



City of Kelowna Planning Department

1435 Water Street

Kelowna BC, V1Y 1J4

Dear City of Kelowna Planning Department:

Re: Design Rationale 667,681 Wardlaw Avenue

Stretch Construction is pleased to submit our Development Permit application for the Bridgestar development project. MGA Architecture Inc. and ArcTect Studios Inc. have been retained for architectural consulting services on the project. The project is a purpose-built residential apartment building at 667,681 Wardlaw Avenue. We are grateful to the City of Kelowna for the opportunity to add a thoughtfully designed and well-constructed residential development in the Pandosy Urban Centre. We look forward to working with the City. Thank you for your time and consideration of this development.

The development proposal is described as follows:

Kelowna designates the property in the Official Community Plan (OCP) as an Urban Centre – Residential (Residential) and UC5 (Pandosy Urban Centre) in Zoning Bylaw 12375. The property is expected to be rezoned to UC5r to achieve the necessary rental subzone. The proposed design is a 5-storey wood framed mid-rise building. Under the Land Use Bylaw, the height is permitted to be 6-storeys.

The apartment will have a range of unit types ranging from (12)-Micro, (18)-One Bedroom, (3)-One + Den, (9)-Two Bedroom and (3)-Three bedroom for a total of 45 units. A portion of the 5th floor roof will be dedicated to the enjoyment of occupants. The current houses and existing trees will be removed from the site and will be replaced with 5 new trees facing Wardlaw Avenue (north) and 5 facing Richter Road on the east.

The building's massing is defined by a skillful utilization of various cladding materials in neutral, earth-toned colors, creating a simple yet impactful aesthetic. The chosen architectural style seamlessly integrates the façade with heritage elements prevalent in the neighborhood. Abundant windows on all sides not only invite natural light but also offer stunning views of Pandosy area. The parkade entrance, strategically positioned at the rear and accessible from the lane, features a pre-finished pre-cast wall adjacent to the neighbors.

STRETCHCONSTRUCTION.CA

RITCH BOERGER SENIOR PROJECT DESIGNER

Phone 403-357-0259 **Email**

richard.boerger@stretchconstruction.ca

Lacombe 208, 27211 Hwy 12, Lacombe AB T4L 0E3

Kelowna 310-550 West Ave, Kelowna BC V1Y 4Z5

The following sections highlight our responses to key requirements of the Land Use Bylaw.

Location

The property is located on the southwest corner of Wardlaw Avenue and Richter Road. It is located on a residential street and is well served by existing municipal facilities and public transportation. The development is on two lots on Wardlaw Avenue, 667, 681. The combined square shaped parcel has an overall area of 0.1-hectare (0.27 acre), a frontage of 44.04m (144.48ft) along Wardlaw Avenue. The intended residential use for the specified site aligns well with the neighborhood's expansion objectives. The structure, designed for owner occupancy, is specifically tailored as a rental-only facility for at least a decade. The rising population density in the Pandosy Urban area has highlighted the demand for developments that cater to individuals preferring public or alternative transportation over daily vehicle reliance.

The adjoining property to the North is currently zoned MF1. The properties East and West are currently zoned UC5. The properties to the South is zoned P3.

Design Foundations

The 'Design Foundations' laid out in the 2040 OCP were used in developing 667,681 Wardlaw Avenue, including:

- Prioritize sustainable transportation,
- Target growth along transit corridors,
- Promote more housing diversity,
- Increase the diversity of housing types and tenures to create an inclusive, affordable and complete

Urban Centre, and

- Strive for Design Excellence,

Also, the 2040 OCP 'Design Guidelines for Low & Mid-Rise Residential & Mixed Use' have been incorporated into the design 667,681 Wardlaw Avenue, and including:

- Provide attractive and active human-scale amenities oriented towards public spaces at grade,
- Break up building mass by providing simple vertical and horizontal articulation of facades, e.g., setbacks, insets, projections, colour and texture,



- Ensure 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,
- Ensure primary building entries are architecturally emphasized and directly accessible from the fronting and public sidewalk,
- Maximize '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
- Provide 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,

A handwritten signature in black ink, appearing to read "R. Boerger".

Richard Boerger, Senior Design Technologist



DESIGN BUILDER



MGA ARCHITECTURE INC. CONTACT: MARK AGUILON 220-1668 ELLIS ST KELOWNA, BC V1Y 1Z9 Phone: (250) 869-5431 Email: MARK@MGAARCH.CA ARCHITECTURAL PROJECT # __-__



ArTeC Studios Inc. CONTACT: JEFF PERRON 220-1668 ELLIS ST KELOWNA, BC V1Y 1Z9 Phone: (778) 715-8891 Email: JEFF@ARCTECSTUDIOS.COM DESIGN CONSULTANT PROJECT # __-__



WSP Canada Inc. Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5 T 250-860-5500 | www.wsp.com LANDSCAPE ARCHITECT PROJECT # __-__



APlin & Martin Consultants Ltd. ENGINEERING ARCHITECTURE PLANNING SURVEYING EGBC Permit to Practice Number #1001018 1258 Ellis Street, Kelowna, B.C. Canada V1Y 1Z4 Tel: (250) 448-0157, Fax: (778) 436-2312, Email: general@aplinmartin.com CIVIL ENGINEER PROJECT # __-__



681,667 WARDLAW APARTMENTS

PLAN KAP3769 LOT 1 DISTRICT LOT 14
PLAN KAP3769 LOT 2 DISTRICT LOT 14
KELOWNA, BC.

Architectural Drawing List	
DWG #	DESCRIPTION
00	Cover Page
A001	INFORMATION PAGE
A002	SITE IMAGES
A100	SITE PLAN
A101	SITE PLAN DETAILS
A200	MAIN FLOOR PLAN
A201	SECOND FLOOR PLAN
A202	THIRD - FOURTH FLOOR PLAN
A203	FIFTH FLOOR PLAN
A204	ROOF PLAN

Architectural Drawing List	
DWG #	DESCRIPTION
A205	UNIT PLANS
A206	UNIT PLANS
A300	ELEVATIONS
A301	ELEVATIONS
A302	MASS MODEL
A303	MOOD BOARD
A400	BUILDING SECTION
A500	SHADOW STUDY - JUNE
A501	SHADOW STUDY - DECEMBER

Landscape Drawing List	
DWG#	Description
00	LANDSCAPE COVER PAGE
LDP 1	LANDSCAPE PLAN - ONSITE
LDP 2	LANDSCAPE PLAN - OFFSITE
LDP 3	LANDSCAPE PLAN - ROOF LEVEL
LDP 4	HYDROZONE PLAN - GROUND LEVEL
LDP 5	HYDROZONE PLAN - ROOF LEVEL
LDP 6	SOIL VOLUME CALCULATION

Civil Drawing List	
DWG#	DESCRIPTION
23-3040-C10	COVER
23-3040-C20	STANDARD NOTES
23-3040-C30	SERVICING PLAN
23-3040-C40	GRADING PLAN
23-3040-C50	STORM WATER MANAGEMENT
23-3040-C60	EROSION & SEDIMENT CONTROL PLAN



Wardlaw Avenue

Kelowna, British Columbia

Commute to **Downtown Kelowna**

5 min 12 min 8 min 30 min View Routes

Favorite Map Nearby Apartments

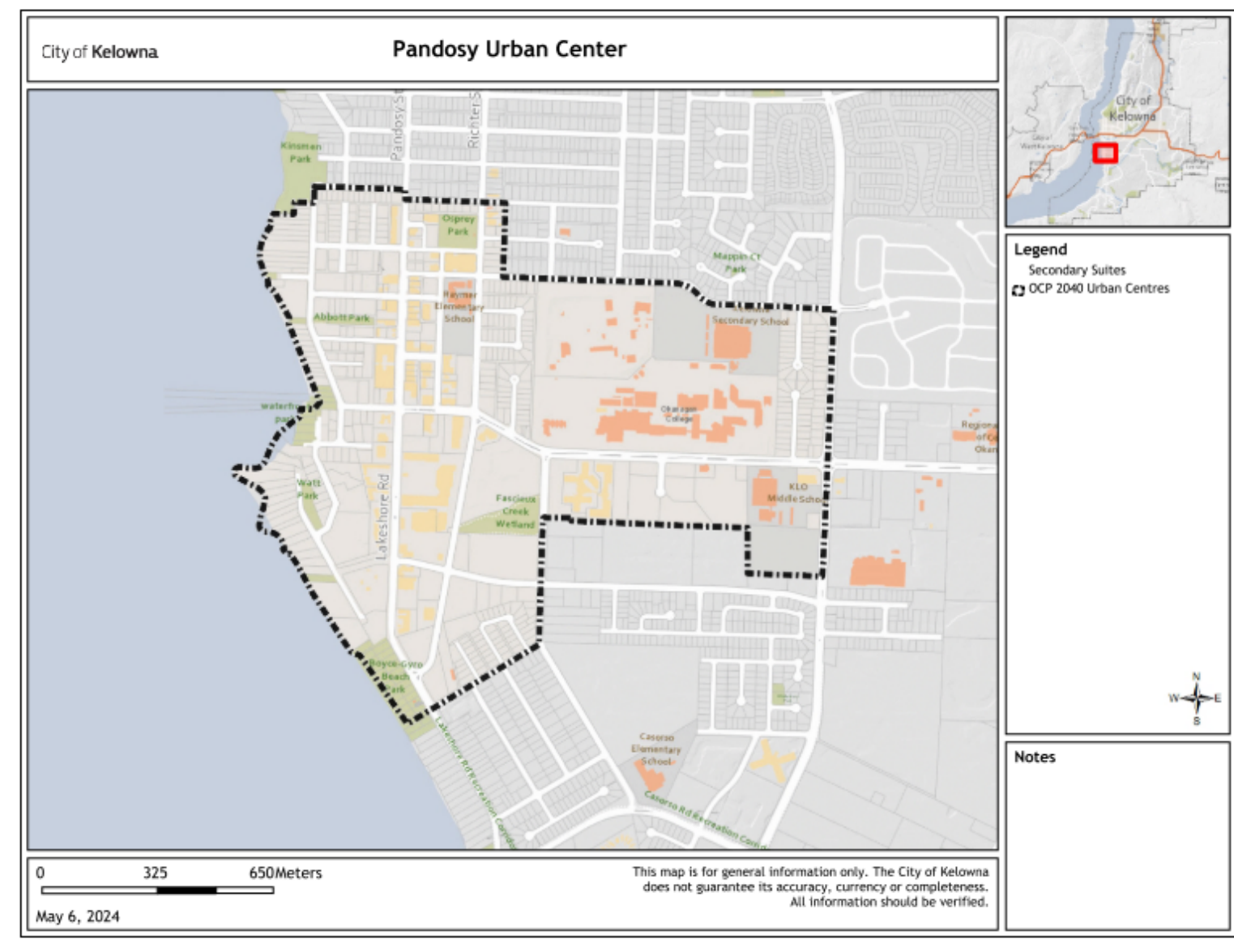
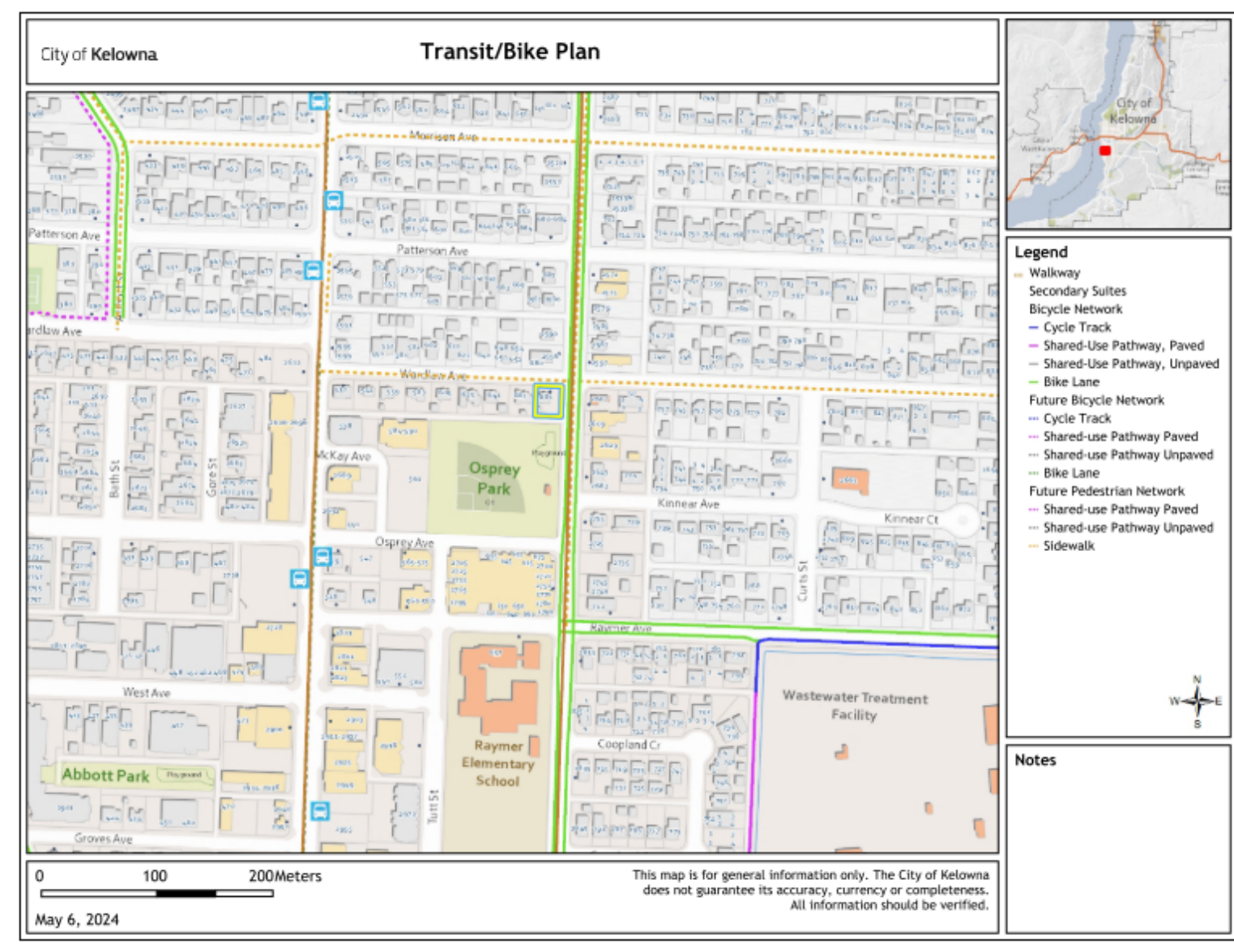
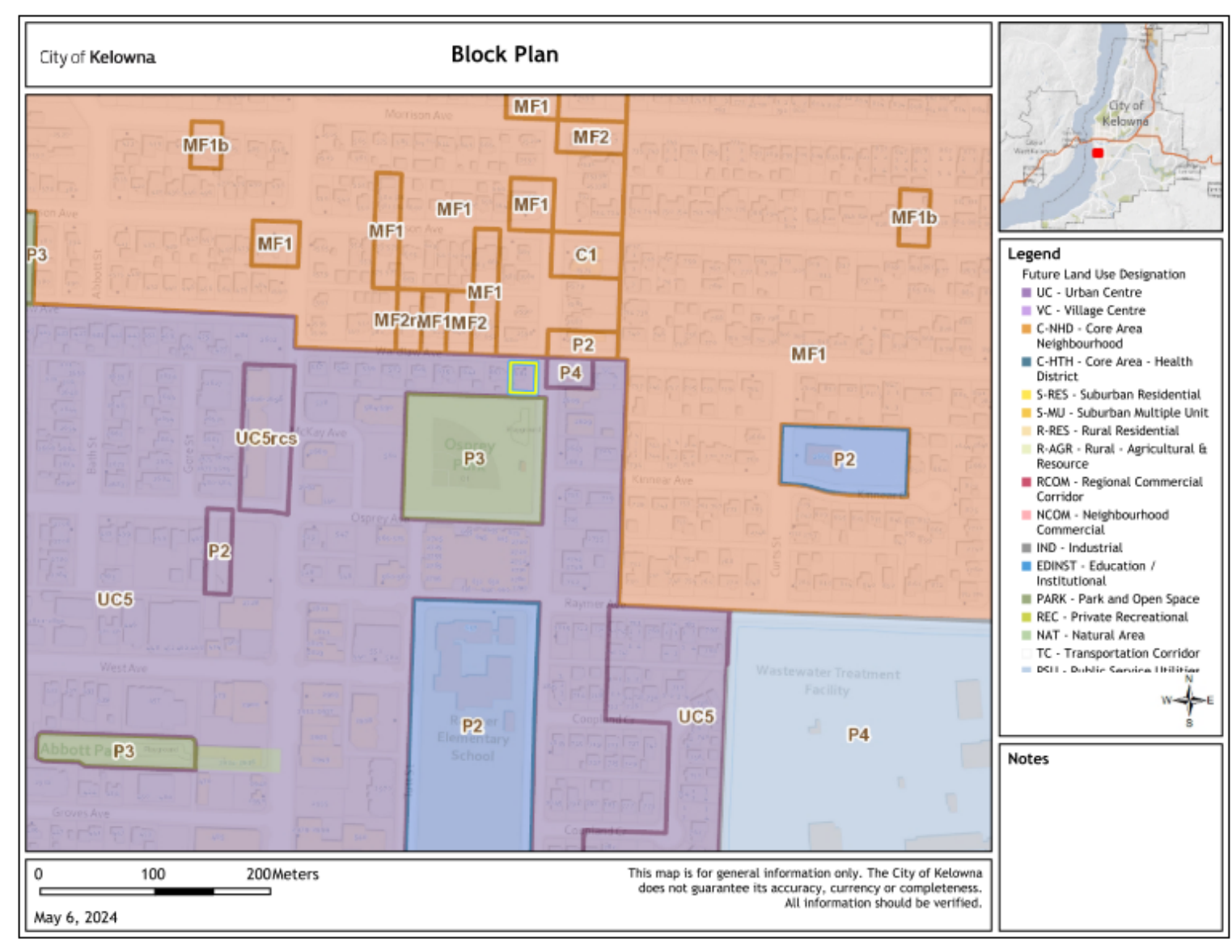
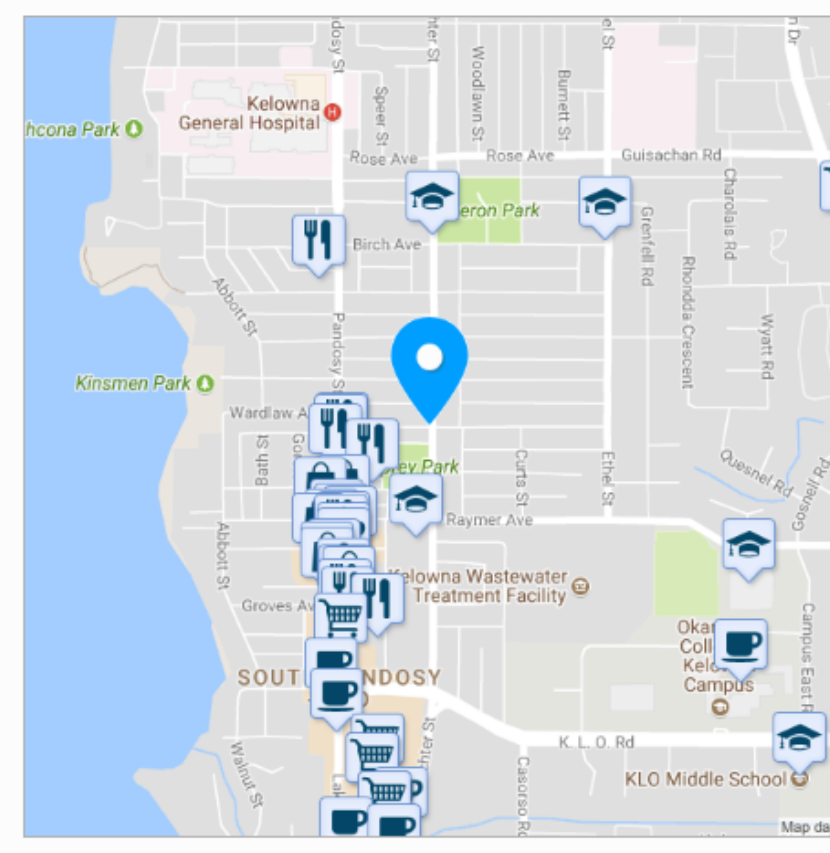
Looking for a home for sale in Kelowna?

Walk Score 69 Somewhat Walkable
Some errands can be accomplished on foot.

Transit Score 47 Some Transit
A few nearby public transportation options.

Bike Score 98 Biker's Paradise
Daily errands can be accomplished on a bike.

About your score Add scores to your site



Land Use Bylaw Information

ZONING: UC5 - PANDOSY URBAN CENTRE

SITE AREA: 1,125 m² (12,111.96 ft²)
0.27 acres

SITE COVERAGE: 85%

PERMITTED BUILDING & IMPERMEABLE SURFACES PROVIDED BUILDINGS /IMPERMEABLE SURFACES: 90%

PROVIDED BUILDINGS /IMPERMEABLE SURFACES: 72.3% / 17.3%
TOTAL COVERAGE 89.6%

F.A.R. BUILDING: 1.8 (BASE) + 0.25 (STREET BONUS) + 0.3 (RENTAL) = 2.35

PROPOSED: 21,242 ft² / 12,111 ft² = 1.75

AMENITY AREAS: 6.0 m² (64.5 ft²) PER BACHELOR
10.0 m² (107.6 ft²) PER 1-BEDROOM
15 m² (161 ft²) PER UNIT w/ MORE THAN 1 BEDROOM
(12) - MICRO/BACHELOR = 72 m² (774 ft²)
(21) - ONE BED = 210 m² (2,259.6ft²)
(9) - TWO BED = 135 m² (1,449 ft²)
(3) - THREE BED = 45 m² (483 ft²)
TOTAL = 462 m² (4,965.6 ft²)

PROVIDED: PRIVATE AMENITY SPACE = 349 m² (3,758 ft²)
COMMON AMENITY = 152 m² (1,641 ft²)
TOTAL = 501 m² (5,399 ft²)

MAXIMUM HEIGHT: 4.0 STOREYS / 18.0m (59.0 ft) + 2.0 STOREYS / 8.0m = 6 STOREY / 26.0m (85.3 ft)
PROVIDED: 5.0 STOREYS / 15.85m (52 ft)

SETBACKS: NORTH FRONT YARD: 3.0m (9.84ft), ABOVE 16.0m (52.4ft) = 3.0m (9.84ft)
4.5m TO CURB
0.1m TO NEW PROPERTY LINE ROAD DEDICATION
2.5m TO EXISTING PROPERTY LINE

EAST FLANKING FRONT YARD: 3.0m (9.84ft), ABOVE 16.0m (52.4ft) = 3.0m (9.84ft)
8.5m TO CURB
3.2m TO NEW PROPERTY LINE ROAD DEDICATION
5.7m TO EXISTING PROPERTY LINE
ABOVE 16.0m = 4.0m

WEST SIDE YARD: 0.0 m (0.0ft), ABOVE 16.0m (52.4ft) = 4.0m (13.12ft)

SOUTH REAR YARD: 0.0 m (0.0ft), ABOVE 16m (52.4ft) = 5.66m (18.58ft)

PARKING: NO. OF STALLS REQUIRED
BACHELOR = 0.8 / UNIT (12)-BACHELOR = 9.6
ONE BEDROOM = 0.9 / UNIT (21)-ONE BEDROOM = 18.9
TWO BEDROOM = 1 / UNIT (9)-TWO BEDROOM = 9
THREE BEDROOM = 1 / UNIT (3)-THREE BEDROOM = 3
VISTOR = 3.92
TOTAL = 44.42

PARKING REDUCTIONS
20% FOR RENTAL ONLY = -8.8
CAR SHARE = -5
LONG TERM BIKE PARKING = -5
TOTAL = 25.62 (26) as per by-law table 8.2.17 (CASH-IN-LIEU OF 1 @ \$38,850) CASH IN LIEU WILL BE \$38,850, PROJECT IS WITHIN 1,312' (400m) BUS ROUTE NEW TOTAL = 25

PROVIDED: 25 STALLS (13 REGULAR & 12 SMALL)

BARRIER-FREE REQUIRED: 1 STALL (NO ACCESSIBLE VAN REQUIRED)
BARRIER FREE PROVIDED: 1 STALL

Table 8.2.17 Amount of Accessible Parking Spaces		
Total Number of Parking Spaces	Min. Number of Required Accessible Parking Spaces	Min. Number of Required Van-Accessible Parking Spaces
1 - 4 spaces	0 spaces	0 spaces
5 - 9 spaces	1 space	0 spaces

LOADING STALL: REQUIRED NOT REQUIRED

BICYCLE PARKING: NO. OF STALLS REQUIRED
BACHELOR = 1.25 / UNIT (12)-BACHELOR = 15
ONE BEDROOM = 1.25 / UNIT (21)-ONE BEDROOM = 26.25
TWO BEDROOM = 1.5 / UNIT (9)-TWO BEDROOM = 13.5
THREE BEDROOM = 1.5 / UNIT (3)-THREE BEDROOM = 4.5
6 PER ENTRANCE
TOTAL = 66

NO. OF STALLS PROVIDED: 60 STALLS (INSIDE BUILDING) + 6 EXTERIOR
TOTAL = 66 STALLS

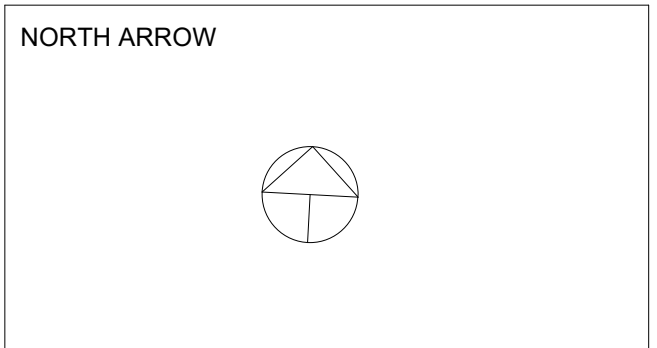
Net Floor Areas			
Level	Suite Type	Count	Area
02-Second Floor	1-BED A	1	434 SF
02-Second Floor	1-BED B	2	853 SF
02-Second Floor	1-BED C	2	854 SF
02-Second Floor	2-BED A	2	1371 SF
02-Second Floor	3-BED	1	828 SF
02-Second Floor	MICRO A	1	330 SF
02-Second Floor	MICRO B	2	598 SF
02-Second Floor:		11	5267 SF
03-Third Floor	1-BED A	1	433 SF
03-Third Floor	1-BED B	4	1705 SF
03-Third Floor	2-BED A	2	1371 SF
03-Third Floor	2-BED B	1	576 SF
03-Third Floor	3-BED	1	823 SF
03-Third Floor	MICRO B	3	897 SF
03-Third Floor:		12	5803 SF
04-Fourth Floor	1-BED A	1	433 SF
04-Fourth Floor	1-BED B	4	1705 SF
04-Fourth Floor	2-BED A	2	1371 SF
04-Fourth Floor	2-BED B	1	576 SF
04-Fourth Floor	3-BED	1	823 SF
04-Fourth Floor	MICRO B	3	897 SF
04-Fourth Floor:		12	5803 SF
05-Fifth Floor	1-BED + DEN A	2	1061 SF
05-Fifth Floor	1-BED + DEN B	1	557 SF
05-Fifth Floor	1-BED B	3	1278 SF
05-Fifth Floor	2-BED B	1	576 SF
05-Fifth Floor	MICRO B	1	300 SF
05-Fifth Floor	MICRO C	2	594 SF
05-Fifth Floor:		10	4367 SF
Grand total:		45	21242 SF

Gross Building Floor Area	
Level	Area
01-Main Floor	8461 SF
02-Second Floor	7578 SF
03-Third Floor	7377 SF
04-Fourth Floor	7377 SF
05-Fifth Floor	5773 SF
	36565 SF

1680 WATER ST #300
KELOWNA, BC, V1Y 8T8
403-786-3020 EXT. 106
RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

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PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 14 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:

STAMPS:

REVISIONS:

ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
INFORMATION PAGE

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

A001



IMAGE 1



IMAGE 2



IMAGE 3

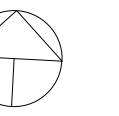


1680 WATER ST #300
 KELOWNA, BC, V1Y 8T8
 403-786-3020 EXT. 106
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

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NORTH ARROW



PROJECT INFORMATION

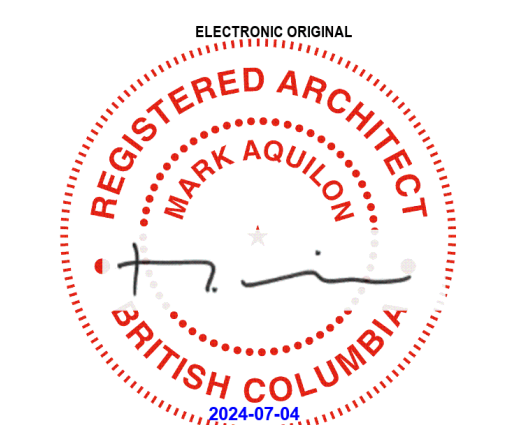
667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

SITE IMAGES

JOB No. ---

DATE: Issue Date

DRAWN: STRETCH

A002



IMAGE 4



IMAGE 5



IMAGE 6



IMAGE 7



IMAGE 8



IMAGE 9



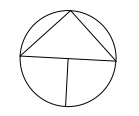
IMAGE 10



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NORTH ARROW



PROJECT INFORMATION

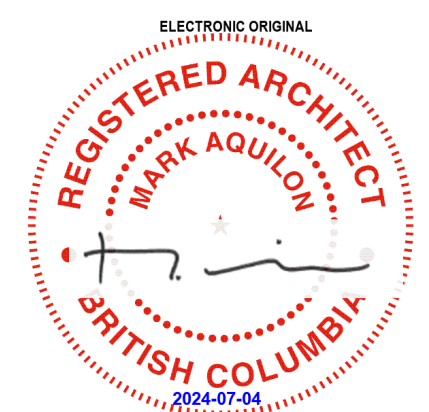
667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

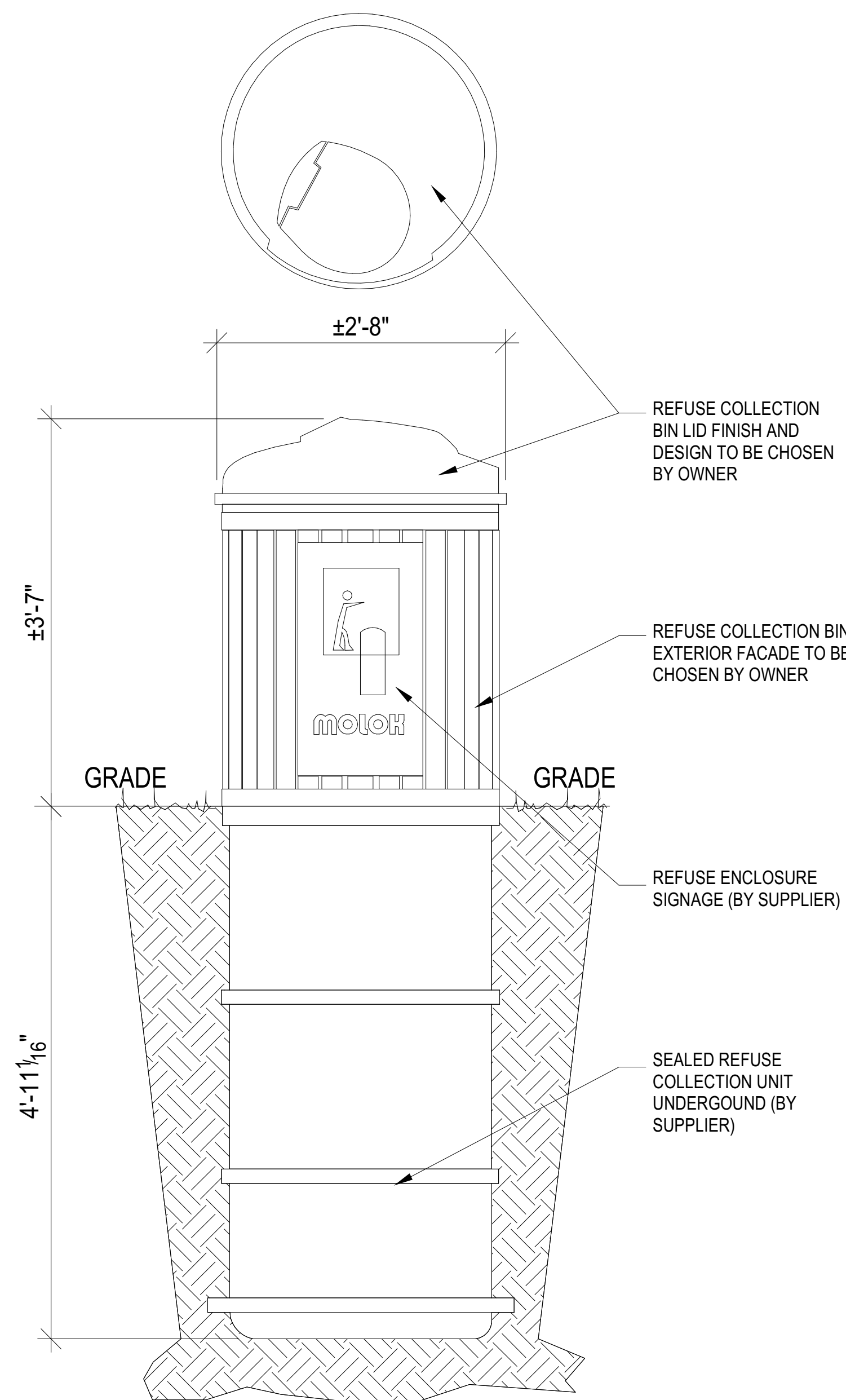
ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

SITE PLAN DETAILS

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

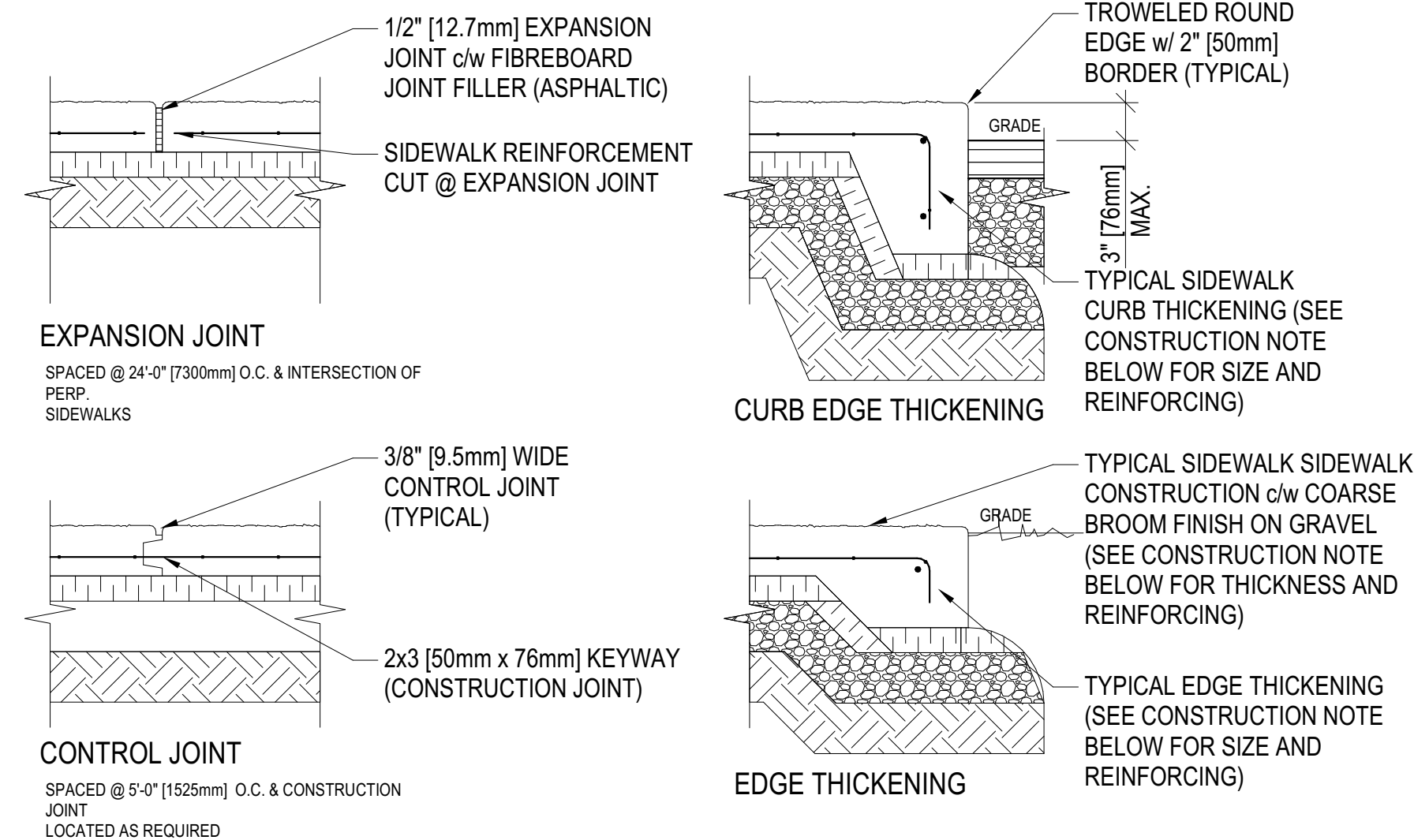
A101



SEMI -UNDERGROUND GARBAGE UNIT

SCALE: 1/2"=1'-0"

M-1300 SERIES (1.7 CUBIC YARD OF GARBAGE)
 ± 5 GARBAGE BAGS



SIDEWALK CONSTRUCTION:

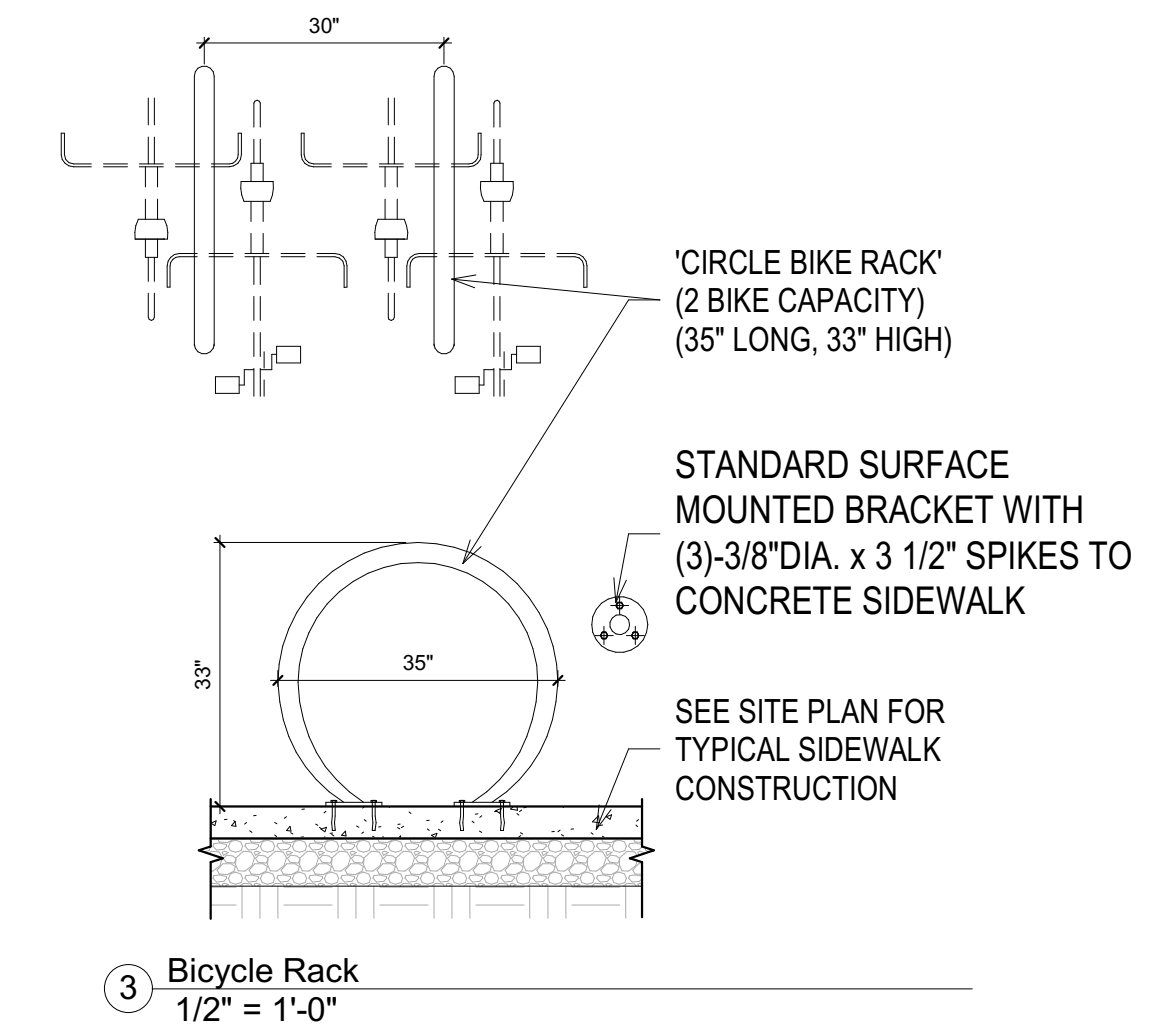
- 4" [100mm] CONCRETE SIDEWALK R/W 10M @ 16" [400mm] O/C EACH WAY, C/W A 6" [150mm] WIDE x 12" [300mm] DEEP
- PROVIDE 2" [50mm] RIGID 'SM' INSULATION UNDERSIDE OF CONCRETE FOR ALL SIDEWALKS WHICH ARE DOWELED TO THE PERIMETER EDGE THICKENING R/W (2)-10M CONT
- BUILDING FOUNDATION (INSULATION NEED NOT EXTEND BEYOND 4'-0" [1200mm] FROM FACE OF FOUNDATION)
- GRAVEL BASE (AS PER GEOTECHNICAL ENGINEER)
- NATIVE SUB-GRADE (AS PER GEOTECHNICAL ENGINEER)

NOTE:
 WHERE NONFROST-SUSCEPTIBLE SUB-GRADE IS ENCOUNTERED, INSULATION DIRECTLY UNDER APRONS AND SIDEWALKS MAY BE OMITTED. INSULATION PROVIDING FROST COVER TO FOOTINGS IS STILL REQUIRED.

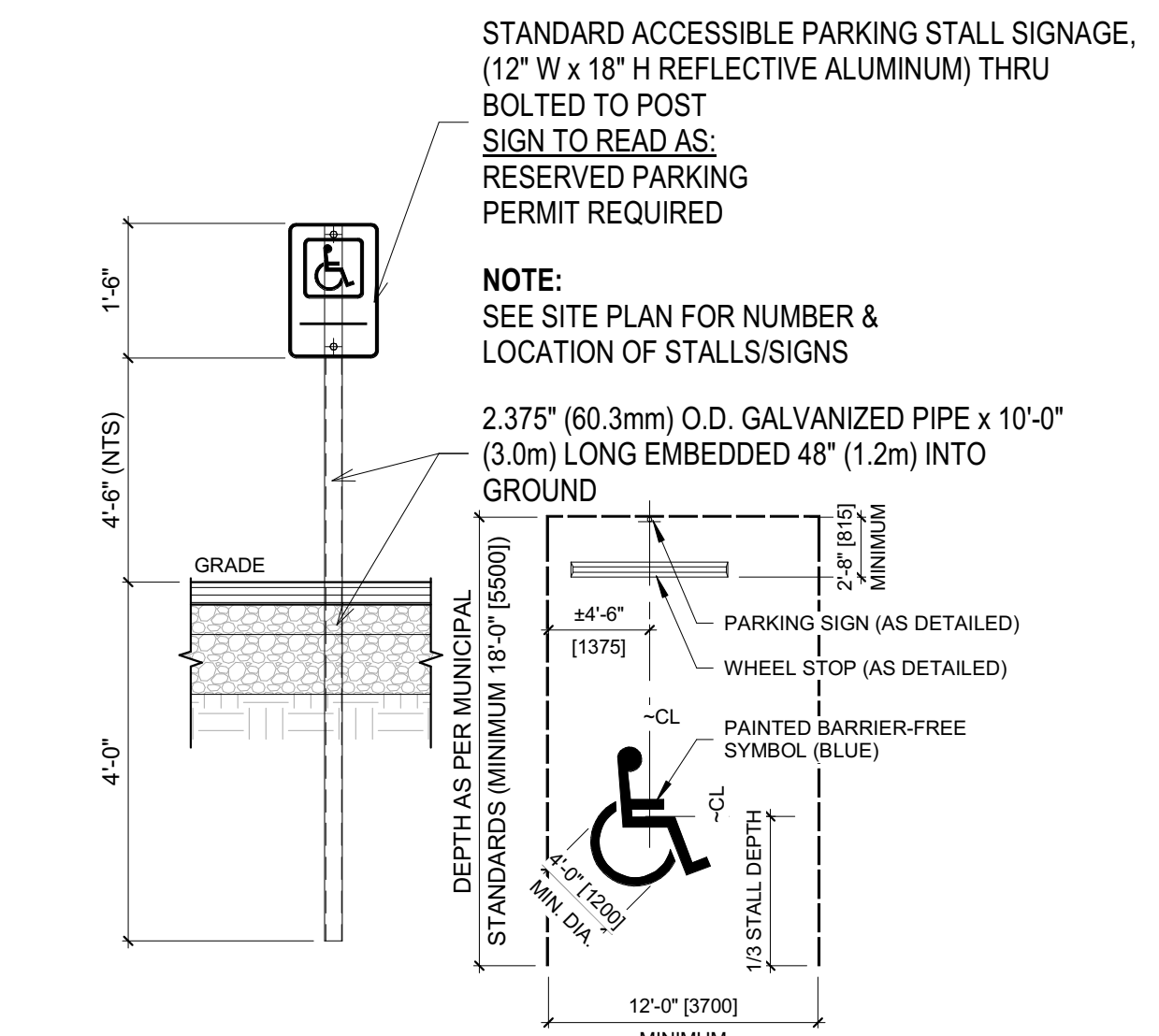
(SEE STRUCTURAL)

○ TYPICAL CONCRETE SIDEWALK CONSTRUCTION

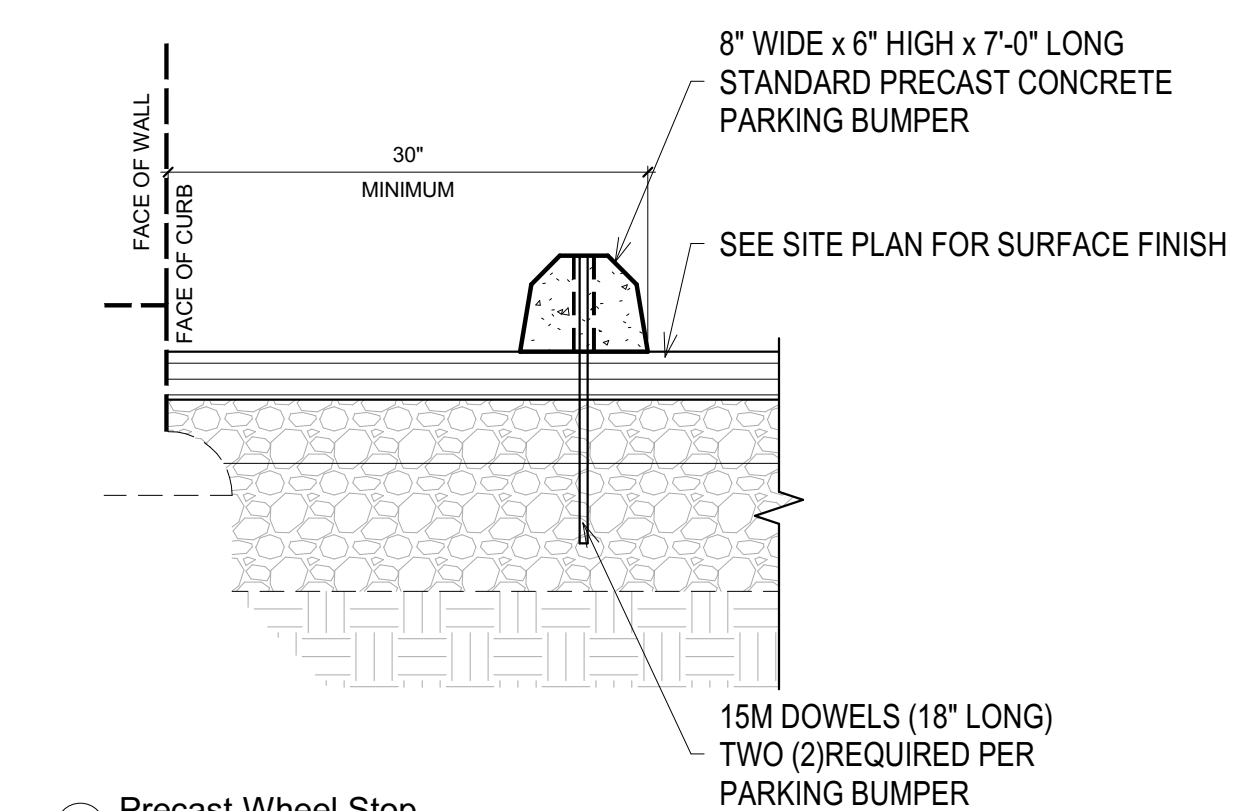
2515 SCALE: 3/4"=1'-0"



③ Bicycle Rack
 1/2" = 1'-0"



① Barrier-Free Parking Stall & Sign
 1/2" = 1'-0"

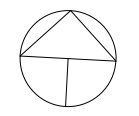


② Precast Wheel Stop
 1" = 1'-0"

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NORTH ARROW

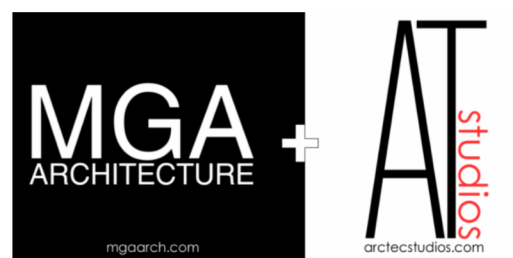


PROJECT INFORMATION

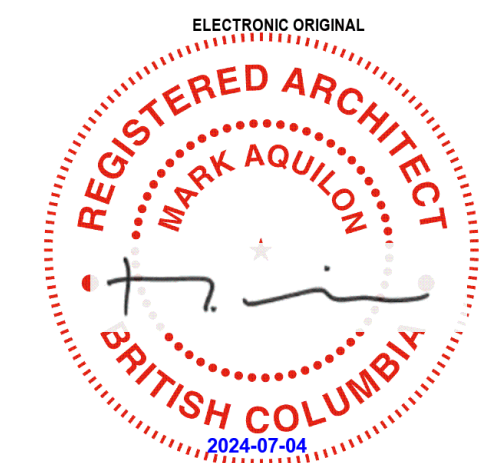
667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT LOT 14
PLAN KAP3769
LOT 2 DISTRICT LOT 14

PROFESSIONALS:



STAMPS:



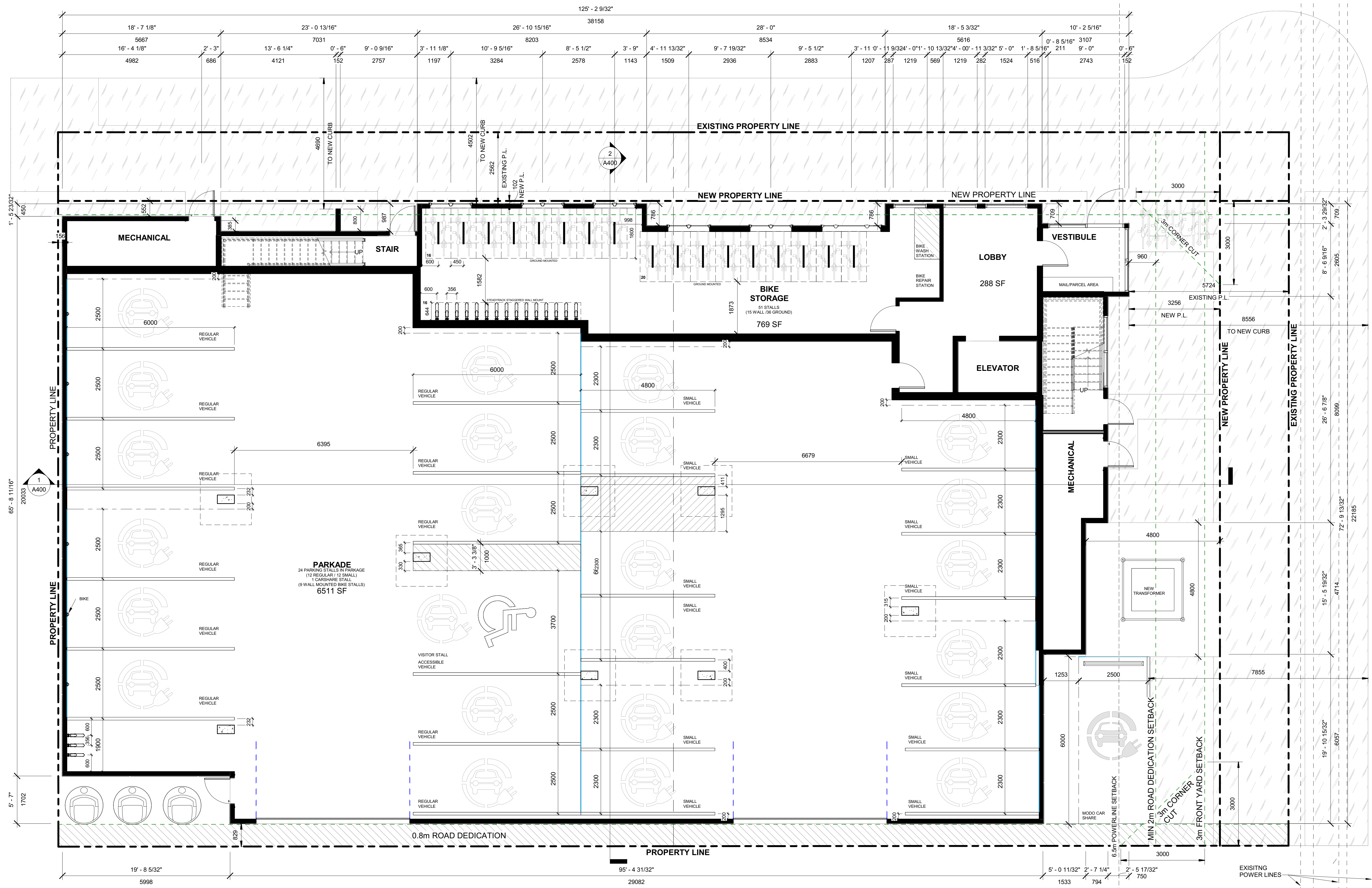
REVISIONS:

ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
MAIN FLOOR PLAN

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

A200

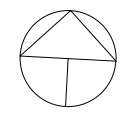


① 01-Main Floor
3/16" = 1'-0"

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NORTH ARROW

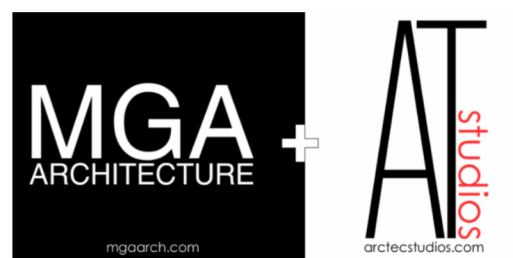


PROJECT INFORMATION

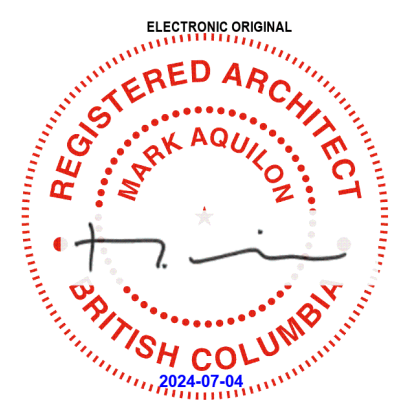
667, 681 Wardlaw Avenue

PLAN KAP3769
LOT 1 DISTRICT
LOT 14
PLAN KAP3769
LOT 2 DISTRICT
LOT 14

PROFESSIONALS:



STAMPS:



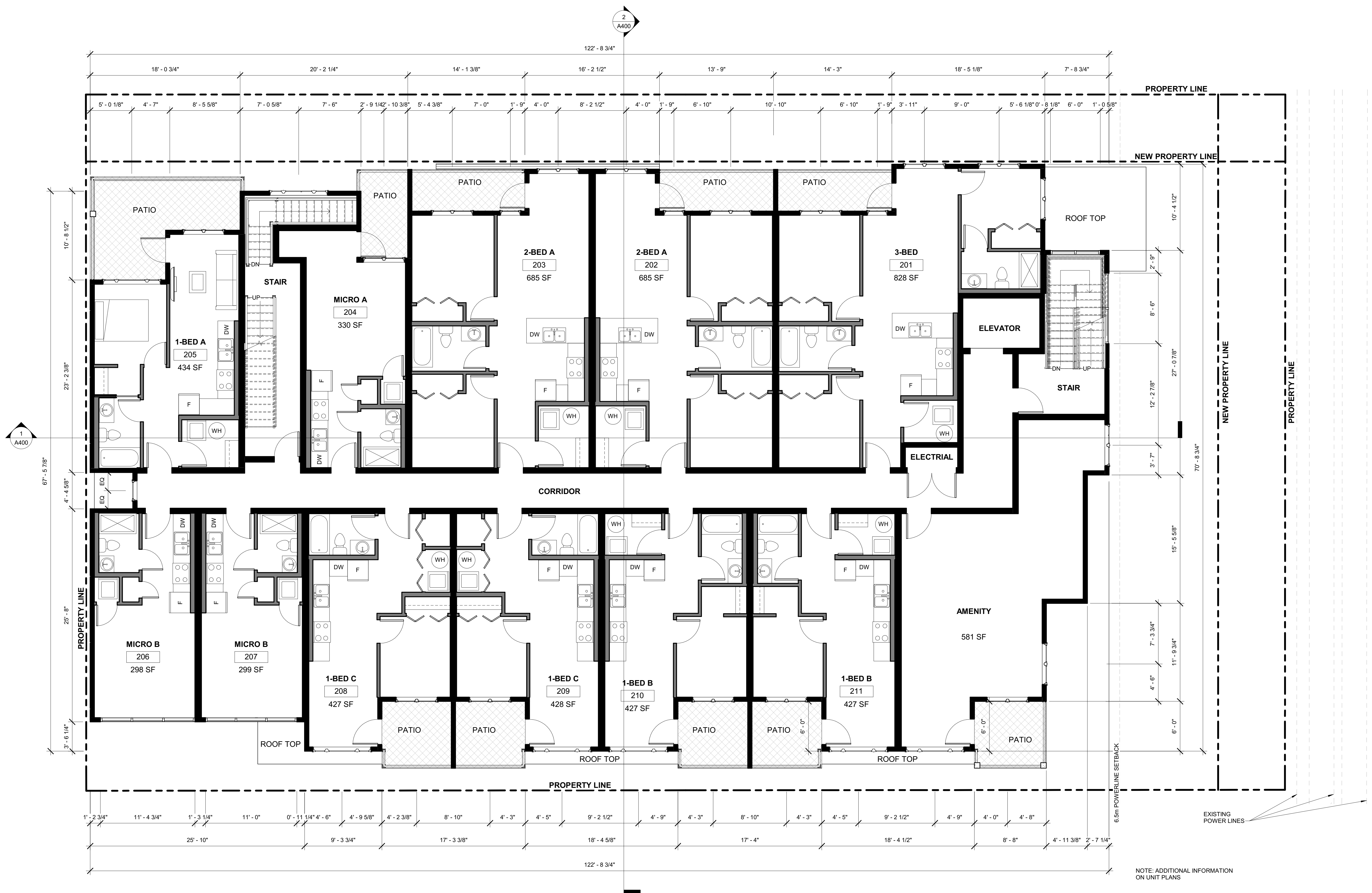
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B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
SECOND FLOOR PLAN

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

A201



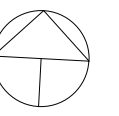
NOTE: ADDITIONAL INFORMATION ON UNIT PLANS

① 02-Second Floor
3/16" = 1'-0"

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NORTH ARROW

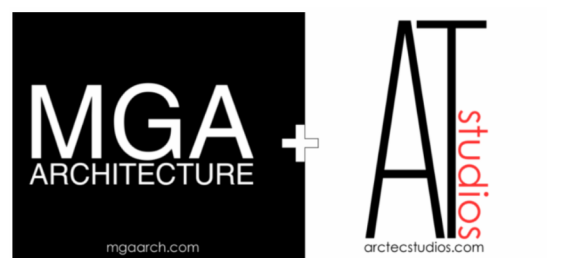


PROJECT INFORMATION

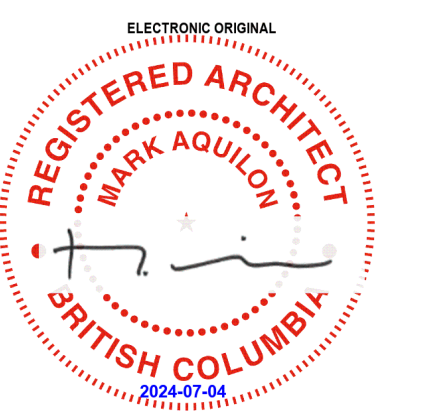
667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



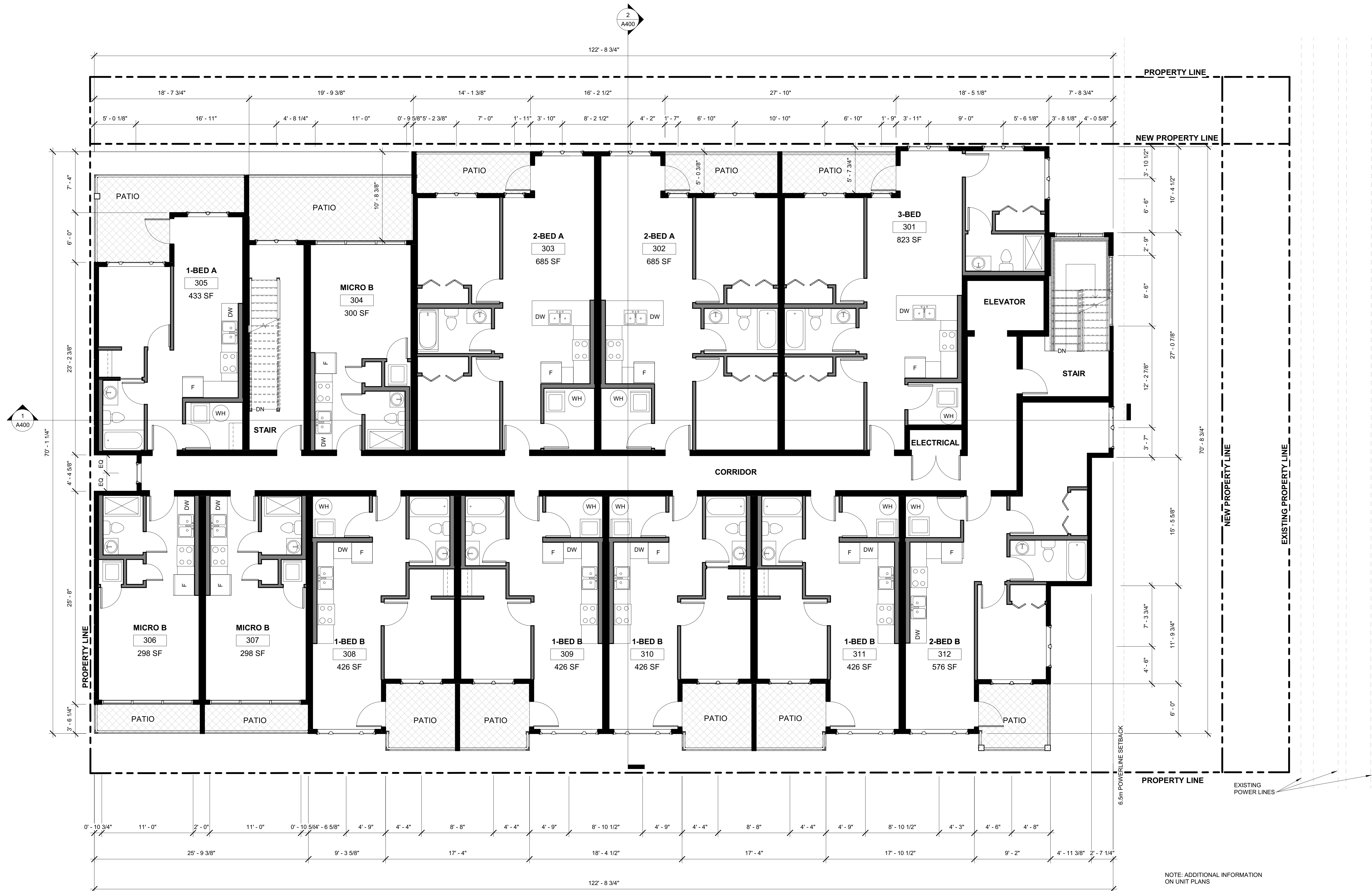
REVISIONS:

ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Draw Title:
THIRD - FOURTH FLOOR PLAN

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

A202



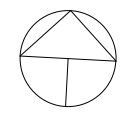
NOTE: ADDITIONAL INFORMATION ON UNIT PLANS

① 03-Third Floor
 3/16" = 1'-0"

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NORTH ARROW

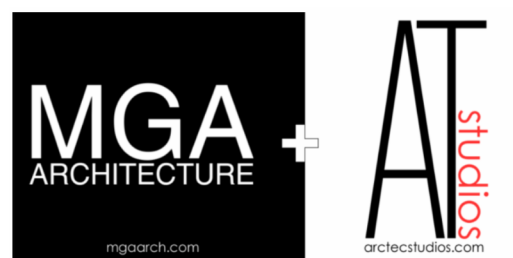


PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



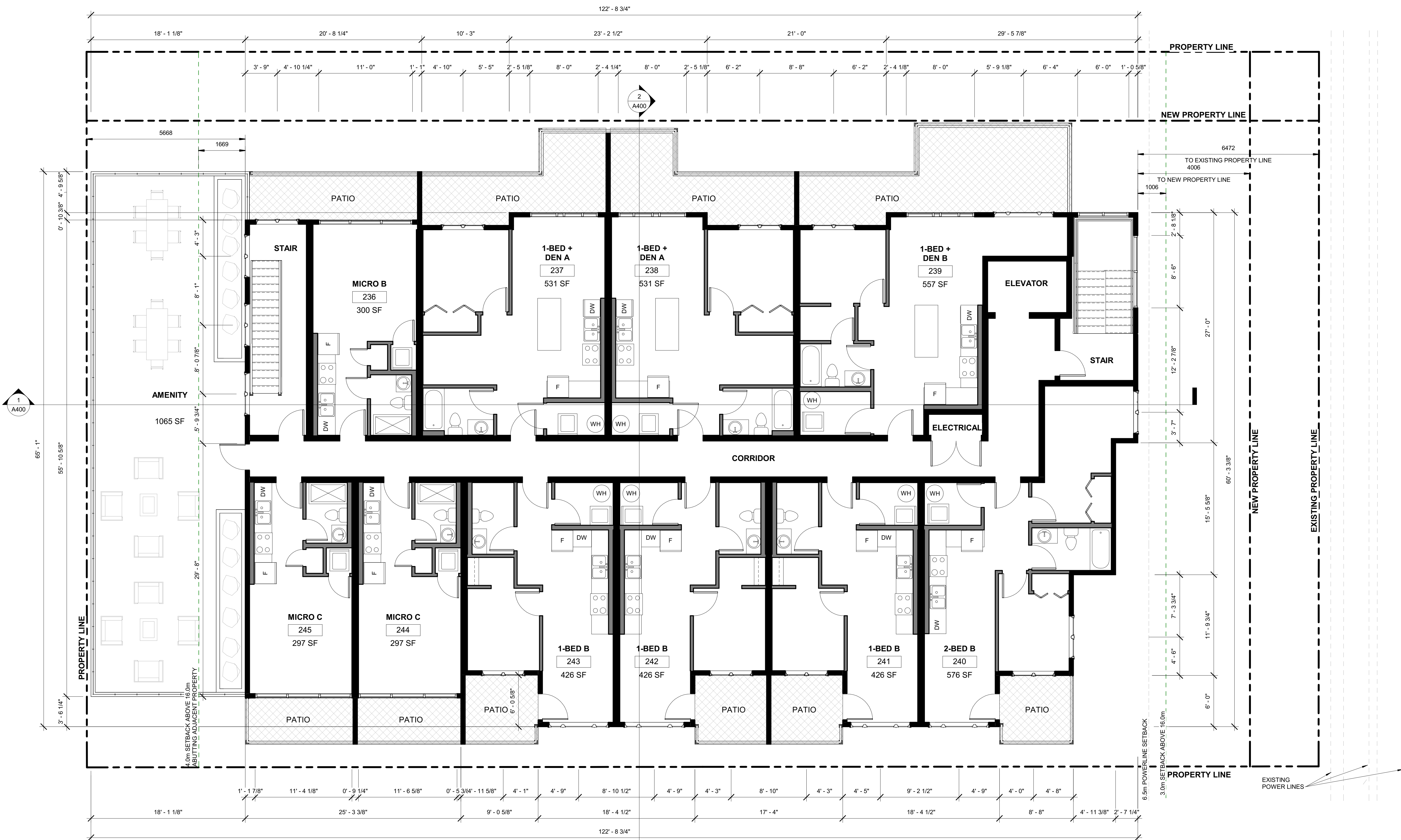
REVISIONS:

ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:
FIFTH FLOOR PLAN

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

A203



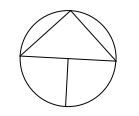
NOTE: ADDITIONAL INFORMATION ON UNIT PLANS

1 05-Fifth Floor
 3/16" = 1'-0"

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NORTH ARROW

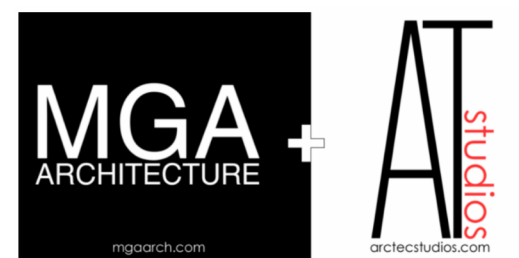


PROJECT INFORMATION

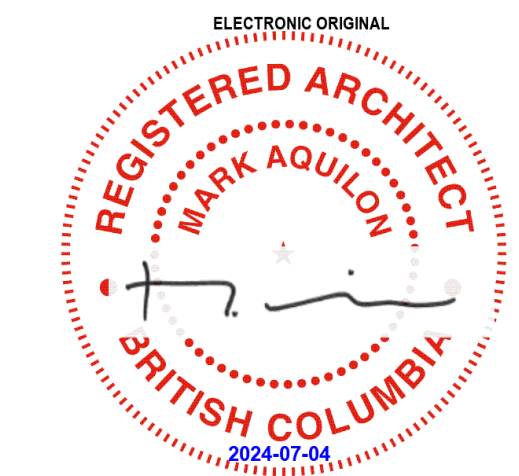
667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

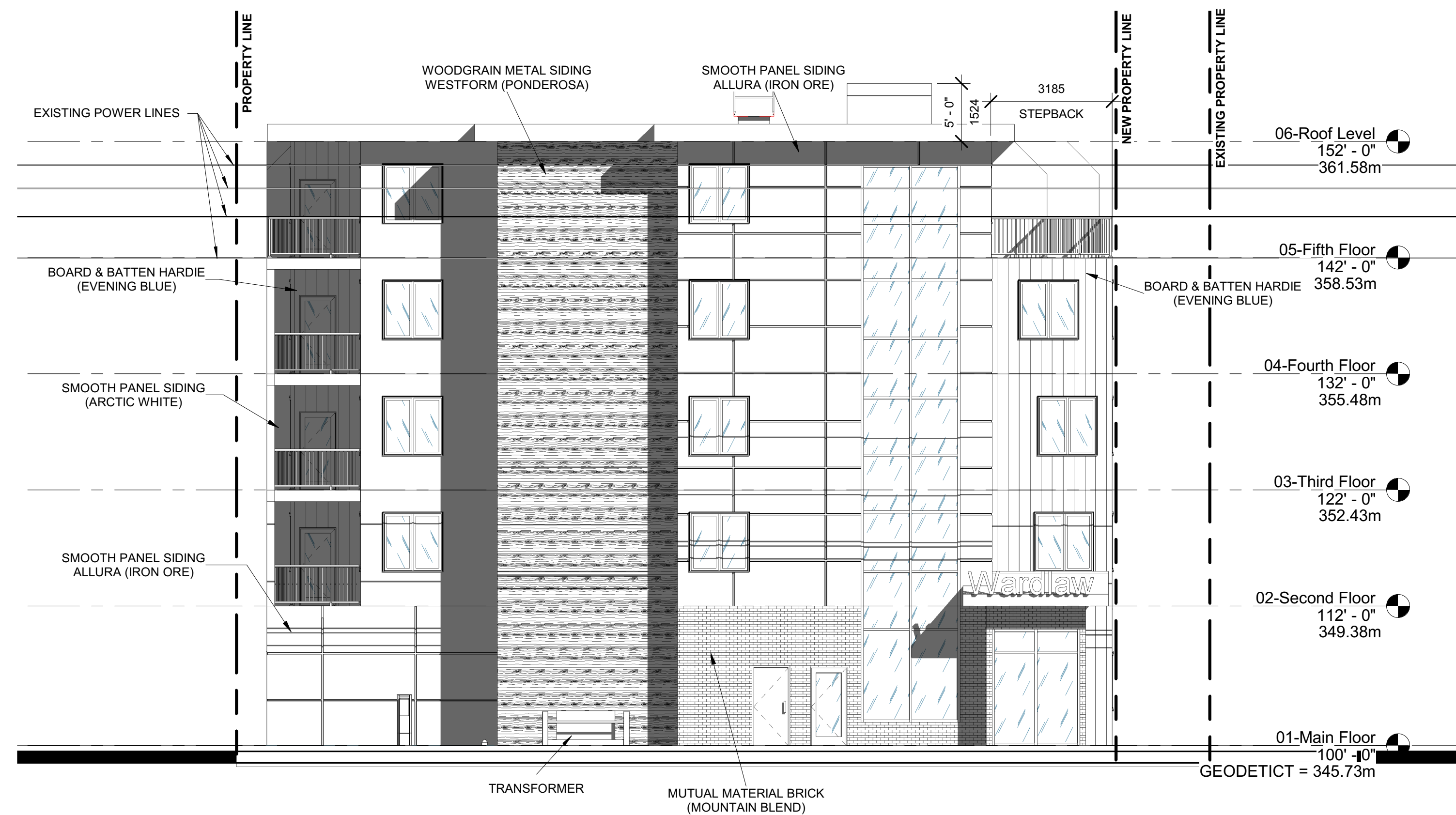
ELEVATIONS

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

A300



① North
 1/8" = 1'-0"



② East
 1/8" = 1'-0"

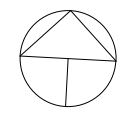
MATERIAL BOARD

	SMOOTH PANEL SIDING ALLURA - IRON ORE
	SMOOTH PANEL SIDING ALLURA - ARCTIC WHITE
	CEDARMILL LAP SIDING HARDIE - PEARL GRAY
	BOARD & BATTEN HARDIE - EVENING BLUE
	WOODGRAIN METAL SIDING & SOFFIT WESTFORM - PONDEROSA
	BRICK MUTUAL MATERIALS - MOUNTAIN BLEND
	BLACK FASCIA

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NORTH ARROW

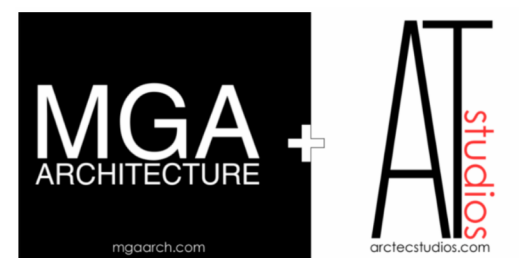


PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

ELEVATIONS

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

A301

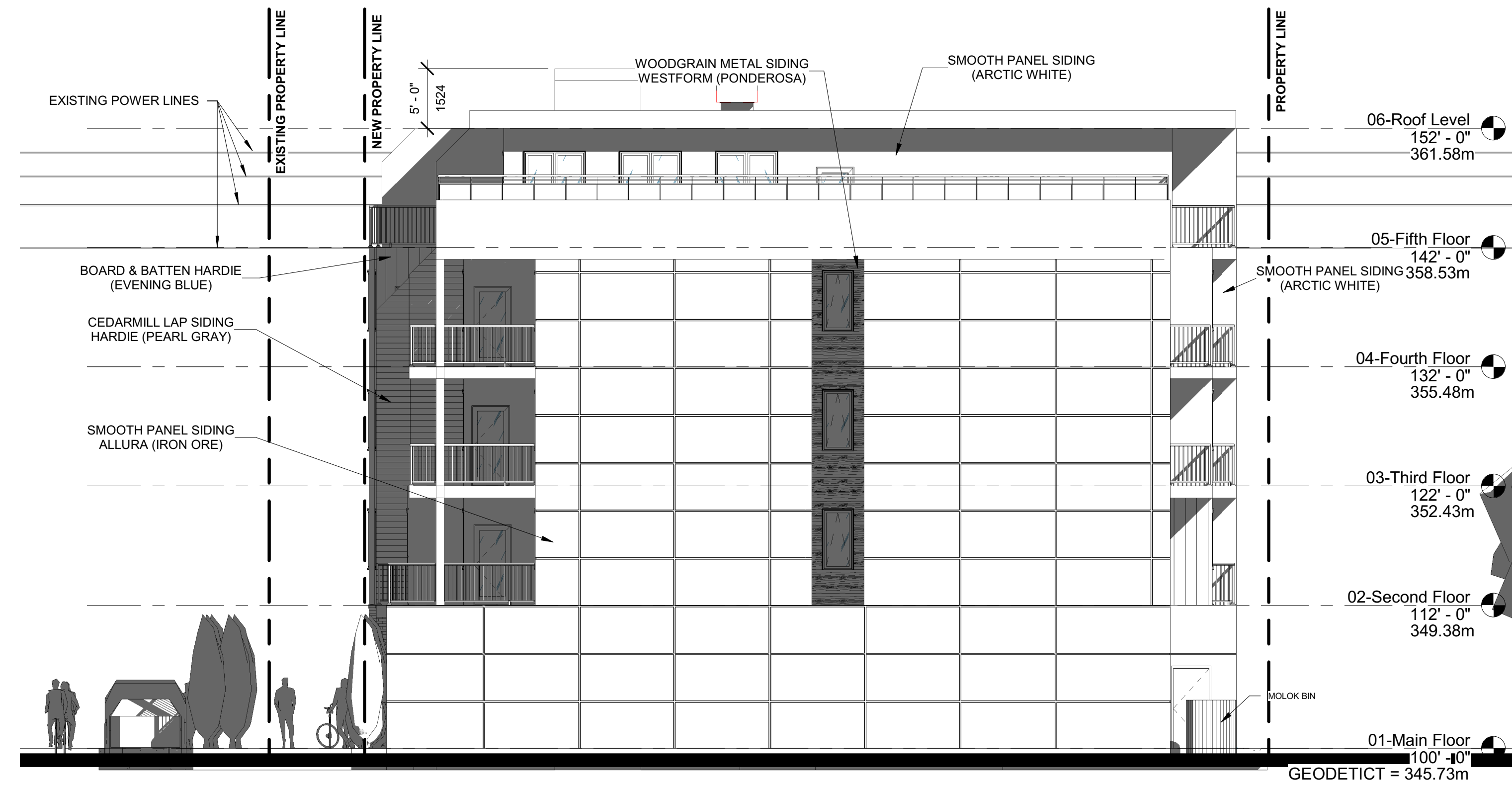


① South
 1/8" = 1'-0"

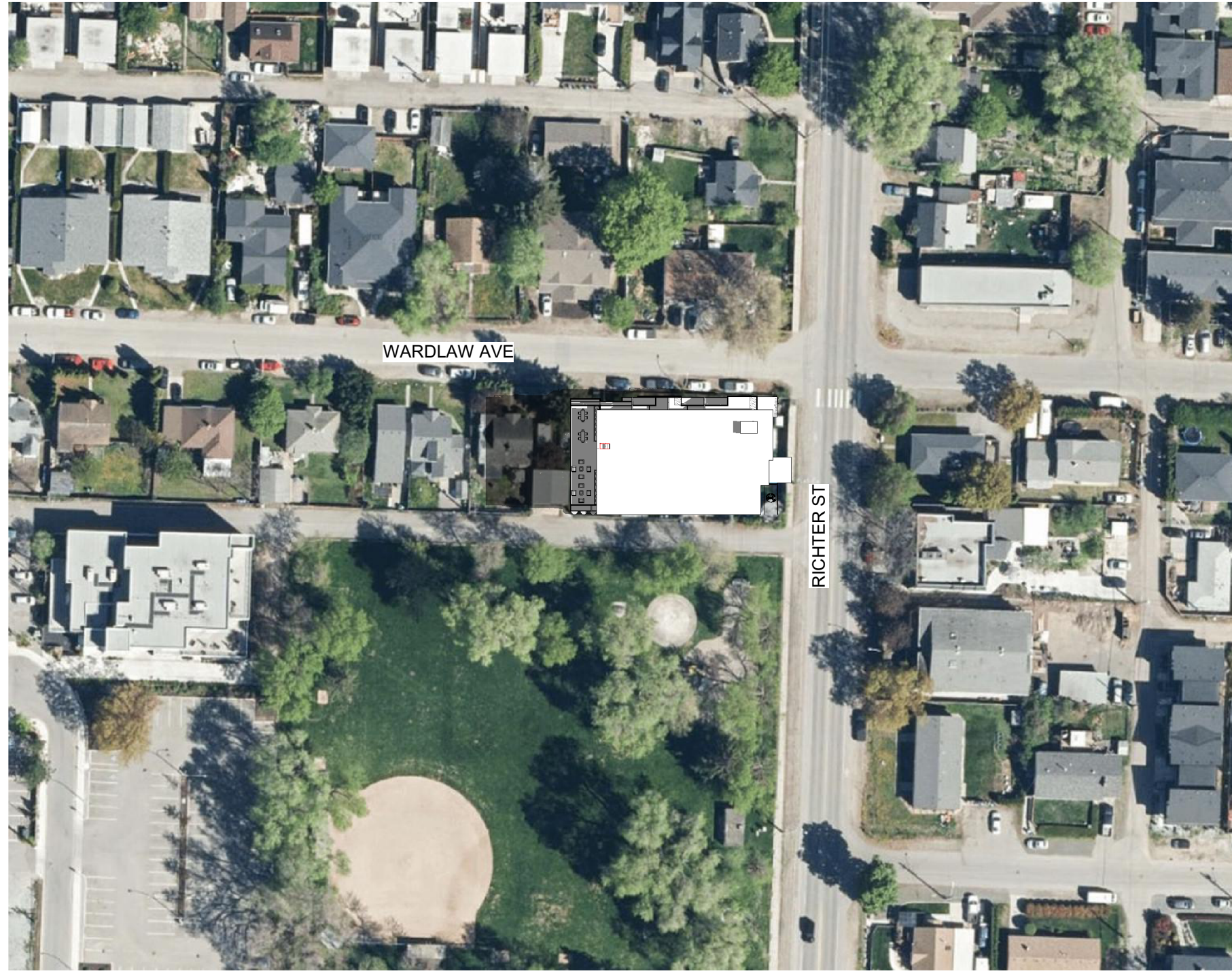
② West
 1/8" = 1'-0"

MATERIAL BOARD

	SMOOTH PANEL SIDING ALLURA - IRON ORE
	SMOOTH PANEL SIDING ALLURA - ARCTIC WHITE
	CEDARMILL LAP SIDING HARDIE - PEARL GRAY
	BOARD & BATTEN HARDIE - EVENING BLUE
	WOODGRAIN METAL SIDING & SOFFIT WESTFORM - PONDEROSA
	BRICK MUTUAL MATERIALS - MOUNTAIN BLEND
	BLACK FASCIA



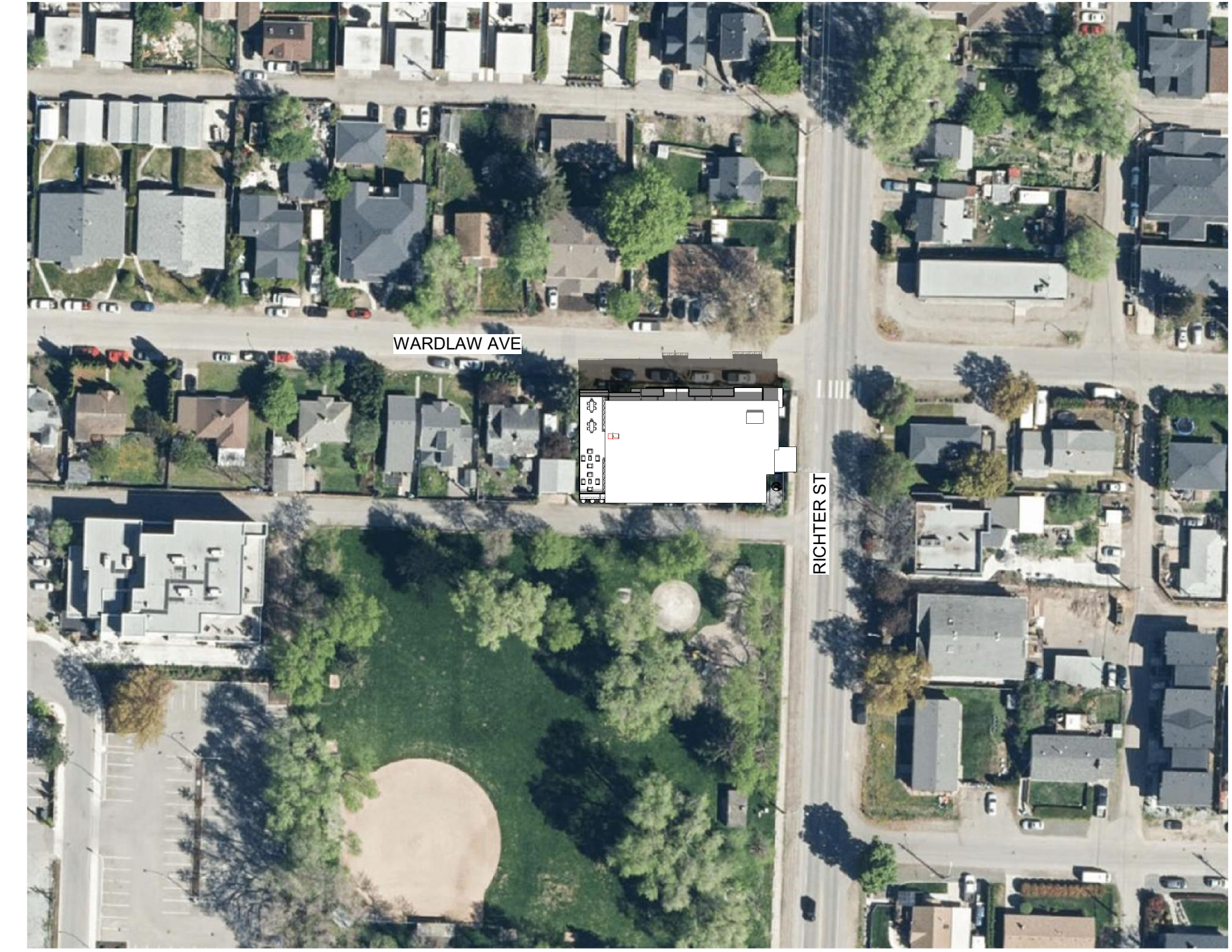
② West
 1/8" = 1'-0"



① June-21 8am



② June-21 10am



③ June-21 12pm



④ June-21 2pm



⑤ June-21 4pm

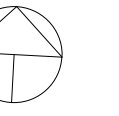


1680 WATER ST #300
 KELOWNA, BC, V1Y 8T8
 403-786-3020 EXT. 106
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

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NORTH ARROW

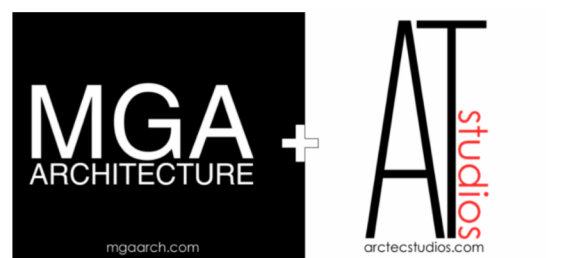


PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

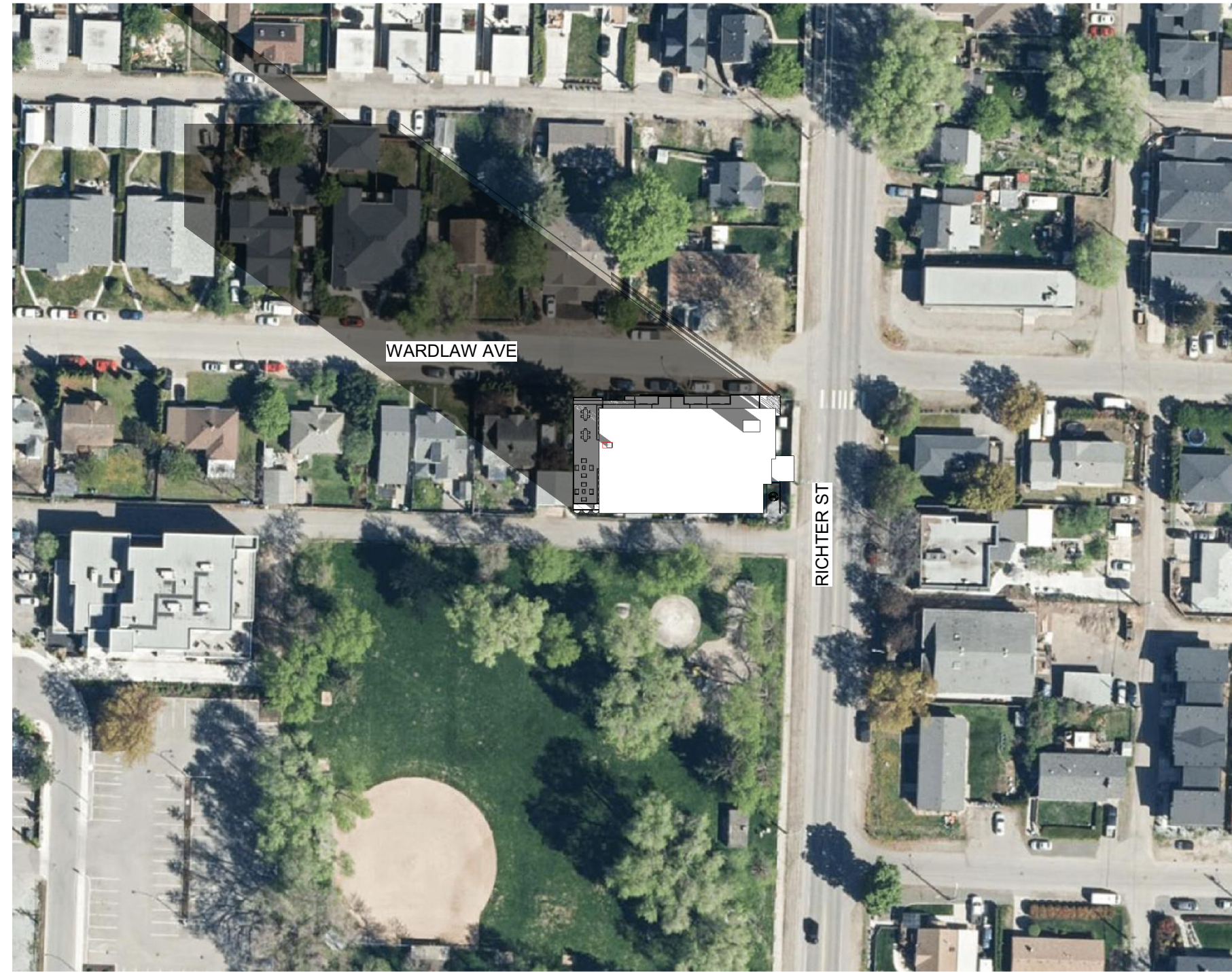
ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

SHADOW STUDY - JUNE

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

A500



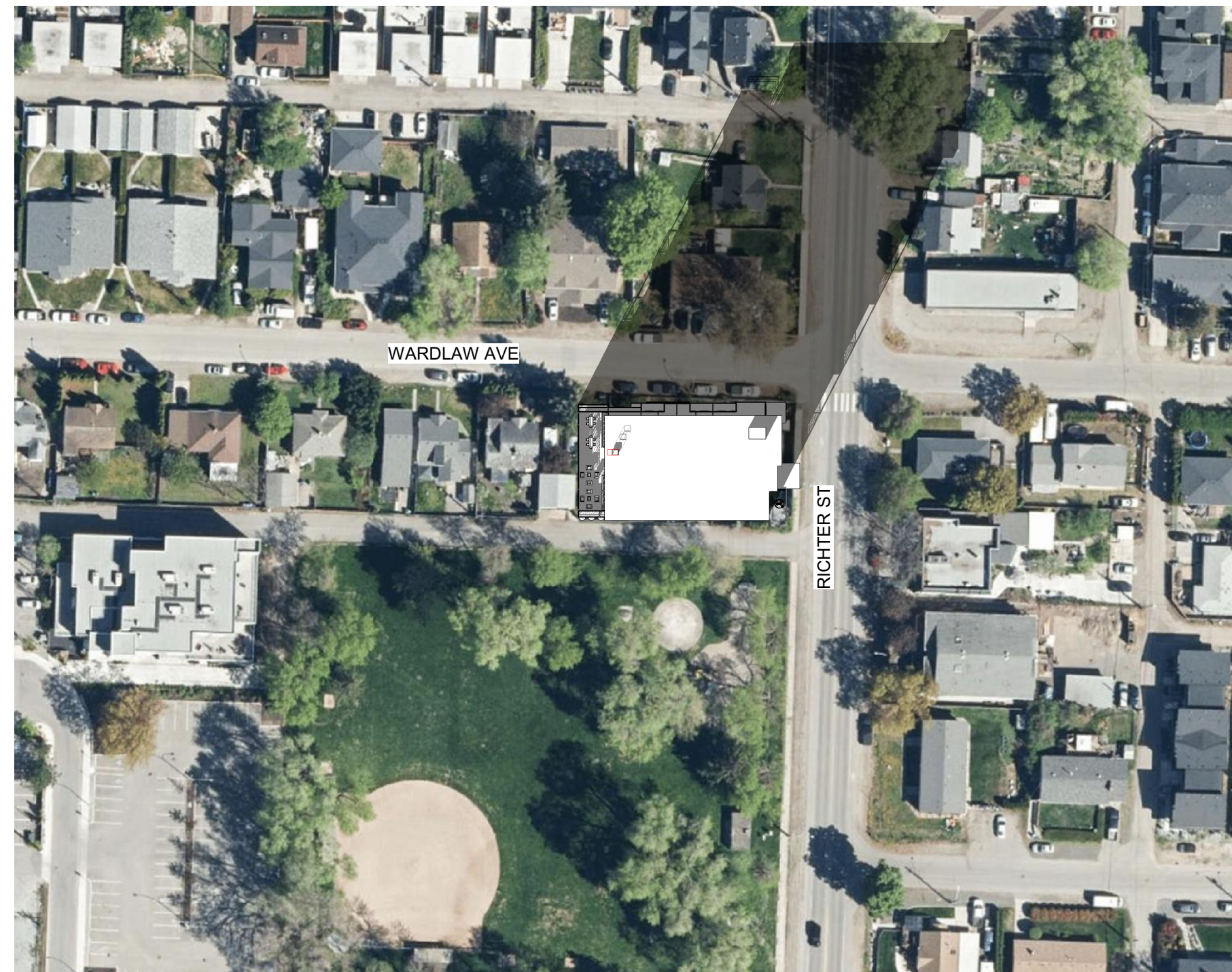
1 Dec-21 8am



2 Dec-21 10am



3 Dec-21 12pm



4 Dec-21 2pm



5 Dec-21 4pm

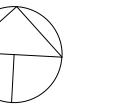


1680 WATER ST #300
 KELOWNA, BC, V1Y 8T8
 403-786-3020 EXT. 106
 RICHARD.BOERGER@STRETCHCONSTRUCTION.CA

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NORTH ARROW

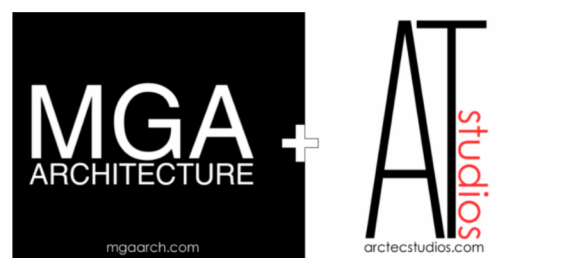


PROJECT INFORMATION

667, 681 Wardlaw Avenue

PLAN KAP3769
 LOT 1 DISTRICT
 LOT 14
 PLAN KAP3769
 LOT 2 DISTRICT
 LOT 14

PROFESSIONALS:



STAMPS:



REVISIONS:

ISSUE	DATE	DESCRIPTION
C	2024-07-08	ISSUED FOR DP
B	2024-06-24	ISSUED FOR DP REVIEW
A	2023-04-26	ISSUED FOR REVIEW

Drawing Title:

**SHADOW STUDY -
 DECEMBER**

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

A501



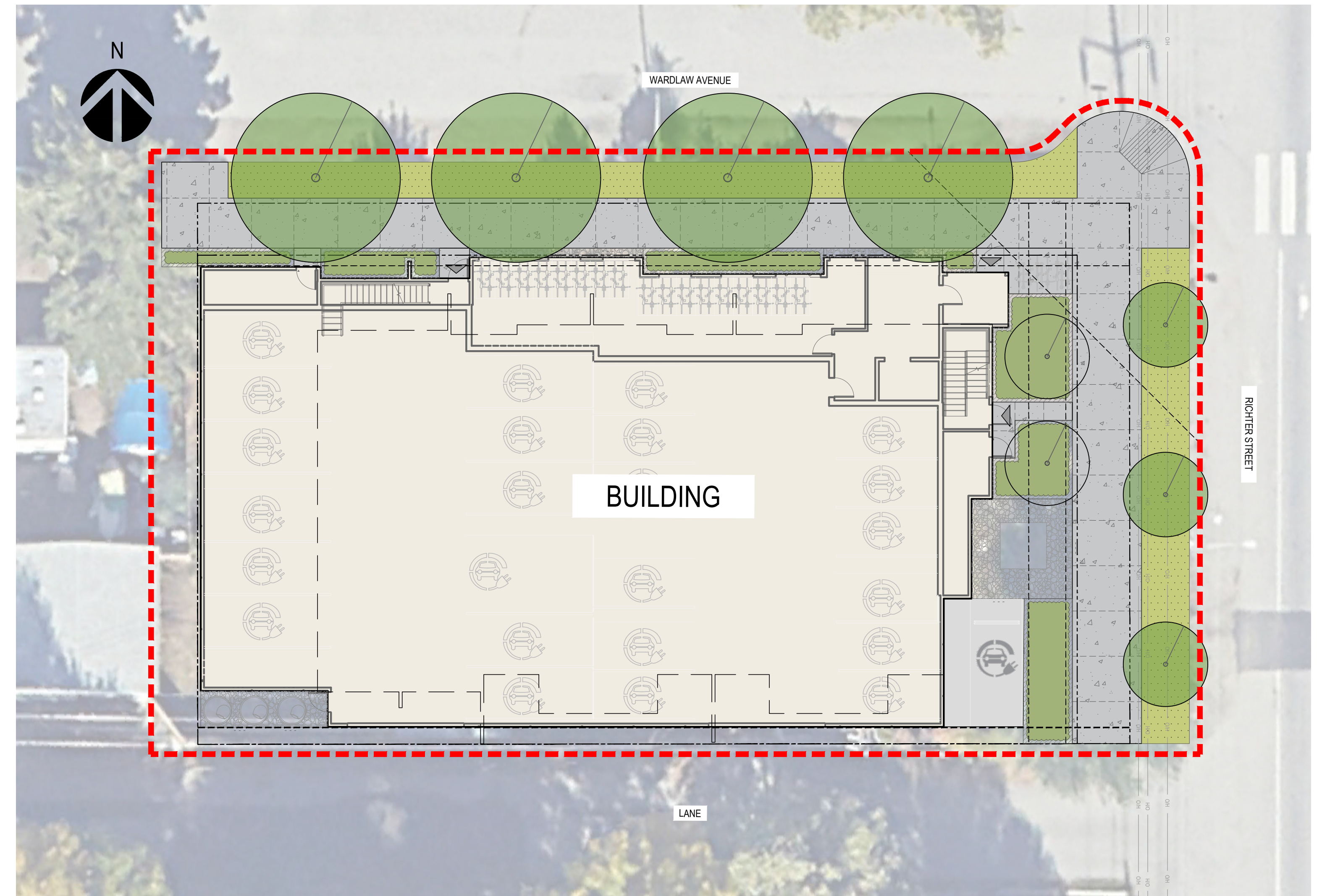
WARDLAW APARTMENTS

667 & 681 Wardlaw Avenue, Kelowna, BC

ISSUED FOR DEVELOPMENT PERMIT

WSP Project No: CA0012138.3831

Date: June 12, 2024

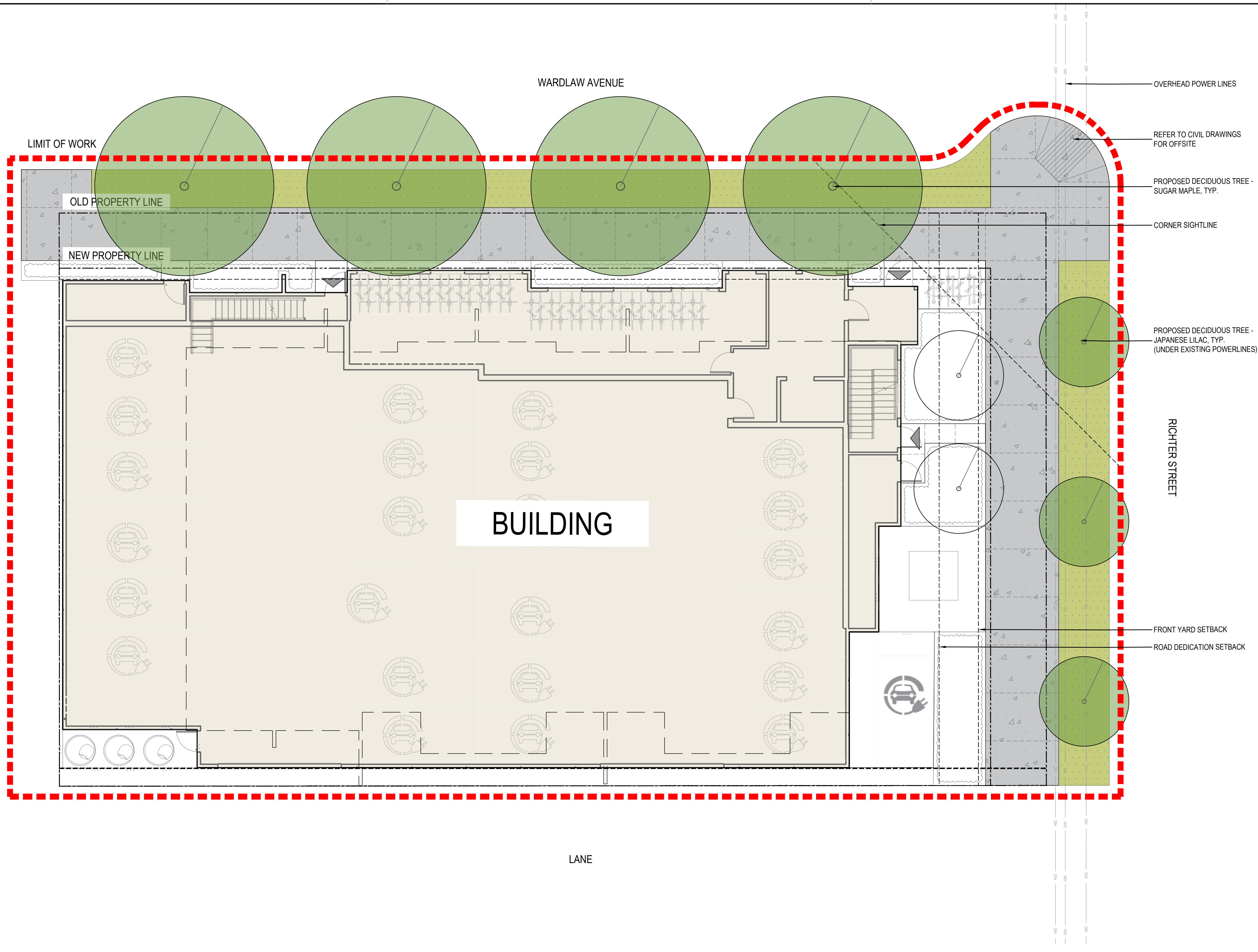


KEY PLAN / SCALE 1:150

<u>DRAWING SHEET NO.</u>	<u>DRAWING SHEET TITLE</u>
LDP 1	LANDSCAPE PLAN - ONSITE
LDP 2	LANDSCAPE PLAN - OFFSITE
LDP 3	LANDSCAPE PLAN - ROOF LEVEL
LDP 4	HYDROZONE PLAN - GROUND LEVEL
LDP 5	HYDROZONE PLAN - ROOF LEVEL
LDP 6	SOIL VOLUME CALCULATION

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





GENERAL LEGEND

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

HARDSCAPE LEGEND

- C.I.P. CONCRETE PAVING

PLANTING LEGEND

- SOD
- ONSITE TREE
- OFFSITE STREET TREE

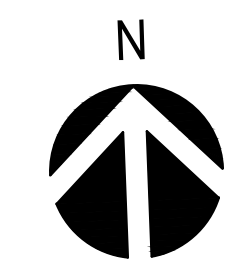
LANDSCAPE NOTES

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 LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION SYSTEM.
5. 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.
6. ALL TREES IN OFFSITE BOULEVARDS INSTALLED WITH ROOT BARRIERS.

REPRESENTATIVE PLANT LIST

BOTANICAL NAME	COMMON NAME	SIZE	ROOT	MATURE PLANT SIZE (H X W)
TREES				
<i>Acer saccharum</i>	SUGAR MAPLE	60mm Cal.	B&B	24.00m x 18.30m
<i>Syringa reticulata</i>	JAPANESE 'IVORY SILK' LILAC	50mm Cal.	B&B	6m x 4.5m

1 LANDSCAPE PLAN - OFFSITE
LDP 2 SCALE: 1:100



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 PLOT: 2024-06-11 - 1:33 PM

ISSUE:	REVISION:																																																
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SEAL:

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ORIGINAL SCALE: 1:150
 APPROVED BY: GS
 CHECKED BY: GS
 DRAWN BY (OPTIONAL): JN
 DATE: 2024-05-31
 IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
 25mm
 DISCIPLINE: LANDSCAPE

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 Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
 T 250-860-5500 | www.wsp.com


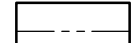

PROJECT NUMBER: XXX-XXXX-XX

CLIENT: STRETCH CONSTRUCTION
 CLIENT REF. #: --




TITLE: LANDSCAPE PLAN - OFFSITE

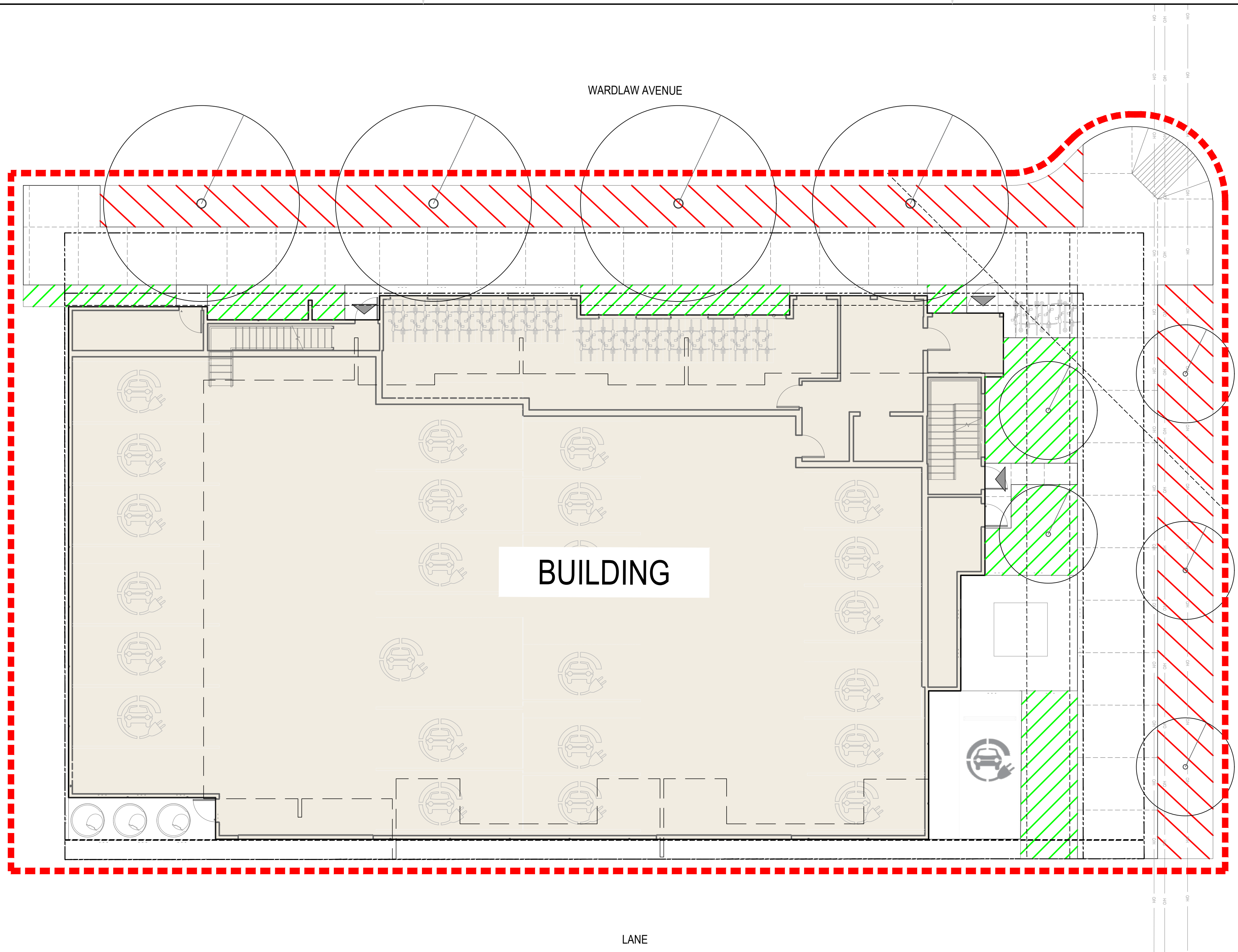
PROJECT: WARDLAW APARTMENT
 DRAWING NUMBER: LDP 2
 REV: 0A

GENERAL LEGEND

-  LIMIT OF WORK
-  PROPERTY LINE
-  BUILDING ENTRY

HYDROZONE LEGEND

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

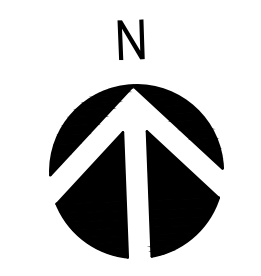
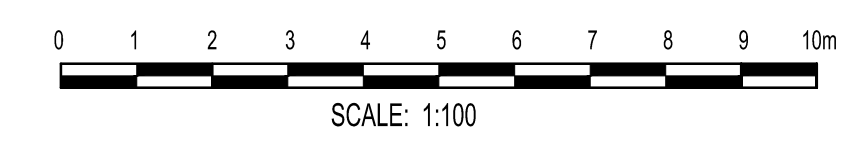


RICHTER STREET

WARDLAW AVENUE

BUILDING

LANE




1 HYDROZONE PLAN - GROUND LEVEL
LDP 4 SCALE: 1:100

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 PLOT: 2024-06-11 - 1:33 PM


ISSUE:		REVISION:	
NO.	DATE	DESCRIPTION	BY
0A	2024-06-12	ISSUE FOR DEVELOPMENT PERMIT	GS

SEAL:



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ORIGINAL SCALE: 1:150
 APPROVED BY: GS
 CHECKED BY: GS
 DRAWN BY (OPTIONAL): JN
 DATE: 2024-05-31
 IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.
 25mm
 DISCIPLINE: LANDSCAPE



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 Suite 700, 1631 Dickson Avenue, Kelowna, B.C. V1Y 0B5
 T 250-860-5500 | www.wsp.com


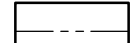

PROJECT NUMBER: XXX-XXXXX-XX

CLIENT: STRETCH CONSTRUCTION
 CLIENT REF. #: --




TITLE: HYDROZONE PLAN - GROUND LEVEL

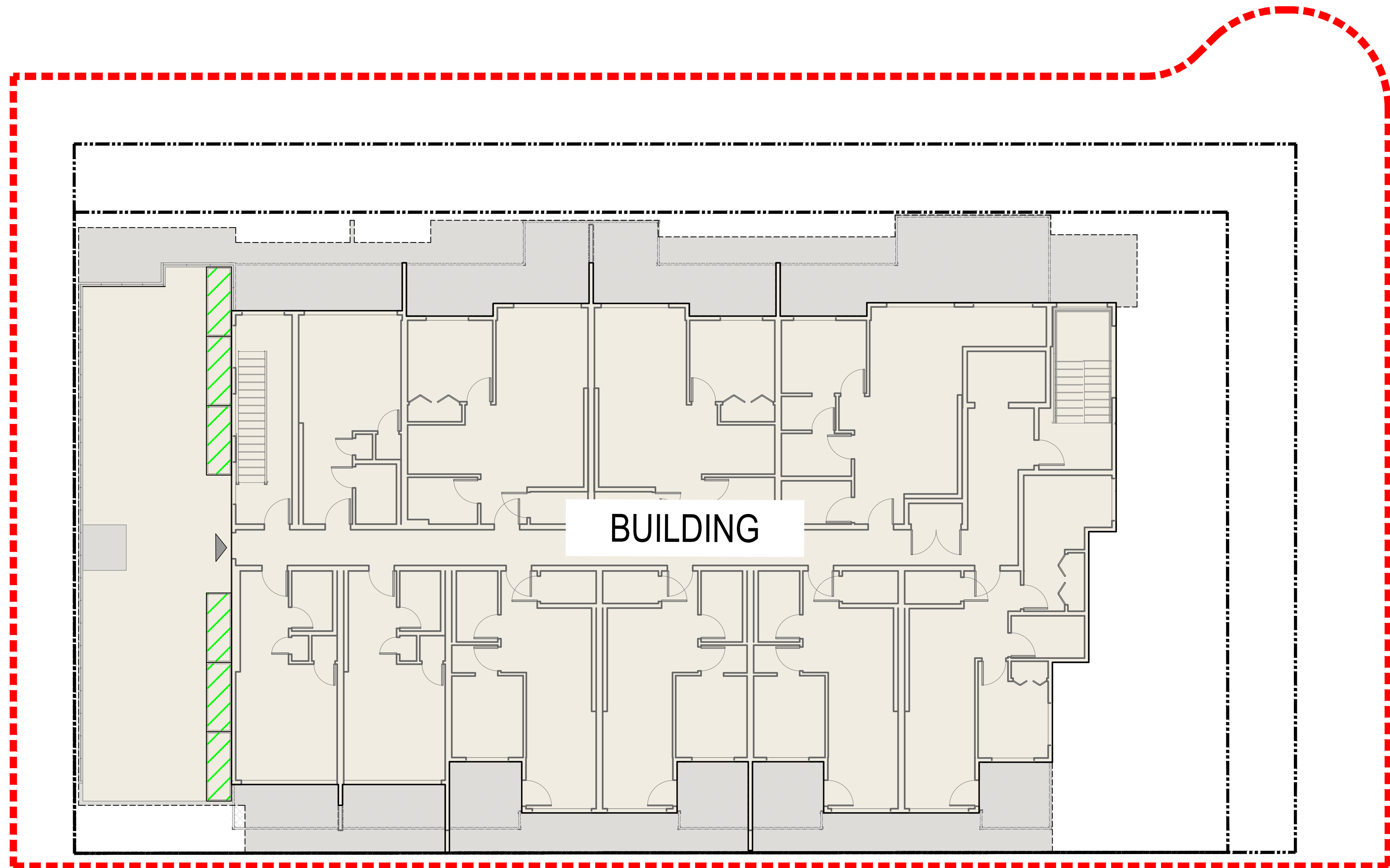
PROJECT: WARDLAW APARTMENT
 DRAWING NUMBER: LDP 4
 REV: 0A

GENERAL LEGEND

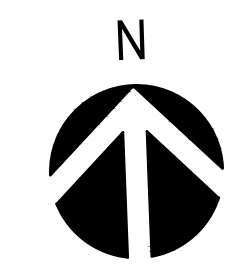
-  LIMIT OF WORK
-  PROPERTY LINE
-  BUILDING ENTRY

HYDROZONE LEGEND

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




1 HYDROZONE PLAN - ROOF LEVEL
LDP 5 SCALE: 1:100



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ISSUE:		REVISION:	
NO.	DATE	DESCRIPTION	BY
0A	2024-06-12	ISSUE FOR DEVELOPMENT PERMIT	GS

SEAL:

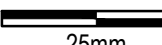


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ORIGINAL SCALE: 1:150
APPROVED BY: GS
CHECKED BY: GS
DRAWN BY (OPTIONAL): JN


DATE: 2024-05-31

IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.



25mm

DISCIPLINE: LANDSCAPE



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PROJECT NUMBER: XXX-XXXXX-XX

CLIENT: STRETCH CONSTRUCTION

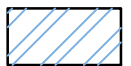
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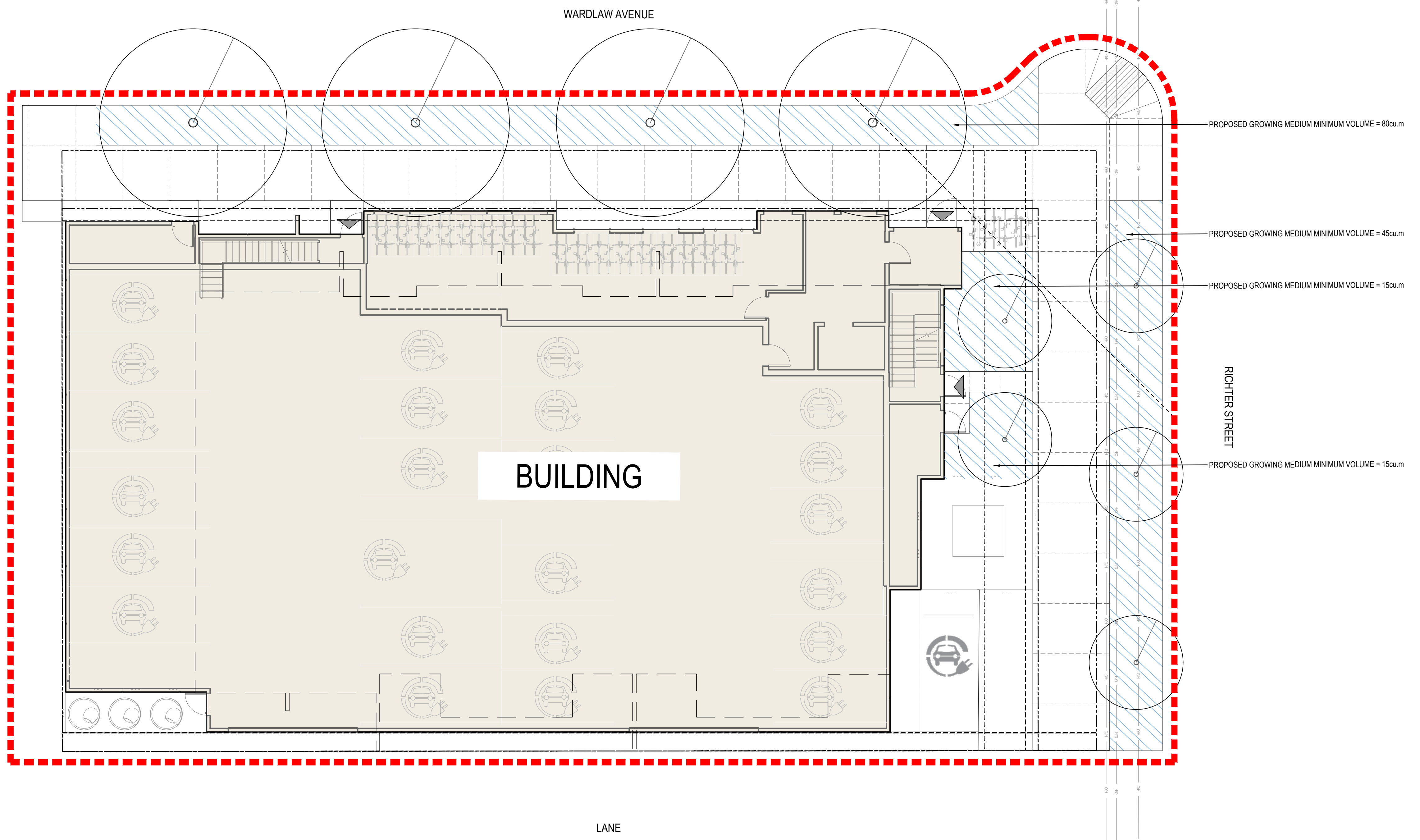
TITLE: HYDROZONE PLAN - ROOF LEVEL

PROJECT: WARDLAW APARTMENT

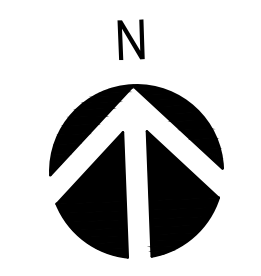
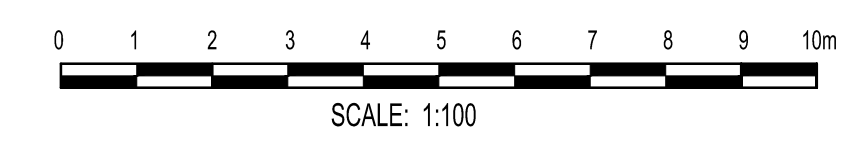
DRAWING NUMBER: LDP 5

REV: 0A

GENERAL LEGEND
 PROPOSED GROWING MEDIUM VOLUME REQUIRED FOR PROPOSED TREES




1 PROPOSED GROWING MEDIUM VOLUME PLAN
 LDP 6 SCALE: 1:100




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 PLOT: 2024-06-11 - 1:33 PM


ISSUE:		REVISION:	
NO.	DATE	DESCRIPTION	BY
0A	2024-06-12	ISSUE FOR DEVELOPMENT PERMIT	GS

SEAL:



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ORIGINAL SCALE: 1:150
 APPROVED BY: GS
 CHECKED BY: GS
 DRAWN BY (OPTIONAL): JN
 DATE: 2024-05-31
 IF THIS BAR IS NOT 25mm LONG, ADJUST YOUR PLOTTING SCALE.

 DISCIPLINE: LANDSCAPE



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PROJECT NUMBER: XXX-XXXXX-XX

CLIENT: STRETCH CONSTRUCTION
 CLIENT REF. #: --

TITLE: PROPOSED GROWING MEDIUM VOLUME PLAN

PROJECT: WARDLAW APARTMENT
 DRAWING NUMBER: LDP 6
 REV: 0A