

# 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:** RM3 – 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 approved by Council on the 30th day of July 2018.

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Ryan Smith, Community Planning Department Manager  
Community Planning & Real Estate

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Date

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

<b>Site Area:</b>	<b>6,540.8</b>	<b>sq.m.</b>
	<b>70,407</b>	<b>sq.ft.</b>
	<b>0.6541</b>	<b>Ha</b>

	<u>ALLOWED</u>		<u>PROPOSED</u>	
<b>Min Lot Depth</b>	30.0	m	75.4	m
<b>Min Lot Width</b>	30.0	m	45.6	m

	<u>ALLOWED</u>		<u>PROPOSED</u>	
<b>Setbacks</b>				
	Front yard	1.5 m	4.5 m	
	Side yard	4.0 m	4.0 m	
	Rear yard	7.5 m	7.5 m	

	<u>LANDSCAPE BUFFER</u>		
<b>Front</b>	Level	3.0	m
	2	10	ft
<b>Side</b>	Level	1.5	m
	3	5	ft
<b>Rear</b>	Level	1.5	m
	3	5	ft

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

# SCHEDULE A

This forms part of application  
# **DP17-0133**

Planner Initials **TA**



City of  
**Kelowna**  
COMMUNITY PLANNING

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

<b>Parking (Residential)</b>	2.0 stalls per 3 bedroom @ 36 units (All required parking located in tandem garages or side by side under each unit.)	<b>Required</b>	72	stalls
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<b>Parking (Visitor)</b>	Visitor (1 stall per 7 units)	<b>Provided</b>	72	stalls
		<b>Required</b>	6	stalls
		<b>Provided</b>	6	stalls

<b>Total Stalls</b>			78	stalls
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<b>Stall Size Ratio Analysis</b>				
	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

<b>Bicycle</b>	Class I - 0.5 stalls per unit Class II - 0.1 stalls per unit	<b>Required</b>	18.0	spaces
			3.6	spaces
		<b>Total Required</b>	22	spaces
		<b>Total Proposed</b>	22	spaces

## A

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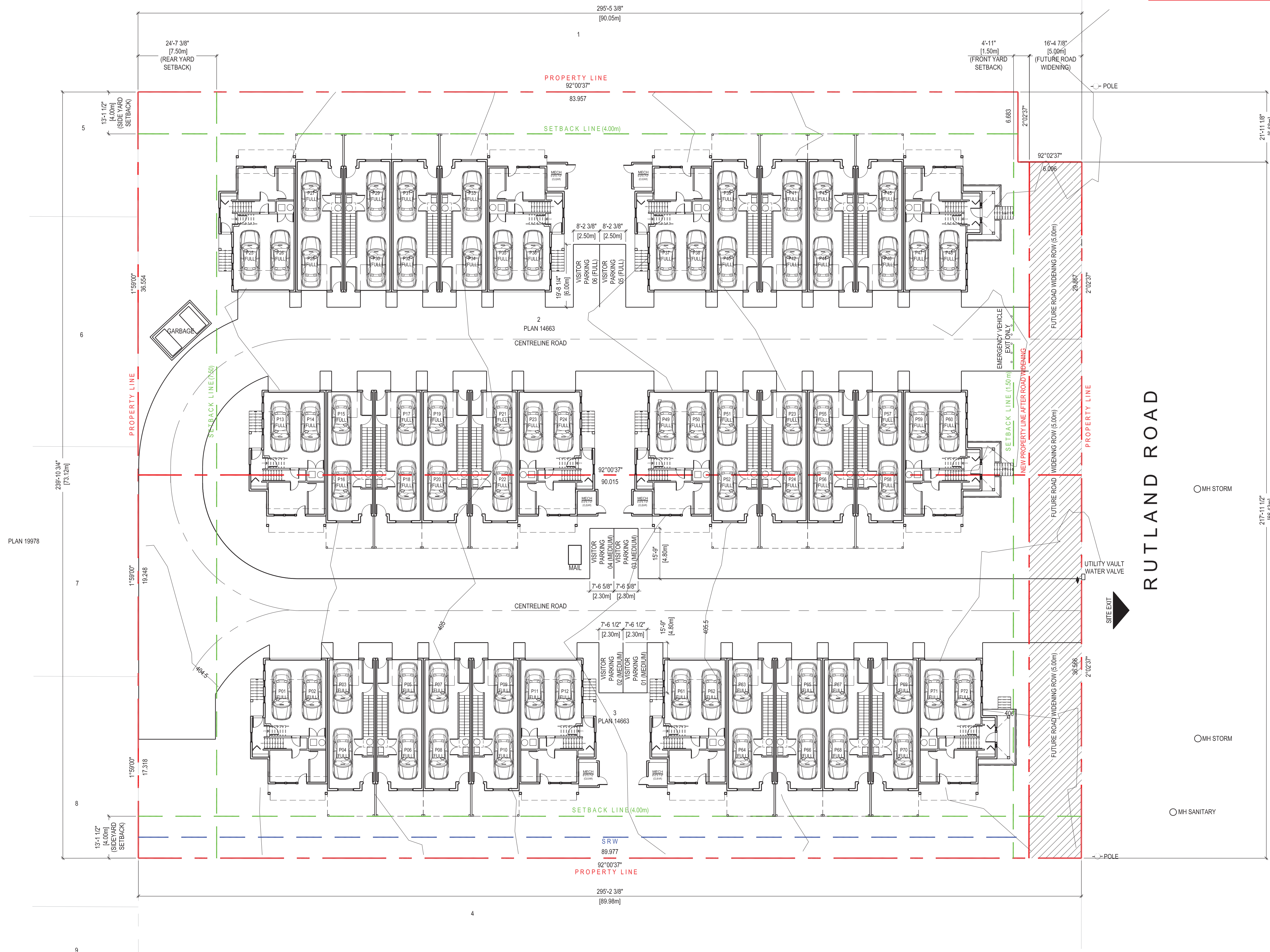
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Seal



04	2018.06.29	REISSUED FOR DP - SITE
03	2018.02.26	REISSUED FOR DP
02	2017.09.29	REISSUED FOR DP
01	2017.05.19	ISSUED FOR DP
No.	Date	Description
Revisions		



ATRICK McCUSKER  
ARCHITECTURE INC

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

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

project no. 3368

drawing title

SITE

designed	PMC	scale	1/16"=1'-0"
drawn	JB		
checked	PMC		
drawing no.			

DP1.01

plotted July 5, 2018 04:14 PM



SCHEDULE A

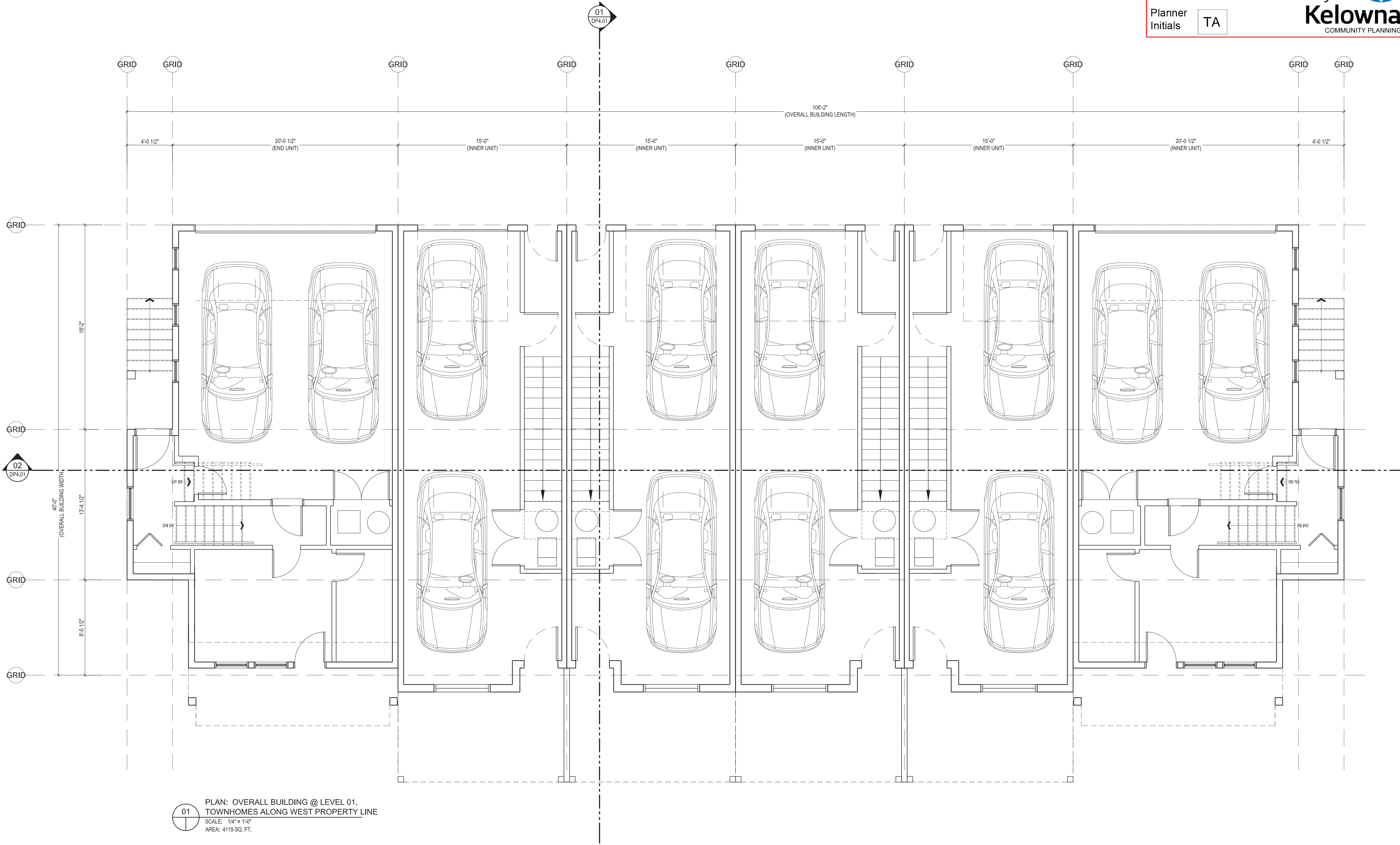
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Seal



01 PLAN: OVERALL BUILDING @ LEVEL 01,  
TOWNHOMES ALONG WEST PROPERTY LINE  
SCALE: 1/4" = 1'-0"  
AREA: 4119 SQ. FT.

02 2017.09.20 REISSUED FOR DP  
01 2017.05.19 ISSUED FOR DP  
No. Date Description

Revisions



PATRICK McCUSKER  
ARCHITECTURE INC.

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

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

project no. 3368

drawing title  
LEVEL 01 -  
TOWNHOMES ALONG  
WEST PROPERTY LINE

designed	PMC	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP2.01

plotted September 29, 2017 09:54 AM

SCHEDULEA

This forms part of application  
# DP17-0133

Planner  
Initials

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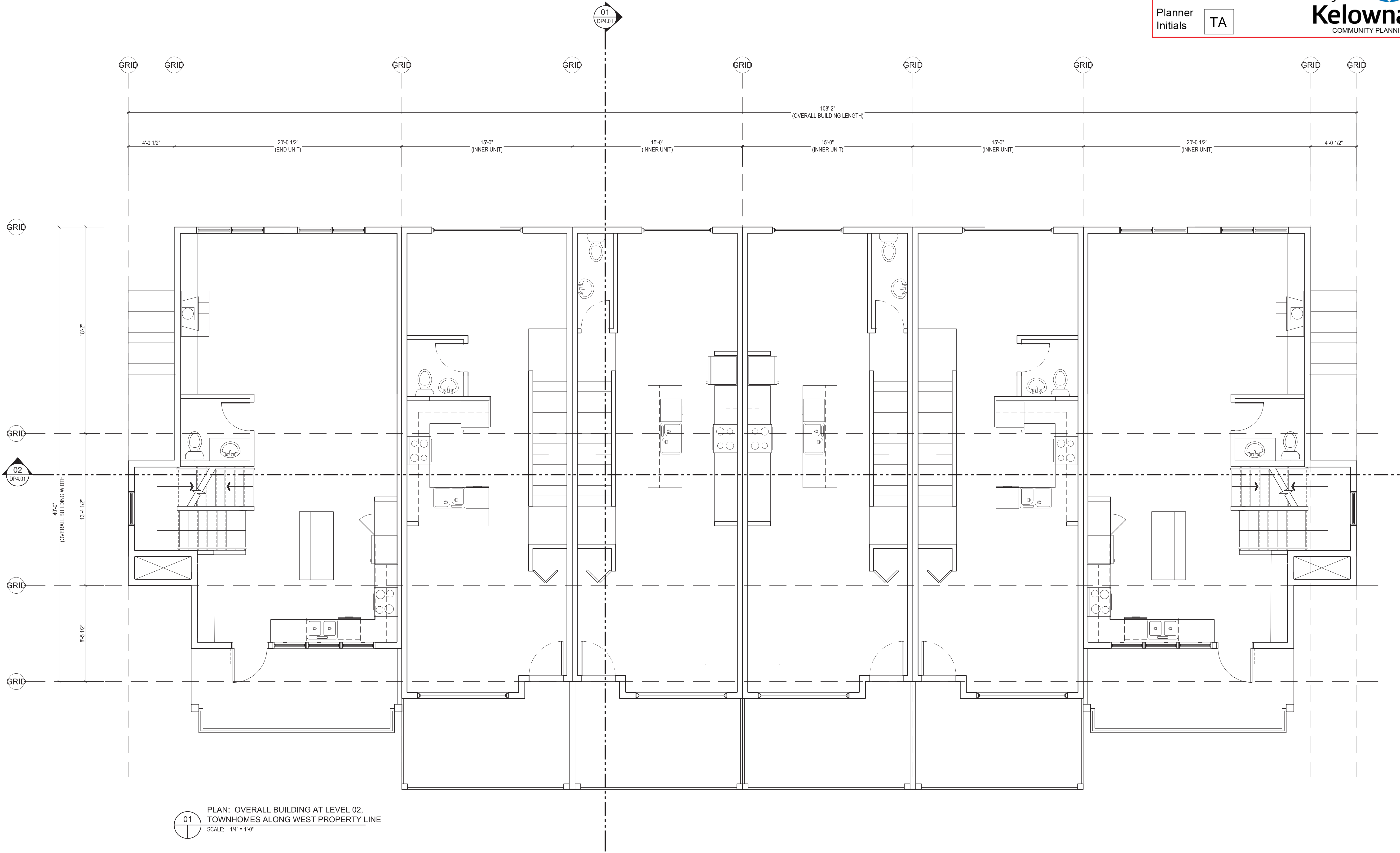
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Seal



01  
PLAN: OVERALL BUILDING AT LEVEL 02,  
TOWNHOMES ALONG WEST PROPERTY LINE  
SCALE: 1/4" = 1'-0"

02	2017.09.20	REISSUED FOR DP
01	2017.05.19	ISSUED FOR DP
No.	Date	Description

Revisions



PATRICK McCUSKER  
ARCHITECTURE INC.

AAA MAIBC MRAIC  
3430 BENOULIN ROAD  
KELOWNA B C V1W 4M5  
~ Phone: 778-484-0223 ~  
pat@pmccarch.com  
www.pmccarch.com

project title  
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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	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP2.02

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SCHEDULEA

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01	2017.05.19	ISSUED FOR DP
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ARCHITECTURE INC.

AAA MAIBC MRAIC

3430 BENOULIN ROAD  
KELOWNA BC V1W 4M5  
~ Phone: 778-484-0223 ~  
pat@pmccarch.com  
www.pmccarch.com

project title

RUTLAND TOWNHOMES  
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1308 AND 1324 RUTLAND ROAD  
KELWOWNA, B.C.

project no. 3368

drawing title

LEVEL 03  
TOWNHOMES ALONG  
WEST PROPERTY LINE

designed	PMC	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP2.03

plotted September 29, 2017 09:55 AM

01 PLAN: OVERALL BUILDING @ LEVEL 03,  
TOWNHOMES ALONG WEST PROPERTY LINE  
SCALE: 1/4" = 1'-0"

SCHEDULE

A

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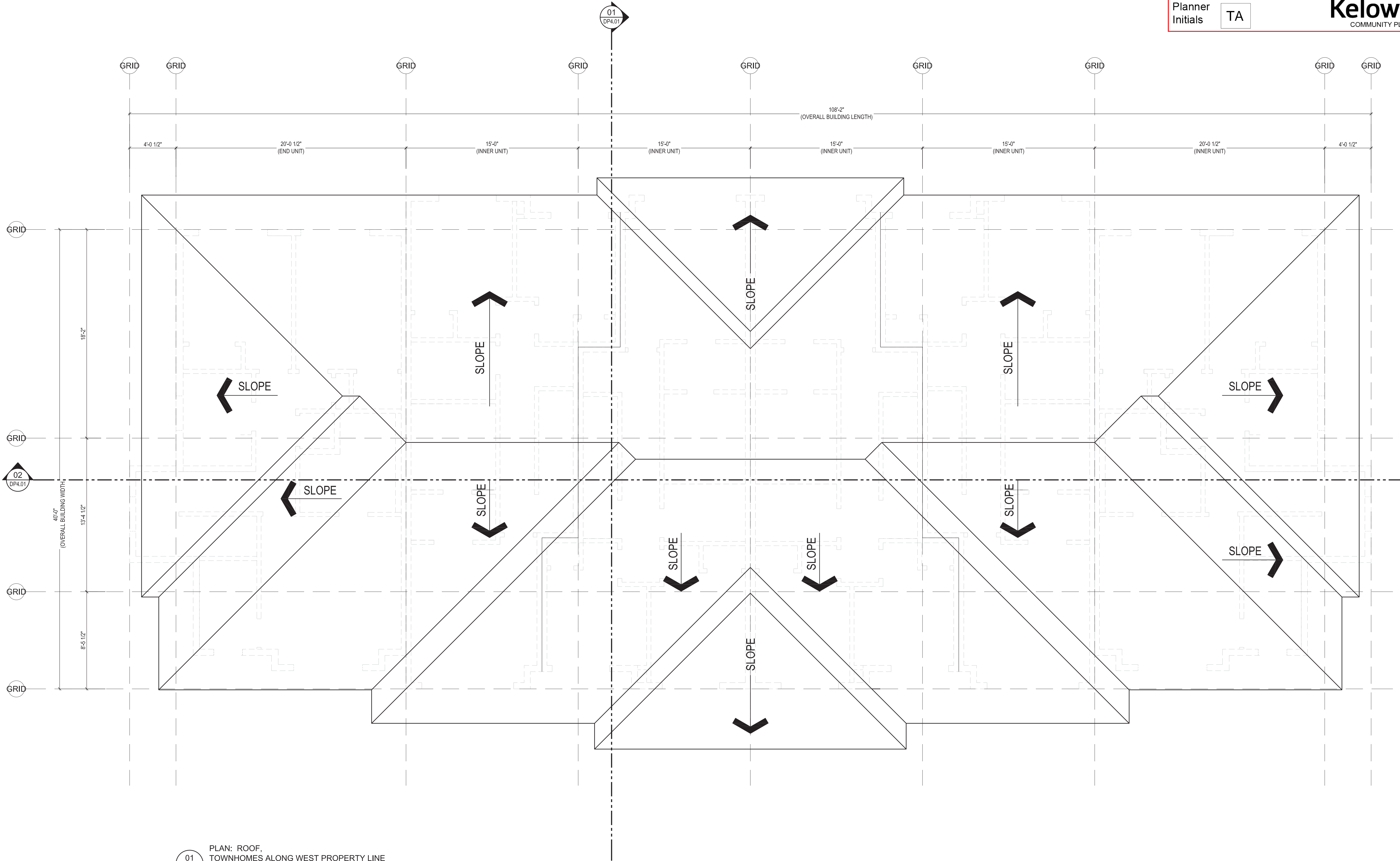
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Seal



01 PLAN: ROOF, TOWNHOMES ALONG WEST PROPERTY LINE  
SCALE: 1/4" = 1'-0"

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

Revisions

**PM**

PATRICK McCUSKER  
ARCHITECTURE INC.

AAA MAIBC MRAIC

3430 BENOULIN ROAD  
KELOWNA B C V1W 4M5  
~ Phone: 778-484-0223 ~  
pat@pmccarch.com  
www.pmccarch.com

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

project no. 3368

drawing title	scale
ROOF - TOWNHOMES ALONG WEST PROPERTY LINE	1/4"=1'-0"
designed	PMC
drawn	JB
checked	PMC
drawing no.	

DP2.04

plotted September 29, 2017 09:55 AM



SCHEDULE A

This forms part of application

# DP17-0133

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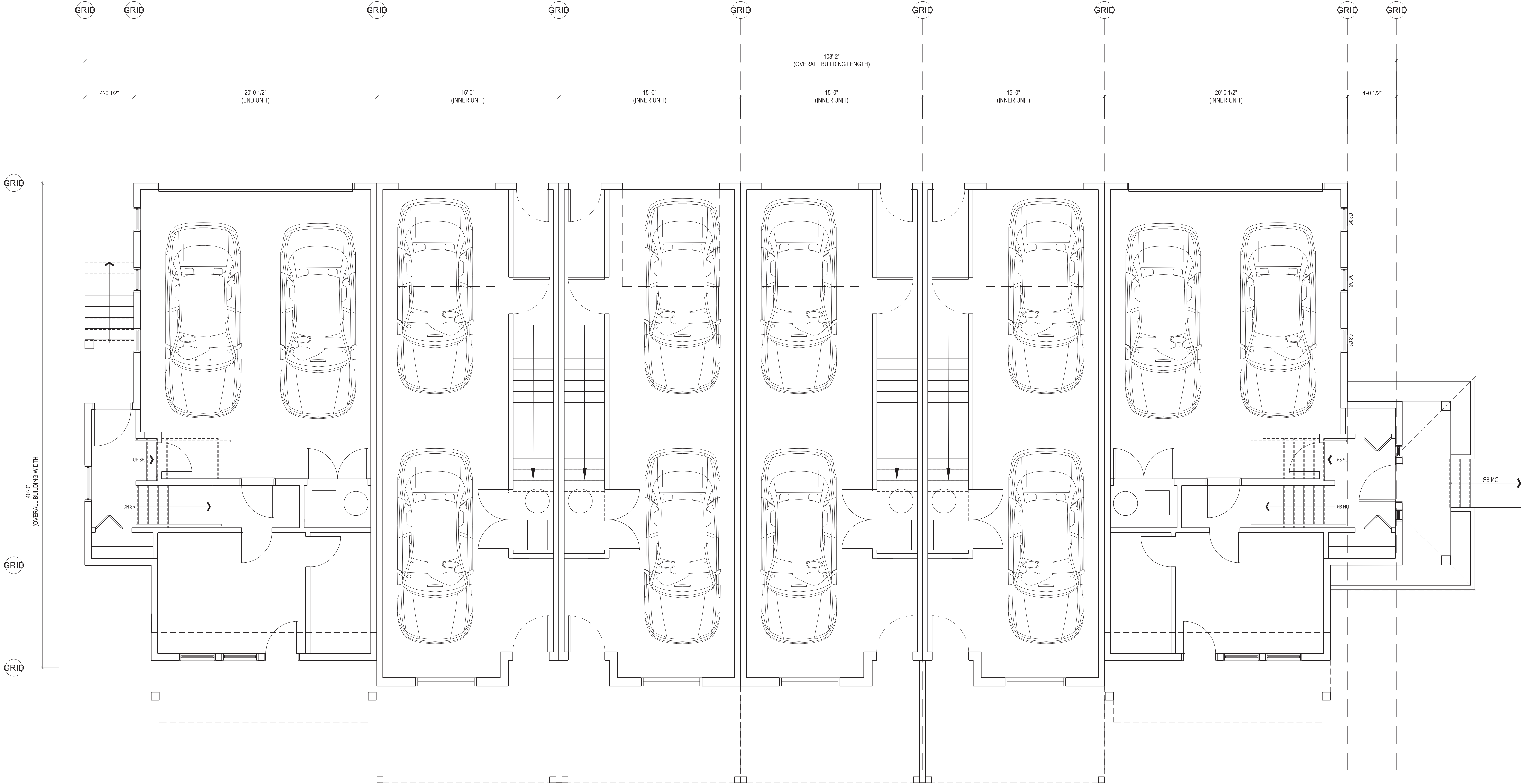
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01 2017.05.19 ISSUED FOR DP  
No. Date Description

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AAA MAIBC MRAIC  
3430 BENOULIN ROAD  
KELOWNA B.C. V1W 4M5  
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KELOWNA, B.C.

project no. 3368

drawing title  
LEVEL 01 -  
TOWNHOMES ALONG  
EAST PRPRTY (RUTLAND ROAD)

designed	PMC	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP2.11

plotted September 29, 2017 10:15 AM

01 PLAN: OVERALL BUILDING @ LEVEL 01,  
TOWNHOMES ALONG RUTLAND ROAD  
SCALE: 1/4" = 1'-0"  
AREA: 4125 SQ. FT.

SCHEDULE A

This forms part of application  
# DP17-0133

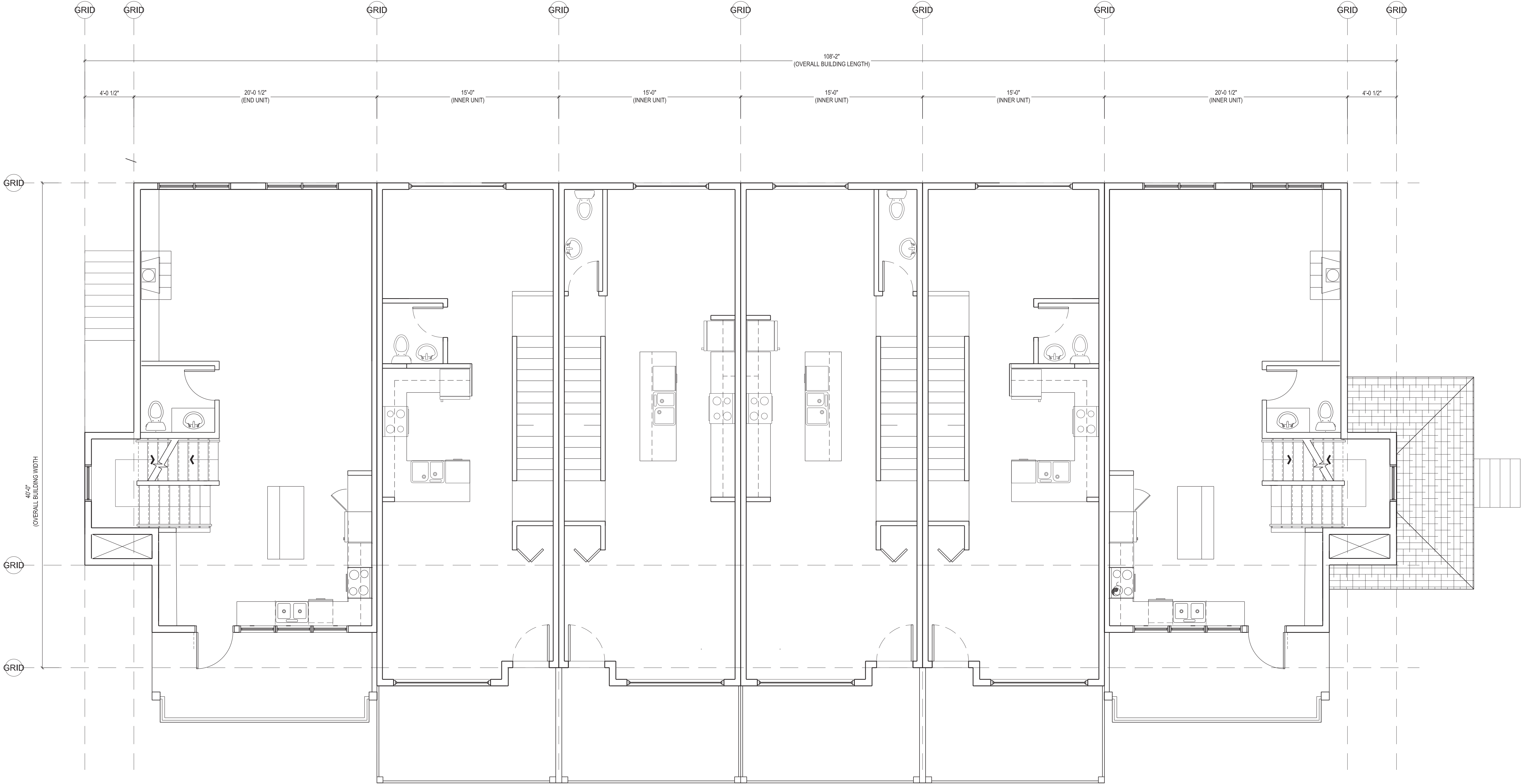
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Initials

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01	2017.05.19	ISSUED FOR DP
No.	Date	Description

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AAA MAIBC MRAIC  
3430 BENOULIN ROAD  
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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.

DP2.12

plotted September 29, 2017 10:16 AM

01 PLAN: OVERALL BUILDING AT LEVEL 02,  
TOWNHOMES ALONG RUTLAND ROAD  
SCALE: 1/4"=1'-0"

SCHEDULEA

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# DP17-0133

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Initials

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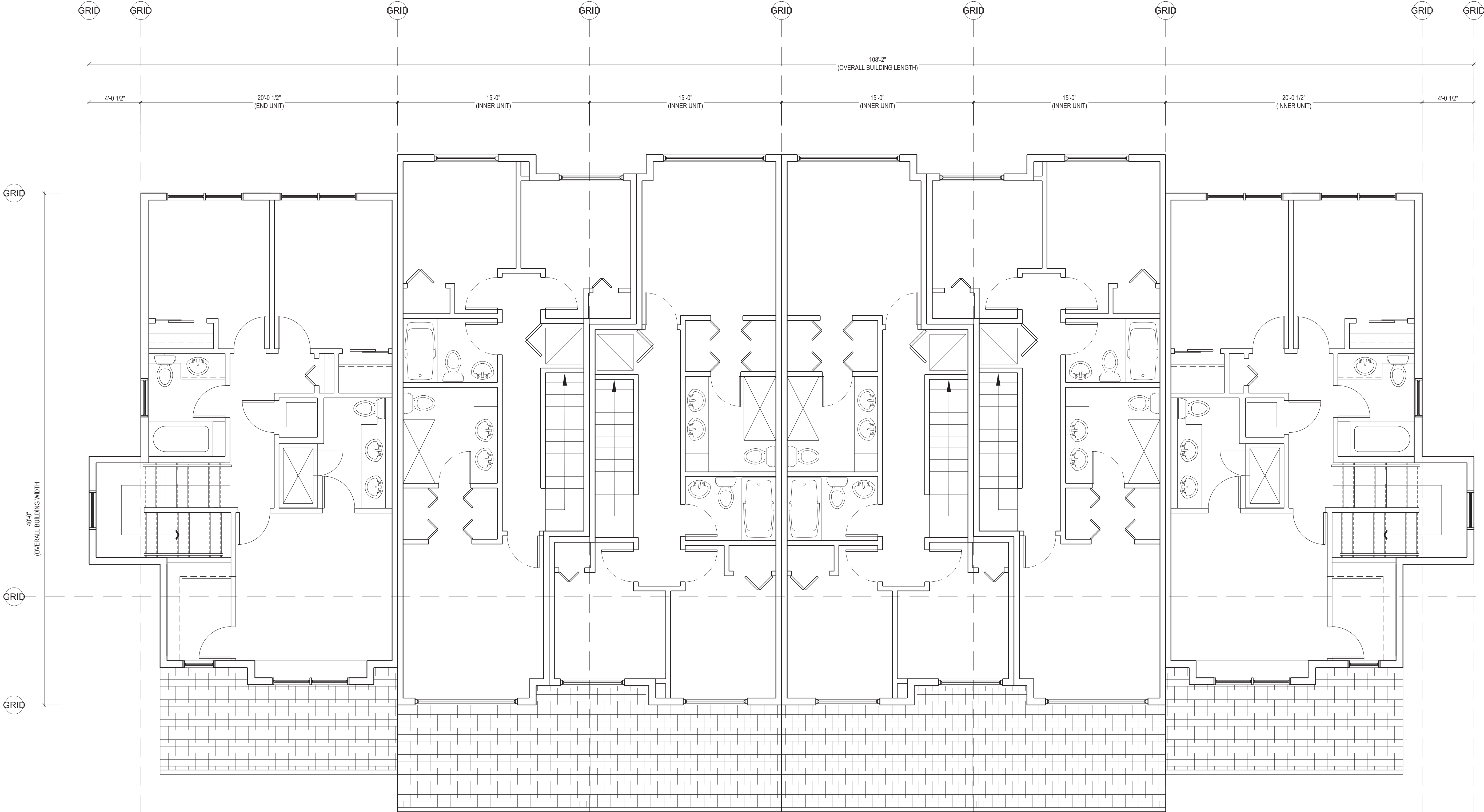
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Seal



01 PLAN: OVERALL BUILDING @ LEVEL 03,  
TOWNHOMES ALONG RUTLAND ROAD  
SCALE: 1/4" = 1'-0"

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

Revisions



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AAA MAIBC MRAIC  
3430 BENOULIN ROAD  
KELOWNA BC V1W 4M5  
~ Phone: 778-484-0223 ~  
pat@pmccarch.com  
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KELWOWNA, B.C.

project no. 3368

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

designed	PMC	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP2.13

plotted September 29, 2017 10:16 AM



SCHEDULEA

This forms part of application  
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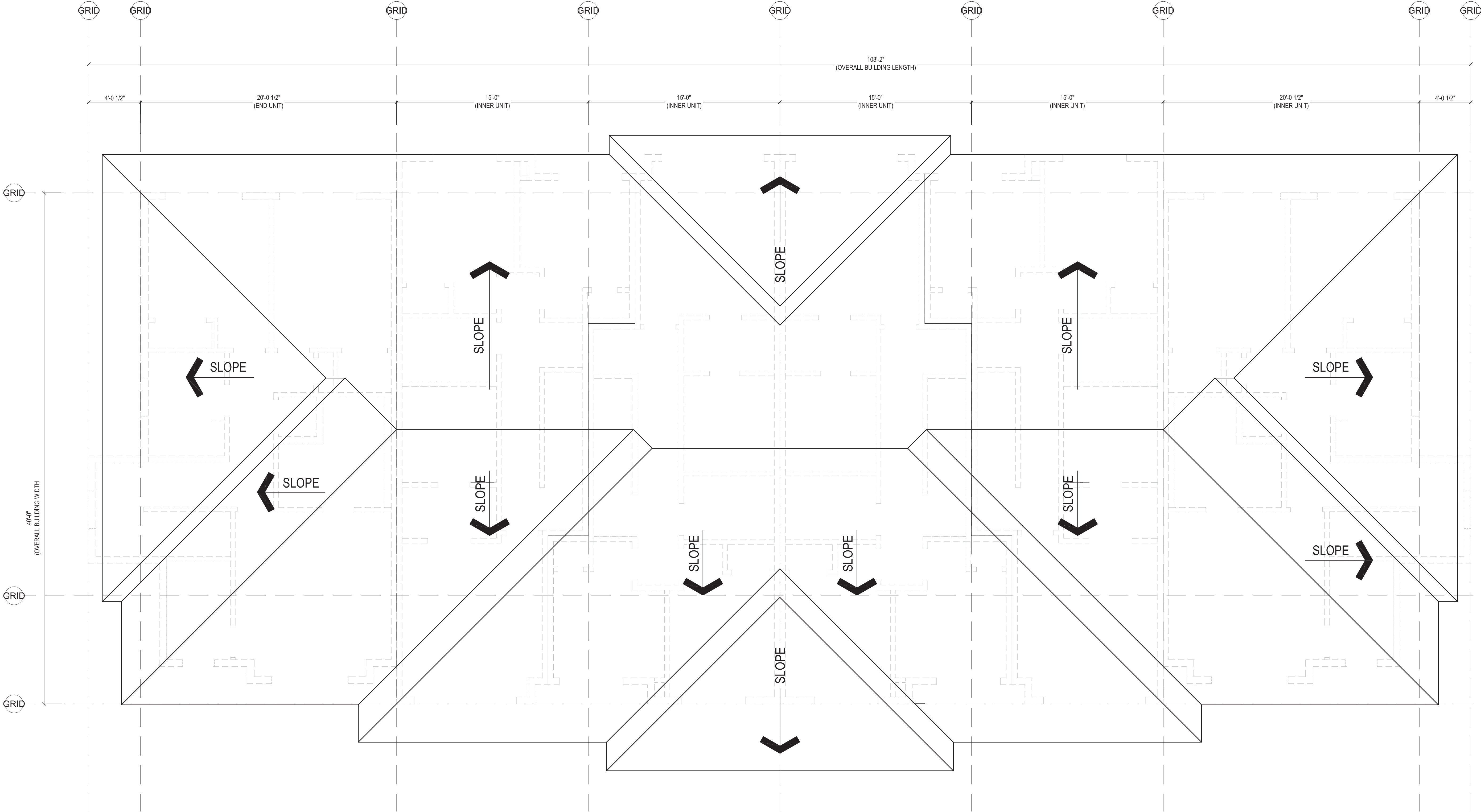
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Seal



01 PLAN: ROOF,  
TOWNHOMES ALONG RUTLAND ROAD  
SCALE: 1/4" = 1'-0"

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

Revisions



PATRICK McCUSKER  
ARCHITECTURE INC.

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

drawing no.

DP2.14

plotted September 29, 2017 10:16 AM



SCHEDULE A

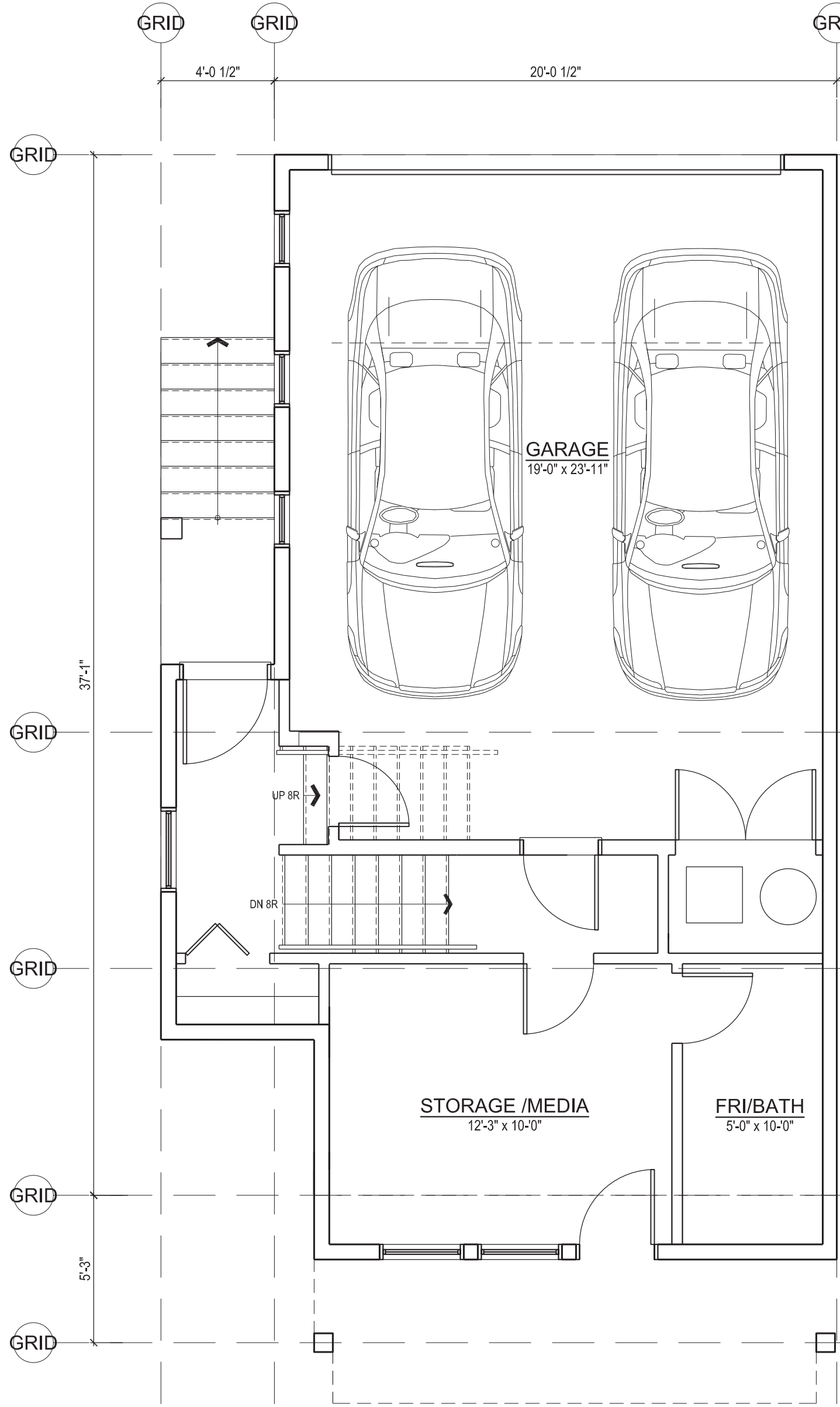
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# DP17-0133

Planner  
Initials TA

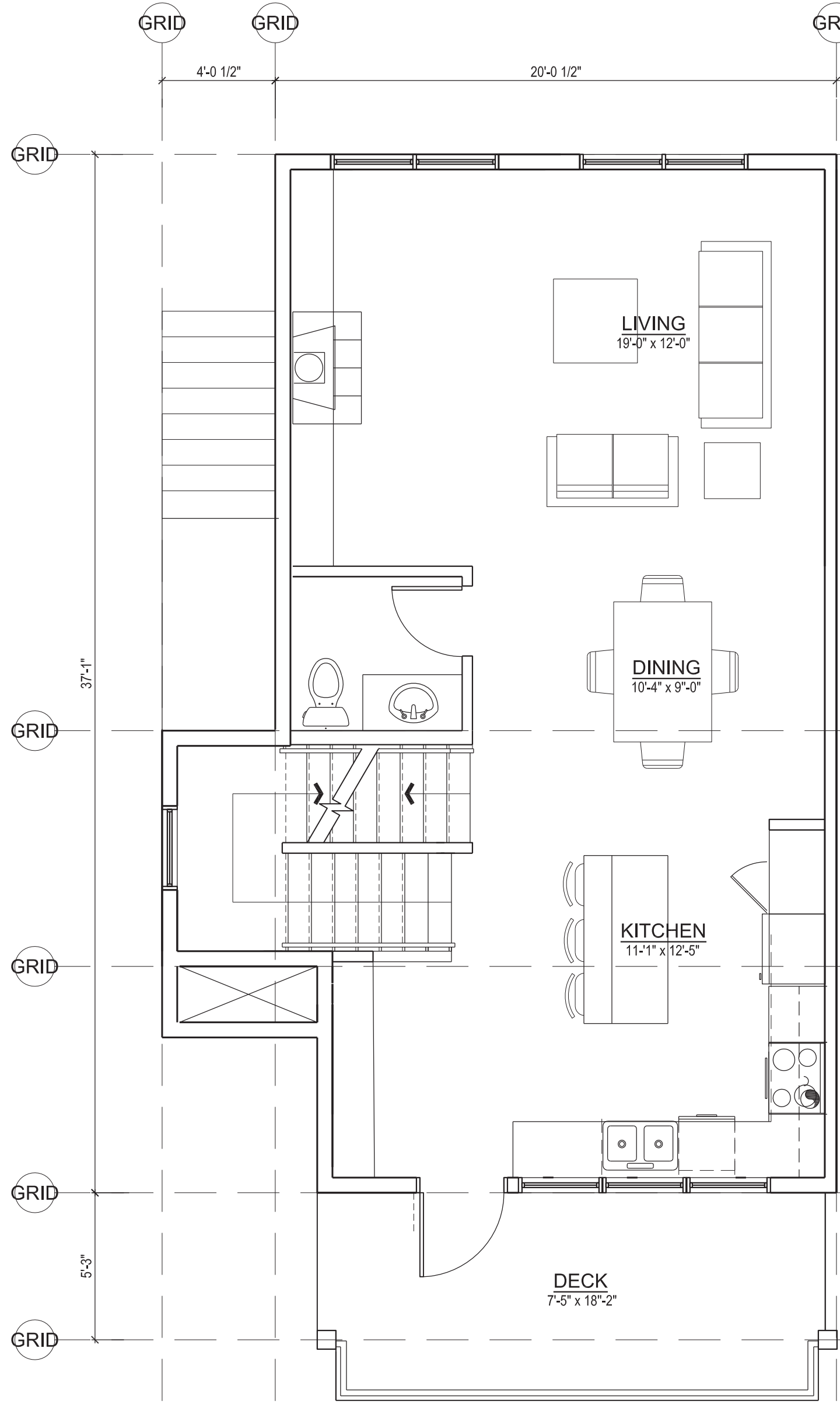


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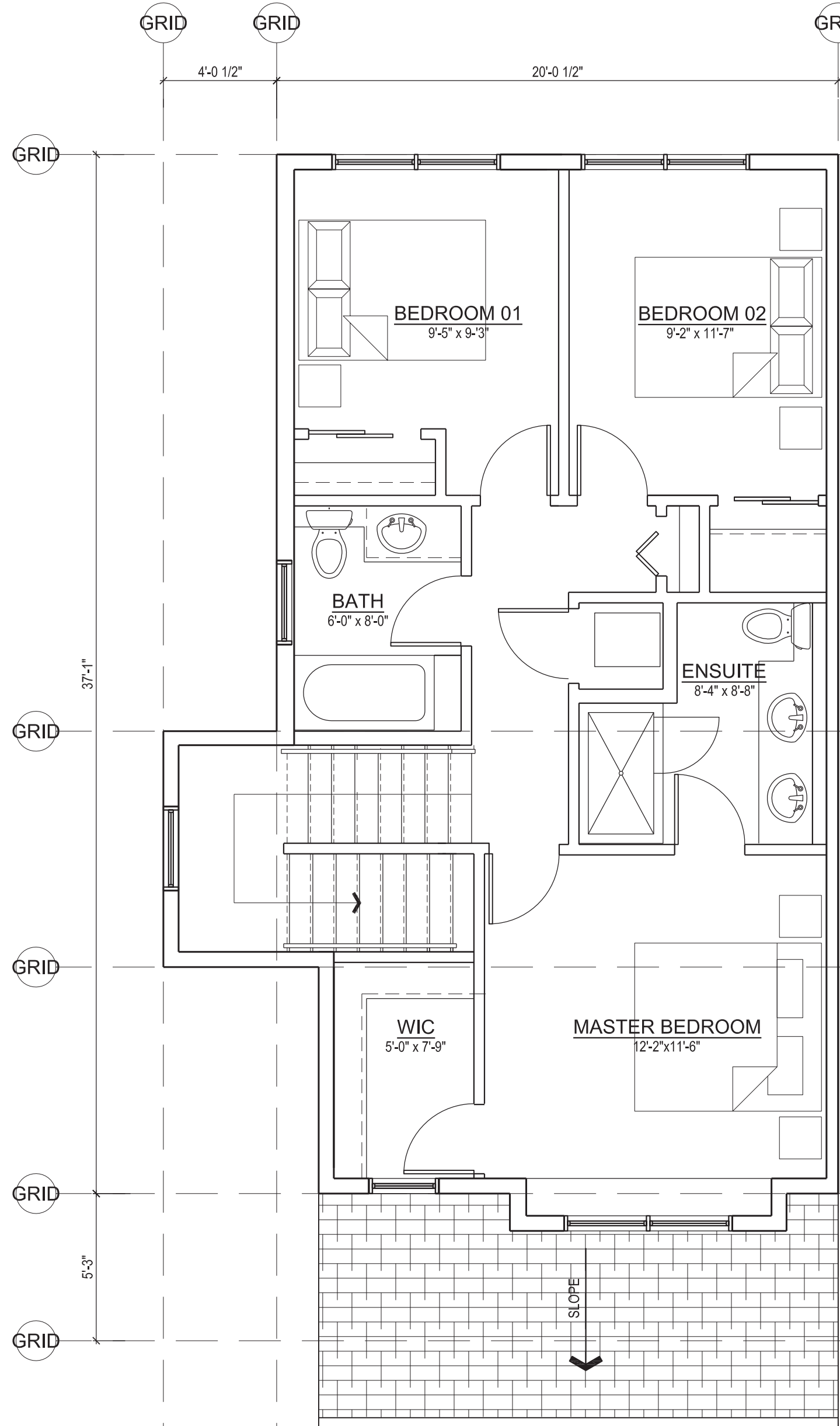
Seal



01 PLAN: TYPICAL END UNIT @ LEVEL 01, EXCLUDING RUTLAND ROAD  
SCALE: 1/4" = 1'-0"  
AREA (FOR FAR) 353 SQ. FT.  
AREA (GARAGE) 479 SQ. FT.  
AREA (TOTAL) 632 SQ. FT.



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



03 PLAN: TYPICAL END UNIT @ LEVEL 03 EXCLUDING RUTLAND ROAD  
SCALE: 1/4" = 1'-0"  
AREA: 692 SQ. FT.

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

Revisions



PATRICK MCCUSKER  
ARCHITECTURE INC.

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

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	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP2.21

plotted September 29, 2017 10:54 AM

SCHEDULEA

This forms part of application  
# DP17-0133

Planner  
Initials

TA

City of  
Kelowna  
COMMUNITY PLANNING



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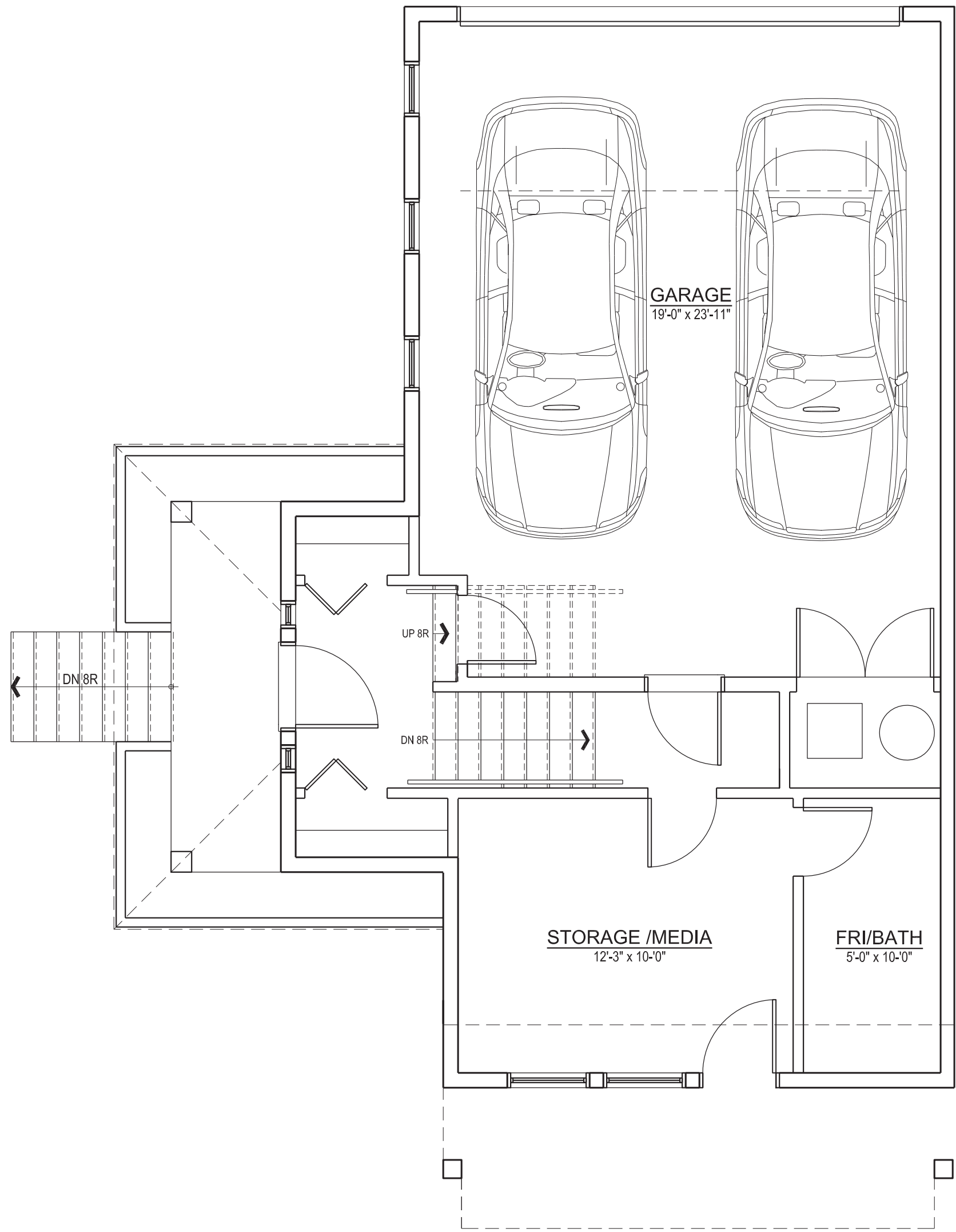
Tabulated scales refer to Arch D also drawing sheet.

This drawing must not be scaled.

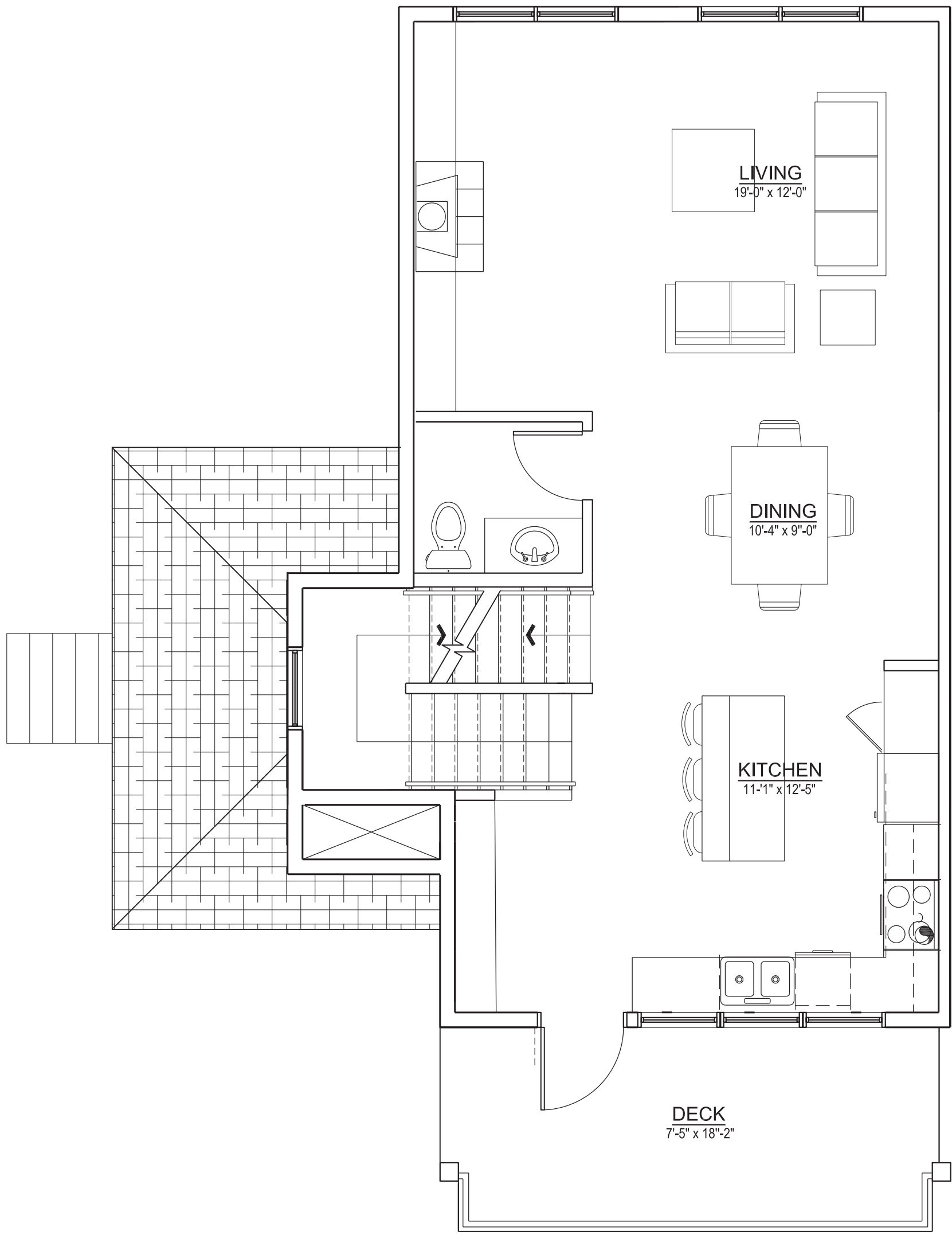
Contractors shall verify all dimensions prior to commencement of work.

Any omissions or discrepancies shall be reported to the architect.

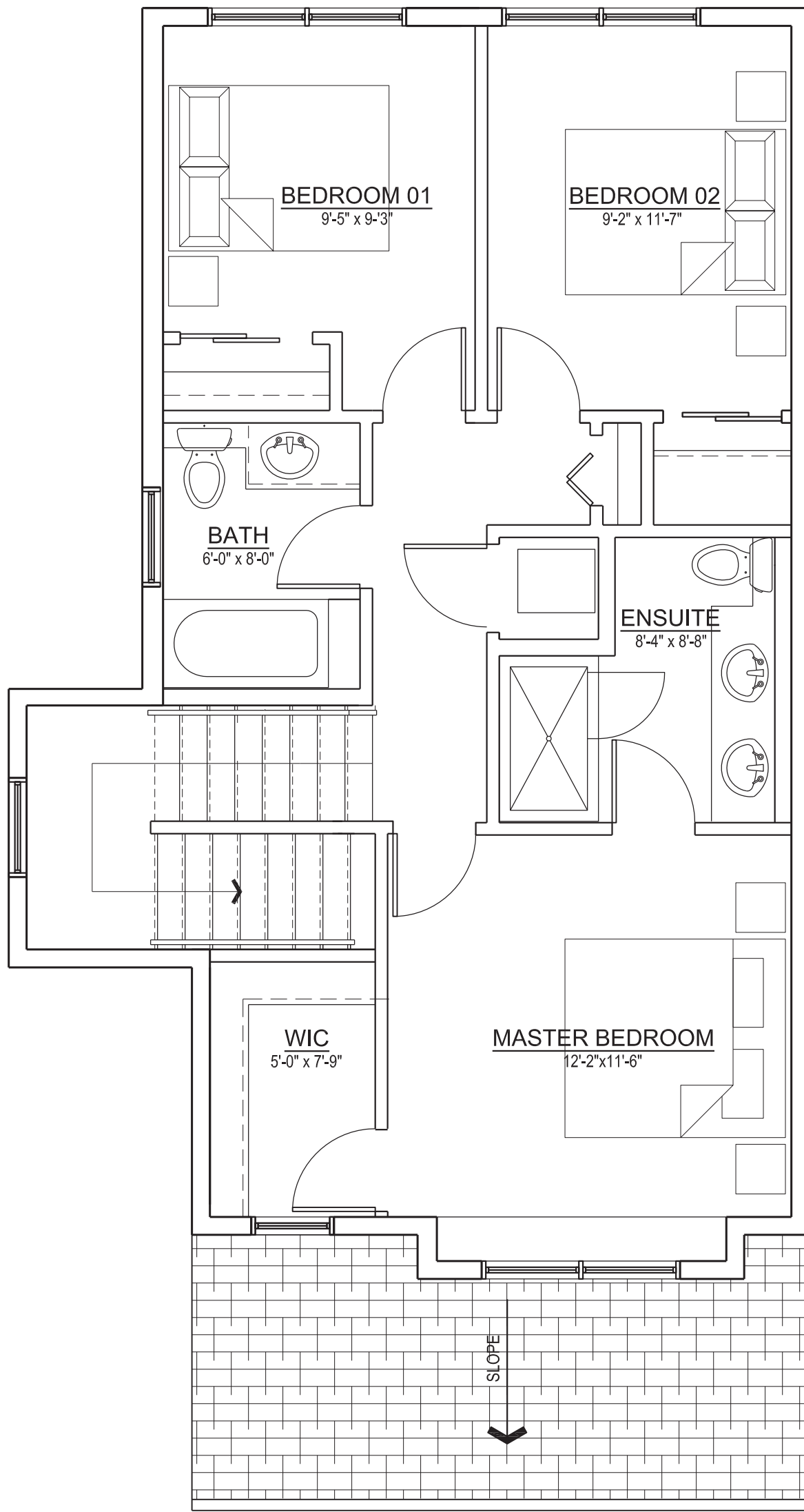
Seal



01 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.



02 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.

02	2017.09.20	REISSUED FOR DP
01	2017.05.19	ISSUED FOR DP
No.	Date	Description

Revisions



PATRICK McCUSKER  
ARCHITECTURE INC.

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

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	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP2.22

plotted September 29, 2017 10:54 AM

SCHEDULE A

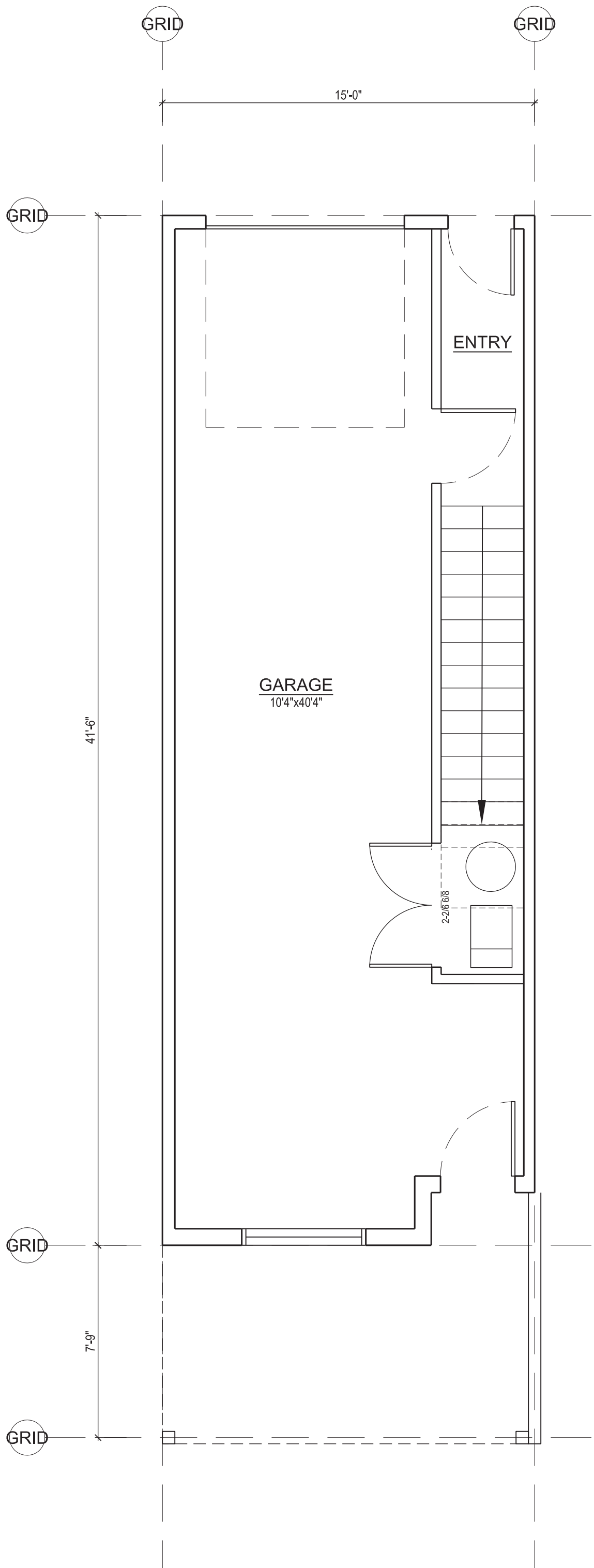
This forms part of application  
# DP17-0133

Planner  
Initials TA

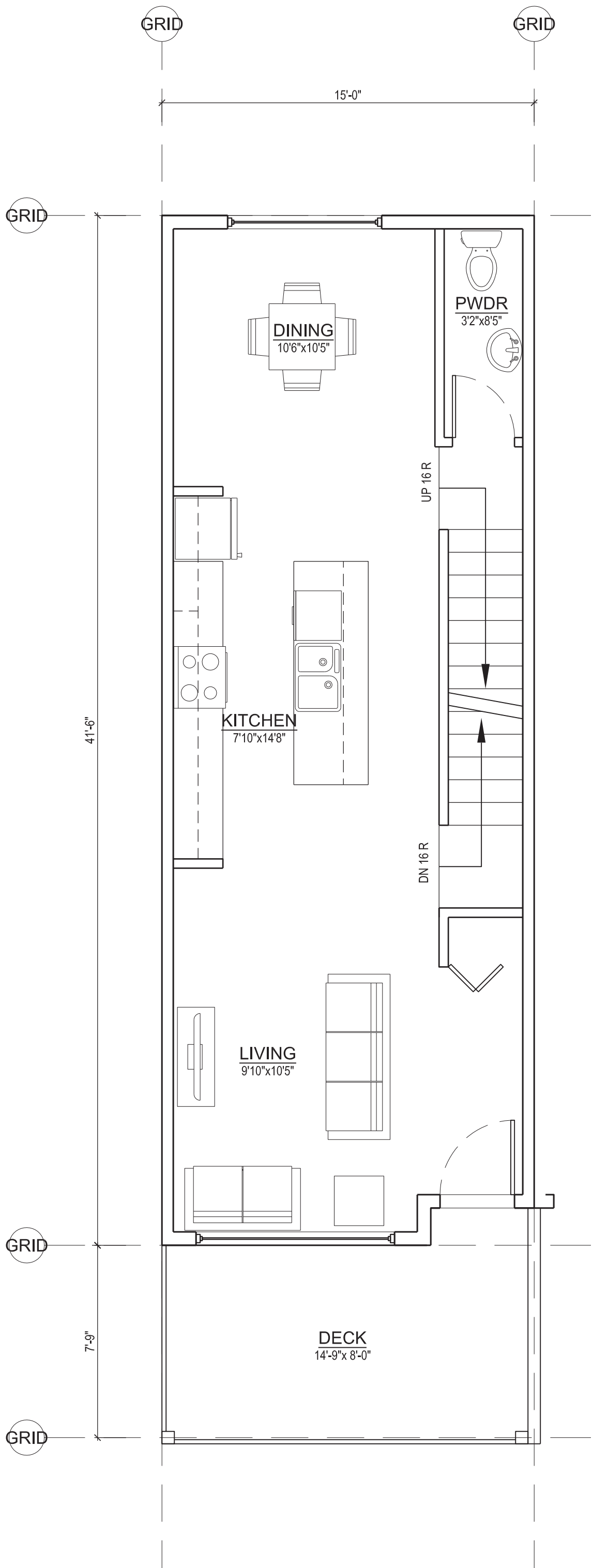


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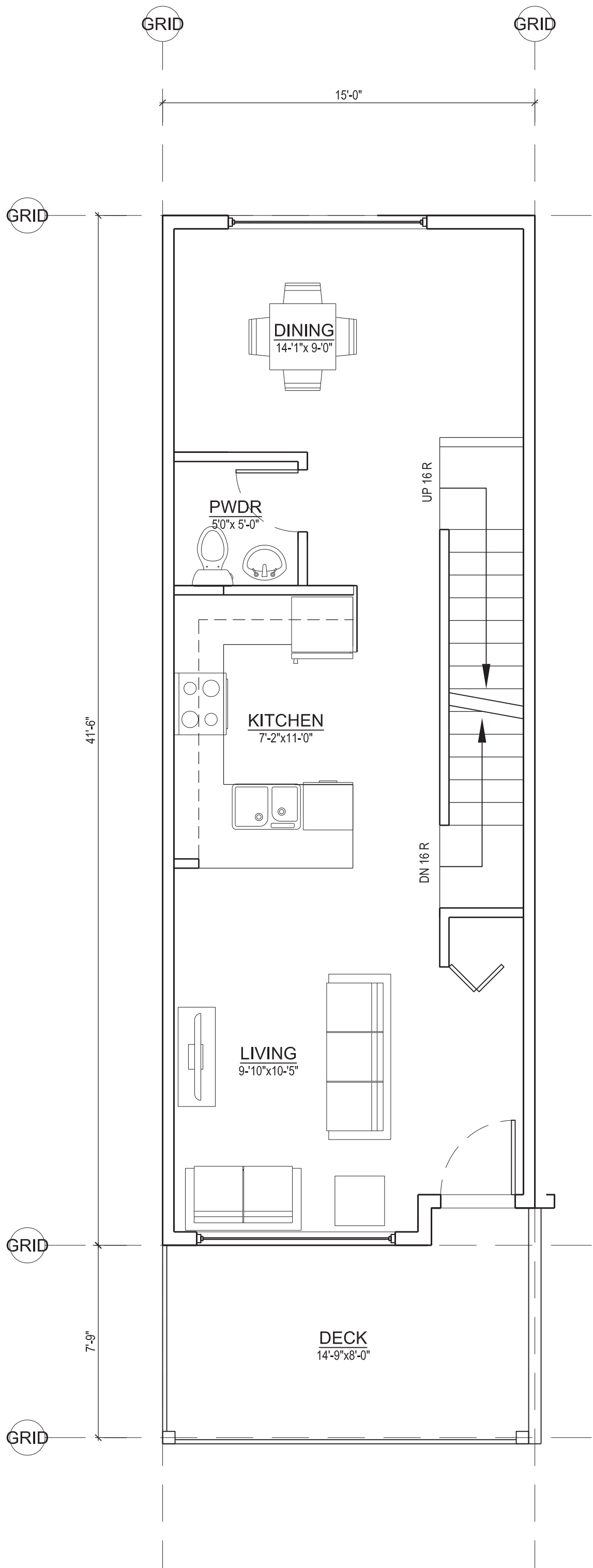
Seal



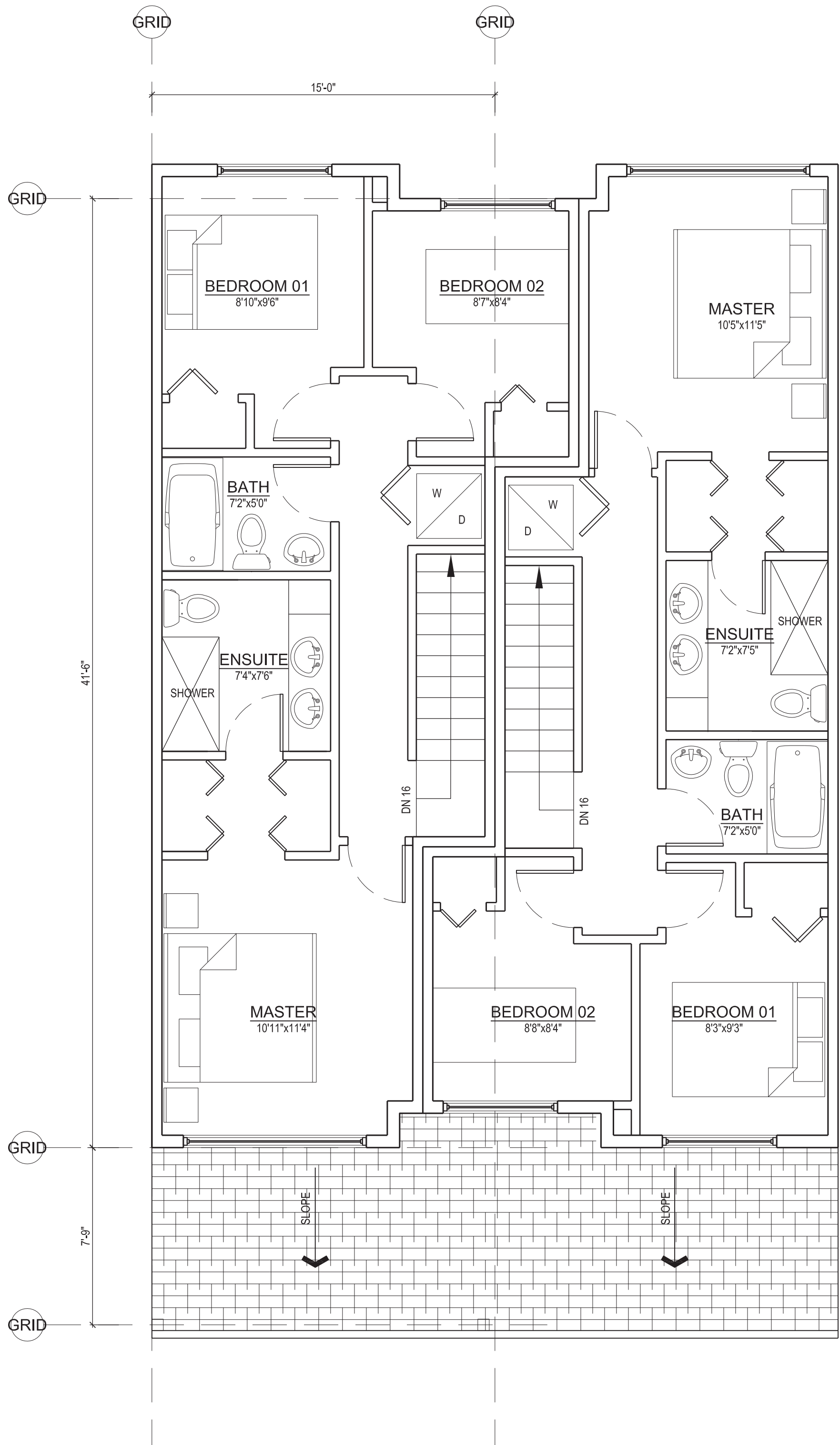
01 PLAN: TYPICAL INNER UNIT @ LEVEL 01  
SCALE: 1/4" = 1'-0"  
AREA (FOR FAR) 128 SQ. FT.  
AREA (GARAGE) 485 SQ. FT.  
AREA (TOTAL) 614 SQ. FT.



02 PLAN: TYPICAL INNER UNIT @ LEVEL 02  
SCALE: 1/4" = 1'-0"  
AREA: 616 SQ. FT.



03 PLAN: TYPICAL INNER UNIT @ LEVEL 02 (OPTION)  
SCALE: 1/4" = 1'-0"  
AREA: 616 SQ. FT.



04 PLAN: TYPICAL INNER UNIT @ LEVEL 03  
SCALE: 1/4" = 1'-0"  
AREA: #####

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

Revisions



PATRICK McCUSKER  
ARCHITECTURE INC.  
AAA MAIBC MRAIC  
3430 BENOULIN ROAD  
KELOWNA BC V1W 4M5  
~ Phone: 778-484-0223 ~  
pat@pmccarch.com  
www.pmccarch.com

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

project no. 3368

drawing title  
TYPICAL INNERMOST UNITS

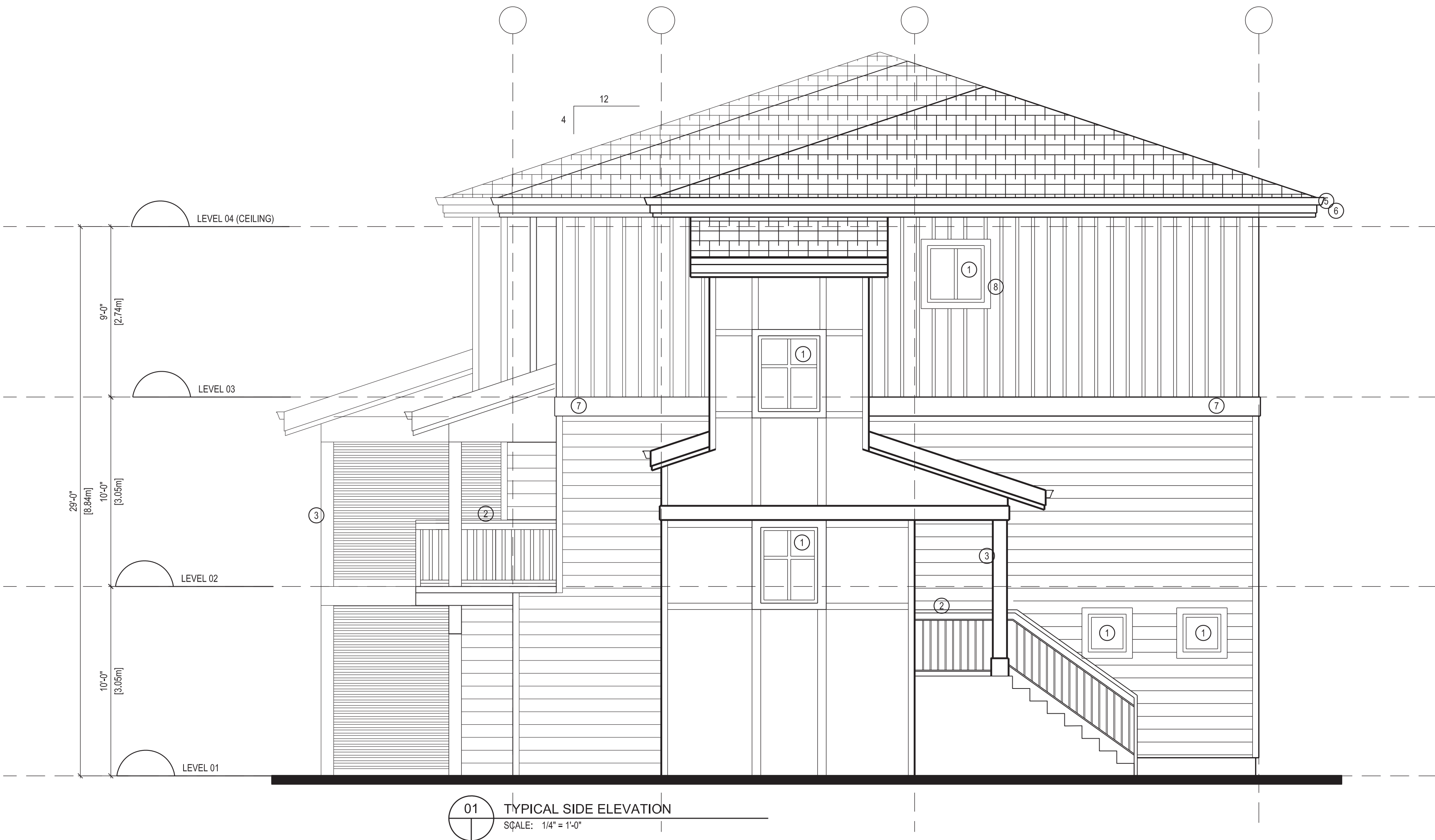
designed	PMC	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

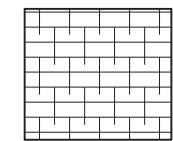
DP2.23

plotted September 29, 2017 10:54 AM





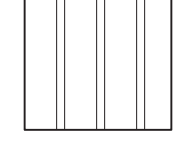
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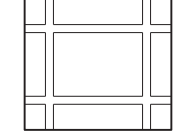
FIBREGLASS LAMINATE SHINGLES



HORIZONTAL SIDING (HARDIE PRODUCT)



VERTICAL BOARD AND BATTEN (HARDIE PRODUCT)



PANEL AND TRIM (HARDIE PRODUCT)

- 1 - 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
- 6 - 5" PRE-FINISHED ALUMINUM FASCIA GUTTER W/ PREFINISHED ALUMINUM DOWN-SPOUTS
- 7 - BELT BOARDS
- 8 - 1"x4" WINDOW AND DOOR TRIMS

SCHEDULE

B

This forms part of application  
# DP17-0133

Planner  
Initials

TA

GRID

City of  
**Kelowna**  
COMMUNITY PLANNING



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Seal

02 2017.09.29 REISSUED FOR DP  
01 2017.05.19 ISSUED FOR DP

No. Date Description

Revisions

**PM**

PATRICK MCCUSKER  
ARCHITECTURE INC.

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

project title

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

project no. 3368

drawing title

**TYPICAL ELEVATIONS -  
TOWNHOMES ALONG  
WEST PROPERTY**

designed PMC

scale 1/4"=1'-0"

drawn JB

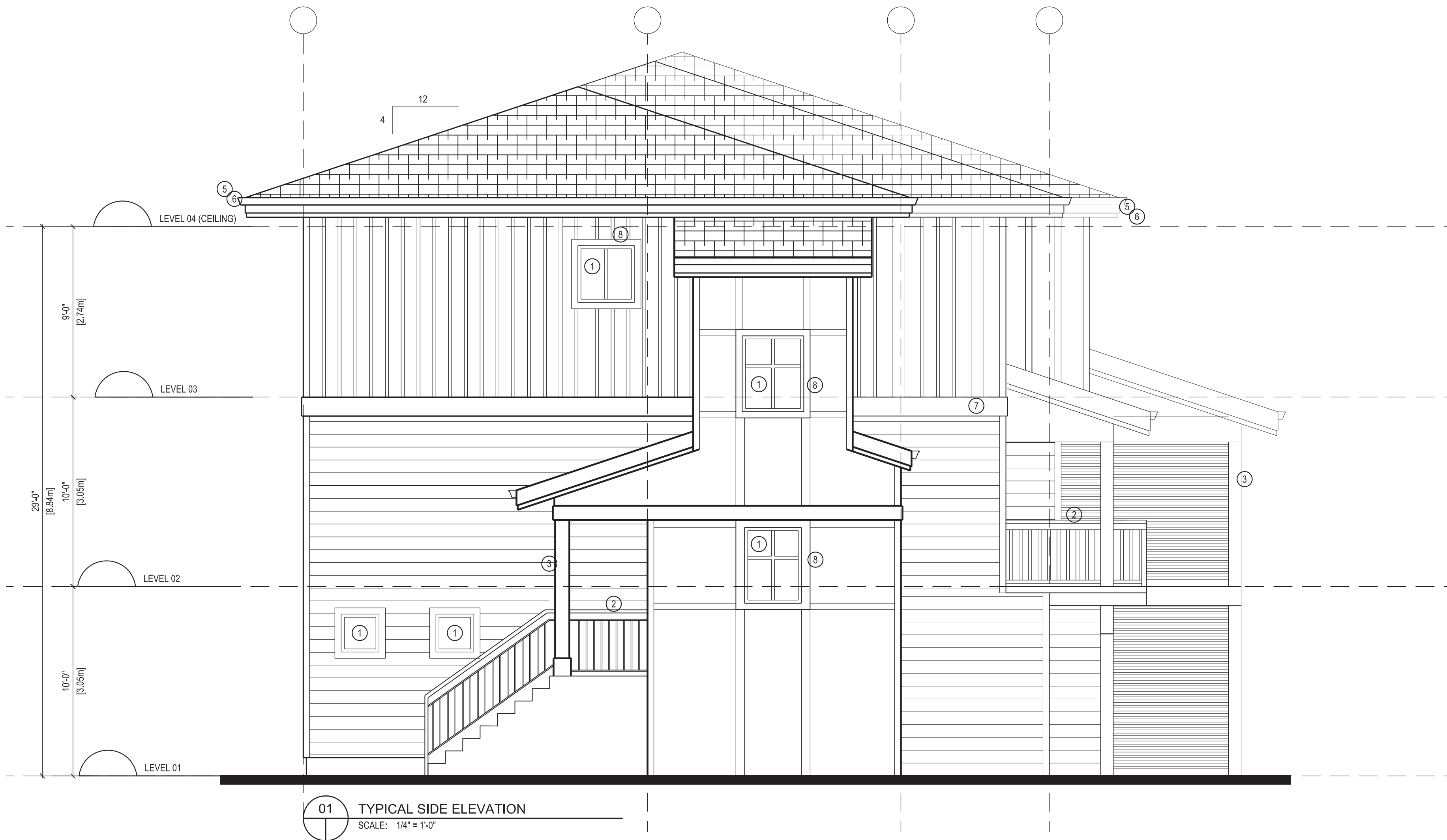
checked PMC

drawing no.

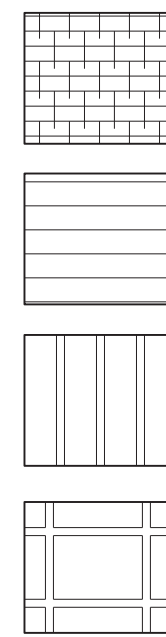
**DP3.01**

plotted September 29, 2017 11:12 AM





MATERIALS LEGEND:



- 1 - 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
- 6 - 5" PRE-FINISHED ALUMINUM FASCIA GUTTER W/ PREFINISHED ALUMINUM DOWN-SPOUTS
- 7 - BELT BOARDS
- 8 - 1"x4" WINDOW AND DOOR TRIMS

02	2017.09.20	REISSUED FOR DP
01	2017.05.19	ISSUED FOR DP
No.	Date	Description

Revisions



PATRICK MCCUSKER  
ARCHITECTURE INC.

AAA MAIBC MRAIC  
3430 BENOULIN ROAD  
KELOWNA B.C. V1W 4M5  
~ Phone: 778-484-0223 ~  
pat@pmccarch.com  
www.pmccarch.com

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

project no. 3368

drawing title  
TYPICAL ELEVATIONS -  
TOWHHOME ALONG  
WEST PROPERTY

designed	PMC	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP3.02

plotted September 29, 2017 11:13 AM

SCHEDULE

B

This forms part of application  
# DP17-0133

Planner  
Initials

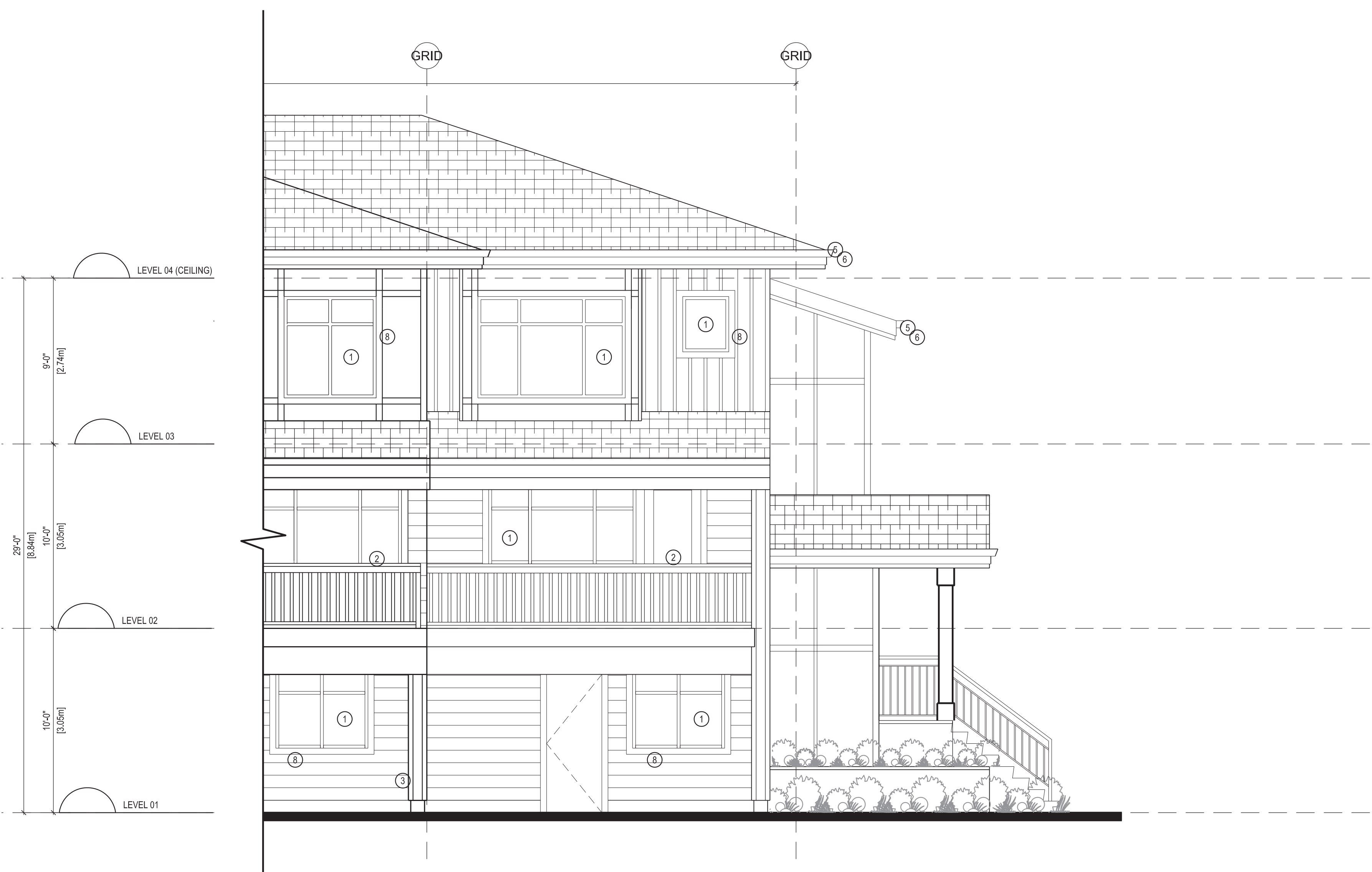
TA

City of  
Kelowna  
COMMUNITY PLANNING

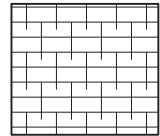


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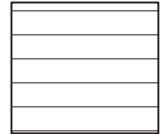
Seal



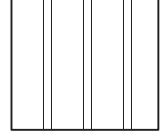
MATERIALS LEGEND:



FIBRE-GLASS LAMINATE  
SHINGLES



HORIZONTAL SIDING  
(HARDIE PRODUCT)



VERTICAL BOARD AND BATTEN  
(HARDIE PRODUCT)



PANEL AND TRIM  
(HARDIE PRODUCT)

- 1 - 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
- 6 - 5" PRE-FINISHED ALUMINUM FASCIA GUTTER W/ PREFINISHED ALUMINUM DOWN-SPOUTS
- 7 - BELT BOARDS
- 8 - 1"x4" WINDOW AND DOOR TRIMS

02	2017.09.20	REISSUED FOR DP
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No.	Date	Description

Revisions



PATRICK McCUSKER  
ARCHITECTURE INC.

AAA MAIBC MRAIC  
3430 BENOULIN ROAD  
KELOWNA B C V1W 4M5  
~ Phone: 778-484-0223 ~  
pat@pmccarch.com  
www.pmccarch.com

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	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

DP3.03

plotted September 29, 2017 11:13 AM



SCHEDULE

B

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Seal

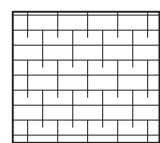


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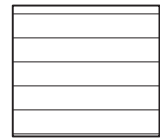


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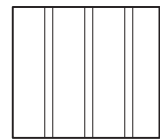
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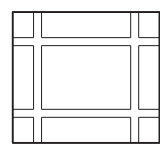
FIBREGLASS LAMINATE  
SHINGLES



HORIZONTAL SIDING  
(HARDIE PRODUCT)



VERTICAL BOARD AND BATTEN  
(HARDIE PRODUCT)



PANEL AND TRIM  
(HARDIE PRODUCT)

- ① - 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
- ⑥ - 5" PRE-FINISHED ALUMINUM FASCIA GUTTER W/ PRE-FINISHED ALUMINUM DOWN-SPOUTS
- ⑦ - BELT BOARDS
- ⑧ - 1"x4" WINDOW AND DOOR TRIMS

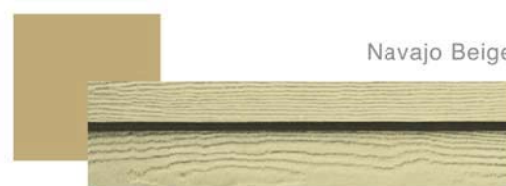
COLOUR LEGEND



Cobble Stone



Timber Bark



Navajo Beige



Monterey Taupe

JamesHardie

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

Revisions



PATRICK McCUSKER  
ARCHITECTURE INC.

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

project title

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

project no. 3368

drawing title

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

designed PMC scale NTS

drawn JB

checked PMC

drawing no.

DP3.11

plotted September 29, 2017 11:18 AM



# SCHEDULE B

This forms part of application  
# DP17-0133

Planner  
Initials TA



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Any omissions or discrepancies shall be reported to the architect.

Seal

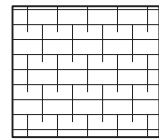


COLOUR SCHEME OPTION 01

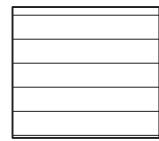


COLOUR SCHEME OPTION 02

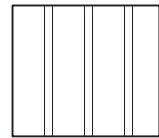
## MATERIALS LEGEND:



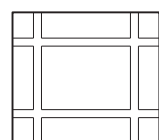
FIBREGLASS LAMINATE SHINGLES



HORIZONTAL SIDING (HARDIE PRODUCT)



VERTICAL BOARD AND BATTEN (HARDIE PRODUCT)



PANEL AND TRIM (HARDIE PRODUCT)

- ① - 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
- ⑥ - 5" PRE-FINISHED ALUMINUM FASCIA GUTTER W/ PREFINISHED ALUMINUM DOWN-SPOUTS
- ⑦ - BELT BOARDS
- ⑧ - 1"x4" WINDOW AND DOOR TRIMS

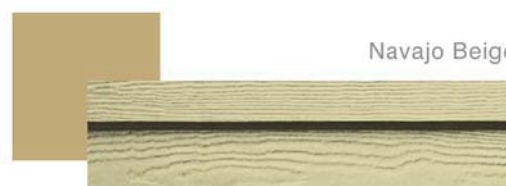
## COLOUR LEGEND



Cobble Stone



Timber Bark



Navajo Beige



Monterey Taupe

JamesHardie

02 2017.09.29 REISSUED FOR DP  
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No. Date Description

Revisions



PATRICK MCCUSKER  
ARCHITECTURE INC.

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

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

project no. 3368

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

designed	PMC	scale	NTS
drawn	JB		
checked	PMC		

drawing no.

DP3.12

plotted September 29, 2017 11:21 AM





COLOUR SCHEME OPTION 01

MATERIALS LEGEND:

- FIBREGLASS LAMINATE SHINGLES
- HORIZONTAL SIDING (HARDIE PRODUCT)
- VERTICAL BOARD AND BATTEN (HARDIE PRODUCT)
- PANEL AND TRIM (HARDIE PRODUCT)

COLOUR LEGEND

- Cobble Stone
- Timber Bark
- Navajo Beige
- Monterey Taupe

JamesHardie

- DOUBLE GLAZED THERMALLY BROKEN VINYL WINDOWS
- EXTERIOR RAILING - ALUMINUM GUARDRAIL AND PICKETS
- BUILT-UP COLUMNS
- INSULATED METAL SECTIONAL OVERHEAD DOOR
- FASCIA
- 5" PRE-FINISHED ALUMINUM FASCIA GUTTER W/ PRE-FINISHED ALUMINUM DOWN-SPOUTS
- BELT BOARDS
- 1"x4" WINDOW AND DOOR TRIMS

SCHEDULE B

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# DP17-0133

Planner Initials  
TA



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Seal



COLOUR SCHEME OPTION 02

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No.	Date	Description

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ARCHITECTURE INC.  
AAA MAIBC MRAIC  
3430 BENOULIN ROAD  
KELOWNA B C V1W 4M5  
~ Phone: 778-484-0223 ~  
pat@pmccarch.com  
www.pmccarch.com

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.

DP3.13

plotted September 29, 2017 11:23 AM



SCHEDULE B

This forms part of application  
# DP17-0133

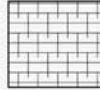


City of  
**Kelowna**  
COMMUNITY PLANNING

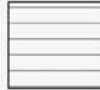
Notes:  
© Copyright Reserved. This drawing and design are, and at all times remain, the property of Patrick McCusker Architecture Inc., and can be reproduced only with written consent.  
All drawings shall be read in conjunction with specifications and consultant details.  
All work shall be carried out in accordance with Canadian standards, specifications, British Columbia Building Codes (Current Edition) and local authority by-laws and regulations. Tabulated scales refer to Arch D size drawing sheet.  
This drawing must not be scaled.  
Contractors shall verify all dimensions prior to commencement of work.  
Any omissions or discrepancies shall be reported to the architect.

Seal

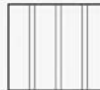
MATERIALS LEGEND:



1 - DOUBLE GLAZED THERMALLY BROKEN, VINYL WINDOWS



2 - EXTERIOR PAINTING - ALUMINUM GUARDRAIL AND PICKETS



3 - BUILT UP COLUMNS



4 - INSULATED METAL SECTIONAL OVERHEAD DOOR

5 - FASCIA

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

7 - BELT BOARDS

8 - 1"x4" WINDOW AND DOOR TRIMS

COLOUR LEGEND



Cobble Stone



Timber Bark



Navajo Beige



Monteray Taupe

JamesHardie



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

Revisions



PATRICK MCCUSKER  
ARCHITECTURE INC.  
AAA MAIBC MRAIC  
3430 BENOULIN ROAD  
KELOWNA BC V1W 4M5  
~ Phone: 778-484-0223 ~  
pat@pmccarch.com  
www.pmccarch.com

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

project no. 3368

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

designed	PMC	scale	1/4"=1'-0"
drawn	JB		
checked	PMC		

drawing no.

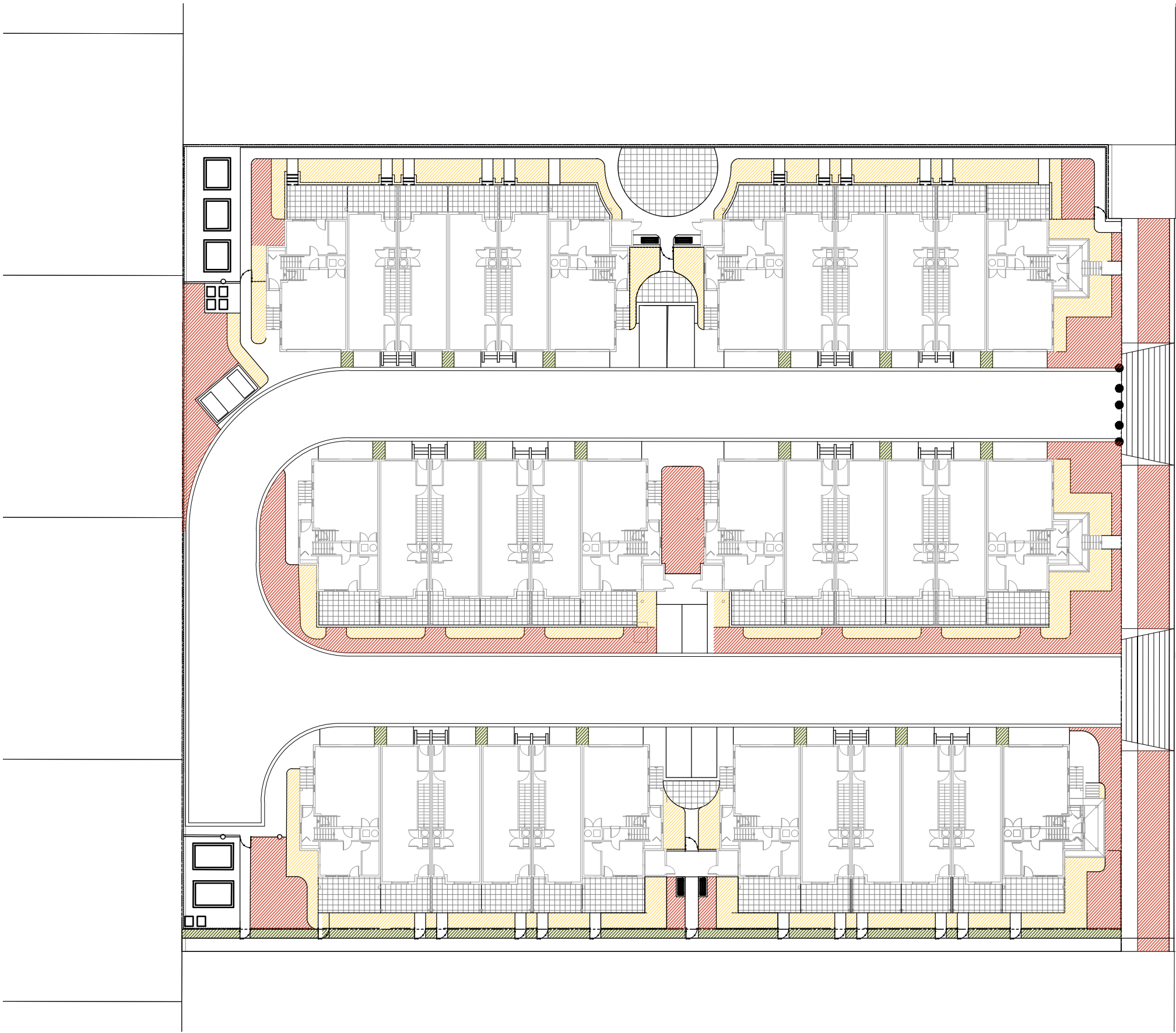
DP3.14

plotted September 28, 2017 01:23 PM









HYDROZONE LEGEND:

- LOW WATER REQUIREMENTS  
SHRUBS / PERENNIALS  
(87.8m.sq.)
- MEDIUM WATER REQUIREMENTS  
GRASSES / PERENNIALS  
(435.2m.sq.)
- HIGH WATER REQUIREMENTS  
SOD AREA  
(562.4m.sq.)

SCHEDULE

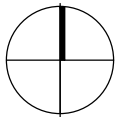
C

This forms part of application  
# DP17-0133

Planner  
Initials TA



RUTLAND ROAD N



SEAL

2	07/05/18	RE-ISSUED FOR DEVELOPMENT PERMIT
1	06/04/18	ISSUED FOR DEVELOPMENT PERMIT
NO.	DATE (MM/DD/YY)	REVISION

DESIGN: BD
DRAWN: KD
CHK'D: BD
DATE: 07/05/18
SCALE: 1:400

HYDROZONE PLAN

LDP-2

Project No. LA-18-149-SBC