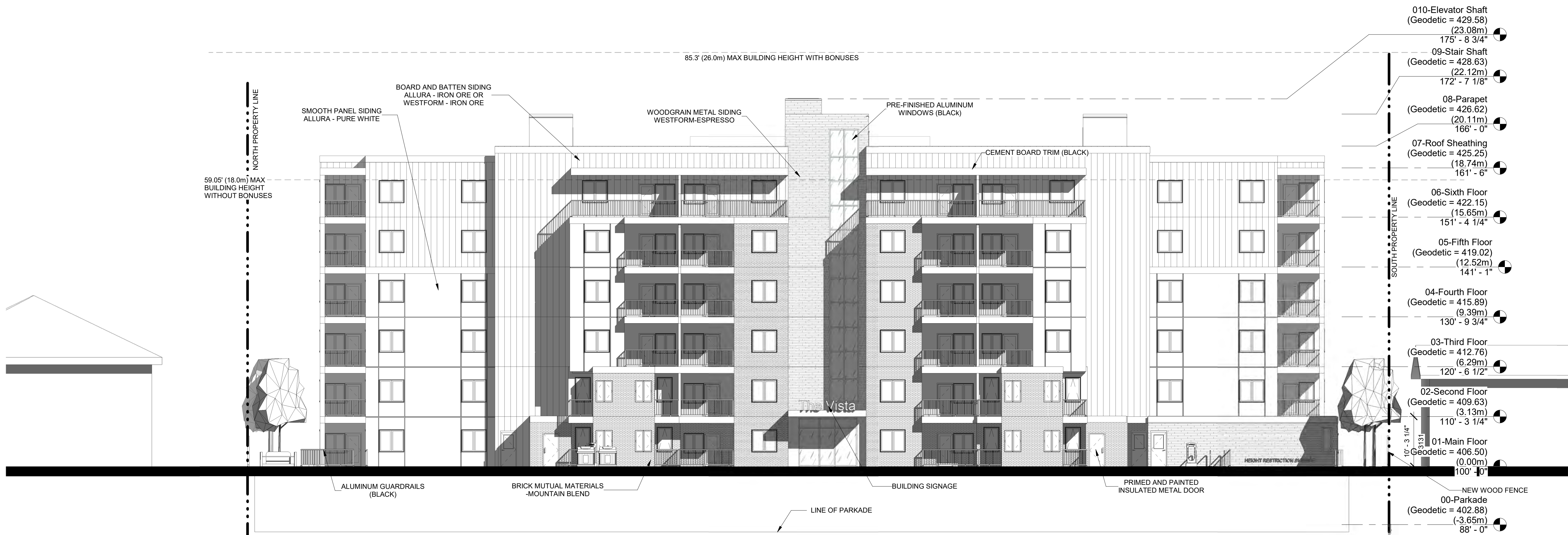
SUITE PLANS

JOB NUMBER:	23-18
DATE:	Feb. 12, 24
DRAWN BY:	STC

A301

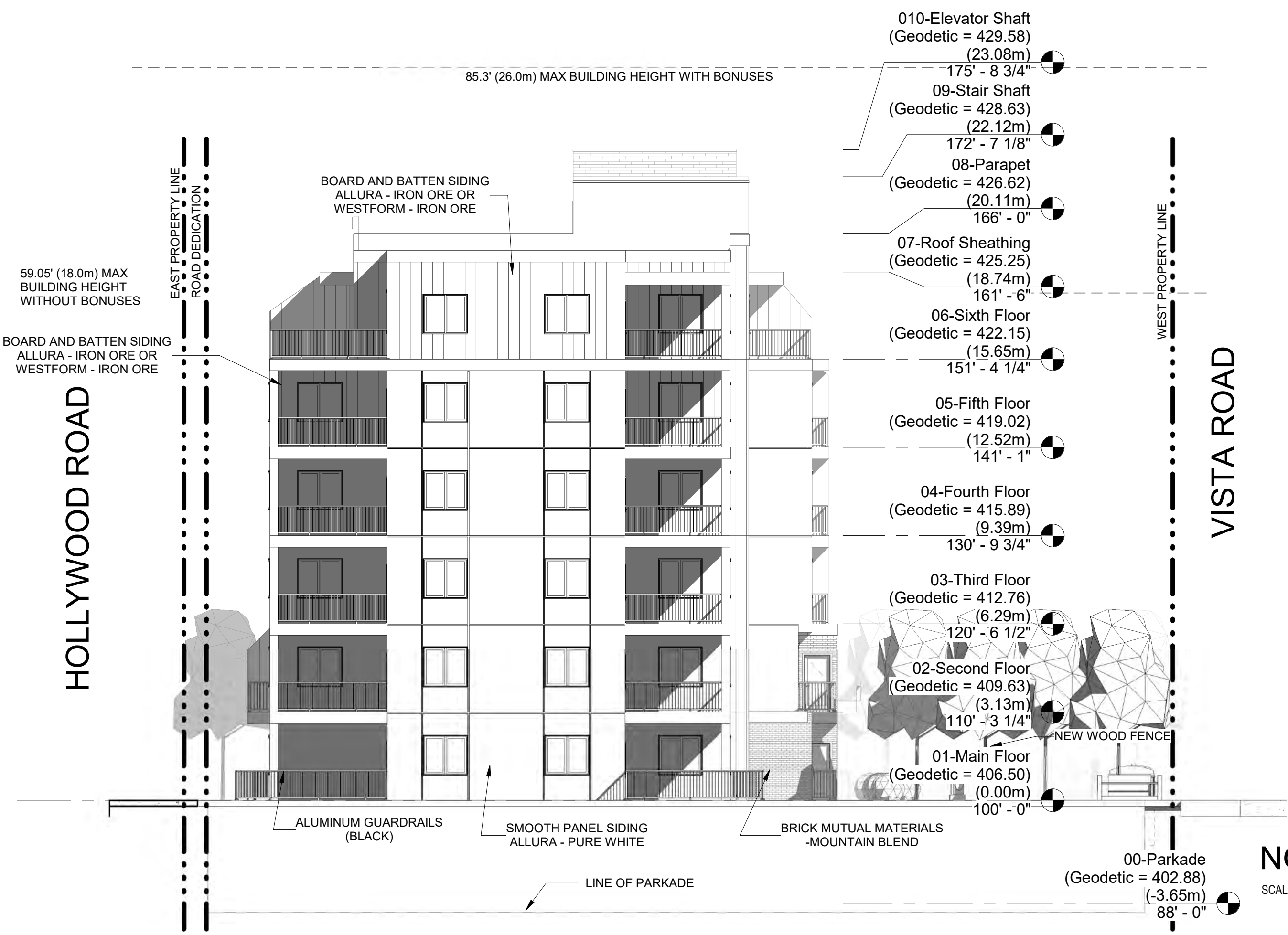
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WEST (FRONT) ELEVATION

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



NORTH (SIDE) ELEVATION

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

STRETCH CONSTRUCTION LIMITED est. 1990
 310-550 WEST AVE
 KELOWNA, BC V1Y 4Z4
 403-786-3020 EXT. 106
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

VANTAGEWEST REALTY INC.
 Real Estate. Rethought.

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

PROJECT INFORMATION
VISTA APARTMENTS
 LOT: 16-18
 SECTION 26 AND 27 TWP 26
 OSOYOOS DIVISION YALE DISTRICT
 PLAN 20663
 CIVIC ADDRESS: 425/445/455 VISTA rd
 KELOWNA, BC

STAMPS:

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2024-01-05	REVISED FOR DP (CITY COMMENTS)
2023-11-14	ISSUED FOR DP

DATE	DESCRIPTION

Drawing Title:
ELEVATIONS

JOB No.	---
DATE:	Issue Date
DRAWN	RSB

A400

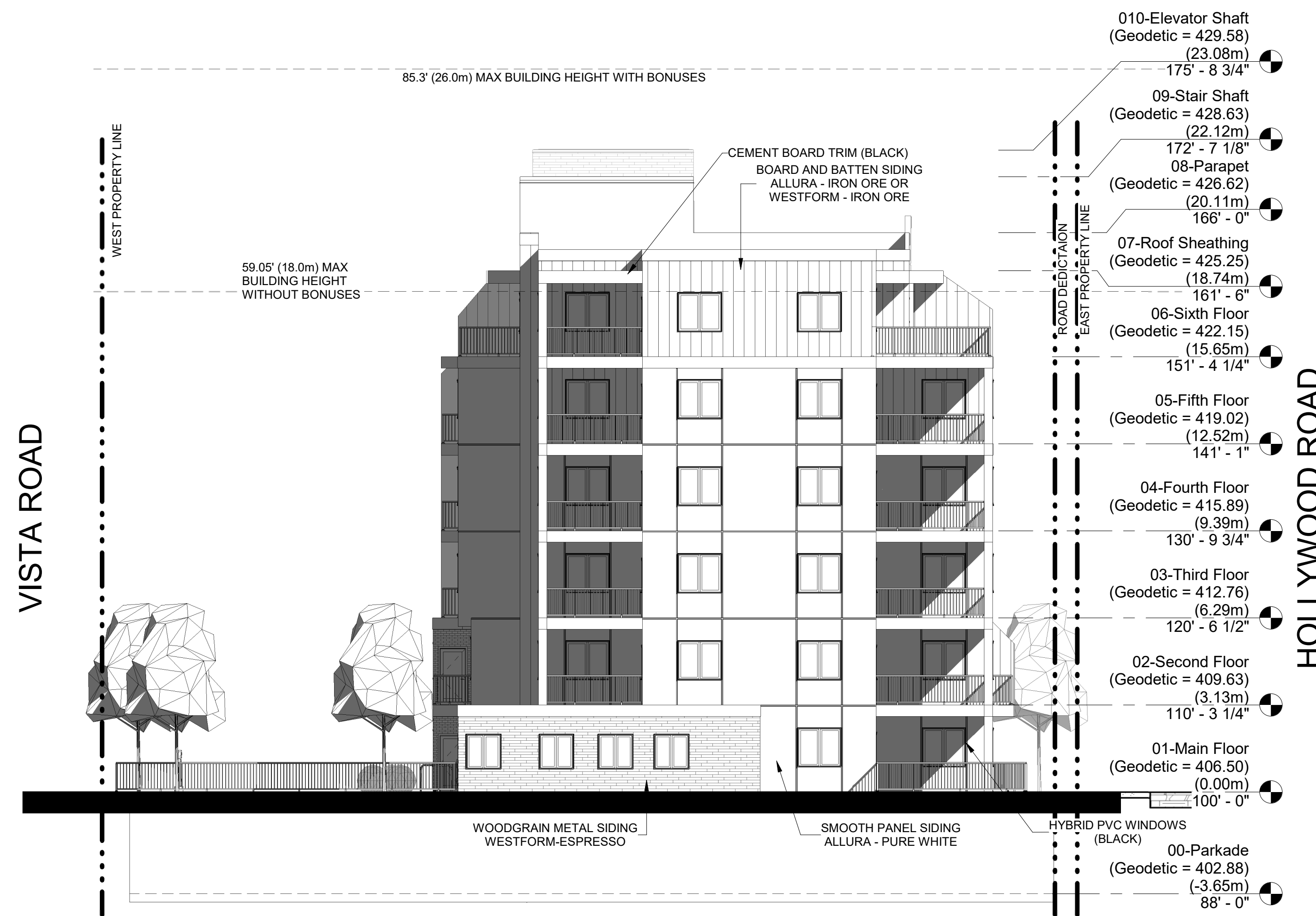
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EAST (REAR) ELEVATION

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



SOUTH (SIDE) ELEVATION

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

STRETCH CONSTRUCTION LIMITED est. 1990
 310-550 WEST AVE
 KELOWNA, BC V1Y 4Z4
 403-786-3020 EXT. 106
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

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 587.876.7616
 turpinarchitect@outlook.com

PROJECT INFORMATION
VISTA APARTMENTS
 LOT: 16-18
 SECTION 26 AND 27 TWP 26
 OSOYOOS DIVISION YALE DISTRICT
 PLAN 20663
 CIVIC ADDRESS: 425/445/455 VISTA rd
 KELOWNA, BC

STAMPS:

Blank area for additional stamps or notes.

DATE	DESCRIPTION
L 2024-02-12	REVISED FOR DP (CITY COMMENTS)
K 2024-02-09	REVISED FOR DP (CITY COMMENTS)
J 2024-01-05	REVISED FOR DP (CITY COMMENTS)
G 2023-11-14	ISSUED FOR DP

Drawing Title:
ELEVATIONS

JOB No. ---
 DATE: Issue Date
 DRAWN: RSB
A401

RENDERINGS ARE ONLY FOR ILLUSTRATION AND MAY DIFFER FROM PLANS, SEE ARCHITECTURAL, LANDSCAPE AND CIVIL PLANS



FRONT FROM VISTA ROAD



SOUTHWEST FRONT / SIDE FROM VISTA ROAD



NORTHWEST FRONT / SIDE FROM VISTA ROAD



SOUTHEAST REAR / SIDE FROM HOLLYWOOD ROAD



NORTHEAST REAR / SIDE FROM HOLLYWOOD ROAD

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587.876.7616
turpinarchitect@outlook.com

PROJECT INFORMATION:

VISTA APARTMENTS

LOT: 16-18
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KELOWNA, BC

STAMPS:



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E	2023-08-29	ISSUED FOR REVIEW
C	2023-05-09	ISSUED FOR REVIEW
B	2023-05-04	ISSUED FOR REVIEW
A	2023-02-09	ISSUED FOR REVIEW

DRAWING TITLE:

RENDERINGS

JOB NUMBER:	23-18
DATE:	Feb. 12, 24
DRAWN BY:	STC

A402

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SITE-DEC 21-8am

SCALE: 1" = 200'-0"



SITE-DEC 21-10am

SCALE: 1" = 200'-0"



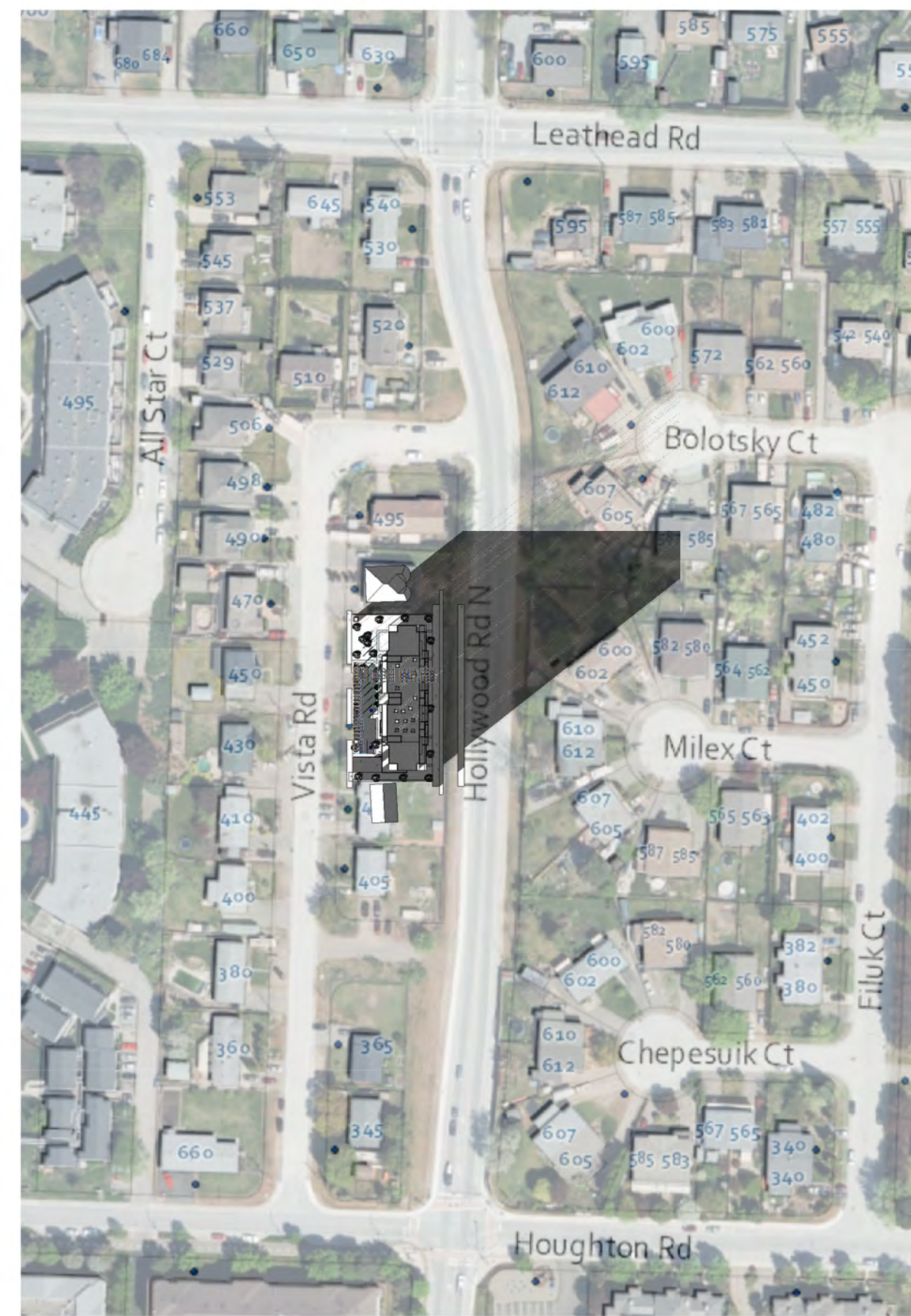
SITE-DEC 21-noon

SCALE: 1" = 200'-0"



SITE-DEC. 21-2pm

SCALE: 1" = 200'-0"



SITE-DEC 21-4pm

SCALE: 1" = 200'-0"

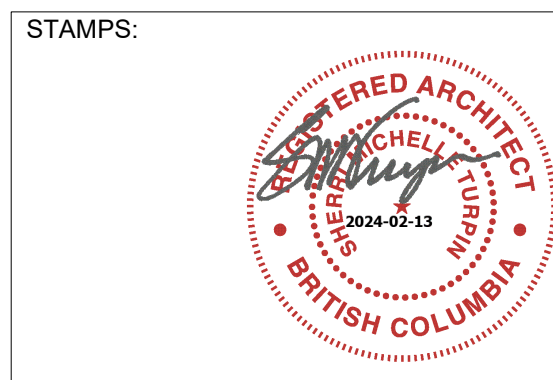


310-550 WEST AVE
 KELOWNA, BC V1Y 4Z4
 403-786-3020 EXT. 106
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



Sherri Turpin Architect
 26 - 45 Green Avenue West
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 587.876.7616
 turpinarchitect@outlook.com

PROJECT INFORMATION
VISTA APARTMENTS
 LOT: 16-18
 SECTION 26 AND 27 TWP 26
 OSOYOOS DIVISION YALE DISTRICT
 PLAN 20663
 CIVIC ADDRESS: 425/445/455 VISTA rd
 KELOWNA, BC



DATE	DESCRIPTION
J 2024-01-05	REVISED FOR DP (CITY COMMENTS)
G 2023-11-14	ISSUED FOR DP

Drawing Title:
**SHADOW STUDY
 DECEMBER**

JOB No. ---
 DATE: Issue Date
 DRAWN: RSB

A403

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SITE-JUNE 21 8am

SCALE: 1" = 200'-0"



SITE-JUNE 21-10am

SCALE: 1" = 200'-0"



SITE-JUNE 21-noon

SCALE: 1" = 200'-0"



SITE-JUNE 21-2pm

SCALE: 1" = 200'-0"



SITE-JUNE 21-4pm

SCALE: 1" = 200'-0"



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



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 587.876.7616
 turpinarchitect@outlook.com

PROJECT INFORMATION
VISTA APARTMENTS

LOT: 16-18
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STAMPS:



DATE	DESCRIPTION
J 2024-01-05	REVISED FOR DP (CITY COMMENTS)
G 2023-11-14	ISSUED FOR DP

Drawing Title:	---
JOB No.	---
DATE:	Issue Date
DRAWN	RSB

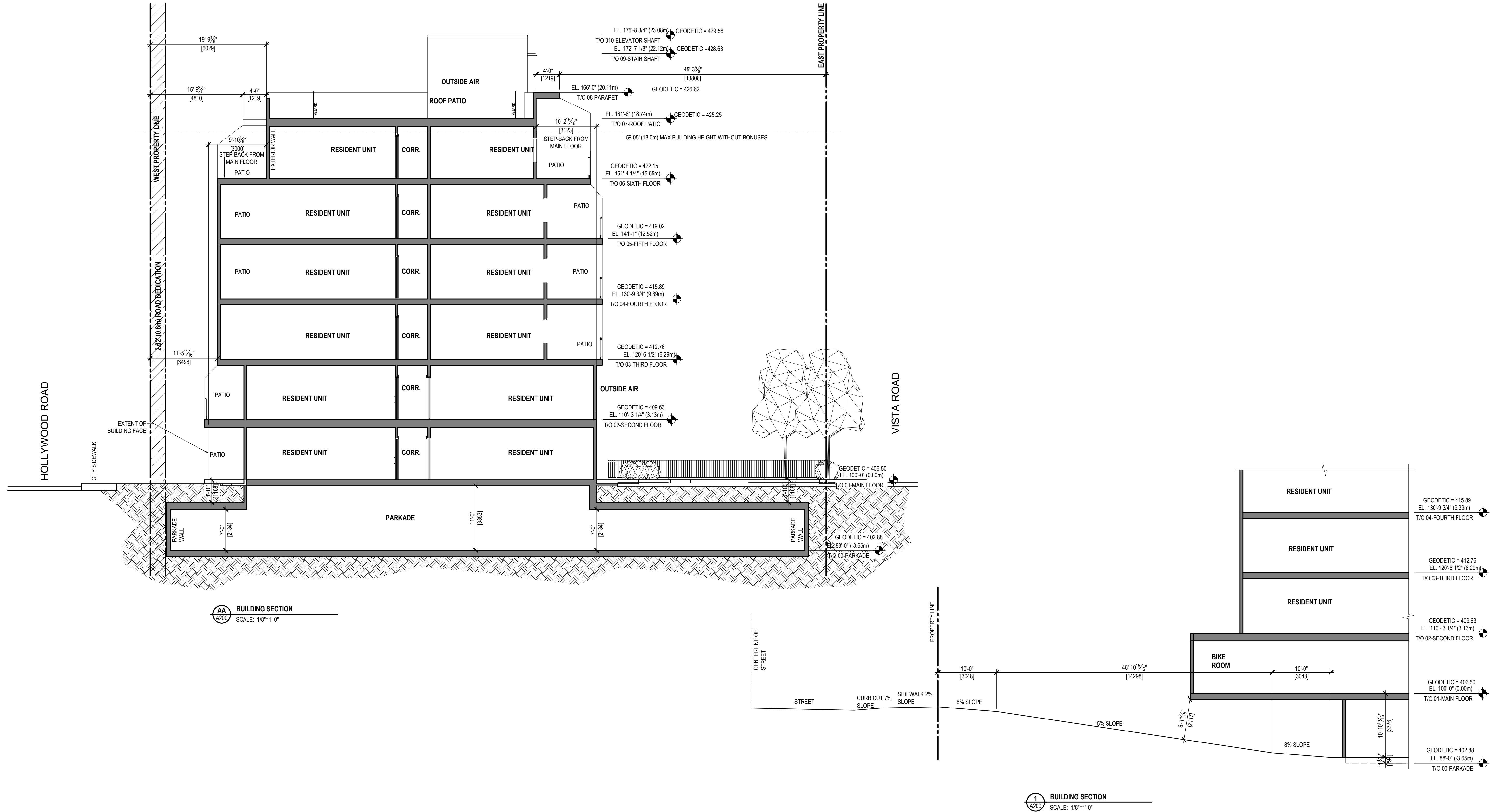
SHADOW STUDY JUNE

A404

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85.3' (26.0m) MAX BUILDING HEIGHT WITH BONUSES.



310-550 WEST AVE
 KELOWNA, BC, V1Y 4Z4
 403-357-0259
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA



Sherri Turpin Architect

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 turpinarchitect@outlook.com

PROJECT INFORMATION:
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J	2024-01-05	REVISED FOR DP (CITY COMMENTS)
G	2023-11-14	ISSUED FOR DP
F	2023-09-12	ISSUED FOR REVIEW
E	2023-08-29	ISSUED FOR REVIEW
C	2023-05-09	ISSUED FOR REVIEW
B	2023-05-04	ISSUED FOR REVIEW
A	2023-02-09	ISSUED FOR REVIEW

DRAWING TITLE:
SECTION

JOB NUMBER: 23-18
 DATE: Feb. 12, 24
 DRAWN BY: STC

A500



PRIVACY WALLS TO MATCH SURROUNDING MATERIALS



WOODGRAIN METAL SIDING WESTFORM- ESPRESSO



BOARD AND BATTEN SIDING ALLURA - IRON ORE OR WESTFORM - IRON ORE



SMOOTH PANEL SIDING ALLURA - PURE WHITE



BRICK MUTUAL MATERIALS - MOUNTAIN BLEND



DURADEK SUPREME CHIP - GRANITE



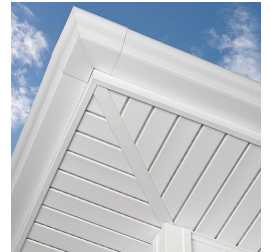
SMARTTRIM POSTS & FASCIA TO MATCH BOARD AND BATTEN IRON ORE



SIDE MOUNT PICKET RAILINGS BLACK



PVC WINDOWS / DOORS BLACK



METAL SOFFIT WHITE



VISTA APARTMENTS

405 VISTA ROAD

HOLLYWOOD ROAD NORTH



PLANNING LANDSCAPE ARCHITECTURE | URBAN DESIGN
 7850 CHIMNEY PAVEMENTS LANE STE 100 KILGORE BC V2Y 1R6
 TEL: 604.273.4444 FAX: 604.273.4445
 WWW.WSP.CO.UK

REVISIONS / ISSUED

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SEAL

CONSULTANTS

CLIENT

STRETCH CONSTRUCTION

PROJECT
 445/455 VISTA ROAD
 KELOWNA, B.C.

SHEET
 GROUND LEVEL
 LANDSCAPE PLAN

DESIGN BY	TC	SHEET NO.
DRAWN BY	SS	
CHECKED BY	TC	
PROJECT #	221-12153-00	
SCALE		L 01 OF 4

1 LANDSCAPE PLAN
 L01 SCALE: 1:100

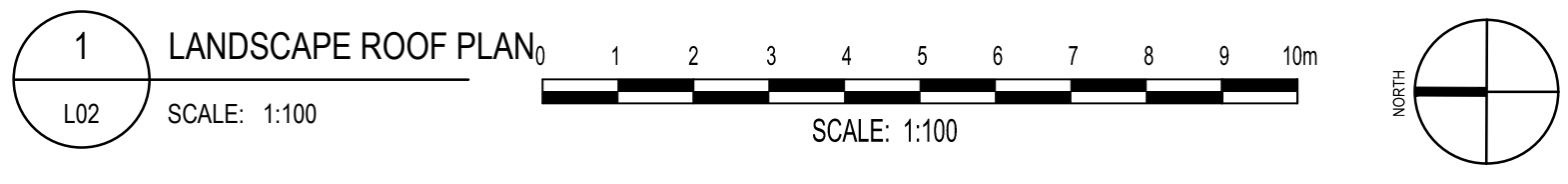
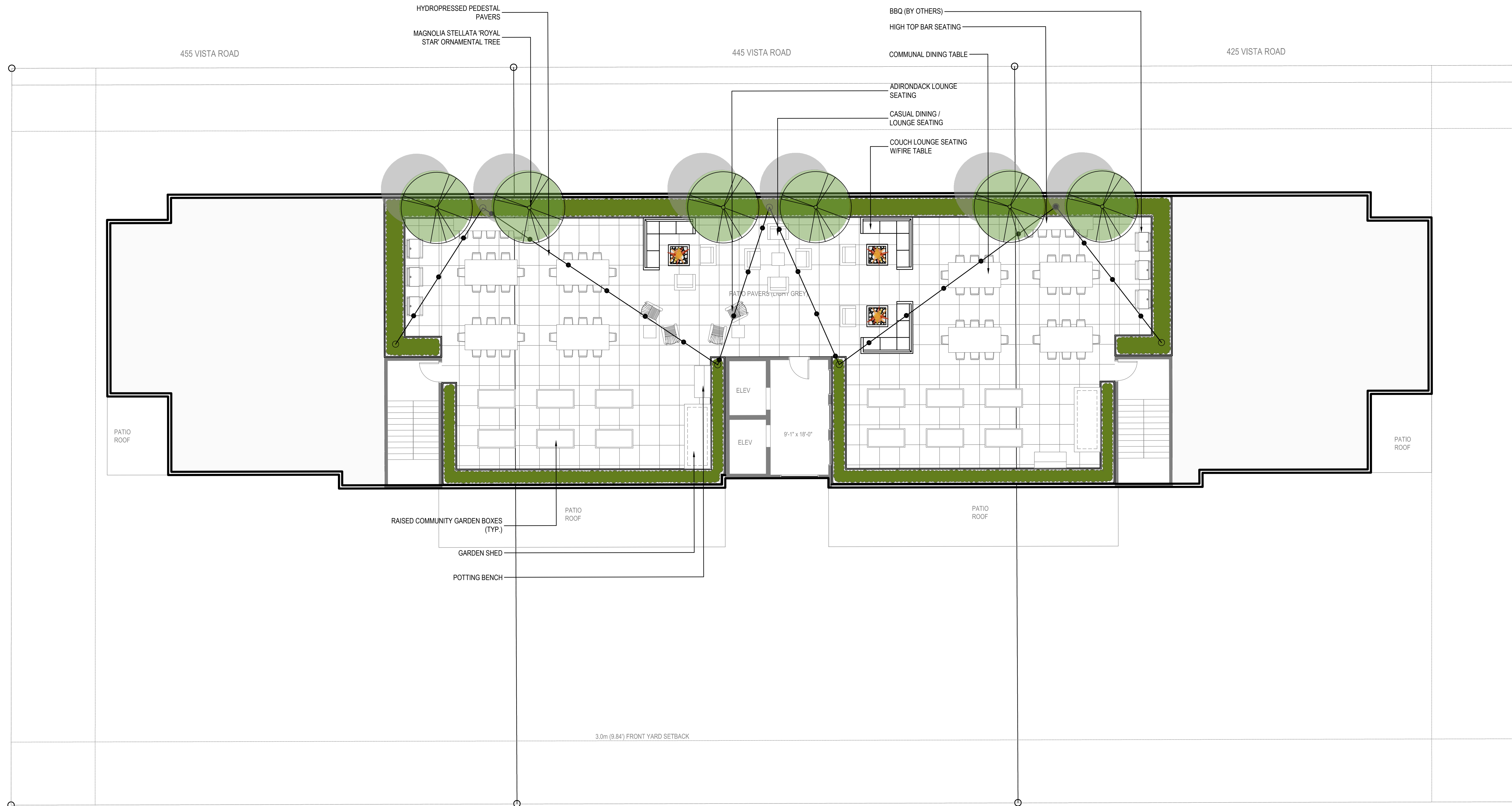
SCALE: 1:100

- GENERAL LEGEND**
- [Red dashed line] LIMIT OF WORK
 - [Black dashed line] PROPERTY LINE
- PLANTING LEGEND**
- [Green square] FREESTANDING RAISED PLANTER
 - [Green square] SOD
 - [Green circle] PROPOSED DECIDUOUS TREE
- LANDSCAPE LEGEND**
- [Grid pattern] HYDRAPRESSED PEDESTAL PAVERS
 - [Grey square] C.I.P. CONCRETE PAVING w/ SAWCUTS
 - [White square] RAISED COMMUNITY GARDEN BOXES
 - [Circle with dot] CATENARY LIGHTING
 - [Circle] CATENARY LIGHT POLE
 - [Line] EDGER

- DEVELOPMENT PERMIT NOTES:**
- PLANT MATERIALS AND CONSTRUCTION METHODS SHALL CONFORM TO MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
 - THE LANDSCAPE DESIGN DESIGNATED HEREIN IS CONCEPTUAL BUT REFLECTS THE MINIMUM ACCEPTABLE QUALITY AND SIZE.
 - PLANT MATERIAL SELECTIONS ARE CONCEPTUAL ONLY. FINAL PLANTING SELECTIONS MAY VARY DEPENDING UPON AVAILABILITY.
 - ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
 - ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
 - 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.
 - ELECTRICAL SERVICES AND ASSOCIATED JUNCTIONS BOXES TO BE PROVIDED AS PER CITY OF KELOWNA REQUIREMENTS.
 - SAWCUT PATTERN AS PER DRAWING.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
<i>Cladrastis kentukea</i>	YELLOWWOOD	50mm Cal.	B&B	8.00m x 10.00m
<i>Magnolia stellata 'Royal Star'</i>	STAR MAGNOLIA	50mm Cal.	B&B	6.10m x 4.60m
<i>Nyssa sylvatica</i>	BLACK GUM TREE	50mm Cal.	B&B	8.00m x 5.00m
GRASSES / PERENNIALS / SHRUBS				
<i>Amelanchier alnifolia 'Regent'</i>	SASKATOON	#03	POTTED	1.50m x 1.50m
<i>Calamagrostis 'Karl Foerster'</i>	FEATHER REED GRASS	#02	POTTED	1.50m x 0.90m
<i>Cornus sericea 'Kelsey'</i>	KELSEY DWARF 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 alopecuroides 'Little Bunny'</i>	FOUNTAIN GRASS 'LITTLE BUNNY'	#02	POTTED	0.60m x 0.60m
<i>Philadelphus lemoinei 'Avalanche'</i>	MOCK ORANGE AVALANCHE	#02	POTTED	1.50m x 2.00m
<i>Rudbeckia fulgida 'Goldstrum'</i>	GOLDSTORM CONE FLOWER	#02	POTTED	0.60m x 0.60m



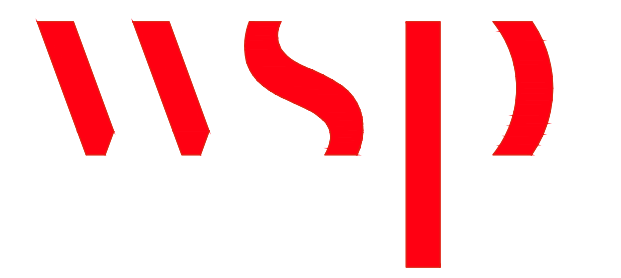
- GENERAL LEGEND**
- LIMIT OF WORK
 - PROPERTY LINE
- LANDSCAPE LEGEND**
- HYDROPPRESSED PEDESTAL PAVERS
 - C.I.P CONCRETE PAVING w/ SAWCUTS
 - RAISED COMMUNITY GARDEN BOXES
 - CATENARY LIGHTING
 - CATENARY LIGHT POLE
 - EDGER

- PLANTING LEGEND**
- FREESTANDING RAISED PLANTER
 - SOD
 - PROPOSED DECIDUOUS TREE

- DEVELOPMENT PERMIT NOTES:**
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 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.
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PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 785 COLLEGE AVENUE, SUITE 100, KELOWNA, B.C. V1Y 9B5
 (250) 860-2222
 WWW.WSP.CO.UK
 THIS DOCUMENT IS THE PROPERTY OF WSP AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM.

REVISIONS / ISSUED

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1	NOV 28/22	ISSUED FOR DEVELOPMENT PERMIT

SEAL

CONSULTANTS

CLIENT

STRETCH CONSTRUCTION

PROJECT

445/455 VISTA ROAD

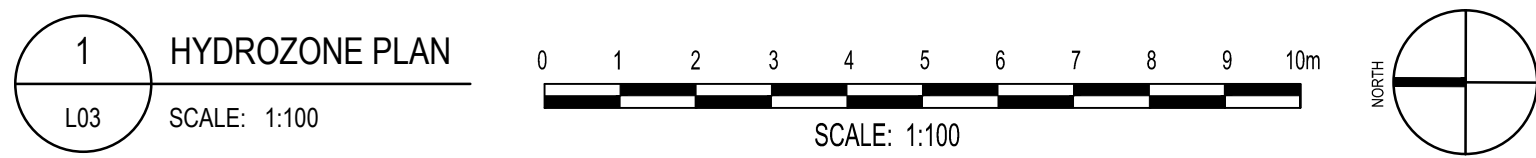
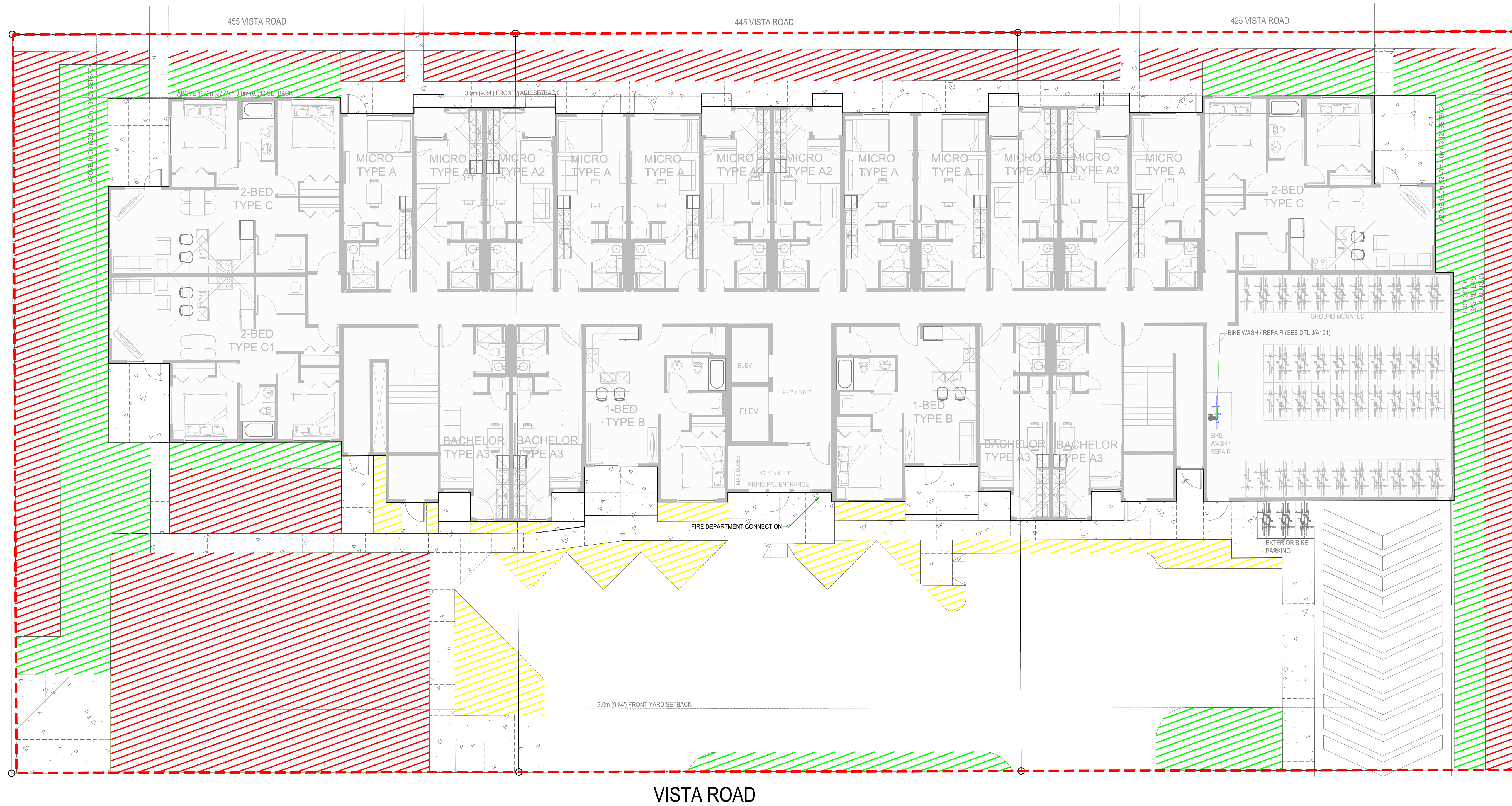
KELOWNA, B.C.

SHEET

ROOF PATIO LANDSCAPE PLAN

DESIGN BY	TC	SHEET NO.
DRAWN BY	SS	
CHECKED BY	TC	
PROJECT #	221-12153-00	
SCALE		L 02 OF 4

HOLLYWOOD ROAD NORTH



- GENERAL LEGEND**
- LIMIT OF WORK
 - PROPERTY LINE
- HYDROZONE LEGEND**
- LOW WATER REQUIREMENTS
 - MEDIUM WATER REQUIREMENTS
 - HIGH WATER REQUIREMENTS



PLANNING LANDSCAPE ARCHITECTURE | URBAN DESIGN
 7850 EASTERN AVENUE, SUITE 200, KELLOWNA, B.C. V1Y 9W5
 TEL: (250) 860-8888 FAX: (250) 860-8889
 WWW.WSP.CA

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CONSULTANTS

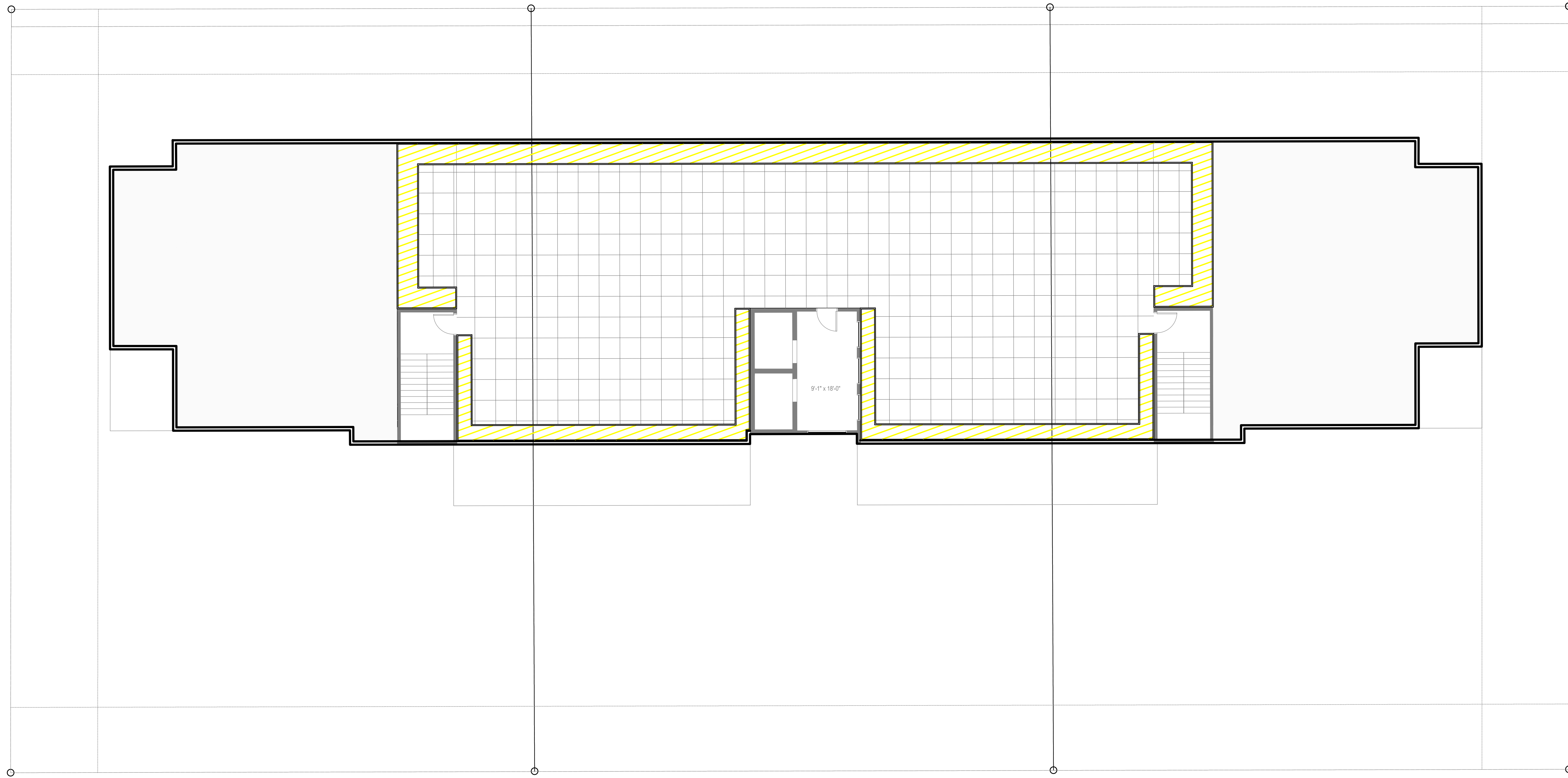
CLIENT

STRETCH CONSTRUCTION

PROJECT
 445/455 VISTA ROAD
 KELOWNA, B.C.

SHEET
 HYDROZONE PLAN

DESIGN BY	TC	SHEET NO.
DRAWN BY	SS	
CHECKED BY	TC	
PROJECT #	221-12153-00	
SCALE		L 03 OF 4



1 HYDROZONE ROOF PLAN
 L04 SCALE: 1:100

SCALE: 1:100

- GENERAL LEGEND**
- LIMIT OF WORK
 - PROPERTY LINE
- HYDROZONE LEGEND**
- LOW WATER REQUIREMENTS
 - MEDIUM WATER REQUIREMENTS
 - HIGH WATER REQUIREMENTS



PLANNING | LANDSCAPE ARCHITECTURE | URBAN DESIGN
 100 COLUMBIA AVENUE, SUITE 100, KELLOWNA, B.C. V1Y 9W5
 (250) 866-1212
 WWW.WSP.CA

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CONSULTANTS

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STRETCH CONSTRUCTION

PROJECT

445/455 VISTA ROAD

KELLOWNA, B.C.

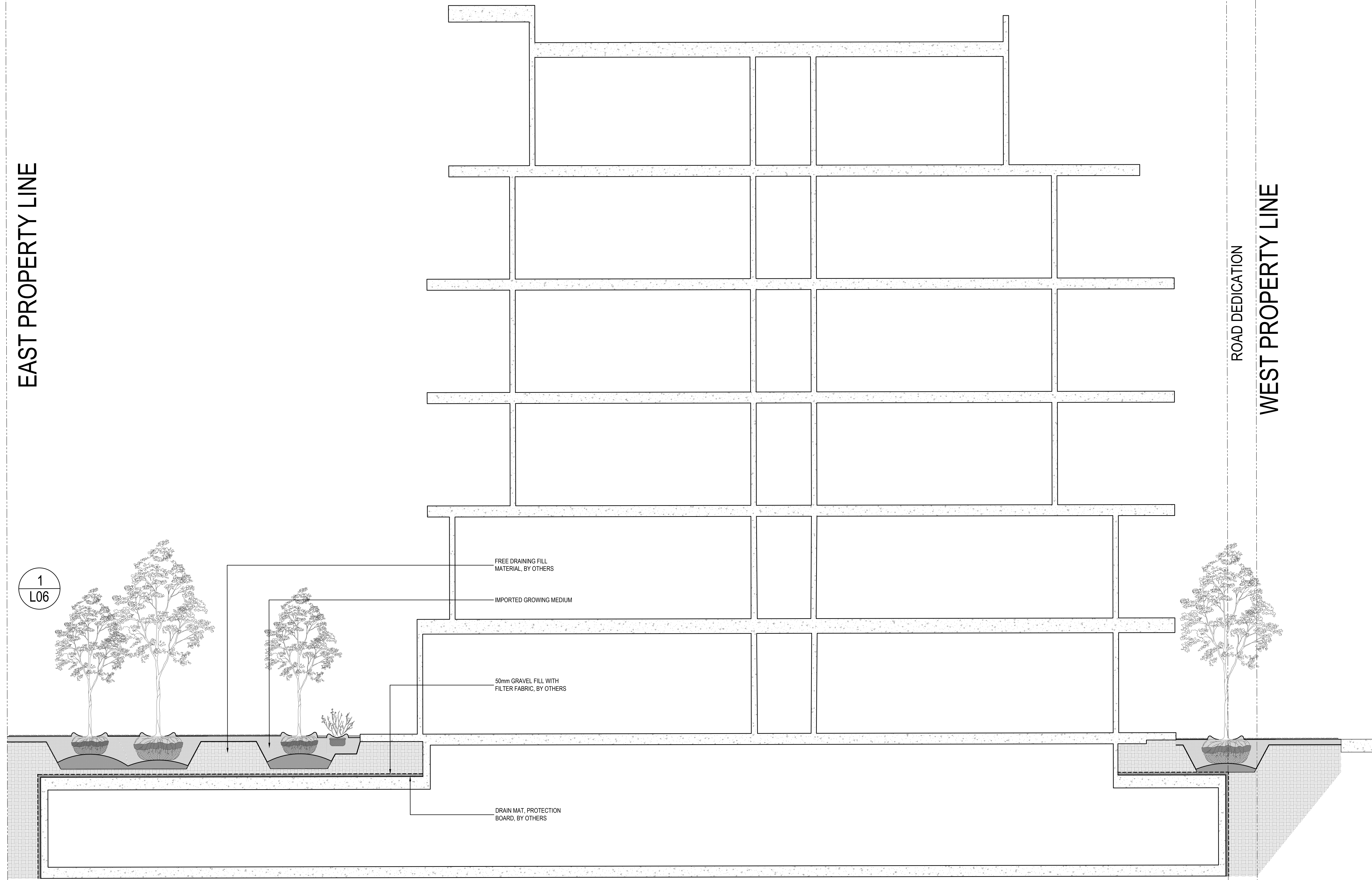
SHEET

**ROOF PATIO
HYDROZONE PLAN**

DESIGN BY	TC	SHEET NO.
DRAWN BY	SS	
CHECKED BY	TC	
PROJECT #	221-12153-00	
SCALE		L 04 OF 4

EAST PROPERTY LINE

ROAD DEDICATION
WEST PROPERTY LINE



1
L06

1 SECTION
L05 SCALE: 1:50



PLANNING | LANDSCAPE ARCHITECTURE | DESIGN SERVICES
1000 EASTERN AVENUE, SUITE 100, KELOWNA, B.C. V1Y 9W5
(250) 860-1234
WWW.WSP.CA

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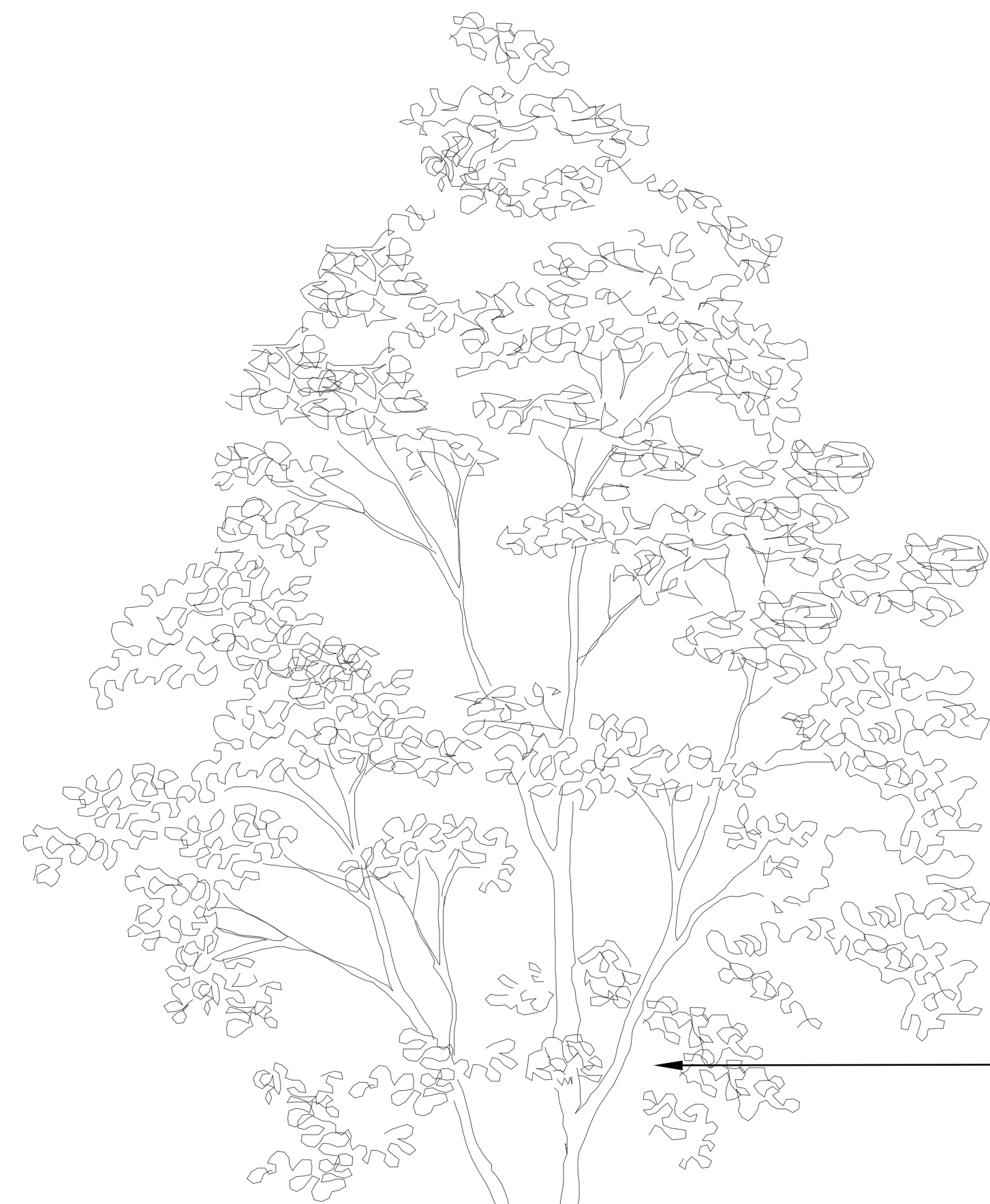
STRETCH CONSTRUCTION

PROJECT
445/455 VISTA ROAD
KELOWNA, B.C.

SHEET

SECTION

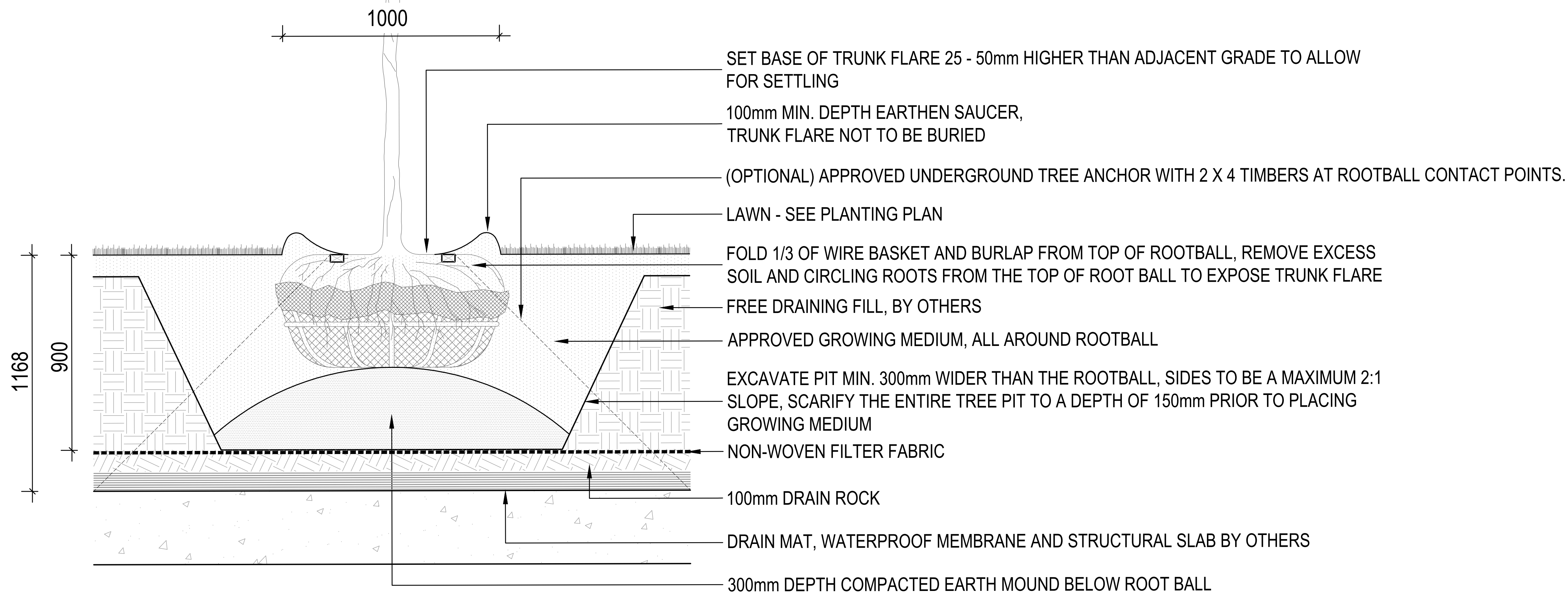
DESIGN BY	TC	SHEET NO. L 05 OF 4
DRAWN BY	SS	
CHECKED BY	TC	
PROJECT #	221-12153-00	
SCALE		



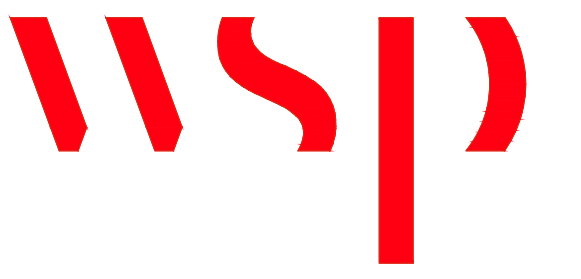
NOTES:

1. HAND DIG ALL TREE PITS WHEN CLOSER THAN 1.5m TO UNDERGROUND UTILITIES.
2. TREES ARE NOT TO BE STAKED / OR WRAPPED. UNDERGROUND TREE ANCHORS TO BE USED ON ANY TREES INSTALLED OVER PARKING STRUCTURE.
3. WHERE TREES ARE WITHIN 3m OF A HARD SURFACE INSTALL 3l.m OF ROOTBARRIER ALONG PLANTING AREA EDGE.
4. ALL TREES SHALL COMPLY WITH THE MINIMUM STANDARDS ESTABLISHED IN THE CANADIAN LANDSCAPE STANDARD (CURRENT EDITION).
5. DO NOT DISTURB THE ROOTBALL OF THE TREE WITH THOSE OF OTHER PLANT MATERIAL PLANTED IN THE PLANTING AREA.

DO NOT PRUNE, LEAVE CENTRAL LEADER



1 TREE PLANTING DETAIL
L06 SCALE: NTS



PLANNING LANDSCAPE ARCHITECTURE | URBAN DESIGN
1000 WESTERN AVENUE SUITE 100 KELLOWNA, B.C. V1Y 9W5
TEL: 250.860.8888 FAX: 250.860.8889
WWW.WSP.CA

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STRETCH CONSTRUCTION

PROJECT

445/455 VISTA ROAD

KELOWNA, B.C.

SHEET

PLANTING DETAILS

DESIGN BY	TC	SHEET NO.
DRAWN BY	SS	
CHECKED BY	TC	
PROJECT #	221-12153-00	
SCALE		L 06 OF 4



VISTA APARTMENTS – DEVELOPMENT PERMIT

Date: 30th January, 2024

Our File: 221-12153-00

Address: 425/445/455 Vista Road
Kelowna, BC
V1X 3S6

Attention: Development Services

Dear Sir / Madam:

Re: 445/455 Vista Road

As per our client's request, WSP Canada Inc. estimates a landscape development cost of **\$142,477.75**, excluding applicable taxes for the above noted property. This price includes landscape materials and installation (trees, shrubs, topsoil, furnishings).

Per the City of Kelowna bond requirement of 125% the final total for landscape bonding is **\$178,097.19**

Should you require any explanation of this letter, please contact the undersigned.

Regards

WSP Canada Group Limited

A handwritten signature in black ink that reads "Teri Cantin". The signature is written in a cursive, flowing style.

Teri Cantin, BA, MLA, BCSLA

Suite 700 – 1631 Dickson Avenue
Landmark 6
Kelowna, BC
V1Y 0B5

T: +1 250 980-5500
wsp.com