## **DEVELOPMENT PERMIT**



#### APPROVED ISSUANCE OF DEVELOPMENT PERMIT NO DP17-0133

Issued To: 1121911 BC Ltd, Inc No BC112191

Site Address: 1308 Rutland Rd N

Legal Description: Lot A, Sec 35, Twp 26, ODYD, Plan EPP79548

**Zoning Classification:** RM<sub>3</sub> – Low Density Multiple Housing

**Development Permit Area:** Comprehensive Development Permit Area Multi-Family

#### **SCOPE OF APPROVAL**

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

The issuance of a Permit limits the Permit Holder to be in strict compliance with regulations of the Zoning Bylaw and all other Bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations that are inconsistent with bylaw provisions and that may not have been identified as required Variances by the applicant or Municipal staff.

#### 1. TERMS AND CONDITIONS

THAT Development Permit No. DP17-0133 for Lot A, Sec 35, Twp 26, ODYD, Plan EPP79548, located at 1308 Rutland Rd N, Kelowna, BC to allow the construction of a multi-family complex be approved subject to the following:

- 1. The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A,"
- 2. The exterior design and finish of the building to be constructed on the land, be in accordance with Schedule "B";
- 3. Landscaping to be provided on the land be in accordance with Schedule "C";
- 4. The applicant be required to post with the City a Landscape Performance Security deposit in the form of a "Letter of Credit" in the amount of 125% of the estimated value of the landscaping, as determined by a Registered Landscape Architect;

AND FURTHER THAT this Development Permit is valid for two (2) years from the date of Council approval, with no opportunity to extend.

#### 2. PERFORMANCE SECURITY

As a condition of the issuance of this Permit, Council is holding the security set out below to ensure that development is carried out in accordance with the terms and conditions of this Permit. Should any interest be earned upon the security, it shall accrue to the Developer and be paid to the Developer or his or her designate if the security is returned. The condition of the posting of the security is that should the Developer fail to carry out the development hereby authorized, according to the terms and conditions of this Permit within the time provided, the Municipality may use enter into an agreement with the property owner of the day to have the work carried out, and any surplus shall be paid over to the property own of the day. Should the Developer carry out the development permitted by this Permit within the time set out above, the security shall be returned to the Developer or his or her designate. There is filed accordingly:

- a) A Certified Cheque in the amount of \$291,480.62 OR
- b) An Irrevocable Letter of Credit in the amount of \$291,480.62

Before any bond or security required under this Permit is reduced or released, the Developer will provide the City with a statutory declaration certifying that all labour, material, workers' compensation and other taxes and costs have been paid.

#### 3. DEVELOPMENT

The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit that shall form a part hereof.

If the Permit Holder does not commence the development permitted by this Permit within two years of the date of this Permit, this Permit shall lapse.

This Permit IS NOT a Building Permit.

#### 4. Indemnification

Upon commencement of the works authorized by this Permit the Developer covenants and agrees to save harmless and effectually indemnify the Municipality against:

- a) All actions and proceedings, costs, damages, expenses, claims, and demands whatsoever and by whomsoever brought, by reason of the Municipality said Permit.
- b) All costs, expenses, claims that may be incurred by the Municipality where the construction, engineering or other types of works as called for by the Permit results in damages to any property owned in whole or in part by the Municipality or which the Municipality by duty or custom is obliged, directly or indirectly in any way or to any degree, to construct, repair, or maintain.

### 5. APPROVALS

	Issued and a	pproved by	Council on the	30th da	v of Jul	/ 2018.
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Ryan Smith, Community Planning Department Manager	 Date	
Community Planning & Real Estate		

#### Statistics

Address: 1308 & 1324 Rutland N Road, Kelowna, B.C. Legal: Lot 3 & 2 Section 35, Township 26, ODYD, Plan 14663 Zoning: proposed RM3, Low Density Housing Permitted Use: Row Housing

Site Area: 6,540.8 sq.m. 70,407 sq.ft. 0.6541 Ha

ALLOWED PROPOSED Min Lot Depth 30.0 75.4 m m Min Lot Width 30.0 m 45.6 m

Setbacks ALLOWED PROPOSED Front yard 1.5 m 4.5 m Side yard 4.0 m 4.0 m Rear yard 7.5 m 7.5 m

LANDSCAPE BUFFER Front Level 3.0 m 10 2 Side Level 1.5 m 5 Rear Level 1.5 m 5 3

Building	Units	<b>Unit Count</b>	Gross	
Footprint	Unit A @789 sq.ft.	12	9468	sq ft
Calculations	Unit B @ 615 sq.ft.	24	14760	sq ft
				sq ft
				sq ft
	TOTAL	36	24,228	sq ft

SCHEDULE	Α
This forms part of applic	cation
# <u>DP17-0133</u>	🎉 🔉
	City of
Planner Initials TA	Kelowna COMMUNITY PLANNING

			ALLOWED		<u>OSED</u>
Site Coverage	Maximum 40%	2,616	sq.m.	2,251	sq.m.
	(Building Footprint)	28,163	sq.ft.	24,228	sq.ft.
Total Coverage	Maximum 60%	3,924	sq.m.	3,766	sq.m.
	(Building + Driveway + Parking)	42,244	sq.ft.	40,541	sq.ft.
Floor Area Ratio	(Maximum 0.80)	5,233	sq.m.	4,973	sq.m.
	(0.75 + 0.05 u/b Parking Bonus	56,326	sq.ft.	53,532	sq.ft.
Height	Principal buildings	10.0	m	9.0	m
	10.0 m max or 3.0 stories	32.8	ft	29.5	ft
Private Open	Req'd (Min.) 25 sq.m/3BR unit @ 36	900	sq.m.	1,006	sq.m.
Space Area		9,688	sq.ft.	10,832	sq.ft.

Parking 2.0 stalls per 3 bedroom @ 36 units Required (Residential) (All required parking located in tandem

garages or side by side under each unit.)

Parking Visitor (1 stall per 7 units) (Visitor)

**Total Stalls** 

Stall Size Ratio Analyis

Provided	72	stalls

72

stalls

Required	6	stalls
Provided	6	stalls

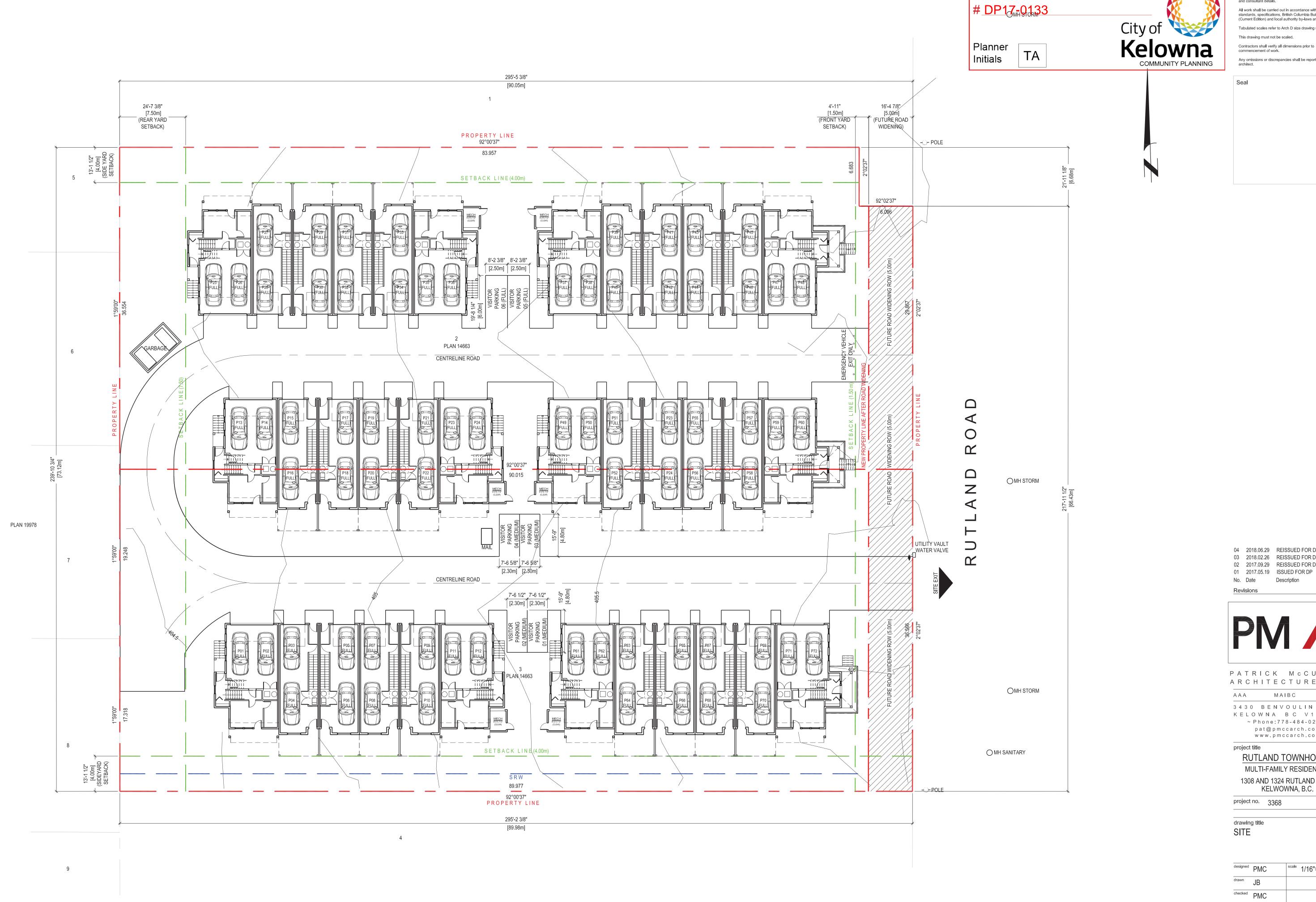
78 stalls

Allowed Full	50 %	39 stalls
Proposed Full	95 %	74 stalls
Allowed Medium	50 %	39 stalls
Proposed Medium	5 %	4 stalls
Allowed Compact	0 %	0 stalls
Proposed Compact	0 %	0 stalls

Bicycle	Class I - 0.5 stalls per unit	Required	18.0	spaces
	Class II - 0.1 stalls per unit		3.6	spaces
		Total Required	22	spaces

Total Proposed 22 spaces

Stats sheet-1308-1324 Rutland.xls 03/07/2018 3:10 PM



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04 2018.06.29 REISSUED FOR DP - SITE 03 2018.02.26 REISSUED FOR DP 02 2017.09.29 REISSUED FOR DP

No. Date Description



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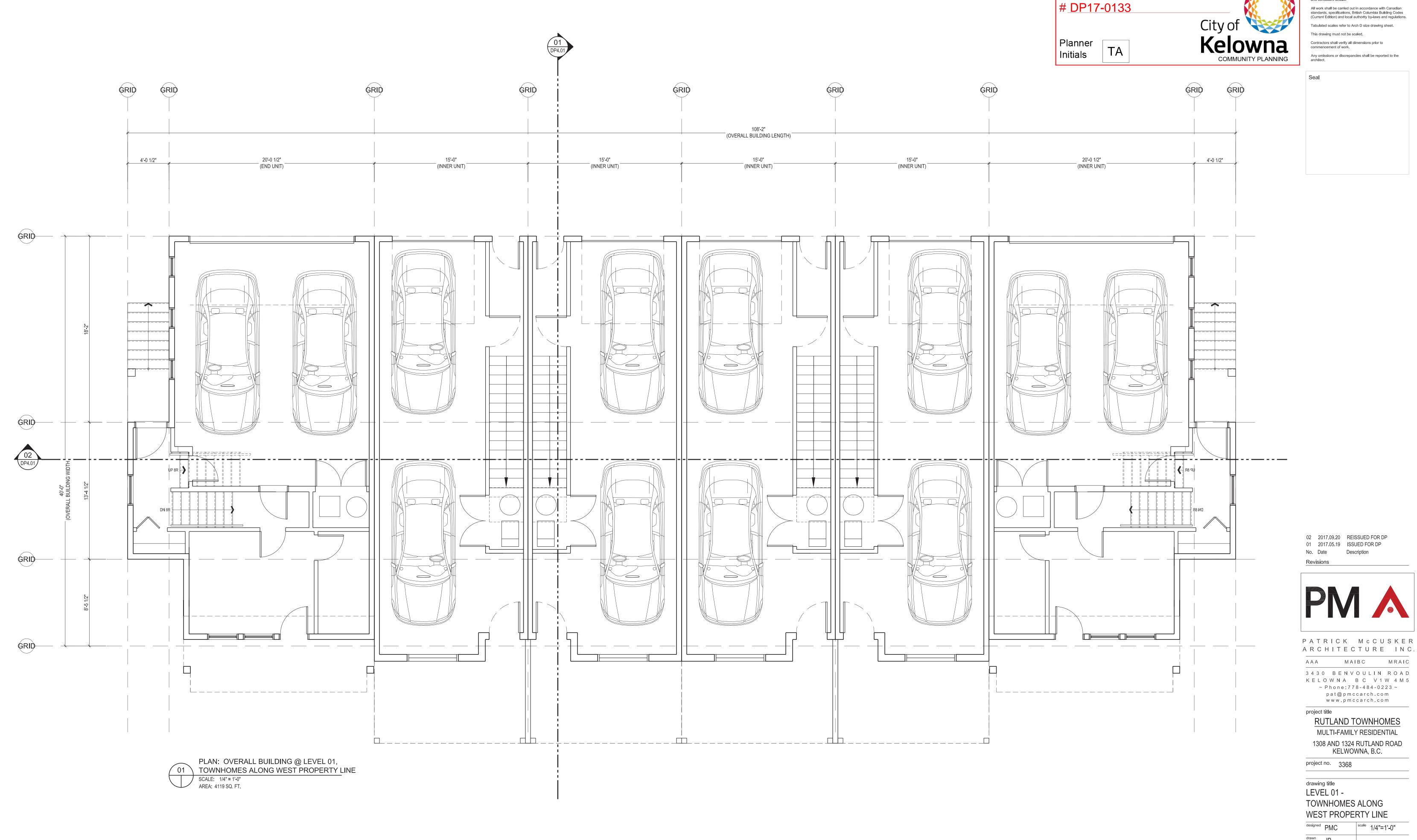
AAA MAIBC MRAIC 3430 BENVOULIN ROAD KELOWNA BC V1W 4M5

~ Phone:778-484-0223 ~ pat@pmccarch.com www.pmccarch.com

**RUTLAND TOWNHOMES** MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD KELWOWNA, B.C.

designed	PMC	scale	1/16"=
drawn	JB		
checked	PMC		

July 5, 2018 04:14 PM



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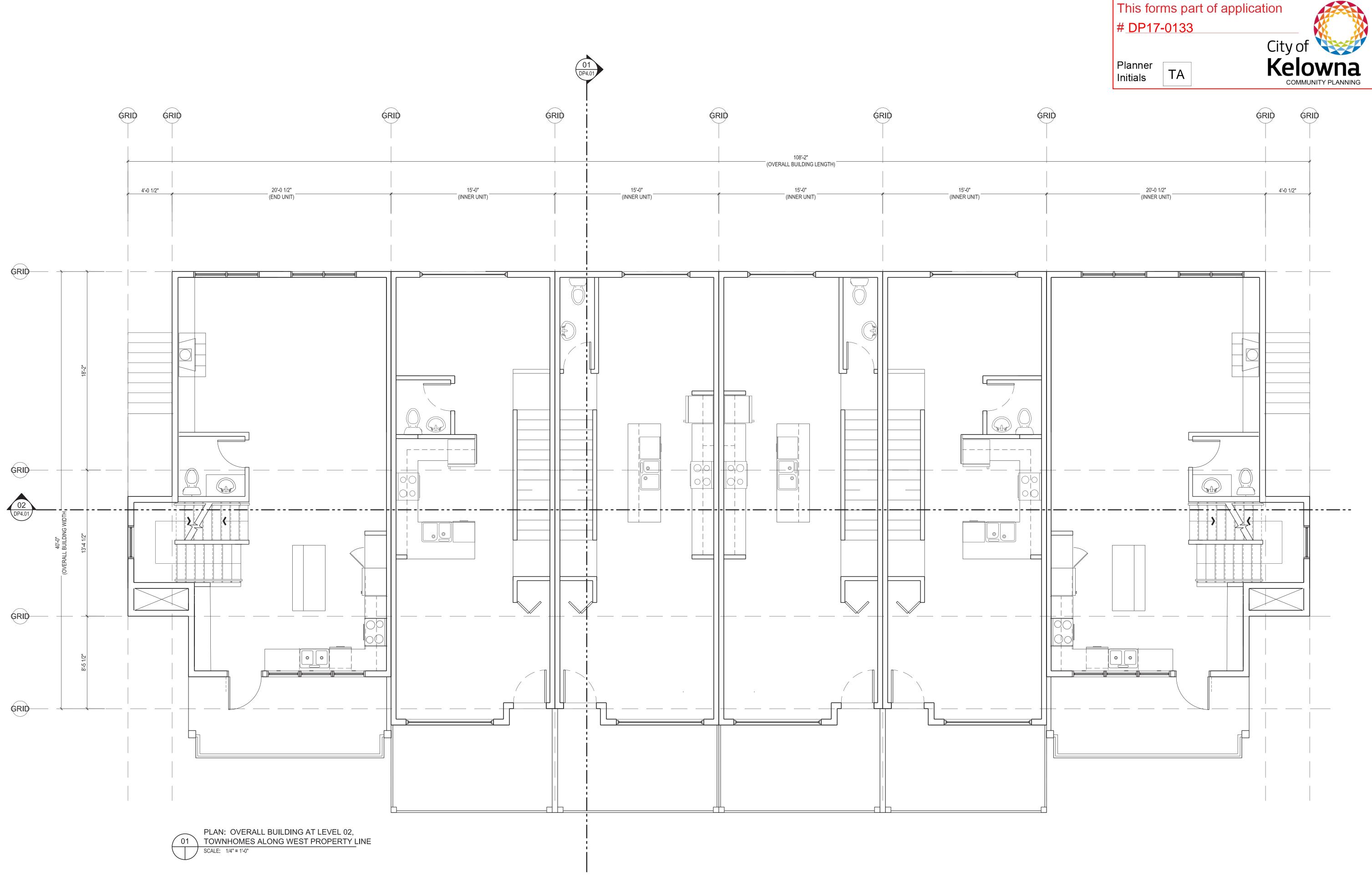
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SCHEDULE

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checked PMC drawing no.

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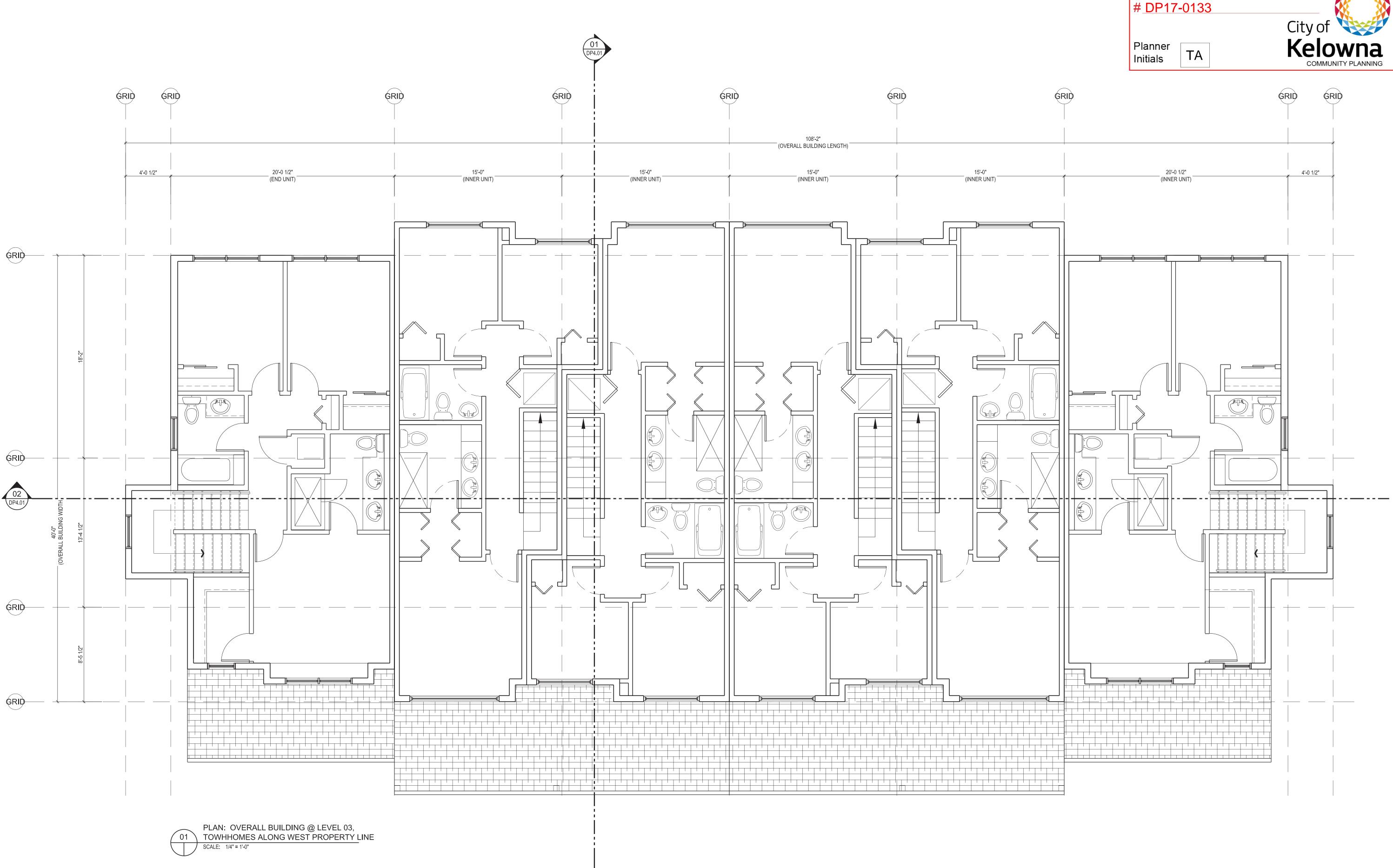
RUTLAND TOWNHOMES MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD KELWOWNA, B.C.

project no. 3368

drawing title LEVEL 02 -**TOWNHOMES ALONG** WEST PROPERTY LINE designed PMC

drawn JB checked PMC drawing no.

September 29, 2017 09:54 AM



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project title

RUTLAND TOWNHOMES MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD KELWOWNA, B.C.

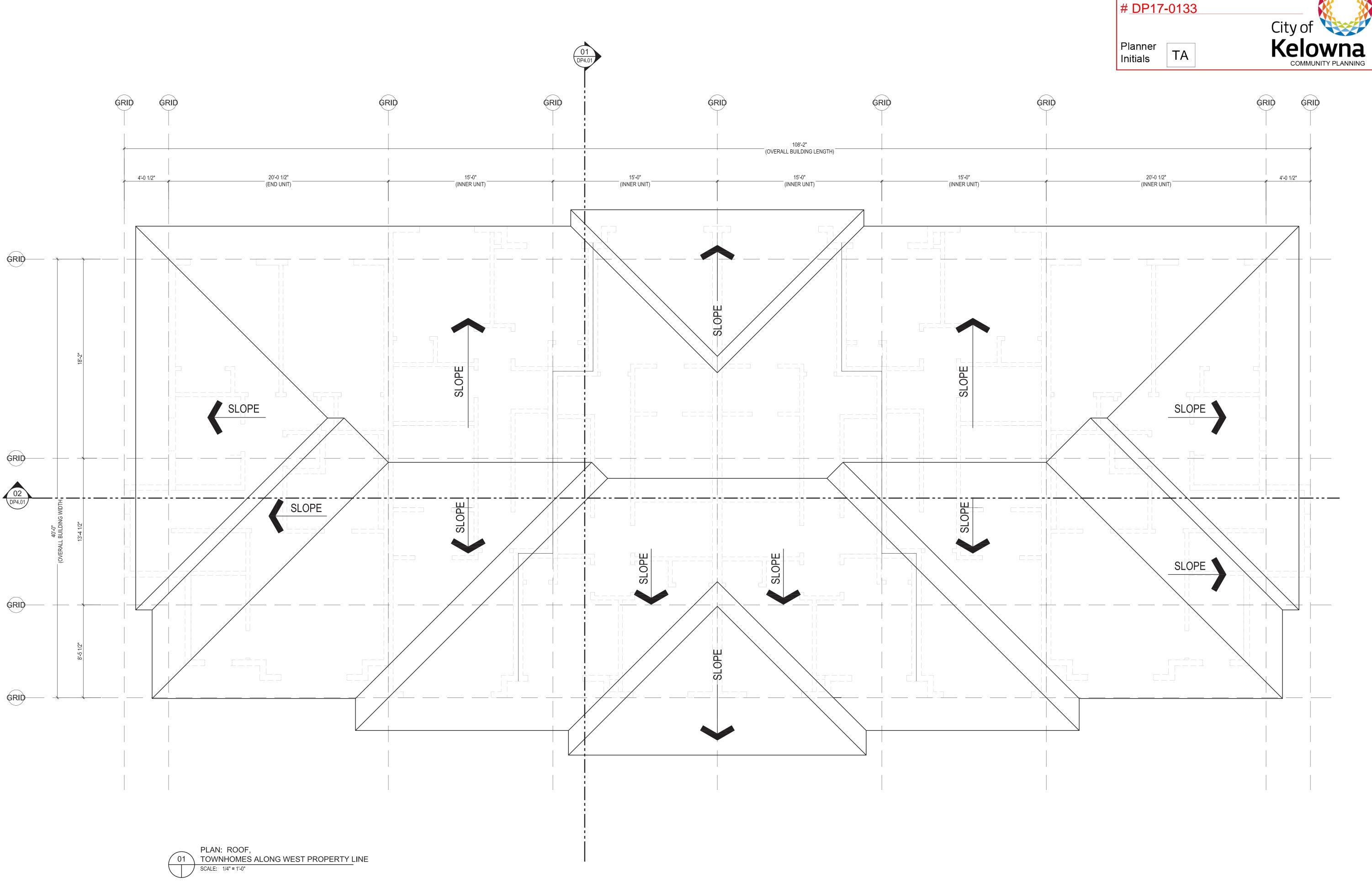
project no 3368

drawing title LEVEL 03 TOWNHOMES ALONG WEST PROPERTY LINE

designed PMC checked PMC

drawing no.

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project title

RUTLAND TOWNHOMES MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD KELWOWNA, B.C.

project no. 3368

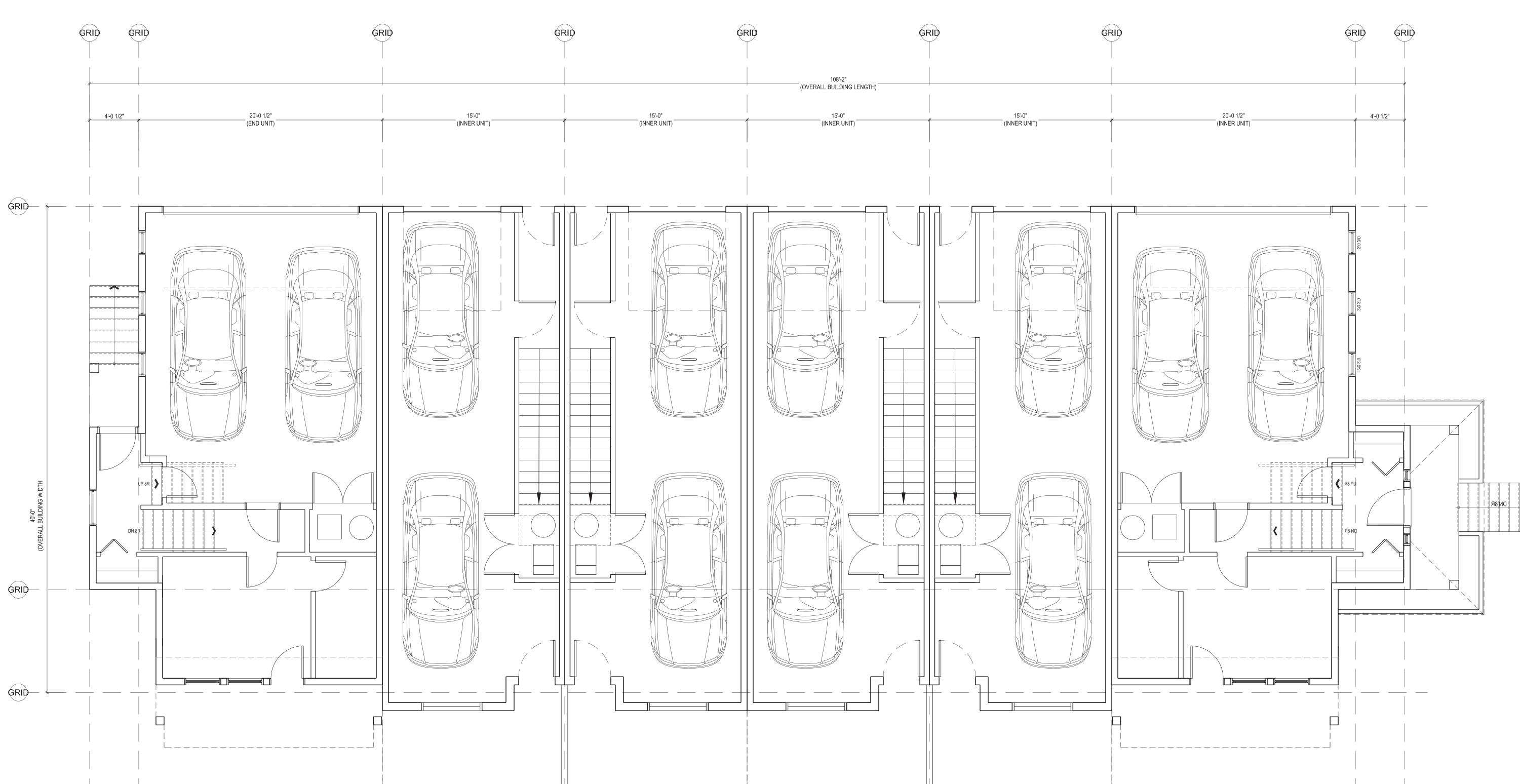
drawing title ROOF -**TOWNHOMES ALONG** WEST PROPERTY LINE

designed PMC drawn JB checked PMC

drawing no.

September 29, 2017 09:55 AM





PLAN: OVERALL BUILDING @ LEVEL 01,
TOWNHOMES ALONG RUTLAND ROAD

SCALE: 1/4" = 1'-0"
AREA: 4125 SQ. FT.

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This drawing must not be scaled.

ARCHITECTURE INC.

AAA MAIBC MRAIC

3 4 3 0 BENVOULIN ROAD

PATRICK McCUSKER

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Project title

RUTLAND TOWNHOMES

MULTI-FAMILY RESIDENTIAL

1308 AND 1324 RUTLAND ROAD

KELWOWNA, B.C.

drawing title
LEVEL 01 -

TOWNHOMES ALONG

EAST PRPRTY (RUTLAND ROAD)

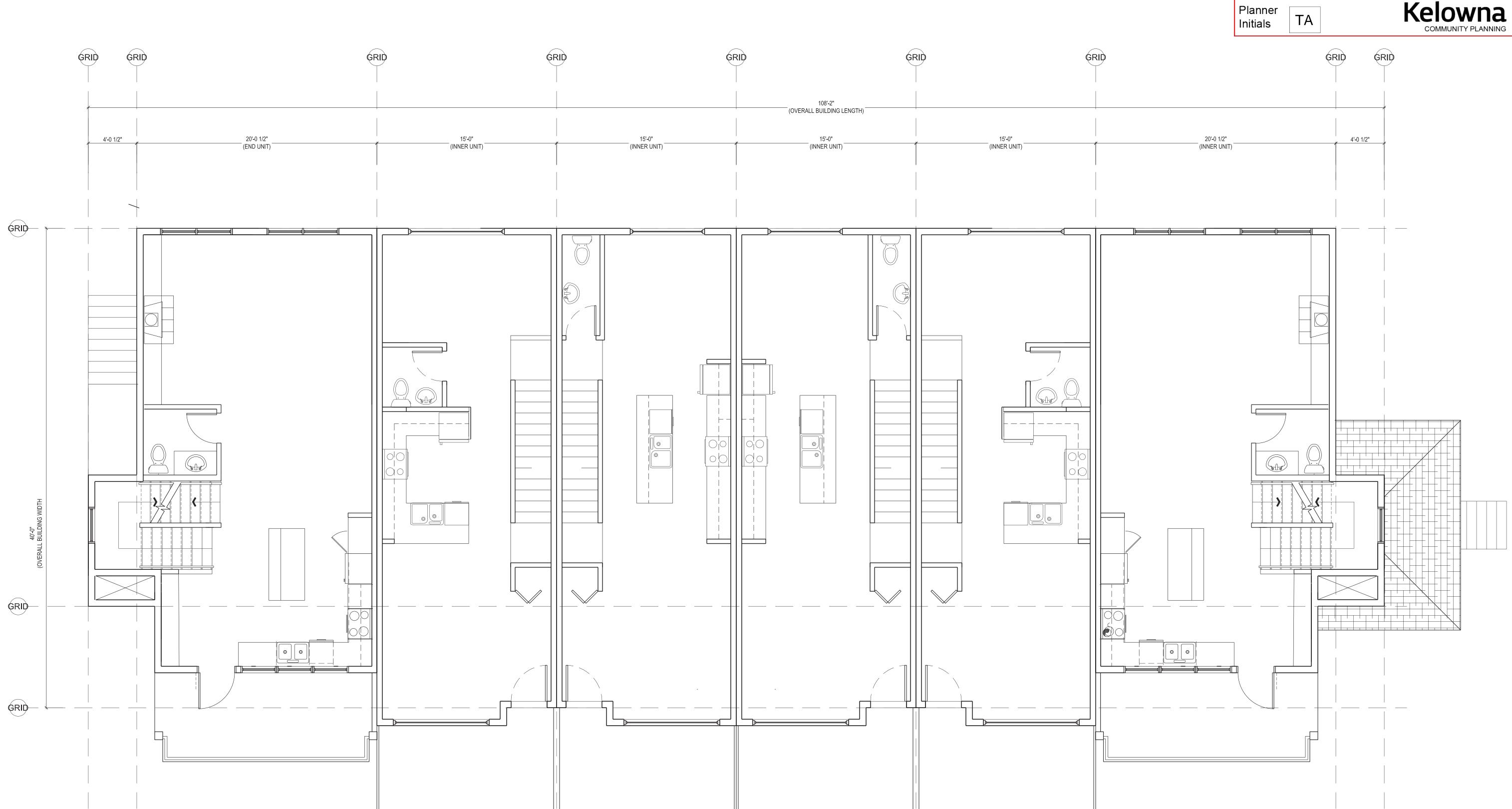
designed PMC | scale 1/4"=1'-0"

drawn JB

checked PMC

drawing no.

September 29, 2017 10:15 AM



PLAN: OVERALL BUILDING AT LEVEL 02,

TOWNHOMES ALONG RUTLAND ROAD

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

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SCHEDULE

# DP17-0133

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 Date
 Description



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KELOWNA BC V1W 4M5
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Project title

RUTLAND TOWNHOMES

MULTI-FAMILY RESIDENTIAL

MULTI-FAMILY RESIDENTIAL

1308 AND 1324 RUTLAND ROAD
KELWOWNA, B.C.

project no. 3368

drawing title
LEVEL 02 TOWNHOMES ALONG
EAST PRPRTY (RUTLAND ROAD)

designed PMC | scale 1/4"=1'-0"

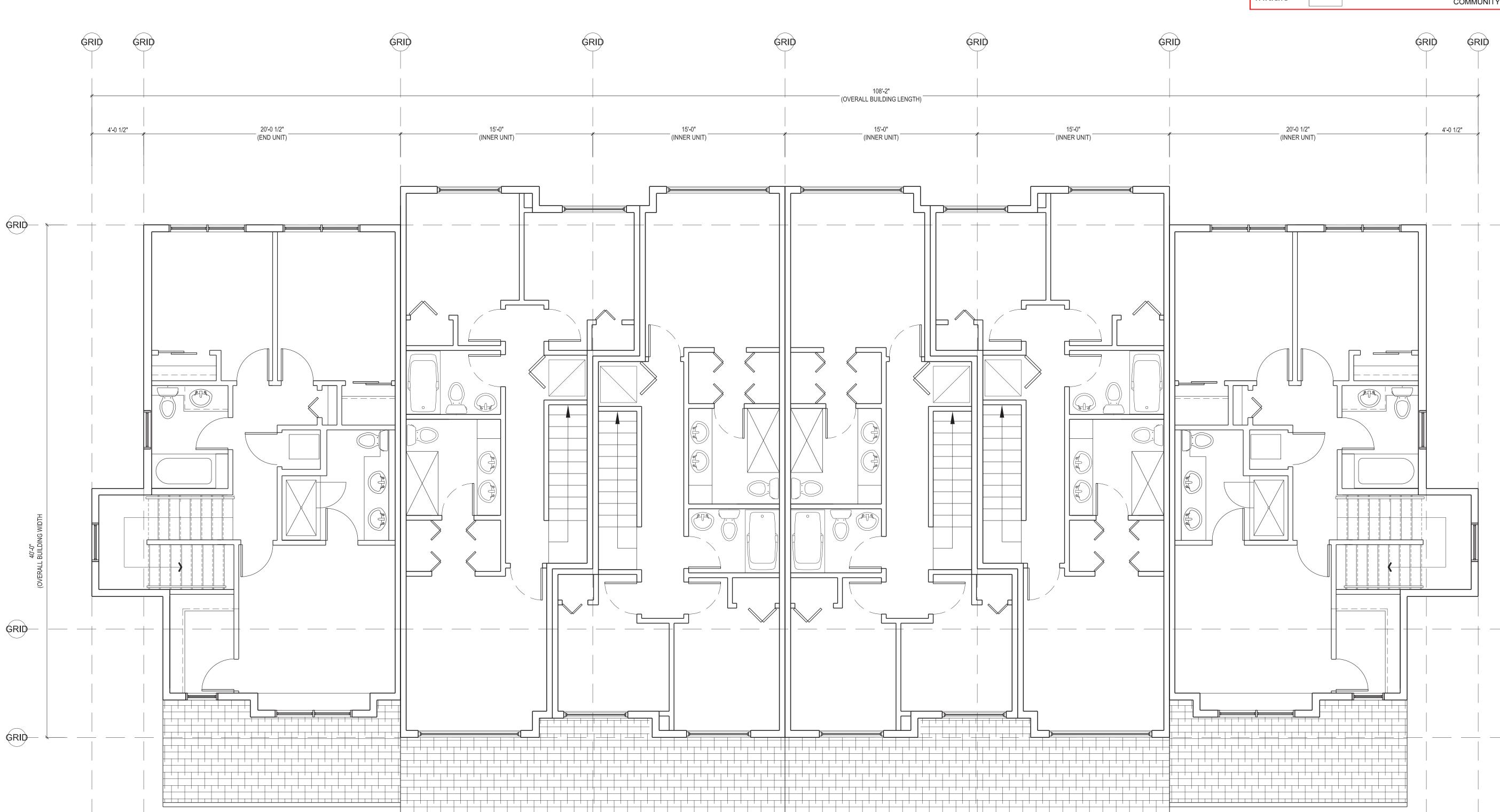
drawn JB

checked PMC

drawing no.

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PLAN: OVERALL BUILDING @ LEVEL 03,
TOWNHOMES ALONG RUTLAND ROAD

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

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RUTLAND TOWNHOMES

MULTI-FAMILY RESIDENTIAL

1308 AND 1324 RUTLAND ROAD
KELWOWNA, B.C.

project no. 3368

drawing no.

drawing title
LEVEL 03 TOWNHOMES ALONG
EAST PRPRTY (RUTLAND ROAD)

designed PMC | scale 1/4"=1'-0"

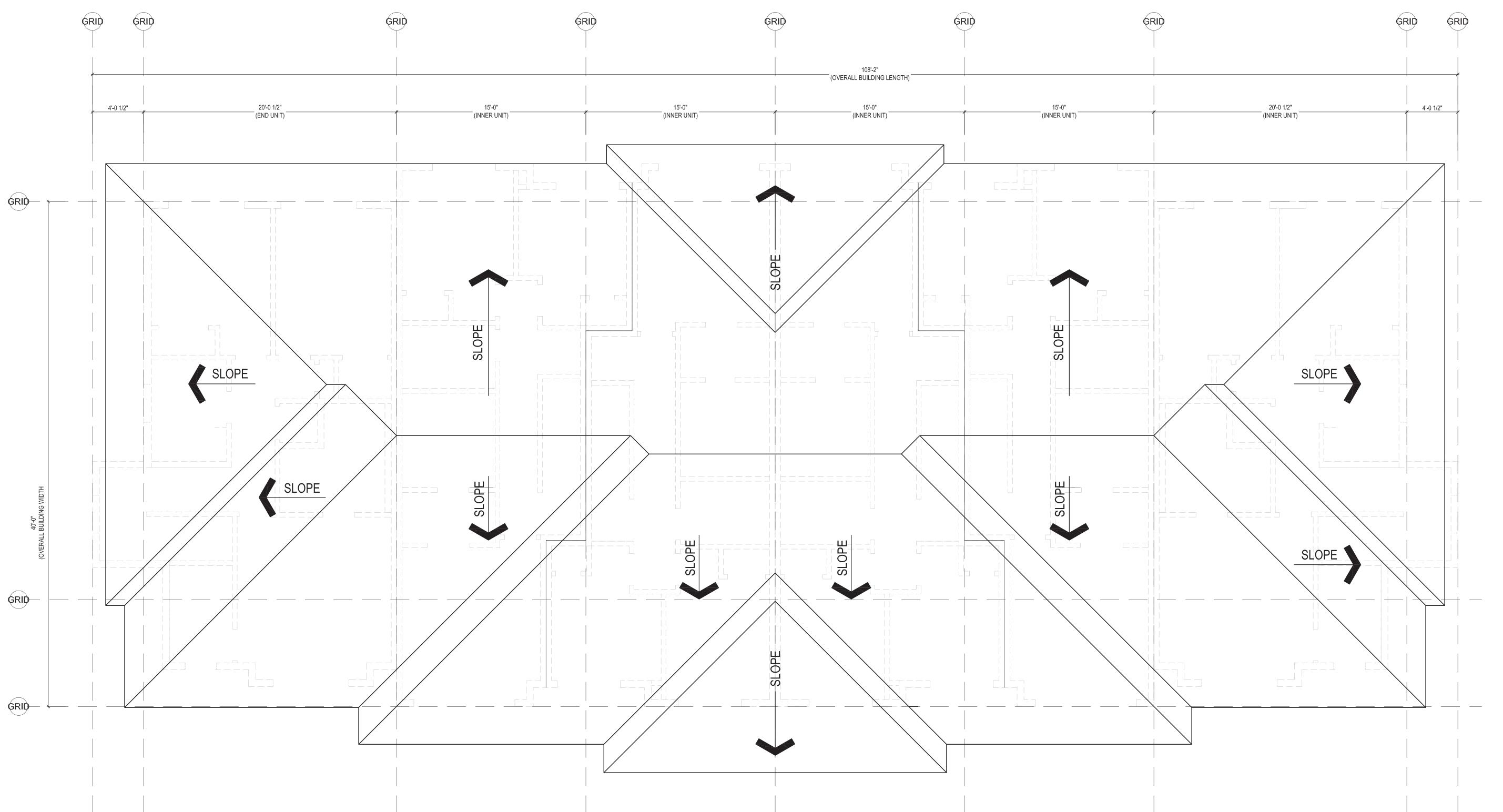
drawn JB

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PLAN: ROOF,
TOWNHOMES ALONG RUTLAND ROAD

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

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Project title

RUTLAND TOWNHOMES

MULTI-FAMILY RESIDENTIAL

1308 AND 1324 RUTLAND ROAD

KELWOWNA, B.C. project no. 3368

drawing title
ROOF TOWNHOMES ALONG
EAST PRPRTY (RUTLAND ROAD)

designed PMC | scale 1/4"=1'-0"

drawn JB

checked PMC

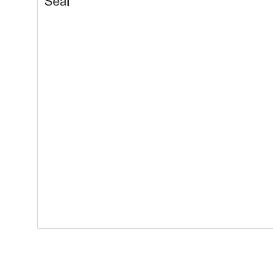
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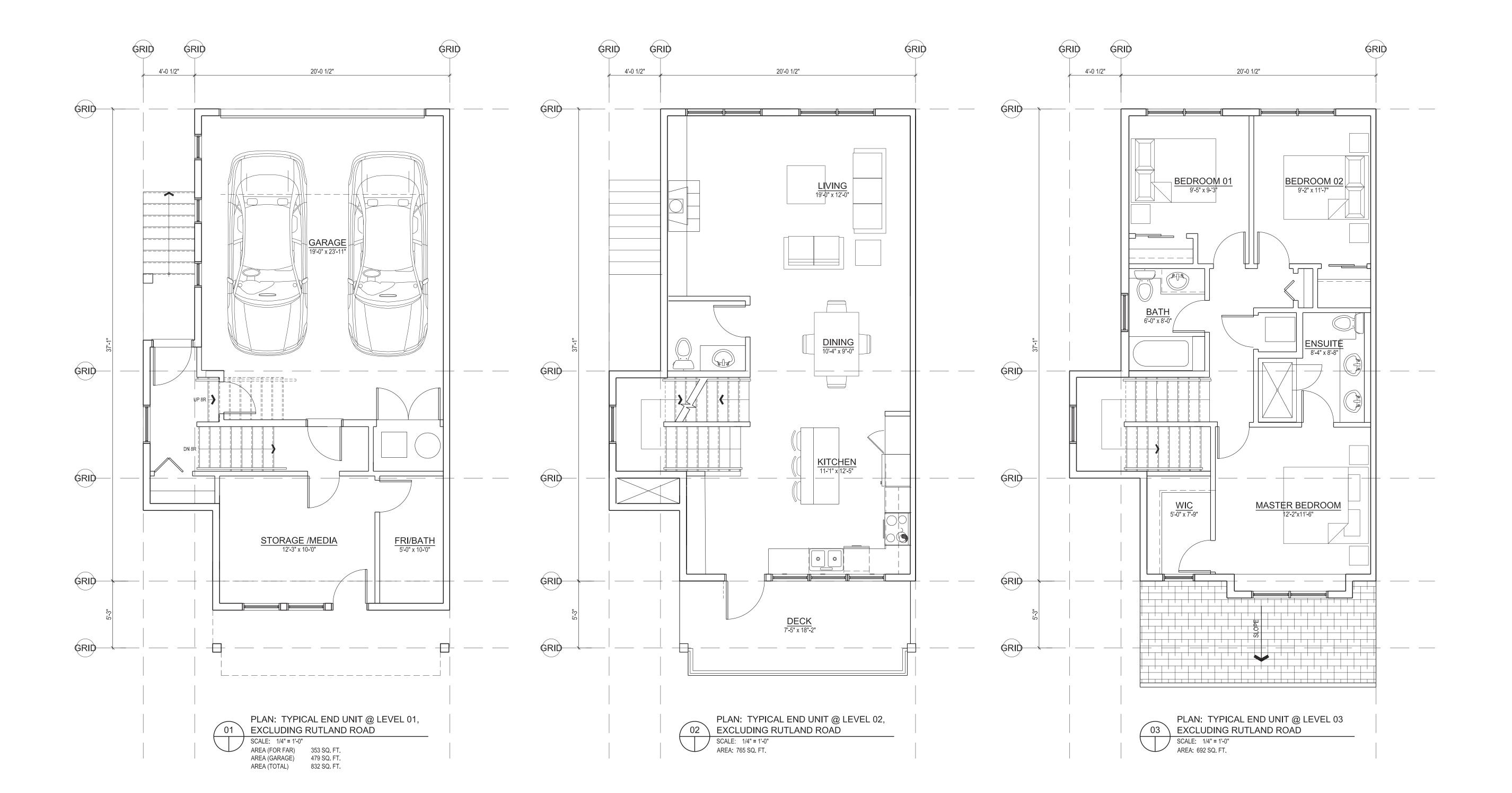
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project title RUTLAND TOWNHOMES MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD

KELWOWNA, B.C. project no. 3368

drawing title TYPICAL END UNITS (EXCLUDING ALONG RUTLAND ROAD)

designed PMC drawn JB checked PMC

drawing no.

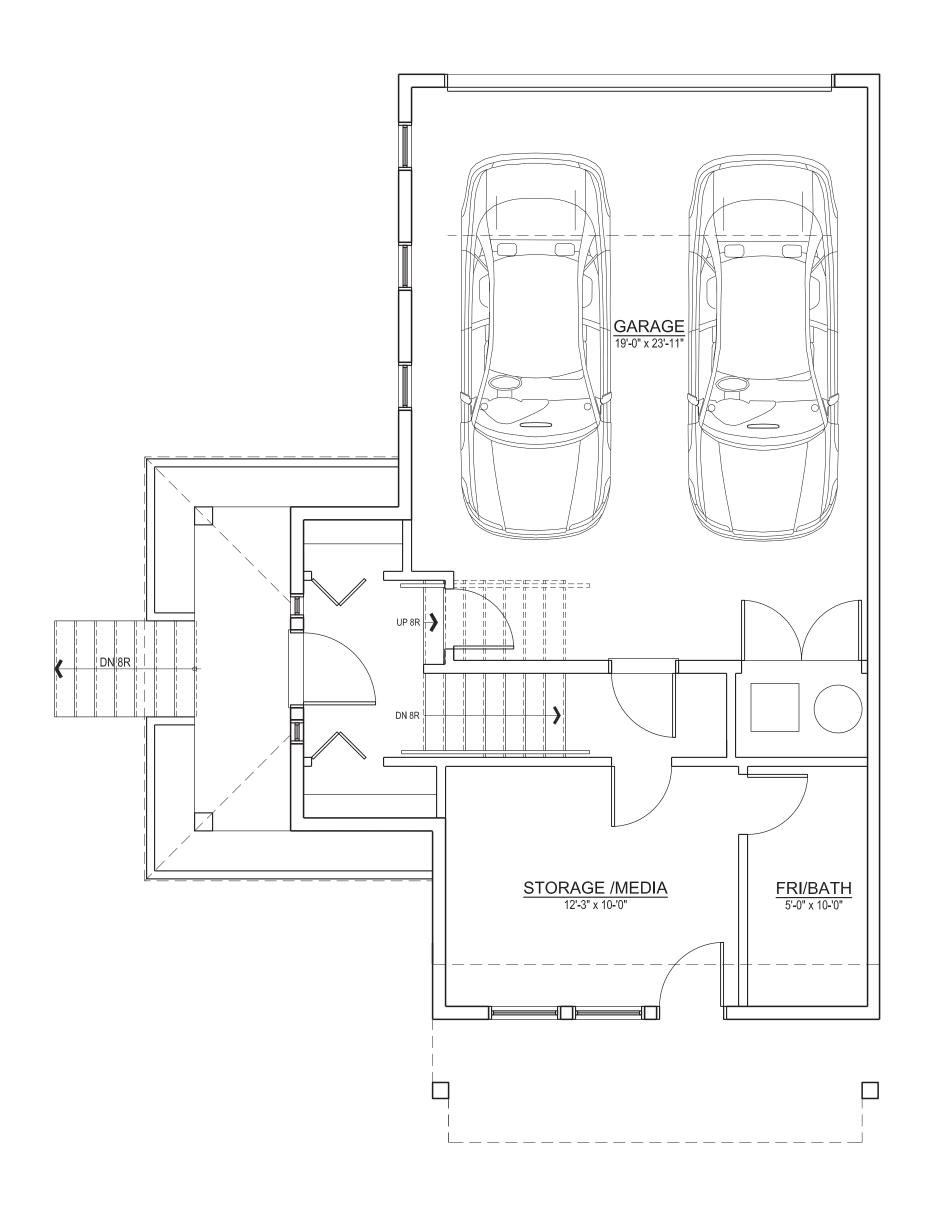
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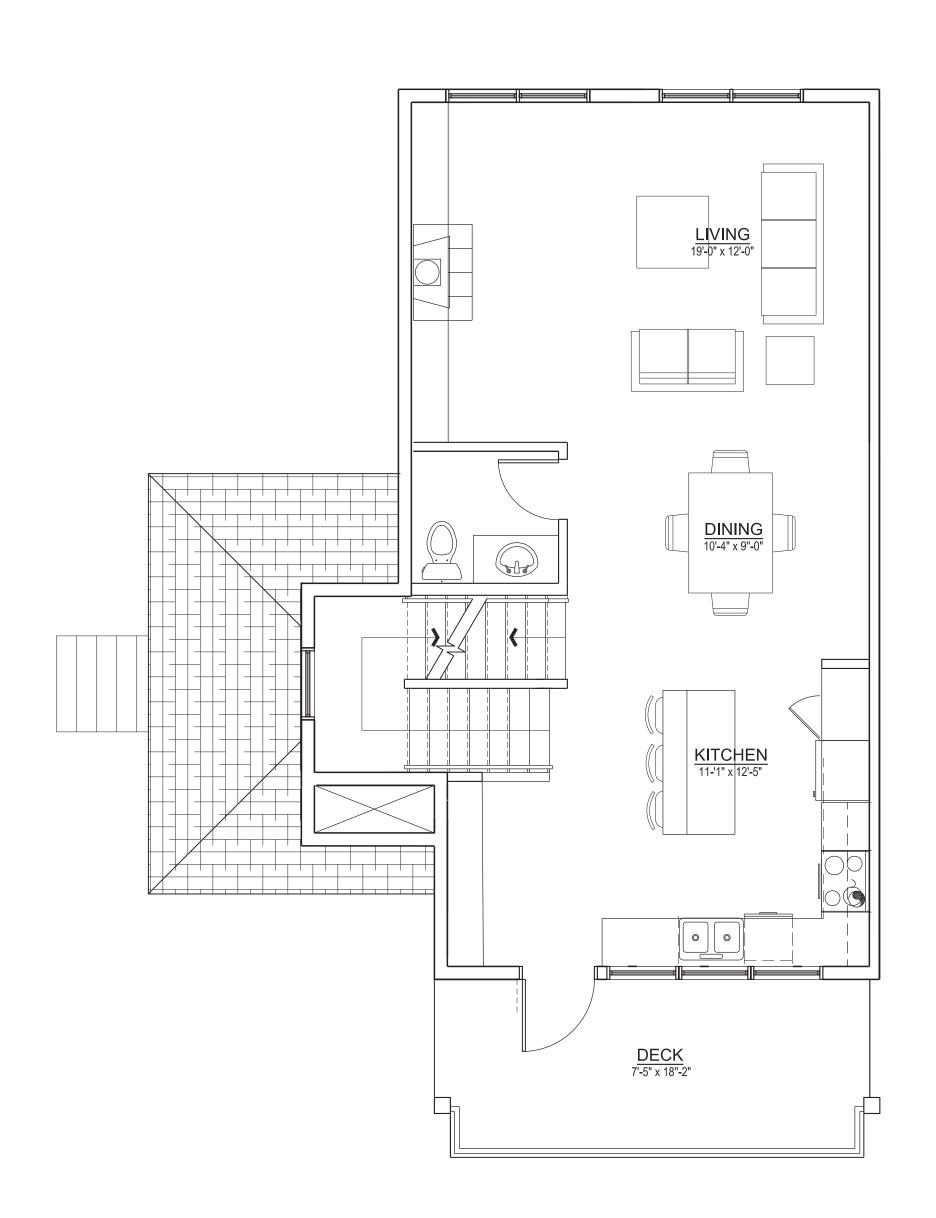
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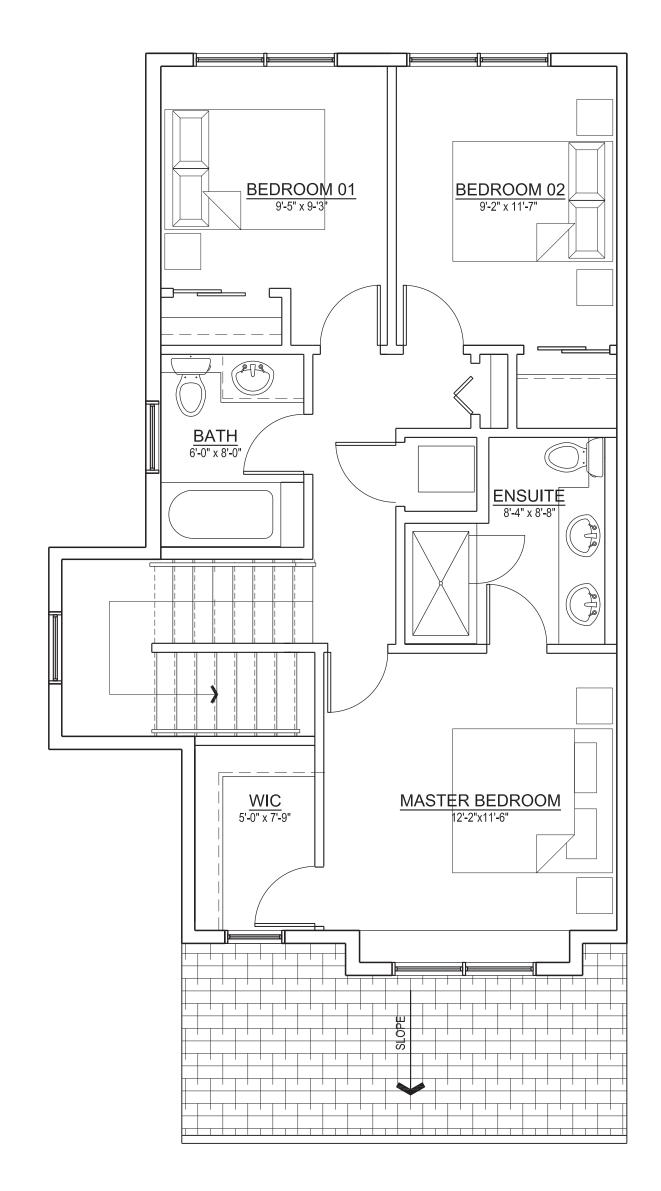
Contractors shall verify all dimensions prior to commencement of work. Any omissions or discrepancies shall be reported to the



PLAN: TYPICAL END UNIT @ LEVEL 01 (RUTLAND ROAD) SCALE: 1/4" = 1'-0" AREA (FOR FAR) 353 SQ. FT. AREA (GARAGE) 479 SQ. FT. AREA (TOTAL) 832 SQ. FT.



PLAN: TYPICAL END UNIT @ LEVEL 02 (RUTLAND ROAD) SCALE: 1/4" = 1'-0" AREA: 765 SQ. FT.



03 PLAN: TYPICAL END UNIT @ LEVEL 03

SCALE: 1/4" = 1'-0"
AREA: 692 SQ. FT.

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project title RUTLAND TOWNHOMES MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD KELWOWNA, B.C.

project no. 3368

drawing title TYPICAL END UNITS ALONG WEST PROPERTY (RUTLAND ROAD)

designed PMC drawn JB checked PMC

drawing no.

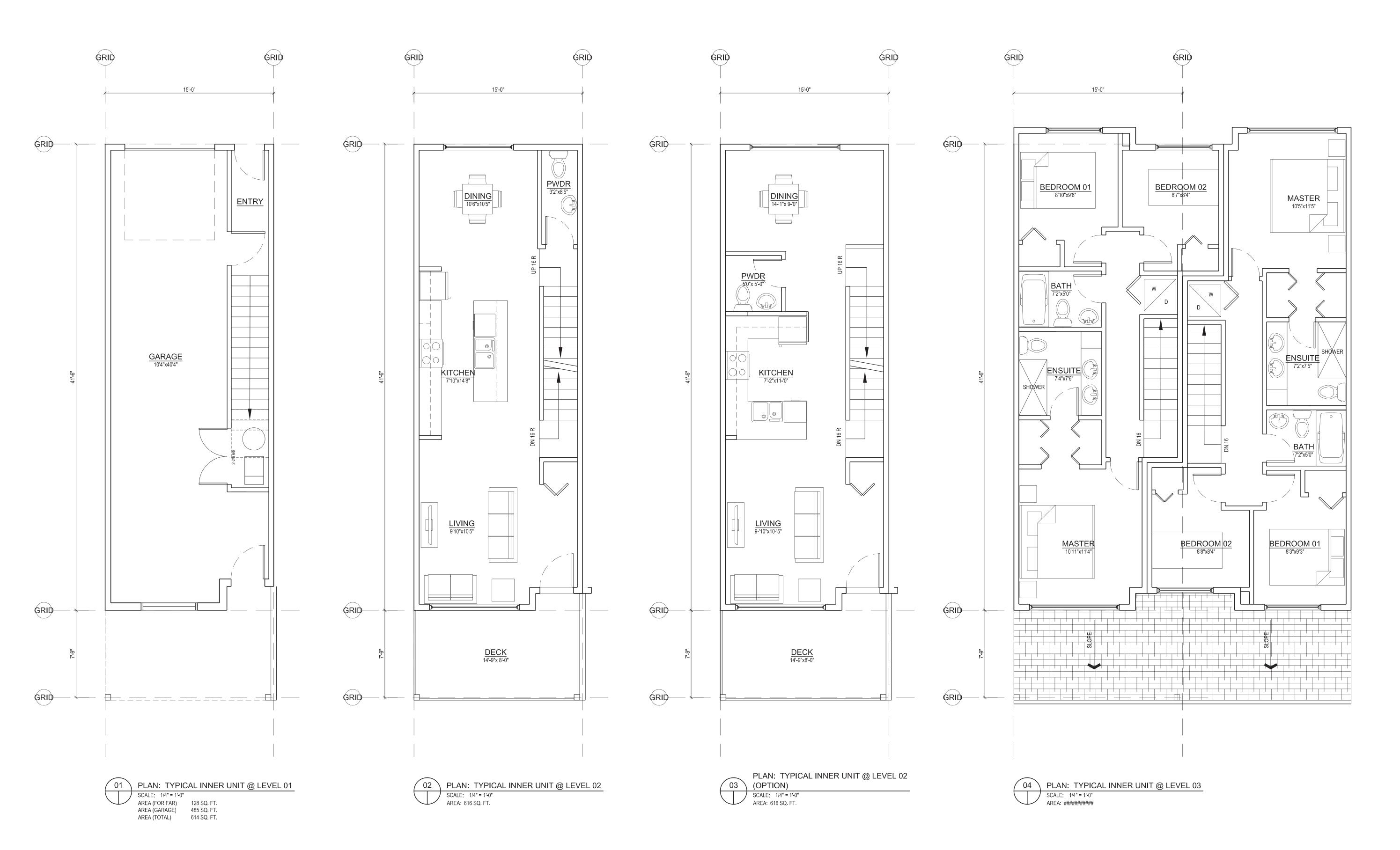
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project title RUTLAND TOWNHOMES

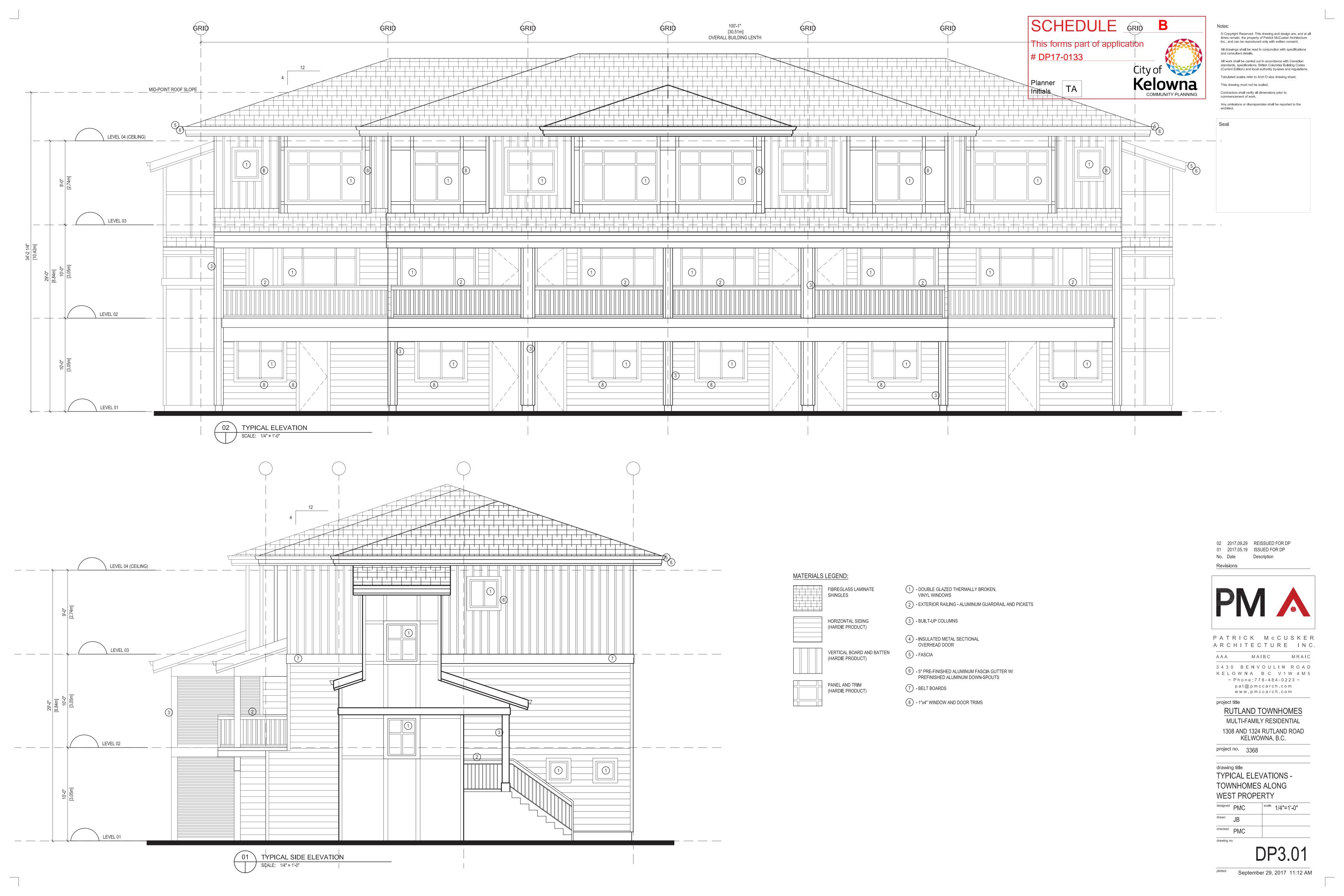
MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD KELWOWNA, B.C.

project no. 3368

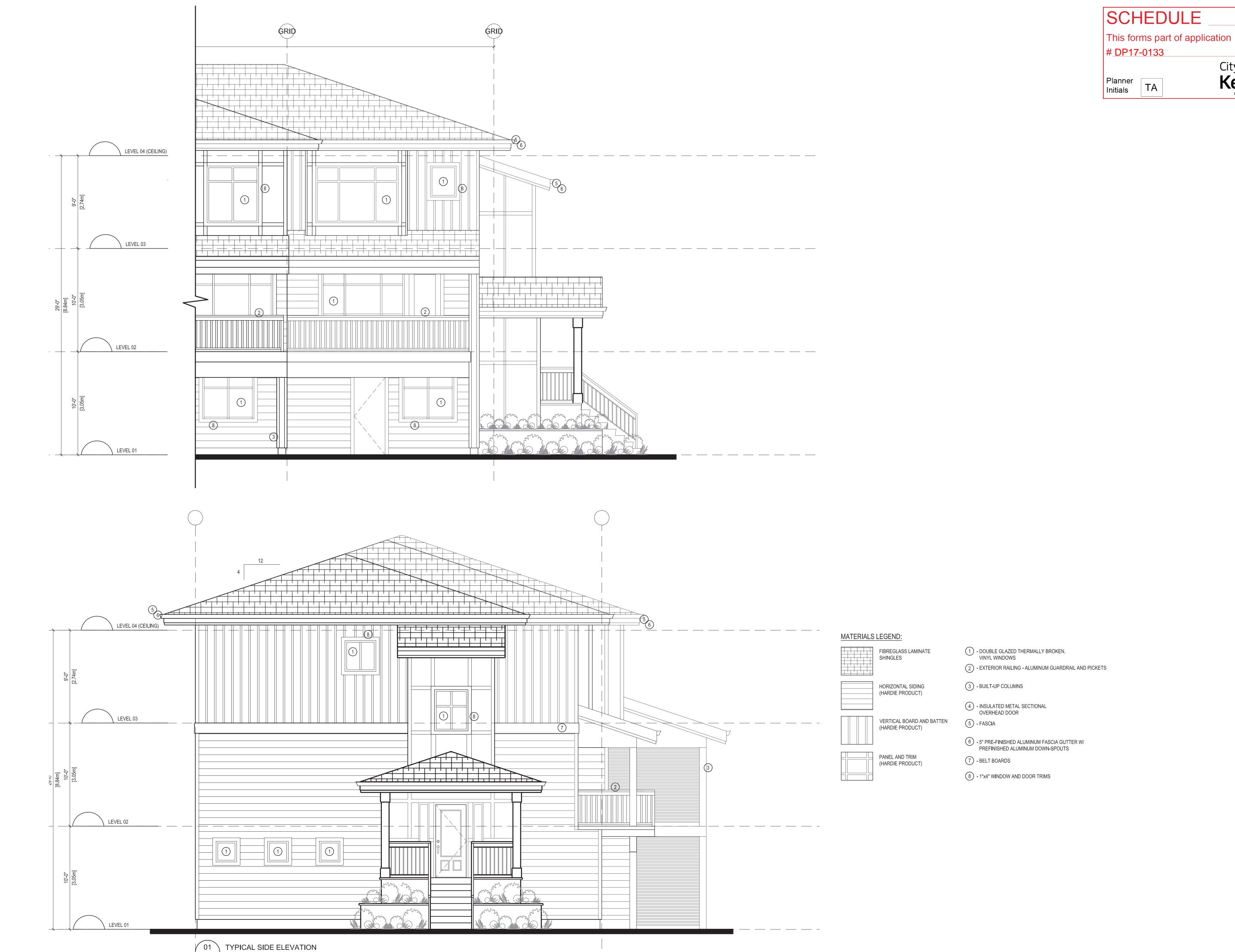
drawing title TYPICAL INNERMOST UNITS

designed PMC scale 1/4"=1'-0" checked PMC drawing no.

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

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City of

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Revisions



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project title

**RUTLAND TOWNHOMES** MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD KELWOWNA, B.C.

project no. 3368

drawing title TYPICAL ELEVATIONS (PART) -TOWNHOMES AT EAST PROPERTY (RUTLAND ROAD)

designed PMC drawn JB checked PMC

drawing no.

September 29, 2017 11:13 AM







This forms part of application # DP17-0133

Planner Initials

City of 👐

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Seal

# MATERIALS LEGEND:

FIBREGLASS LAMINATE SHINGLES

 OUBLE GLAZED THERMALLY BROKEN, VINYL WINDOWS (2) - EXTERIOR RAILING - ALUMINUM GUARDRAIL AND PICKETS

HORIZONTAL SIDING (HARDIE PRODUCT)

3 - BUILT-UP COLUMNS 4 - INSULATED METAL SECTIONAL OVERHEAD DOOR

7 - BELT BOARDS

5 - FASCIA

VERTICAL BOARD AND BATTEN (HARDIE PRODUCT)

6 - 5" PRE-FINISHED ALUMINUM FASCIA GUTTER W/ PREFINISHED ALUMINUM DOWN-SPOUTS

PANEL AND TRIM (HARDIE PRODUCT)

8 - 1"x4" WINDOW AND DOOR TRIMS

# COLOUR LEGEND



Monteray Taupe

02 2017.09.29 REISSUED FOR DP 01 2017.05.19 ISSUED FOR DP No. Date Description



PATRICK McCUSKER ARCHITECTURE INC.

www.pmccarch.com

KELWOWNA, B.C.

AAA MAIBC MRAIC 3430 BENVOULIN ROAD KELOWNA BC V1W 4M5 ~ Phone:778-484-0223 ~ pat@pmccarch.com

project title **RUTLAND TOWNHOMES** MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD

project no. 3368

drawing title **COLOURED FRONT ELEVATIONS:** MAIN ENTRY FOR TOWNHOMES ALONG WEST PROPERTY LINE

designed PMC checked PMC drawing no.

September 29, 2017 11:18 AM



SCHEDULE This forms part of application

# DP17-0133 TA

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Contractors shall verify all dimensions prior to commencement of work. Any omissions or discrepancies shall be reported to the

Seal

MATERIALS LEGEND:

FIBREGLASS LAMINATE SHINGLES

> HORIZONTAL SIDING (HARDIE PRODUCT)

VERTICAL BOARD AND BATTEN (HARDIE PRODUCT)

PANEL AND TRIM (HARDIE PRODUCT) - DOUBLE GLAZED THERMALLY BROKEN, VINYL WINDOWS

(2) - EXTERIOR RAILING - ALUMINUM GUARDRAIL AND PICKETS

3 - BUILT-UP COLUMNS

4 - INSULATED METAL SECTIONAL OVERHEAD DOOR

5 - FASCIA

Planner

Initials

6 - 5" PRE-FINISHED ALUMINUM FASCIA GUTTER W/ PREFINISHED ALUMINUM DOWN-SPOUTS

7 - BELT BOARDS

8 - 1"x4" WINDOW AND DOOR TRIMS

**COLOUR LEGEND** 









02 2017.09.29 REISSUED FOR DP 01 2017.05.19 ISSUED FOR DP No. Date Description



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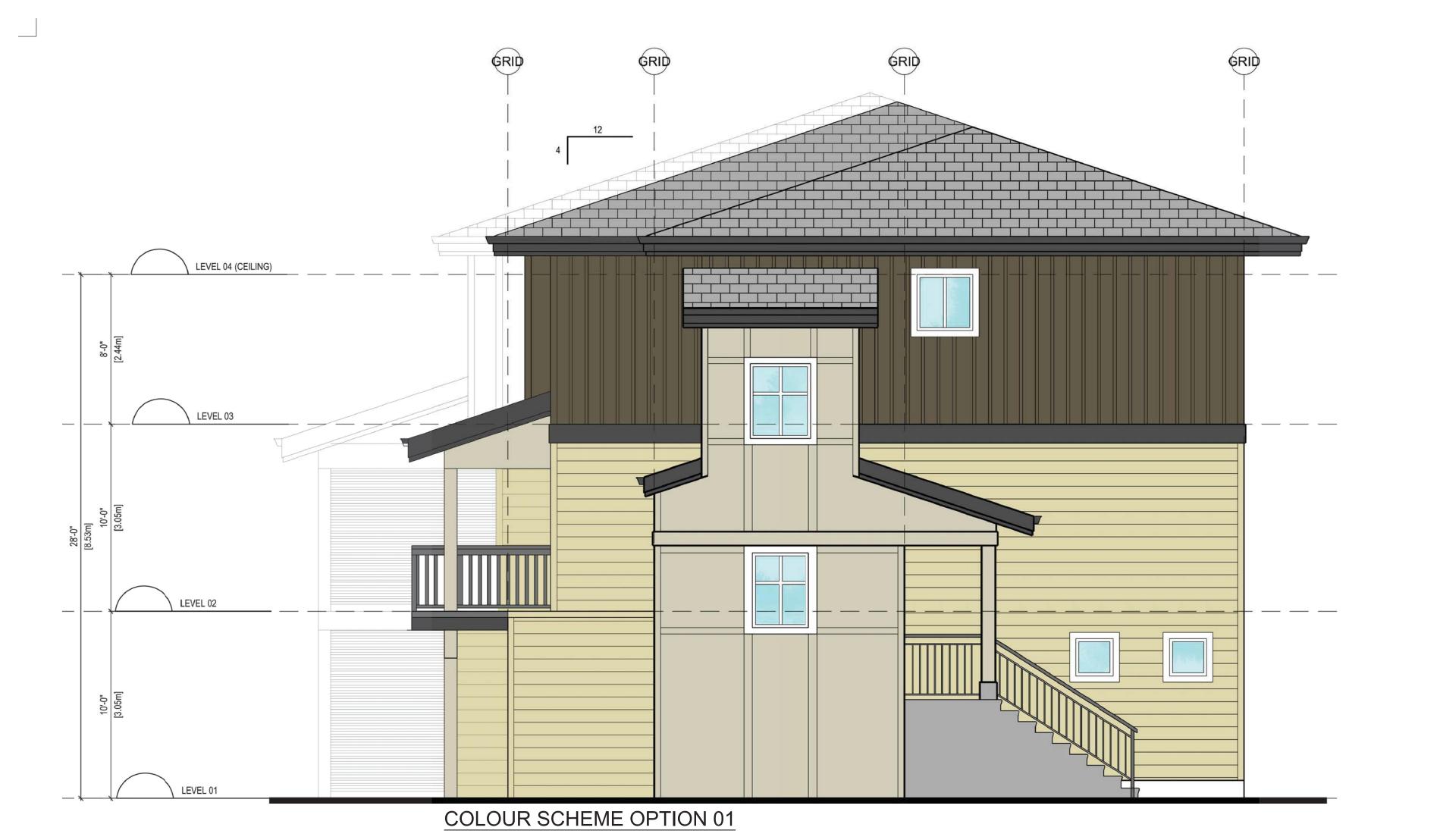
project title **RUTLAND TOWNHOMES** MULTI-FAMILY RESIDENTIAL 1308 AND 1324 RUTLAND ROAD KELWOWNA, B.C.

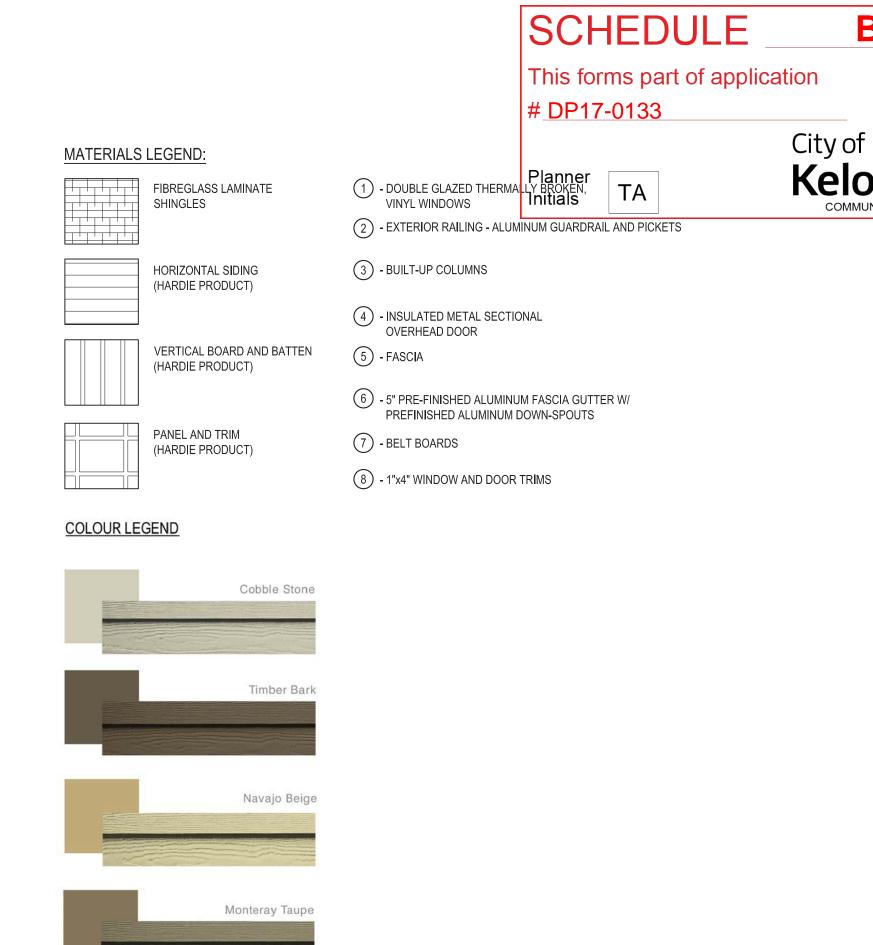
project no 3368

drawing title COLOURED REAR ELEVATIONS: GARAGE ENTRY FOR TOWNHOMES ALONG WEST PROPERTY LINE

designed PMC checked PMC drawing no.

September 29, 2017 11:21 AM





LECO, OI CELATO

LECO,

COLOUR SCHEME OPTION 02

02 2017.09.29 REISSUED FOR DP
01 2017.05.19 ISSUED FOR DP
No. Date Description



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commencement of work.

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Project title

RUTLAND TOWNHOMES

MULTI-FAMILY RESIDENTIAL

1308 AND 1324 RUTLAND ROAD
KELWOWNA, B.C.

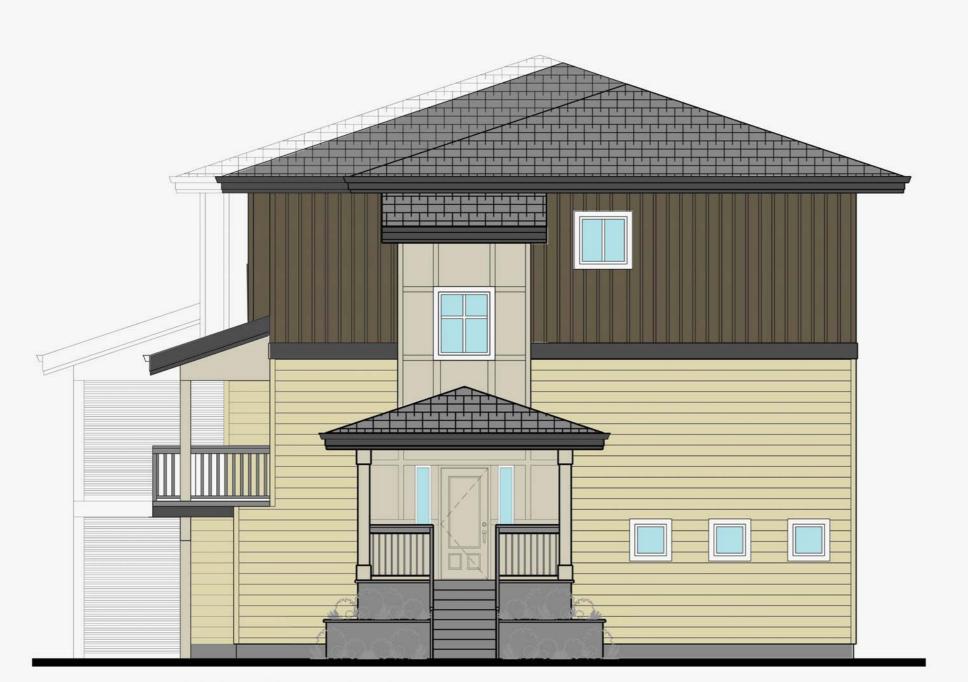
project no. 3368

drawing title
COLOURED SIDE ELEVATIONS:
FOR TOWNHOMES
ALONG WEST PROPERTY LINE

designed	PMC	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		
drawing no	3		

DP3.13

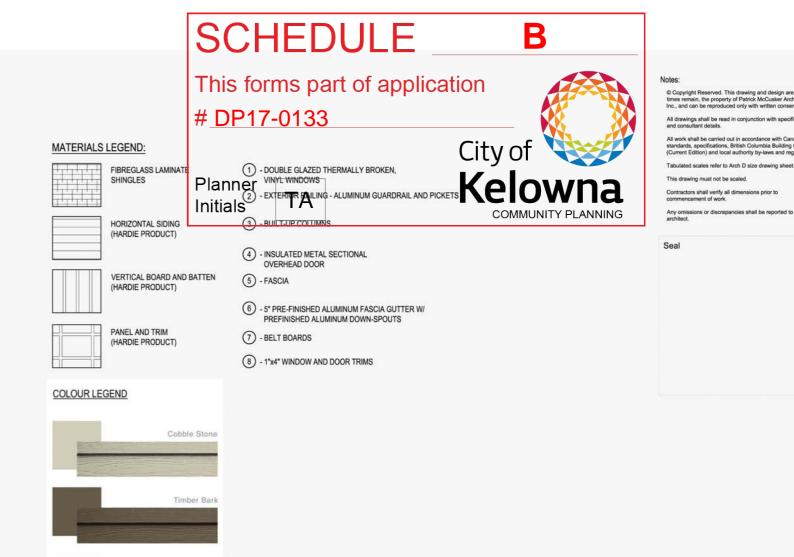
plotted September 29, 2017 11:23 AM



**COLOUR SCHEME OPTION 01** 



**COLOUR SCHEME OPTION 02** 



02 2017.09.29 REISSUED FOR DP
01 2017.05.19 ISSUED FOR DP
No. Date Description



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project title

RUTLAND TOWNHOMES

MULTI-FAMILY RESIDENTIAL

1308 AND 1324 RUTLAND ROAD
KELWOWNA, B.C.

project no. 3368

drawing title
COLOURED SIDE ELEVATIONS:
FOR TOWNHOMES ALONG
EAST PRPRTY LINE (RUTLAND RD)

drawn JB checked PMC scale 1/4"=1'-0" drawing no.

DP3.14

September 28, 2017 01:23 PM



### LEGEND:

DECIDUOUS TREES

PROPERTY LINE

This forms part of application # DP17-0133

Planner BRUSHED CONCRETE PATHWAY w \$14110615TS

TA

SCHEDULE



SOD

ORNAMENTAL GRASSES / PERENNIALS PLANTING BED

SHRUBS / PERENNIALS PLANTING BED

COMPACTED GRAVEL PATHWAY **■** BENCH

#### LANDSCAPE DEVELOPMENT DATA:

- 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.
- 4. ALL PLANTING BEDS SHALL HAVE APPROVED MULCH.
- ALL LANDSCAPE AREAS TO BE IRRIGATED WITH AN EFFICIENT AUTOMATIC IRRIGATION
- 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

				Mature Plant Size
BOTANICAL NAME	COMMON NAME	SIZE	ROOT	(Ht.xWd.)
Trees Deciduous				
Acer rubrum 'Armstrong'	Armstrong Red Maple	6cm Cal	B&B	6.0m x 5.0m
Ginko biloba 'Princeton Sentry'	Princeton Sentry Ginkgo	6cm Cal	B&B	15.0m x 4.0m
Tilia cordata 'Halka'	Summer Sprite Linden	6cm Cal	B&B	6.0m x 4.0m
Pyrus calleryana 'Chanticleer'	Chanticleer Pear	6cm Cal	B&B	9.0m x 5.0m
Syrina recticulata	Japanese Tree Lilac	5cm Cal	B&B	5.0m x 3.0m
Shrubs				
Berberis thunbergii 'Gentry'	Royal Burgandy Barberry	#02	Potted	0.6m x 0.6m
Buxus microphylla 'Winter Gem'	Winter Gem Boxwood	#05	Potted	1.2m x 1.2m
Hydrangea arborescens grandiflora 'Annabelle'	Annabelle Hydrangea	#05	Potted	1.5m x 1.5m
Physocarpus opulifolius 'Diabolo'	Diabolo Ninebark	#05	Potted	2.5m x 2.0m
Prunus triobla 'Multiplex'	Double Flowering Plum	#05	Potted	2.0m x 1.5m
Rosa 'Morden Sunrise'	Morden Sunrise Rose	#02	Potted	0.8m x 0.8m
Sambucus racemosa 'Plumosa Aurea'	Golden Plume Elder	#05	Potted	3.0m x 2.0m
Spiraea thunbergii	Spirea	#02	Potted	1.0m x 1.0m
Syringa patula 'Miss Kim'	Miss Kim Lilac	#05	Potted	1.5m x 1.5m
Taxus media 'Hicksii'	Hicks Yew	#05	Potted	3.0m x 1.0m
Weigela florida 'Midnight Wine'	Midnight Wine Weigela	#02	Potted	0.5m x 0.6m
_				
Grasses				
Echinacea purpurea 'Pow Wow'	PowWow Purple Coneflower	#01	Potted	0.8m x 0.6m
Hemerocallis 'Hyerion'	Hyperion Daylily	#01	Potted	0.9m x 0.75m
Hemerocallis 'Stella D'Oro'	Stella D'Oro Daylily	#01	Potted	0.3m x 0.5m
Perovskia atriplicifolia 'Little Spire'	Little Spire Russian Sage	#01	Potted	0.5m x 0.6m
Rudbeckia fulgida var. sullivantii 'Goldstrum'	Goldstrum Coneflower	#01	Potted	0.8m x 0.6m
Salvia x sylvestris 'Mainacht'	May Night Salvia	#01	Potted	0.5m x 0.5m
Sedum spectabile 'Autumn Joy'	Autumn Joy Sedum	#01	Potted	0.6m x 0.6m
Perennials				
Calamagrostis acutiflora 'Karl Foerster'	Karl Foerster	#01	Potted	1.5m x 0.8m
Deschampsai caespitosa	Bronze Tufted Hair Grass	#01	Potted	1.0m x 0.6m
'Bronzeschleier' Festuca idahoensis	Idaho Fescue	#01	Potted	0.3m x 0.3m
Helictotrichon sempervirens	Blue Oat Grass	#01	Potted	1.0m x 0.8m
Miscanthus sinensis 'Purperascens'	Flame Grass	#01	Potted	1.2m x 1.0m
Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	#01	Potted	0.5m x 0.5m



PHONE: 250-469-9757 WWW.ECORA.CA

1308-1324 RUTLAND ROAD N, KELOWNA - MUTLI-FAMILY DEVELOPMENT

1059067 B.C. LTD./PATRICK McCUSKER ARCHITECTS INC.



			DESIGN: BD
			DRAWN: KD
			CHK'D: BD
2	07/05/18	RE-ISSUED FOR DEVELOPMENT PERMIT	DATE: 07/05/18
1	06/04/18	ISSUED FOR DEVELOPMENT PERMIT	SCALE: 1:400
NO.	DATE (MM/DD/YY)	REVISION	

SITE PLAN

LDP-1

Project No. LA-18-149-SBC

LOW WATER REQUIREMENTS SHRUBS / PERENNIALS (87.8m.sq.)

(435.2m.sq.)

MEDIUM WATER REQUIREMENTS GRASSES / PERENNIALS

HIGH WATER REQUIREMENTS SOD AREA (562.4m.sq.)

This forms part of application #\_DP17-0133

Planner TA Initials



RUTLAND ROAD N

579 LAWRENCE AVE. KELOWNA, B.C. V1Y 6LB

PHONE: 250-469-9757 WWW.ECORA.CA

1308-1324 RUTLAND ROAD N, KELOWNA - MUTLI-FAMILY DEVELOPMENT

1059067 B.C. LTD./PATRICK McCUSKER ARCHITECTS INC.



<u> </u>			DESIGN: BD	1
_			DRAWN: KD	
			CHK'D: BD	-
2	07/05/18	RE-ISSUED FOR DEVELOPMENT PERMIT	DATE: 07/05/18	
1	06/04/18	ISSUED FOR DEVELOPMENT PERMIT	SCALE: 1:400	l_
NO.	DATE (MM/DD/YY)	REVISION		

HYDROZONE PLAN

LDP-2

Project No. LA-18-149-SBC