

Design Rationale – Sole Rutland

615 Rutland Road N, Kelowna, BC

Sole Rutland is the latest iteration of the Sole branded condominiums in Kelowna. The name 'Sole' is a direct reference to the footprint of the building, in this case, the footprint is compact and efficient. Building on the success of Sole on St. Paul, Sole Downtown, and Sole KLO located in Kelowna, Sole Rutland is designed to apply similar design aesthetics and concepts fitting to the Rutland area. Sole Rutland provides an increased housing density in a residential area and is a short walk from the Rutland Town Centre. This project is a mixed-used 5 storey building with a modest commercial unit on the ground floor where Rutland Road and Bach Road meet. The project will consist of townhouses on the main and second floor, along with one- and two-bedroom condo units on the main to the fifth floor.

Sole Rutland breaks away from the typical horizontal stepping features of most buildings. To articulate the building mass, this project has utilized a shift of the floor planes creating an offset in the stacking of the floors. The three upper floors of this building shift horizontally creating a composition which breaks down the visual height of a traditional vertically stacked building.

Along the south side of the site, the residential units are stepped back 5.7m from the front yard's required 0.0m setback to provide residential character in fitting with the adjacent properties and the neighbourhood context. To the east, the first two levels of residential units fit within the boundaries of the 4.5m setback. The upper stories step back further, reducing the building scale adjacent to the existing houses. A 1.5m road dedication is provided along the west boundary, and to the rear, or north side of the site, the residential units are stepped back 13.6m (7.6m beyond the required 6.0m setback requirement) to lessen the impact on the neighbouring property.

The inclusion of the commercial unit on the ground floor provides the opportunity for a community-scaled grocer, or similar commercial unit, to serve the surrounding residential area. The commercial entrance supports a pedestrian or cyclist orientated streetscape by bringing the commercial façade to the sidewalk and pushing the surface parking into the interior of the site. The residential stories above follow a stepping concept to improve the commercial relationship of the building with the street. The project includes a 520SF amenity space with a 300SF outdoor deck for the residents to share above the commercial space on the third level.

Rutland is expected to accommodate a 44% future population growth based on the 2030 Official Community Plan. The Rutland area currently consists of residential, commercial and institutional buildings. The proposed mid-rise, Sole Rutland building fits into this future vision for Rutland area and provides a community scaled commercial while accommodating the increased density required to achieve growth in Rutland. . The Sole Rutland site is currently serviced by 3 bus routes, Route 8, 10 & 11 along Rutland Road, with direct routes to downtown Kelowna and the University. As well, bike lanes currently exist on both Rutland Road and Bach Road to facilitate bike traffic to and from the site. The many parks, hiking paths, playgrounds, and sports fields make Rutland suitable to support an

increase in housing density and a draw for population increase. The size and scale of the project complements the vision for increased housing along the Rutland Road corridor.

Natural surveillance at various times of the day is enhanced by incorporating commercial & residential usage into the building, which is a key guideline to CPTED (Crime Prevention Through Environmental Design) strategy. As well as the parking area is clearly visible, hidden alcoves are avoided and the loading area does not create potential hiding places which is also in line with the CPTED crime prevention strategies.

This newest Sole project will have a fresh and urban material palette. Previous Sole projects introduced a design aesthetic which is clean and urban. Sole Rutland takes a similar but fresh approach to materials with the use of concrete, brick, wood, metal and cementitious panel products but with an urban aesthetic tailored to the residential feel of the Rutland area.

The location of Sole Rutland is on the edge of the commercial district and has been designed to transition from the busy thoroughfare of Rutland Road to the residential neighbourhood of Bach Road. The building has been designed with ground-oriented suites for the residential component along Bach to enhance the residential connection. The landscaping between the building and the sidewalk has been configured with three levels of privacy, starting from the public sidewalk, to a semi-private landscaped buffer/courtyard, and finally, a private yard for the ground level suites. The semi-private area is designed as a courtyard for building residents to utilize providing an exterior shared space that wraps around the east end of the building.

Design Variances – Sole on Rutland

615 Rutland Road N, Kelowna, BC

Sole on Rutland has been designed to optimize 2 points of entry to a relatively tight site. Through design progression and discussions with the City of Kelowna Planning Department it is recognized that this project will require rezoning and variances to be achieved. The following variances are based on the rezoning of this property to a C4 – Urban Centre Commercial zone.

1. FAR Rationale

The FAR for the C4 zone is 1.3 for mixed use developments with a total maximum FAR of 2.35 thorough bonusing. Sole on Rutland has been designed with an FAR of 1.57 requiring bonus density of 0.27. To achieve the bonus density this project proposes utilizing the following bonuses:

- a. Parking below building (maximum 0.2 bonus). This project has a total of 65 parking stalls all of which are below the building footprint. This project seeks a bonus density of 0.2
- b. In addition to the required open private space this project provides a public courtyard at grade level along Bach Road and between the parkade entrance and the rear of the building. Complete with common grass areas, planting and benches. This project seeks a bonus density of 0.09.

2. Building Height

Sole on Rutland is designed as a 5 storey, 14.8m high building. Under C4 zoning the maximum height is 4 storeys, 15m. To provide the efficiency required to fit this building on site, the project allowed for circulation and parking through the interior of the site, requiring the residential unit to be stacked above the commercial unit. The efficient floor to floor height is respectful to the current zoning height requirements. To mitigate the visual impact to the street frontage the building is designed with the main entrance and a commercial unit shielding the parking area.

3. Parking Count

C4 zoning has a parking requirement based on the following:

- 1 Space per Dwelling Unit x 68 units = 68 stalls
- 1 Visitor Space per 7 Units x 68 units = 9.7 stalls
- Commercial 1.75 per 100m² GFA = 6.5 stalls

This requires a total of 85 parking stalls per zoning. The proposed design is seeking a variance to have a total of 76 parking stalls with 8 stalls being designated for commercial use. The reduction of the parking is in acknowledgement that this project is within an urban setting where occupants capable of living car free. The location is well serviced by bus routes, bicycle routes and is in close proximity to the full service commercial district Rutland Town Centre.

4. Loading Bays

The parking bylaw does not list a requirement for residential and the requirement for commercial is one stall per 1,900 m² GFA. This project has a total of 368.8 m² of commercial area and one loading space is provided at the side of the commercial space.

Development Permit & Development Variance Permit



This permit relates to land in the City of Kelowna municipally known as

615 Rutland Rd

and legally known as

Lot 1, Section 26, Township 26, ODYD, Plan EPP90266

and permits the land to be used for the following development: Multi-Family Housing and Commercial

AND THAT variances to the following section of Zoning Bylaw No. 8000 be granted as described in Schedule 'A' and according to the following:

Section 14.4.5 (c) Development Regulations

To vary the maximum height from 4storeys to 5 storeys.

Table 8.1 Parking Schedule

To vary the minimum parking requirements from 83 stalls to 81 stalls.

The present owner and any subsequent owner of the above described land must comply with any attached terms and conditions.

Date of Decision:

Decision By: CITY COUNCIL

Issued Date:

Development Permit Area: Comprehensive

This permit will not be valid if development has not commenced by December 5, 2019.

Existing Zone: C4 – Urban Centre Commercial

Future Land Use Designation: MXR – Mixed Use (Residential/Commercial)

This is NOT a Building Permit.

In addition to your Development Permit, a Building Permit may be required prior to any work commencing. For further information, contact the City of Kelowna, Development Services Branch.

NOTICE

This permit does not relieve the owner or the owner's authorized agent from full compliance with the requirements of any federal, provincial or other municipal legislation, or the terms and conditions of any easement, covenant, building scheme or agreement affecting the building or land.

Owner: Bharosa Developments Ltd. Inc. No. BC1177705

Applicant: Kevin Edgecombe

Terry Barton
Community Planning Department Manager

Date

1. SCOPE OF APPROVAL

This Development 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 Development 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 Development 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.

2. CONDITIONS OF APPROVAL

- a) The dimensions and siting of the building to be constructed on the land be in accordance with Schedule "A";
- b) The exterior design and finish of the building to be constructed on the land be in accordance with Schedule "B";
- c) Landscaping to be provided on the land be in accordance with Schedule "C"; and
- d) 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.

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

3. 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) An Irrevocable Letter of Credit in the amount of **\$52,754.06**

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.

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.

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.

**The PERMIT HOLDER is the CURRENT LAND OWNER.
Security shall ONLY be returned to the signatory of the
Landscape Agreement or their designates.**

SCHEDULE

B

This forms part of application

DP19-0009 / DVP19-0010

City of
Kelowna
DEVELOPMENT PLANNING



Planner
Initials

AC



SCHEDULE

B

This forms part of application

DP19-0009 / DVP19-0010

Planner
Initials

AC

City of
Kelowna

DEVELOPMENT PLANNING





PROJECT STATISTICS

ADDRESS		
615 RUTLAND ROAD N, 625 RUTLAND ROAD N, 140 BACH ROAD KELOWNA, BC		
PLAN KAP19679 LOT 26 SECTION 26 TOWNSHIP 26 EX CEPT PLAN EPP41879		
PLAN KAP5624 LOT A SECTION 26 TOWNSHIP 26 EXCE PT PLAN EPP41879		
PLAN KAP19679 LOT 25 SECTION 26 TOWNSHIP 26 EX CEPT PLAN EPP41879		
ZONING		
CURRENT ZONING : RU-1 LARGE LOT HOUSING		
PROPOSED REZONING: C4 - URBAN CENTRE COMMERCIAL		
PROPOSED USE: MIXED USE DEVELOPMENT (RESIDENTIAL & COMMERCIAL)		
ITEM	REQUIRED	PROPOSED
HEIGHT	4.0 STOREYS / 15.0m	5.0 STOREYS / 15.2m
SITE AREA (m²)	/	2775.6 m²
SITE WIDTH (m)	/	64.0 m
SITE DEPTH (m)	/	43.0 m
1. SETBACKS		
FRONT YARD (SOUTH)	0.0m	0.0m
SIDE YARD	4.5m	4.5 m
REAR YARD (NORTH)	6.0m	6.0 m
ROAD DEDICATION (RUTLAND RD)	1.5m	1.5m
ROAD DEDICATION (BACH RD)	1.0m	1.0m

ITEM	REQUIRED	PROPOSED
2. PRIVATE OPEN SPACE		
6.0 m² PRIVATE OPEN SPACE PER BACHELOR DWELLING	6.0 m²	
10.0 m² PRIVATE OPEN SPACE PER 1 BEDROOM DWELLING	496.0 m²	
15.0 m² PRIVATE OPEN SPACE PER DWELLING < 1 BEDROOM	270.0 m²	
COMMUNAL AMENITY SPACE	/	
TOTAL OPEN SPACE	764.0 m²	808.8 m²
3. FLOOR SPACE RATIO		
TOTAL FLOOR AREA	/	4360.7 m²
LOT AREA (NET)	/	2775.6 m²
FLOOR AREA RATIO	1.3-2.35 BONUS DEPENDANT	1.56
4. BUILDING SITE COVERAGE		
SITE COVERAGE	/	1421.9m²
LOT AREA (NET)	/	2775.6 m²
SITE COVERAGE RATIO	75%	51%
5. PARKING		
REQUIRED FOR RESIDENTIAL (1 SPACE/DWELLING UNIT)	68	64
REQUIRED FOR VISITOR (1 SPACE/ 7 DWELLING UNIT)	9.7	10
REQUIRED FOR COMMERCIAL (1.75 PER 100m² GFA)	4.8	7
TOTAL PARKING	85	81
STANDARD PARKING (2.5m x 6.0m)	/	59
HANDICAP PARKING (3.7m x 6.0m)		2

ITEM	REQUIRED	PROPOSED
COMPACT CAR PARKING (2.0m x 3.4m) (10% PERMITTED)	8 PERMITTED	4
MED CAR PARKING (2.3m x 4.8m) (40% PERMITTED)	34 PERMITTED	16
6. LOADING		
1 PER 1,900 m² GFA	1	1
TOTAL LOADING SPACES	1	1
7. BICYCLE PARKING		
CLASSIFICATION FOR RESIDENTIAL (CLASS I) 0.5 per dwelling unit	34	36
CLASSIFICATION FOR RESIDENTIAL (CLASS II) 0.1 per dwelling unit	6.8	10
CLASSIFICATION FOR COMMERCIAL (CLASS I) 0.20 per 100 m² GLA or 1 per 10 employees	0.7	1
CLASSIFICATION FOR COMMERCIAL (CLASS II) 0.60 per 100 m² GLA	2.2	14
TOTAL BICYCLE PARKING (CLASS I)	35	37
TOTAL BICYCLE PARKING (CLASS II)	9	24
8. DENSITY		
BACHELOR	/	1
1 BEDROOM CONDOS	/	49
2 BEDROOM CONDOS	/	18
TOTAL DWELLING UNITS	/	68



NET FLOOR AREA			
Level	Name	Area	
MAIN FLOOR	COMMERCIAL	3074 SF	
MAIN FLOOR	RESIDENTIAL	6012 SF	
SECOND FLOOR	RESIDENTIAL	6093 SF	
THIRD FLOOR	RESIDENTIAL	10106 SF	
FOURTH FLOOR	RESIDENTIAL	10730 SF	
FIFTH FLOOR	RESIDENTIAL	10715 SF	
TOTAL NET AREA		46730 SF	

FAR EXCLUDED AREA SCHEDULE				
LEVEL	NAME	INCLUDED	EXCLUDED	AREA
Not Placed	SERVICE	EXCLUDED	Not Placed	
PARKADE -1	AMENITY	EXCLUDED	805 SF	
PARKADE -1	UNDERGROUND PARKING	EXCLUDED	22659 SF	
PARKADE -1	CIRCULATION	EXCLUDED	138 SF	
PARKADE -1	CIRCULATION	EXCLUDED	203 SF	
MAIN FLOOR	CIRCULATION	EXCLUDED	70 SF	
MAIN FLOOR	CIRCULATION	EXCLUDED	1041 SF	
MAIN FLOOR	SERVICE	EXCLUDED	399 SF	
MAIN FLOOR	SERVICE	EXCLUDED	181 SF	
MAIN FLOOR	CIRCULATION	EXCLUDED	149 SF	
MAIN FLOOR	CIRCULATION	EXCLUDED	148 SF	
SECOND FLOOR	SERVICE	EXCLUDED	474 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	79 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	113 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	582 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	158 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	88 SF	
THIRD FLOOR	POS - AMENITY	EXCLUDED	584 SF	
THIRD FLOOR	CIRCULATION	EXCLUDED	941 SF	
THIRD FLOOR	CIRCULATION	EXCLUDED	133 SF	
THIRD FLOOR	CIRCULATION	EXCLUDED	67 SF	
THIRD FLOOR	CIRCULATION	EXCLUDED	167 SF	
FOURTH FLOOR	CIRCULATION	EXCLUDED	944 SF	
FOURTH FLOOR	CIRCULATION	EXCLUDED	66 SF	
FOURTH FLOOR	CIRCULATION	EXCLUDED	144 SF	
FIFTH FLOOR	CIRCULATION	EXCLUDED	929 SF	
FIFTH FLOOR	CIRCULATION	EXCLUDED	144 SF	
FIFTH FLOOR	CIRCULATION	EXCLUDED	66 SF	
FIFTH FLOOR	CIRCULATION	EXCLUDED	184 SF	
TOTAL EXCLUDED AREA				31655 SF

COMPLETE UNIT LIST		
Level	Name	Area
MAIN FLOOR	UNIT A	1041 SF
MAIN FLOOR	UNIT B	1036 SF
MAIN FLOOR	UNIT B	1036 SF
MAIN FLOOR	UNIT C	1015 SF
MAIN FLOOR	UNIT D	868 SF
MAIN FLOOR	UNIT H	581 SF

SECOND FLOOR	UNIT A	1041 SF
SECOND FLOOR	UNIT A	1036 SF
SECOND FLOOR	UNIT B	1039 SF
SECOND FLOOR	UNIT E	1035 SF
SECOND FLOOR	UNIT F	984 SF
SECOND FLOOR	UNIT H	581 SF

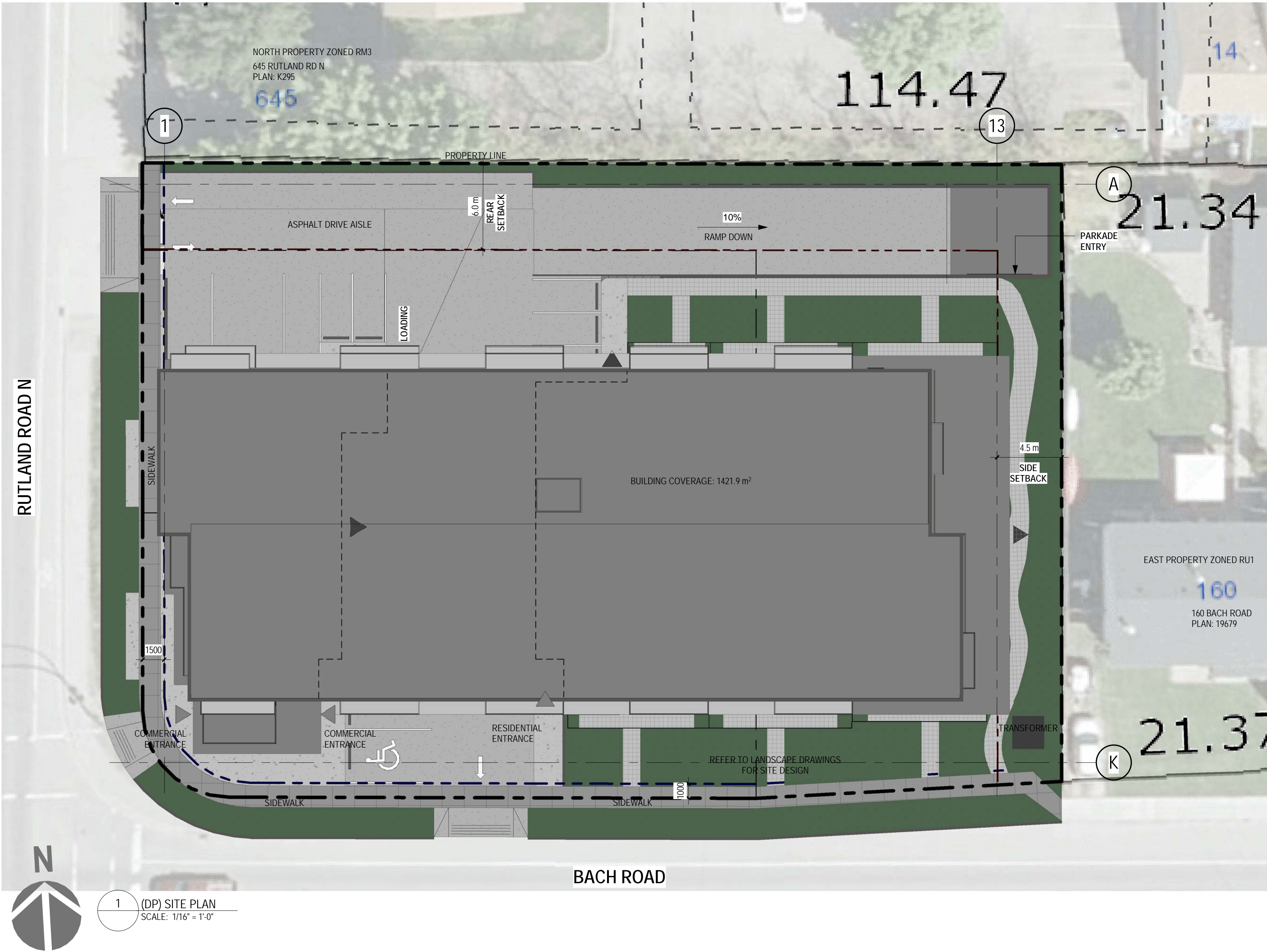
THIRD FLOOR	UNIT G2	538 SF
THIRD FLOOR	UNIT G2	538 SF
THIRD FLOOR	UNIT G2	538 SF
THIRD FLOOR	UNIT G2a	547 SF
THIRD FLOOR	UNIT G2a	547 SF
THIRD FLOOR	UNIT I2	445 SF
THIRD FLOOR	UNIT I2	445 SF
THIRD FLOOR	UNIT I2	445 SF
THIRD FLOOR	UNIT I2a	452 SF
THIRD FLOOR	UNIT I2a	452 SF
THIRD FLOOR	UNIT J	522 SF
THIRD FLOOR	UNIT K	519 SF
THIRD FLOOR	UNIT L1	485 SF
THIRD FLOOR	UNIT M	414 SF
THIRD FLOOR	UNIT N	663 SF
THIRD FLOOR	UNIT P	839 SF

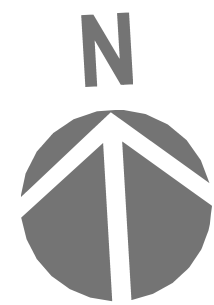
FOURTH FLOOR	UNIT G1	504 SF
FOURTH FLOOR	UNIT G1	504 SF
FOURTH FLOOR	UNIT G1	504 SF

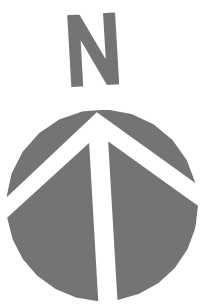
COMPLETE UNIT LIST		
Level	Name	Area
FOURTH FLOOR	UNIT G1	504 SF
FOURTH FLOOR	UNIT H	581 SF
FOURTH FLOOR	UNIT H	581 SF
FOURTH FLOOR	UNIT I1	416 SF
FOURTH FLOOR	UNIT I1	416 SF
FOURTH FLOOR	UNIT I1	416 SF
FOURTH FLOOR	UNIT I1	416 SF
FOURTH FLOOR	UNIT I1	416 SF
FOURTH FLOOR	UNIT I3	480 SF
FOURTH FLOOR	UNIT I3	480 SF
FOURTH FLOOR	UNIT L2	519 SF
FOURTH FLOOR	UNIT M2	443 SF
FOURTH FLOOR	UNIT O	736 SF
FOURTH FLOOR	UNIT Q	526 SF
FOURTH FLOOR	UNIT R	486 SF
FOURTH FLOOR	UNIT S	392 SF
FOURTH FLOOR	UNIT T	1012 SF

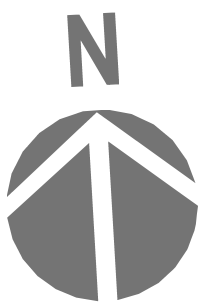
FIFTH FLOOR	UNIT G2	538 SF
FIFTH FLOOR	UNIT G2	538 SF
FIFTH FLOOR	UNIT G2	538 SF
FIFTH FLOOR	UNIT G2	538 SF
FIFTH FLOOR	UNIT G2a	547 SF
FIFTH FLOOR	UNIT G2a	547 SF
FIFTH FLOOR	UNIT I2	445 SF
FIFTH FLOOR	UNIT I2	445 SF
FIFTH FLOOR	UNIT I2	445 SF
FIFTH FLOOR	UNIT I2a	452 SF
FIFTH FLOOR	UNIT I2a	452 SF
FIFTH FLOOR	UNIT J	522 SF
FIFTH FLOOR	UNIT K	518 SF
FIFTH FLOOR	UNIT L1	485 SF
FIFTH FLOOR	UNIT M1	414 SF

FIFTH FLOOR	UNIT N	663 SF
FIFTH FLOOR	UNIT P	839 SF
FIFTH FLOOR	UNIT U	528 SF
TOTAL UNITS: 68		





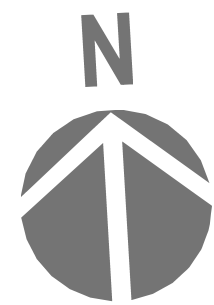


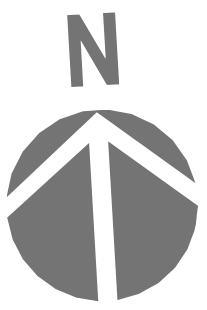
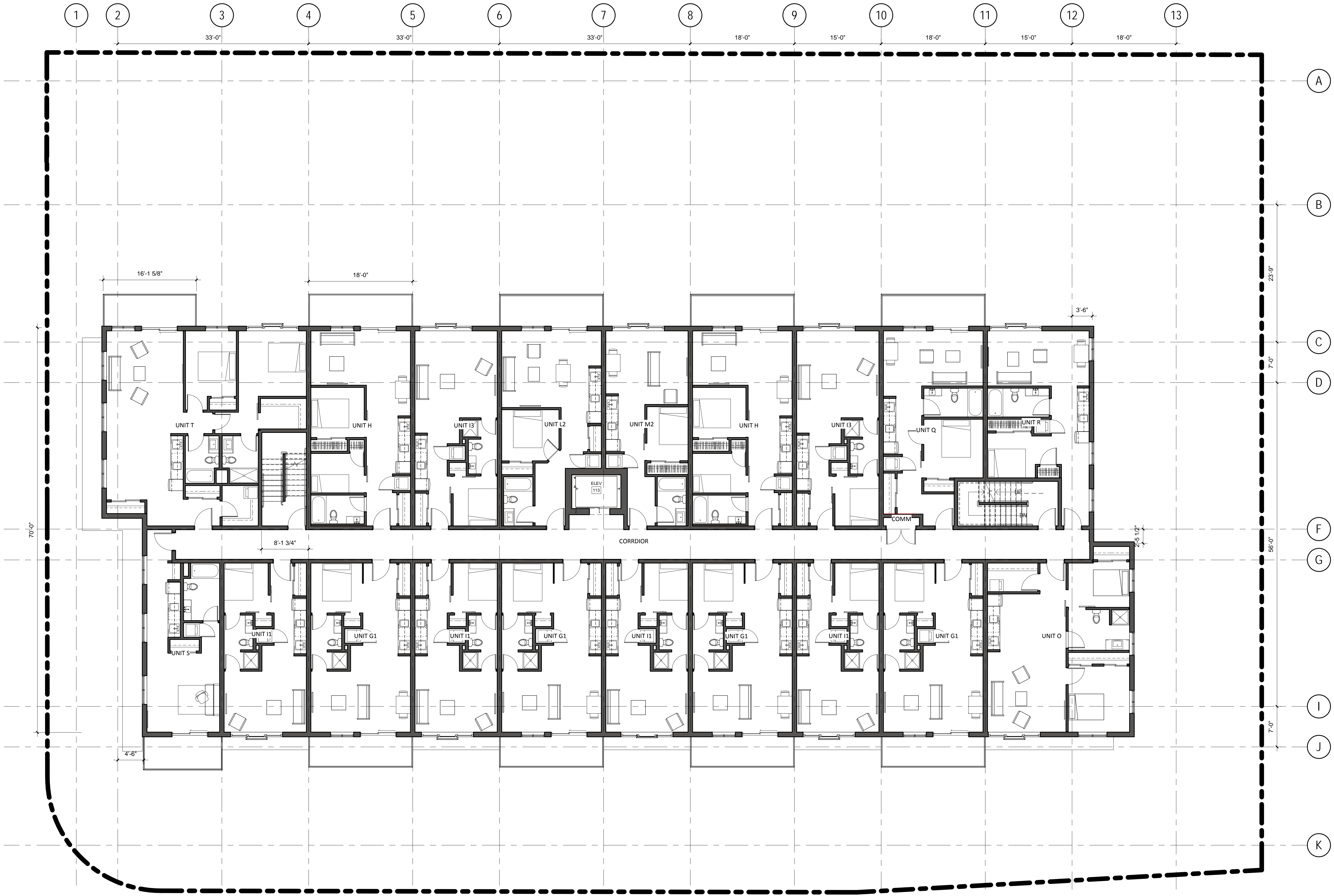


1 SECOND FLOOR
A401 SCALE: 1/8" = 1'-0"

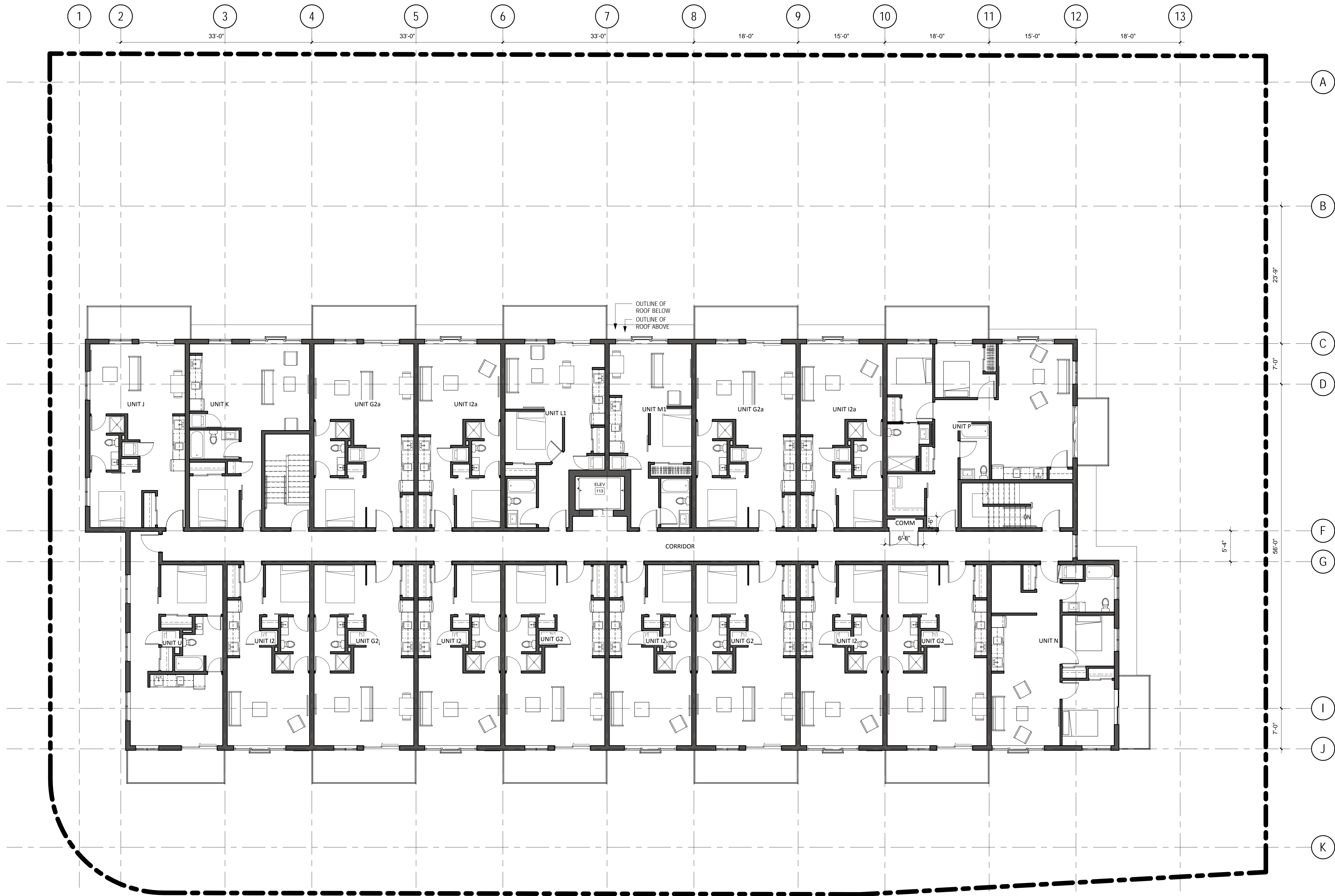


1 THIRD FLOOR
SCALE: 1/8" = 1'-0"

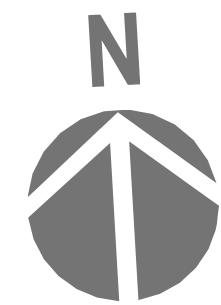


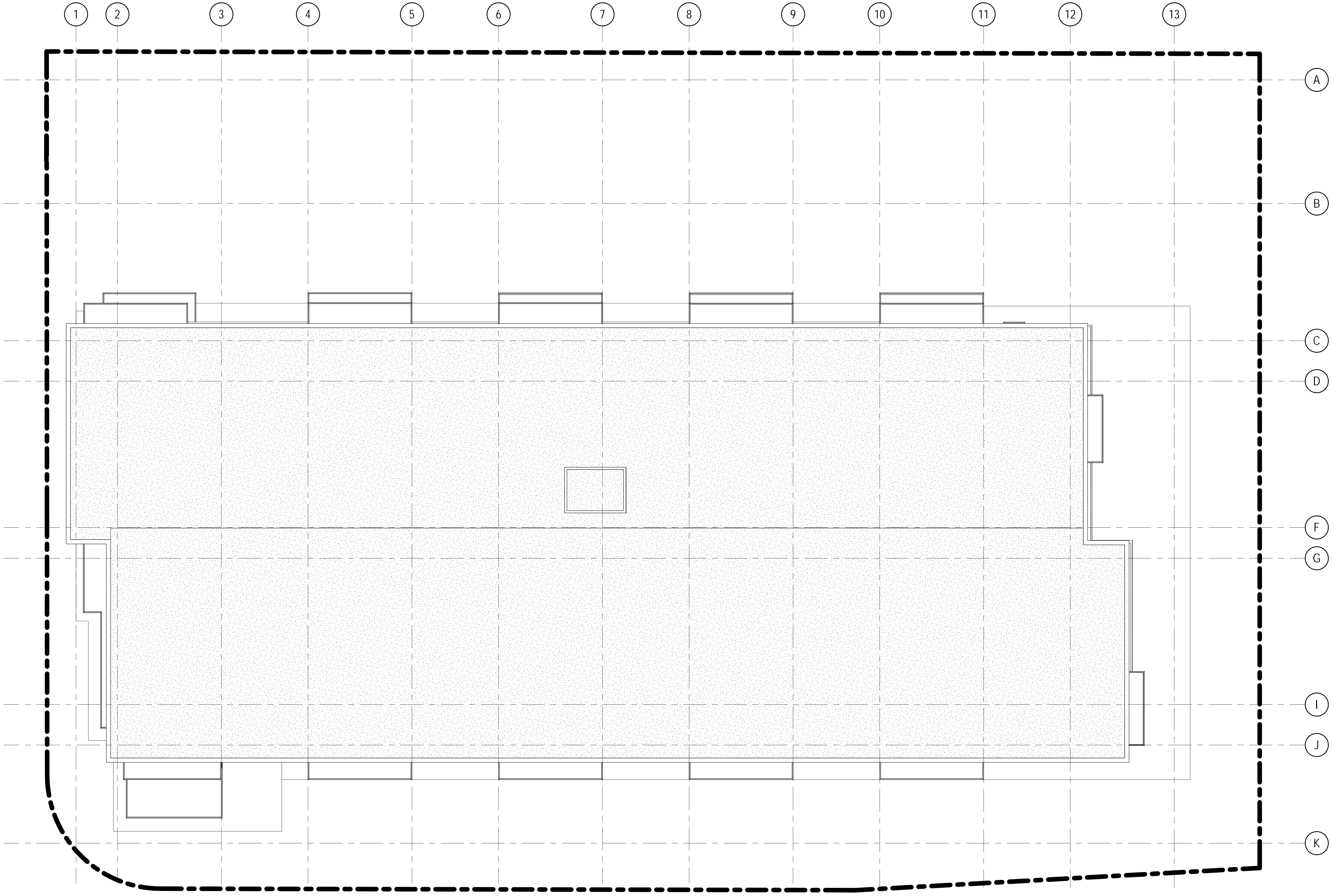


1 FOURTH FLOOR
 A401 SCALE: 1/8" = 1'-0"



1 FIFTH FLOOR
 SCALE: 1/8" = 1'-0"



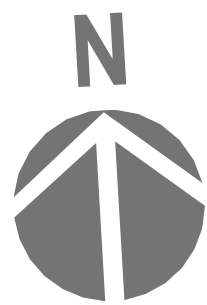


1

(DP) ROOF

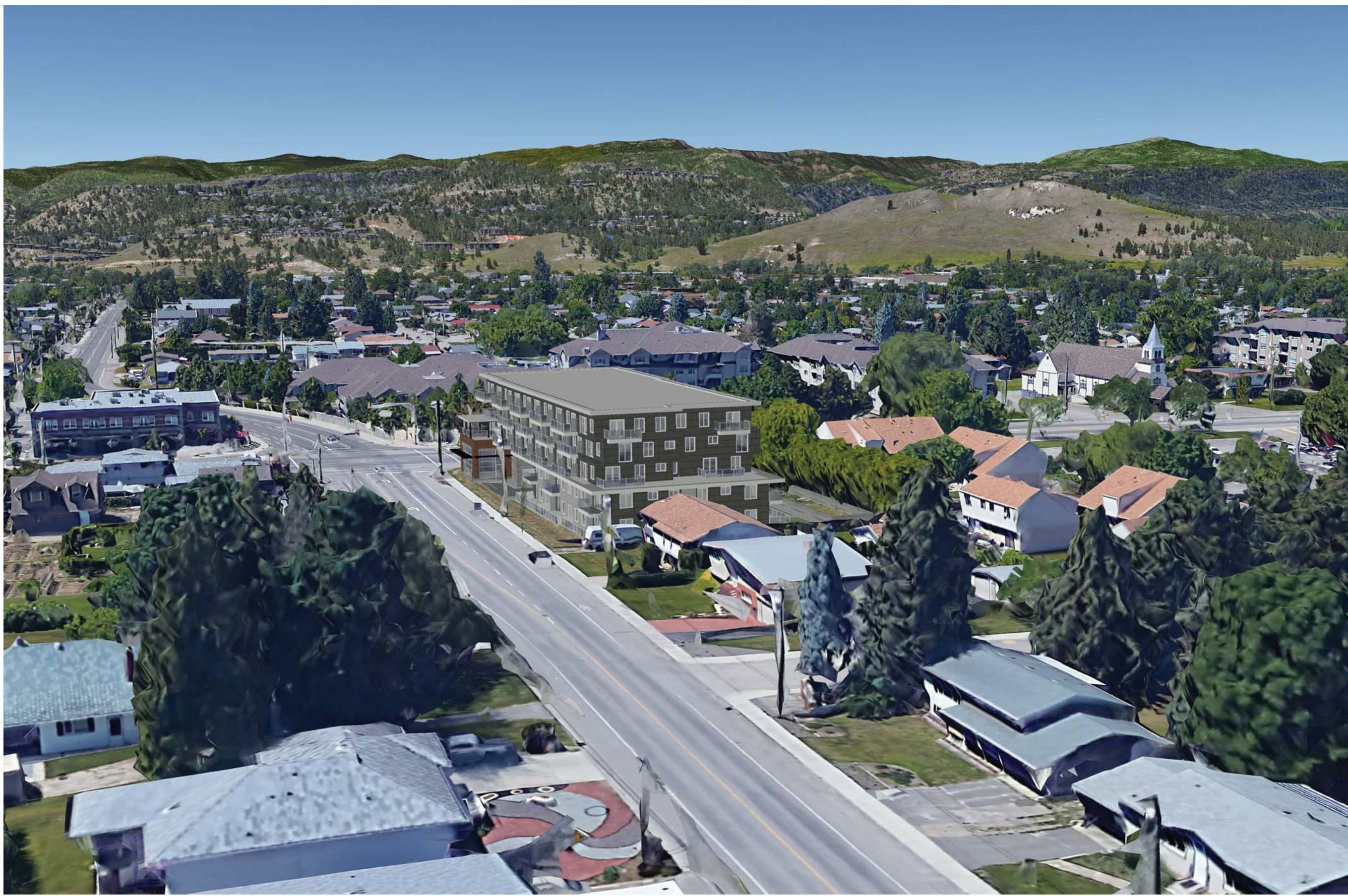
A401

SCALE: 1/8" = 1'-0"





UPDATED JULY 9/19 R2



UPDATED JULY 9/19 R2

+47'-11" 14.6 m
5 roof

+37'-8 1/2" 11.5 m
4 5th

+28'-6" 8.7 m
3 4th

+19'-3 1/2" 5.9 m
2 3rd

+10'-1" 3 m
1 2nd

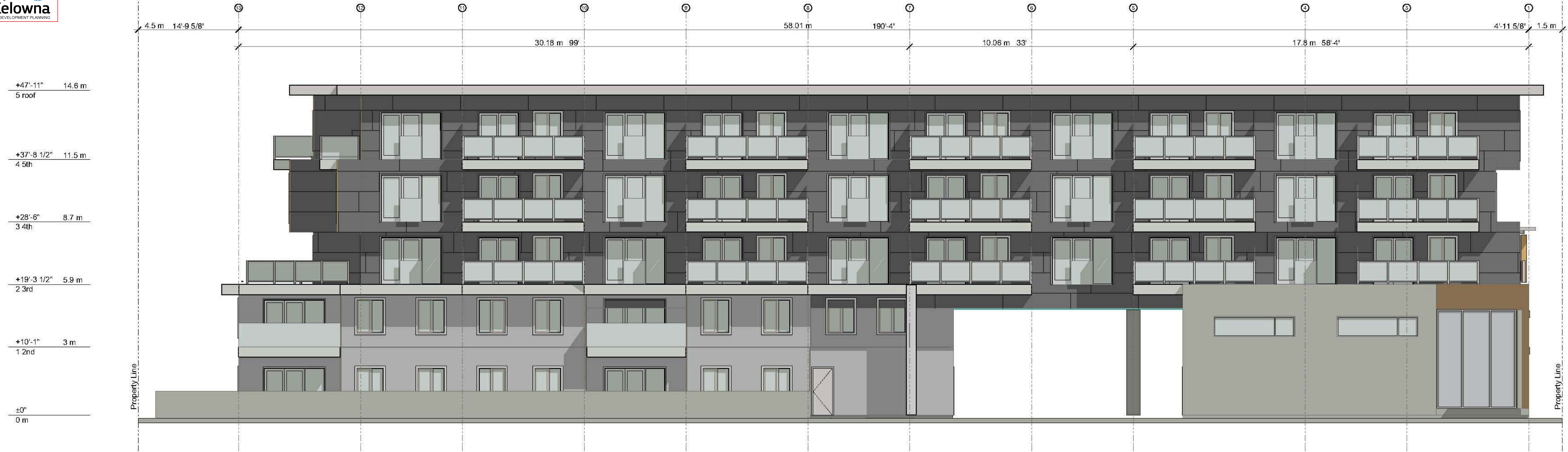
+0" 0 m



South Elevation



West Elevation



North Elevation



East Elevation

UPDATED JULY 9/19 R2

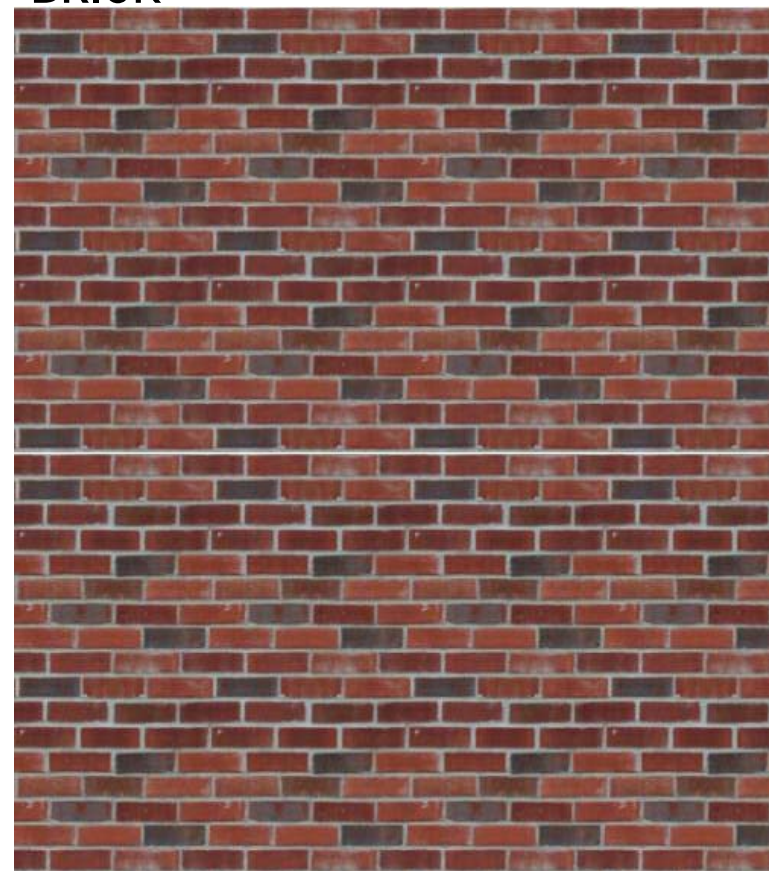
FAUX WOOD METAL SIDING



BOARD FORMED CONCRETE
 CLEAR SEALED



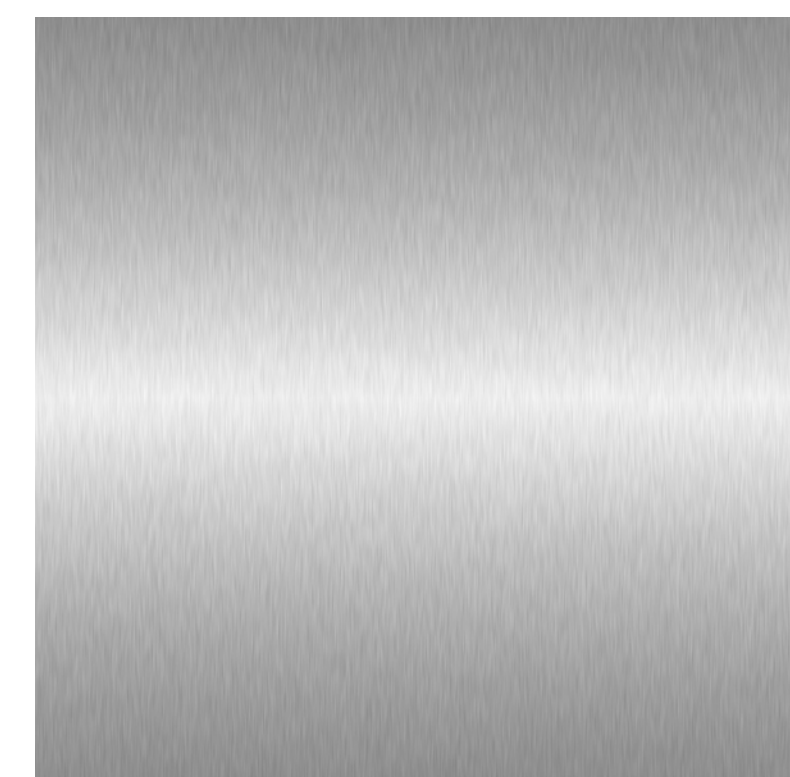
BRICK



TIMBER FRAMING



ALUMINUM FRAMED STOREFRONT



SBS ROOFING - GREY



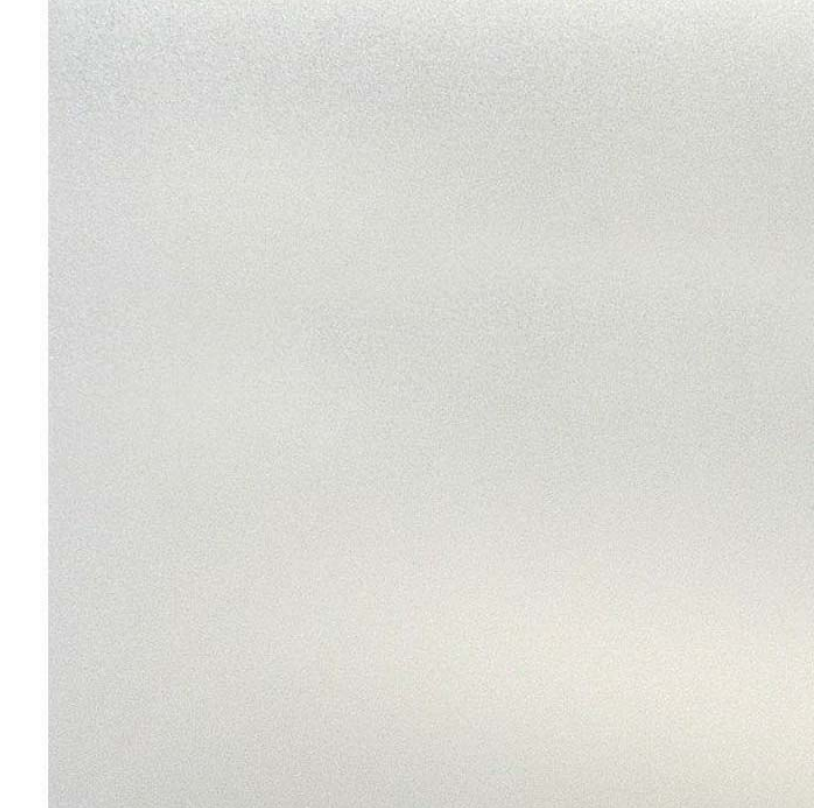
STEEL - PAINTED BLACK



FIBRE CEMENT BOARD -PANELS -
 DARK GREY



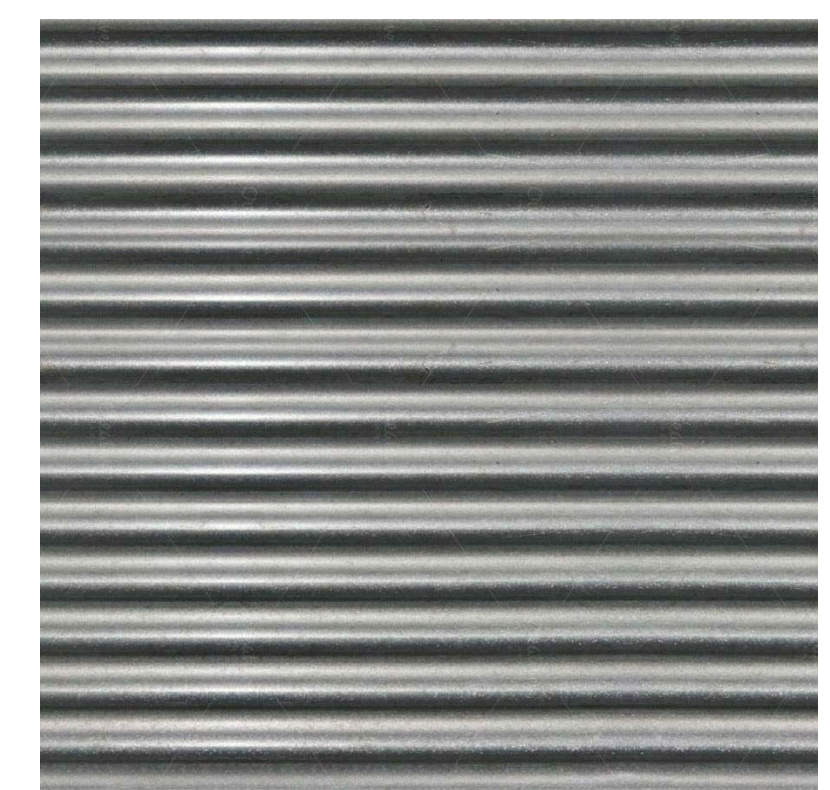
BALCONY PRIVACY SIDE GLAZING -
 FROSTED



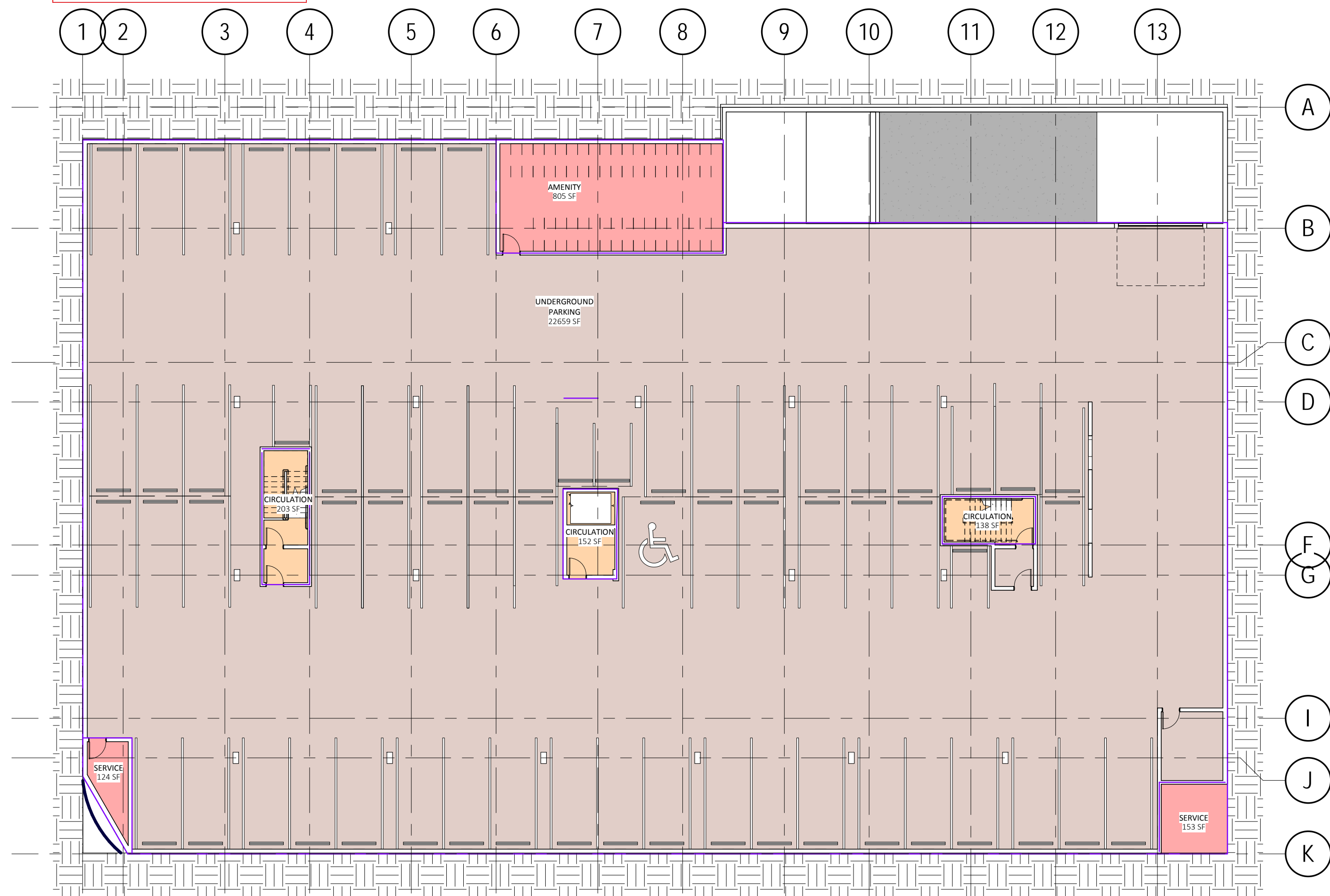
BALCONY FRONT GLAZING -
 CLEAR



CORRUGATED METAL PANEL- LIGHT
 METALLIC FINISH








UPDATED JULY 9/19 R2



1 PARKADE -1
A501 SCALE: 1/16" = 1'-0"

FAR CALCULATOR			
LEVEL	NAME	NET AREA	FAR
MAIN FLOOR		9086 SF	0.30
SECOND FLOOR	RESIDENTIAL	6093 SF	0.20
THIRD FLOOR	RESIDENTIAL	10106 SF	0.34
FOURTH FLOOR	RESIDENTIAL	10730 SF	0.36
FIFTH FLOOR	RESIDENTIAL	10715 SF	0.36
TOTAL FAR		46730 SF	1.56

FAR AREAS

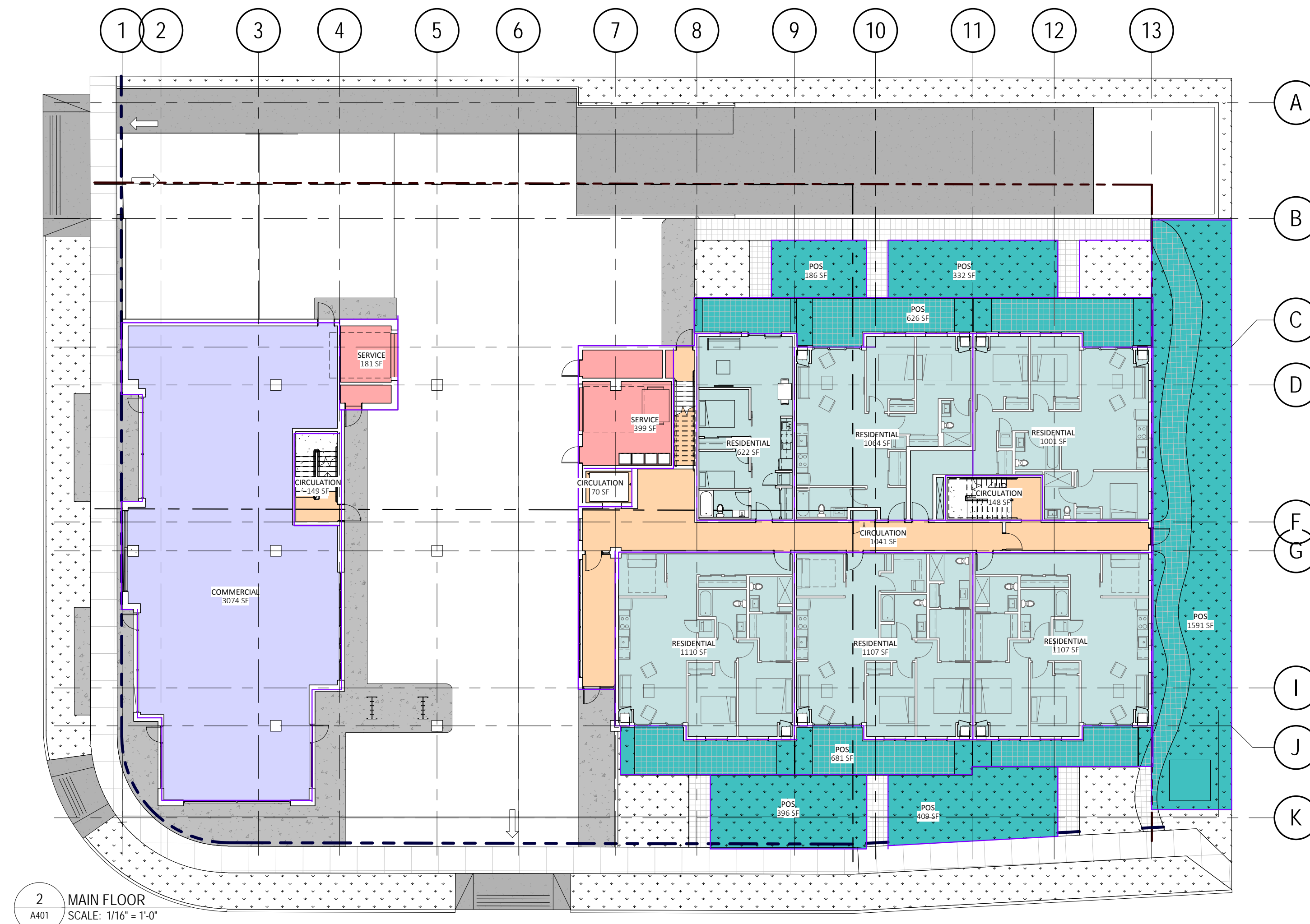
-  INCLUDED AREAS (COMMERCIAL)
-  INCLUDED AREAS (RESIDENTIAL)
-  EXCLUDED AREAS (CIRCULATION)
-  EXCLUDED AREAS (SERVICE)
-  EXCLUDED (UNDERGROUND PARKING)

GROSS FLOOR AREA	
Level	Area
MAIN FLOOR	11056 SF
SECOND FLOOR	7872 SF
THIRD FLOOR	12066 SF
FOURTH FLOOR	12327 SF
FIFTH FLOOR	11946 SF
TOTAL GROSS AREA	55266 SF

FAR EXCLUDED AREA SCHEDULE				
LEVEL	NAME	INCLUDED/EXCLUDED	AREA	
Not Placed	SERVICE	EXCLUDED	Not Placed	
PARKADE -1	AMENITY	EXCLUDED	805 SF	
PARKADE -1	UNDERGROUND PARKING	EXCLUDED	22659 SF	
PARKADE -1	CIRCULATION	EXCLUDED	138 SF	
PARKADE -1	CIRCULATION	EXCLUDED	203 SF	
MAIN FLOOR	CIRCULATION	EXCLUDED	70 SF	
MAIN FLOOR	CIRCULATION	EXCLUDED	1041 SF	
MAIN FLOOR	SERVICE	EXCLUDED	399 SF	
MAIN FLOOR	SERVICE	EXCLUDED	181 SF	
MAIN FLOOR	CIRCULATION	EXCLUDED	149 SF	
MAIN FLOOR	CIRCULATION	EXCLUDED	148 SF	
SECOND FLOOR	SERVICE	EXCLUDED	474 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	79 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	113 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	582 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	158 SF	
SECOND FLOOR	CIRCULATION	EXCLUDED	88 SF	
THIRD FLOOR	POS - AMENITY	EXCLUDED	584 SF	
THIRD FLOOR	CIRCULATION	EXCLUDED	941 SF	
THIRD FLOOR	CIRCULATION	EXCLUDED	133 SF	
THIRD FLOOR	CIRCULATION	EXCLUDED	67 SF	
THIRD FLOOR	CIRCULATION	EXCLUDED	167 SF	
FOURTH FLOOR	CIRCULATION	EXCLUDED	944 SF	
FOURTH FLOOR	CIRCULATION	EXCLUDED	66 SF	
FOURTH FLOOR	CIRCULATION	EXCLUDED	144 SF	
FIFTH FLOOR	CIRCULATION	EXCLUDED	929 SF	
FIFTH FLOOR	CIRCULATION	EXCLUDED	144 SF	
FIFTH FLOOR	CIRCULATION	EXCLUDED	66 SF	
FIFTH FLOOR	CIRCULATION	EXCLUDED	184 SF	
TOTAL EXCLUDED AREA			31655 SF	

PRIVATE OPEN SPACE		
Level	Name	Area
MAIN FLOOR	POS	626 SF
MAIN FLOOR	POS	681 SF
MAIN FLOOR	POS	396 SF
MAIN FLOOR	POS	409 SF
MAIN FLOOR	POS	332 SF
MAIN FLOOR	POS	186 SF
MAIN FLOOR	POS	1591 SF
SECOND FLOOR	POS	71 SF
SECOND FLOOR	POS	75 SF
SECOND FLOOR	POS	70 SF
SECOND FLOOR	POS	74 SF
SECOND FLOOR	POS	75 SF
THIRD FLOOR	POS - AMENITY	584 SF
THIRD FLOOR	POS	116 SF
THIRD FLOOR	POS	116 SF
THIRD FLOOR	POS	116 SF
THIRD FLOOR	POS	115 SF
THIRD FLOOR	POS	115 SF
THIRD FLOOR	POS	66 SF
THIRD FLOOR	POS	76 SF
THIRD FLOOR	POS	92 SF
THIRD FLOOR	POS	92 SF
THIRD FLOOR	POS	91 SF
THIRD FLOOR	POS	90 SF

PRIVATE OPEN SPACE		
Level	Name	Area
THIRD FLOOR	POS	189 SF
THIRD FLOOR	POS	175 SF
FOURTH FLOOR	POS	88 SF
FOURTH FLOOR	POS	100 SF
FOURTH FLOOR	POS	100 SF
FOURTH FLOOR	POS	100 SF
FOURTH FLOOR	POS	100 SF
FOURTH FLOOR	POS	105 SF
FOURTH FLOOR	POS	105 SF
FOURTH FLOOR	POS	105 SF
FOURTH FLOOR	POS	105 SF
FOURTH FLOOR	POS	78 SF
FIFTH FLOOR	POS	105 SF
FIFTH FLOOR	POS	107 SF
FIFTH FLOOR	POS	107 SF
FIFTH FLOOR	POS	106 SF
FIFTH FLOOR	POS	106 SF
FIFTH FLOOR	POS	65 SF
FIFTH FLOOR	POS	71 SF
FIFTH FLOOR	POS	100 SF
FIFTH FLOOR	POS	101 SF
FIFTH FLOOR	POS	100 SF
FIFTH FLOOR	POS	101 SF
FIFTH FLOOR	POS	93 SF
Grand total:	48	8767 SF



2 MAIN FLOOR
A401 SCALE: 1/16" = 1'-0"

FAR CALCULATIONS

SOLE RUTLAND
615 RUTLAND ROAD, KELOWNA, BC

DRAWING:

A-15

PROJECT:

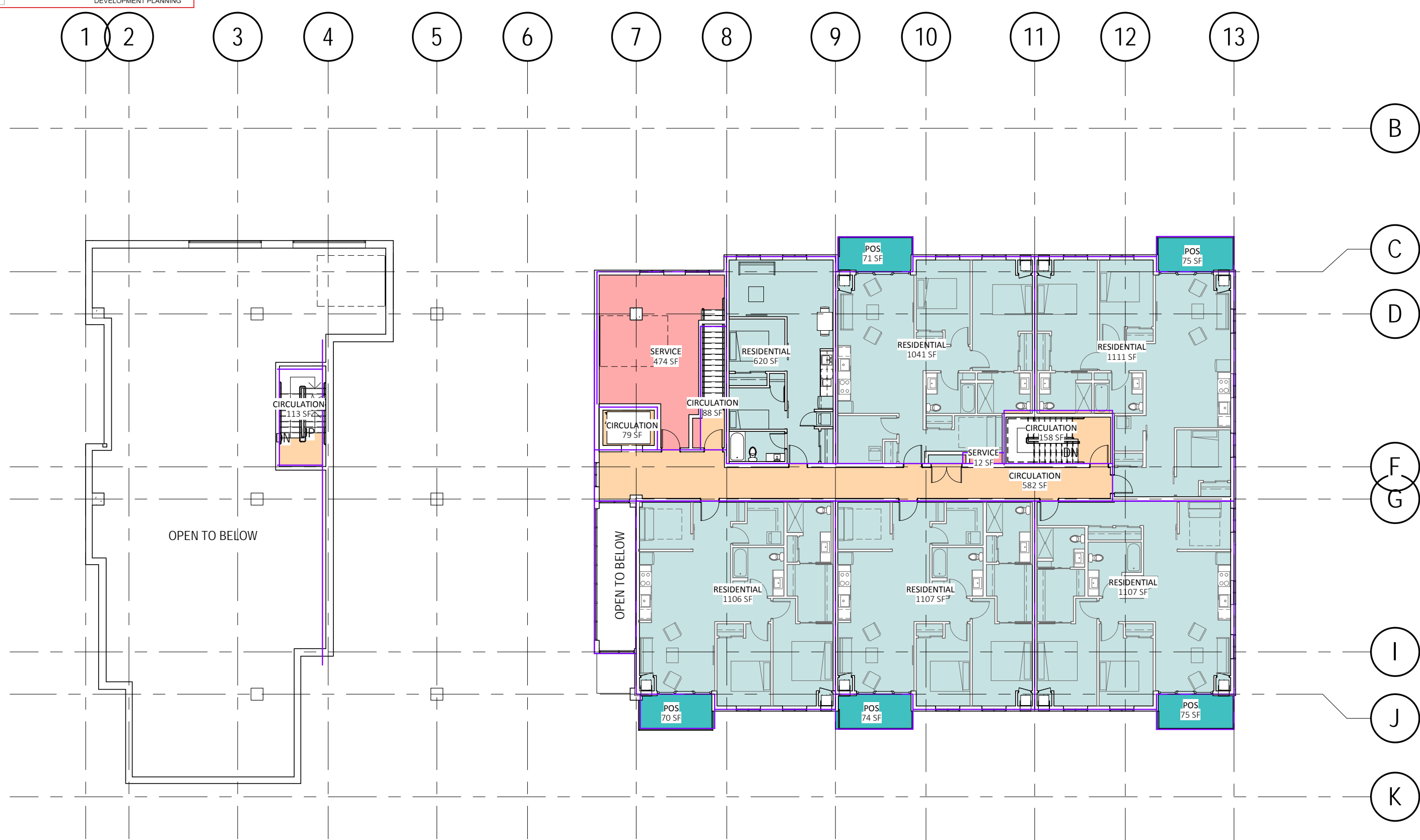
18281

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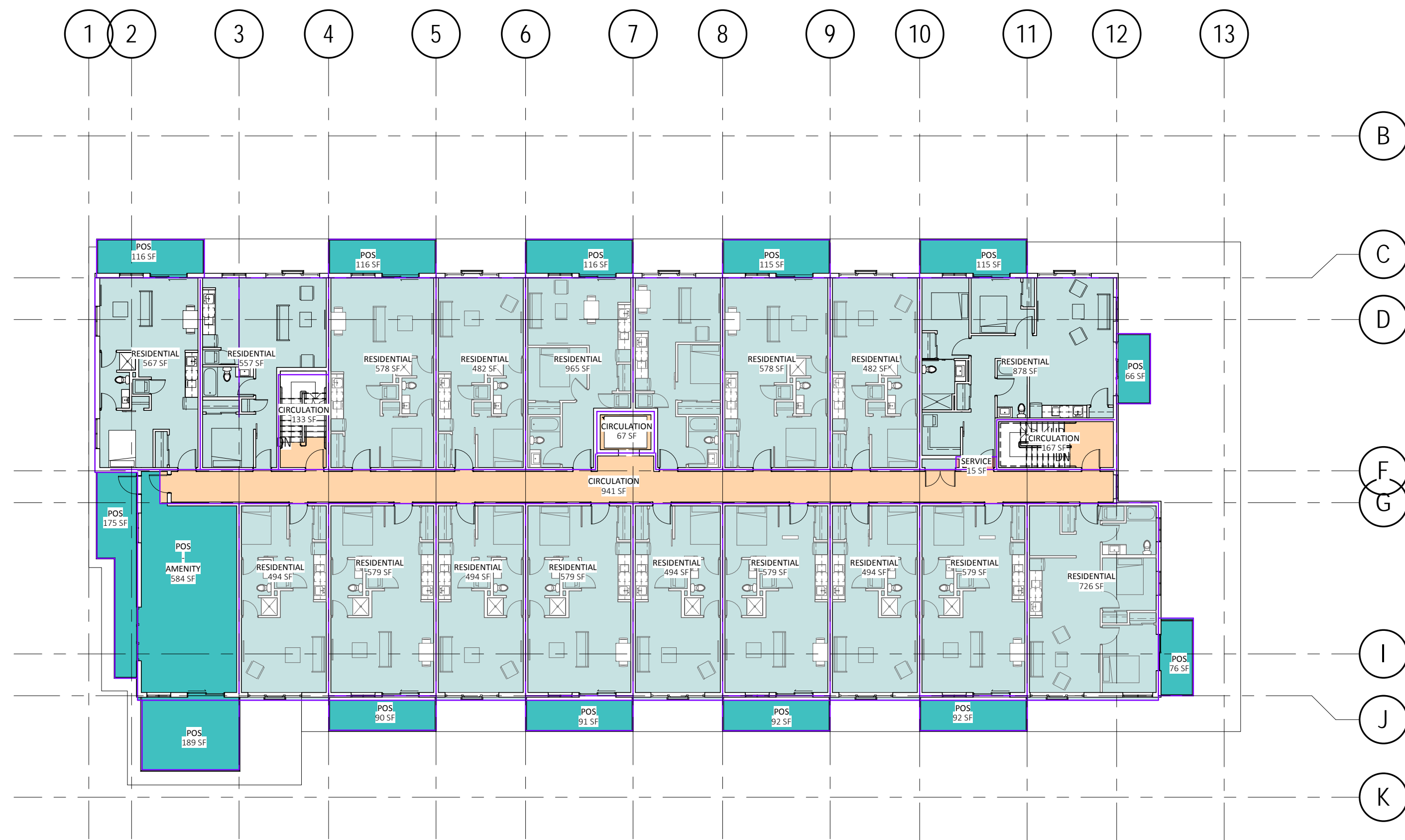
2019/07/09

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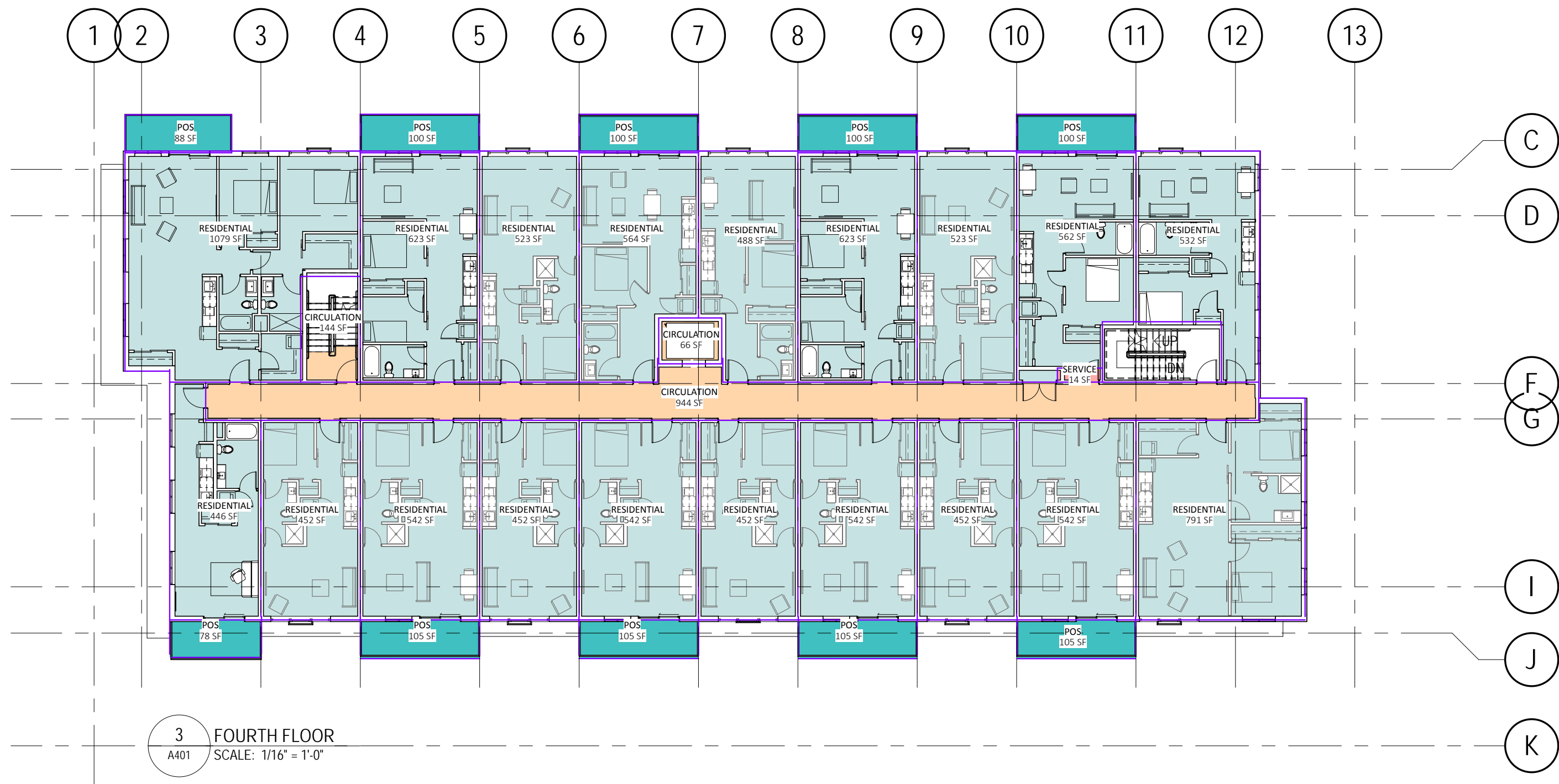
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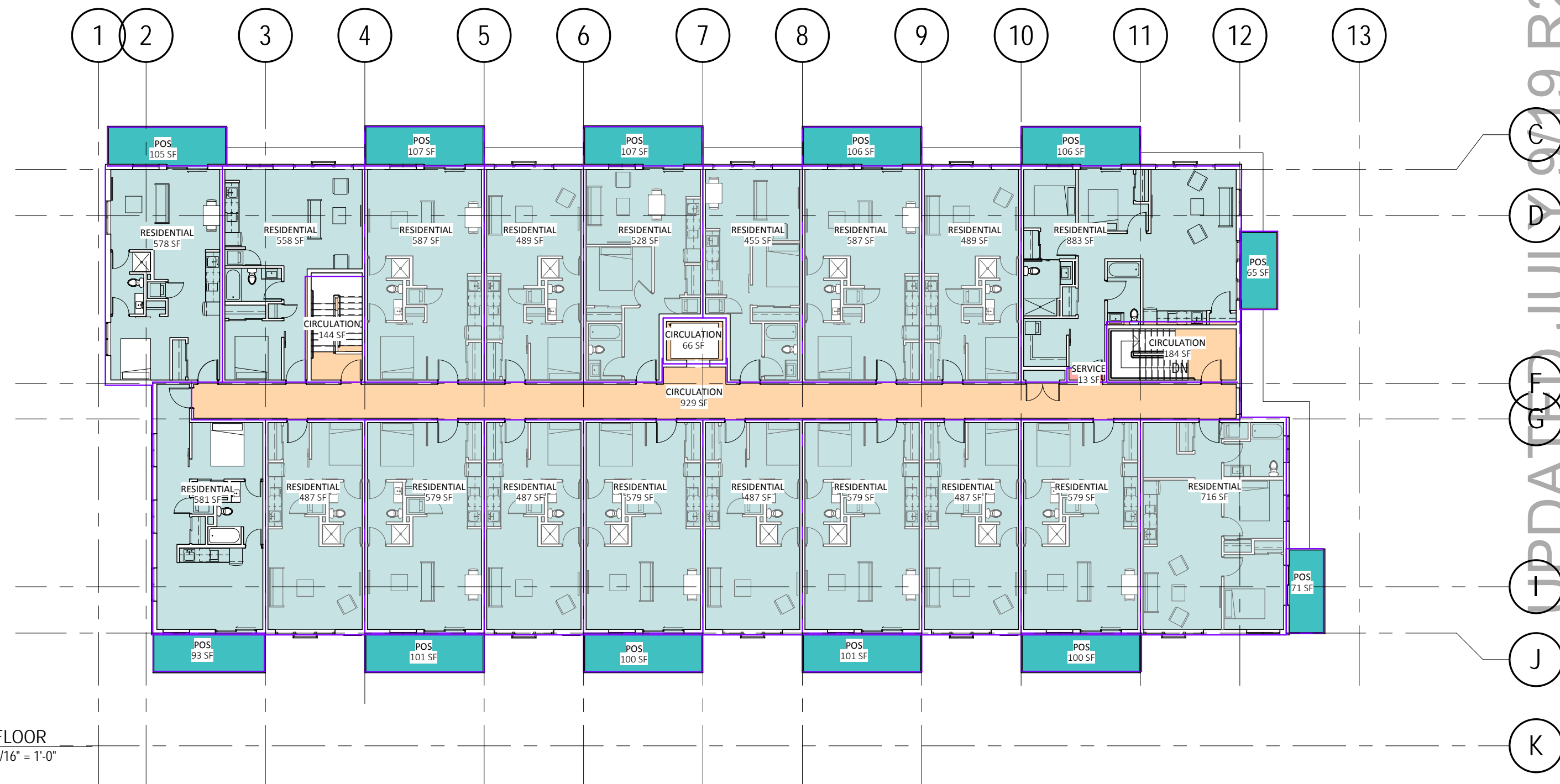
1 SECOND FLOOR
 SCALE: 1/16" = 1'-0"



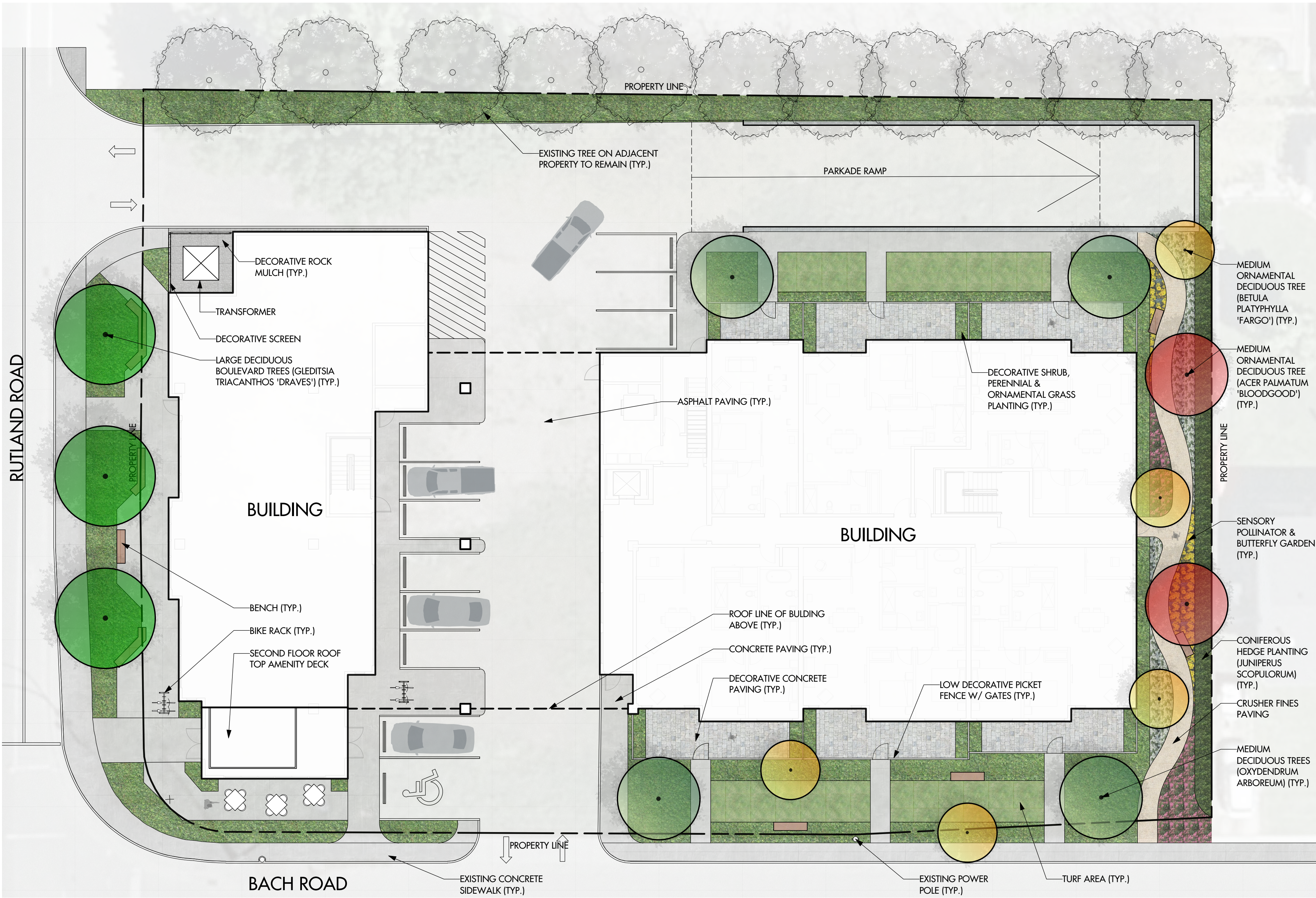
2 THIRD FLOOR
 SCALE: 1/16" = 1'-0"



3 FOURTH FLOOR
 SCALE: 1/16" = 1'-0"



4 FIFTH FLOOR
 SCALE: 1/16" = 1'-0"



PLANT LIST

BOTANICAL NAME	COMMON NAME	QTY	SIZE / SPACING & REMARKS
TREES			
ACER PALMATUM 'BLOODGOOD'	BLOODGOOD JAPANESE MAPLE	2	6cm CAL.
BETULA PLATYPHYLLA 'FARGO'	DAKOTA PINNACLE BIRCH	5	6cm CAL.
GLEDITSIA TRIACANTHOS 'DRAVES'	STREET KEEPER HONEYLOCUST	3	6cm CAL.
OXYDENDRUM ARBOREUM	SOURWOOD	4	8cm CAL.
SHRUBS			
BERBERIS THINBERGII 'GENTRY'	ROYAL BURGUNDY BARBERRY	19	#02 CONT. / 1.0m O.C. SPACING
BERGENIA CONDIFOLIA	ELEPHANT EAR	53	#02 CONT. / 0.6m O.C. SPACING
EUONYMUS ALATUS	WINGED BURNING BUSH	5	#02 CONT. / 3.0m O.C. SPACING
JUNIPERUS SCOPULORUM	ROCKY MOUNTAIN JUNIPER	36	#01 CONT. / 1.75m O.C. SPACING
PICEA ABIES 'PUMILA'	DWARF NORWAY SPRUCE	16	#02 CONT. / 1.8m O.C. SPACING
RIBES ALPINUM	ALPINE CURRANT	16	#01 CONT. / 1.5m O.C. SPACING
ROSA WOODSII	WOOD'S ROSE	23	#02 CONT. / 1.0m O.C. SPACING
PERENNIALS, GRASSES & VINES			
ARCTOSTAPHYLOS UVA-URSI	KINNIKINNICK	76	#01 CONT. / 0.6m O.C. SPACING
ASTER ALPINUS	SUMMER ASTER	76	#01 CONT. / 0.5m O.C. SPACING
BOUTELOUA GRACILIS	BLUE GRASS	76	#01 CONT. / 0.5m O.C. SPACING
CALAMAGROSTIS ACUTIFLORA 'KARL FOERSTER'	KARL FOERSTER REED GRASS	34	#01 CONT. / 0.75m O.C. SPACING
DICENTRA SPECTABILIS	BLEEDING HEARTS	34	#01 CONT. / 0.75m O.C. SPACING
HEUCHERA SANGUINEA	RED CORAL BELLS	34	#01 CONT. / 0.75m O.C. SPACING
HOSTA 'NORTHERN EXPOSURE'	NORTHERN EXPOSURE HOSTA	36	#01 CONT. / 1.2m O.C. SPACING
MONARDA DIDYMA 'JACOB CLINE'	JACOB CLINE BEE BALM	53	#01 CONT. / 0.6m O.C. SPACING
PANICUM VIRGATUM 'ROSTRAHLBUSCH'	RED SWITCH GRASS	23	#01 CONT. / 0.9m O.C. SPACING
RUDEBECKIA FULGIDA 'GOLDSTURM'	GOLDSTURM CONEFLOWER	34	#01 CONT. / 0.75m O.C. SPACING
THYMUS PSEUDOLANGINOSUS	WOOLY THYME	64	#01 CONT. / 0.6m O.C. SPACING

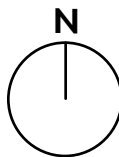
NOTES

1. PLANT MATERIAL AND CONSTRUCTION METHODS SHALL MEET OR EXCEED C.L.N.A. STANDARDS.
2. ALL SOFT LANDSCAPE AREAS SHALL BE WATERED BY A FULLY AUTOMATIC TIMED UNDERGROUND IRRIGATION SYSTEM.
3. TREE AND SHRUB BEDS TO BE DRESSED IN A MINIMUM 75mm WOOD MULCH. DO NOT PLACE WEED MAT UNDERNEATH TREE AND SHRUB BEDS.
4. TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 300mm DEPTH TOPSOIL PLACEMENT.
5. TURF AREAS FROM SOD SHALL BE NO. 1 GRADE GROWN FROM CERTIFIED SEED OF IMPROVED CULTIVARS REGISTERED FOR SALE IN B.C. AND SHALL BE TOLERANT OF DROUGHT CONDITIONS. A MINIMUM OF 150mm DEPTH OF GROWING MEDIUM IS REQUIRED BENEATH TURF AREAS. TURF AREAS SHALL MEET EXISTING GRADES AND HARD SURFACES FLUSH.
6. SITE GRADING AND DRAINAGE WILL ENSURE THAT ALL STRUCTURES HAVE POSITIVE DRAINAGE AND THAT NO WATER OR LOOSE IMPEDIMENTS WILL BE DISCHARGED FROM THE LOT ONTO ADJACENT PUBLIC, COMMON, OR PRIVATE PROPERTIES.
7. ALL OFFSITE LANDSCAPE WORKS TO MEET CoK BYLAW 7900



OUTLAND DESIGN
LANDSCAPE ARCHITECTURE

303 - 590 KLO Road
Kelowna, BC V1Y 7S2
T (250) 868-9270
www.outlanddesign.ca



PROJECT TITLE

RUTLAND SOLE

Kelowna, BC

DRAWING TITLE

CONCEPTUAL LANDSCAPE
PLAN

ISSUED FOR / REVISION		
1	18.12.18	Review
2		
3		
4		
5		

PROJECT NO.	18-127
DESIGN BY	KM
DRAWN BY	SR
CHECKED BY	FB
DATE	DEC. 18, 2018
SCALE	1:150
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

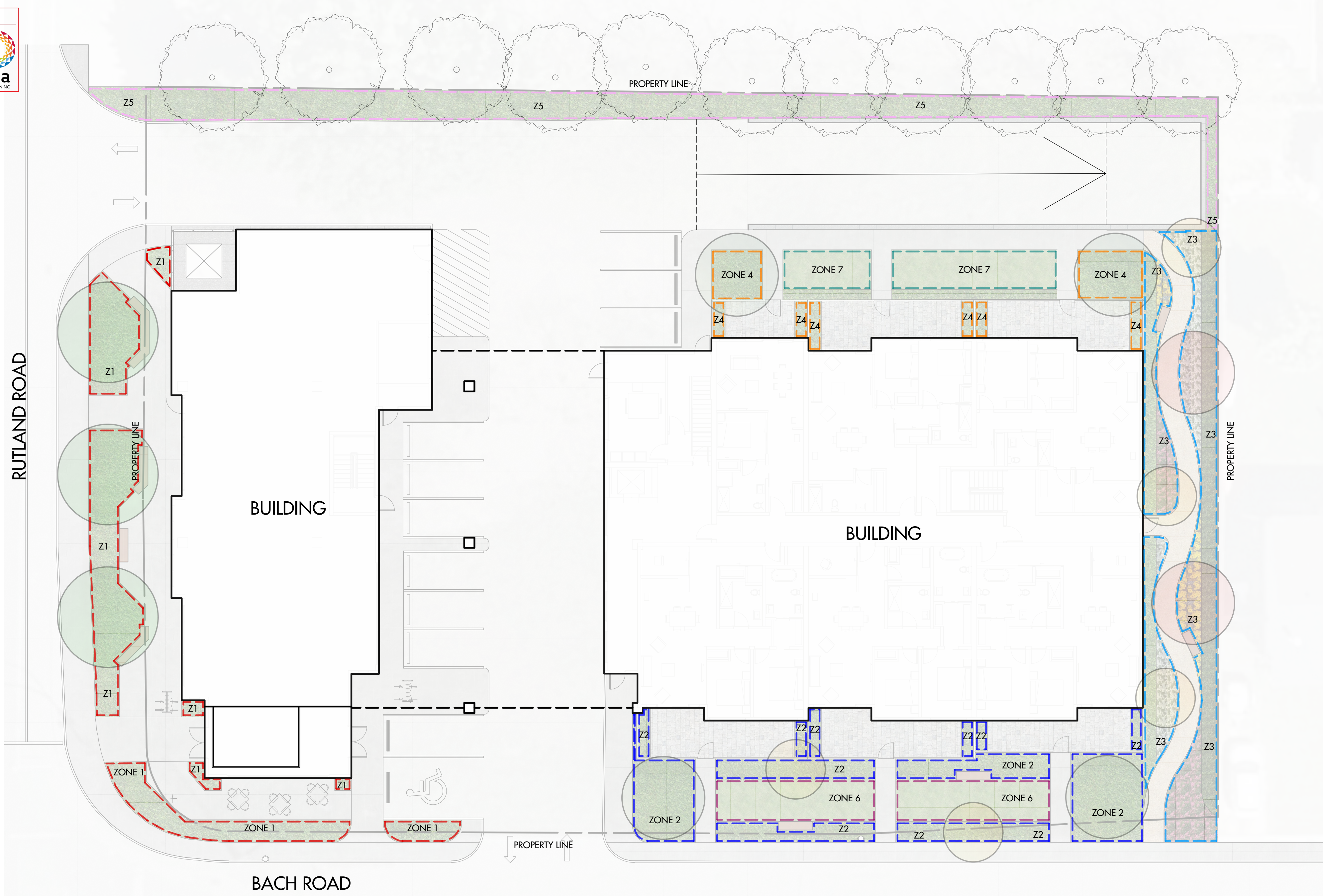
L1/2

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SCHEDULE

C

This forms part of application
DP19-0009 / DVP19-0010
City of Kelowna
DEVELOPMENT PLANNING
Planner Initials AC



IRRIGATION LEGEND

- ZONE #1: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 93 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 52 cu.m.
- ZONE #2: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 101 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #3: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 114 sq.m.
MICROCLIMATE: EAST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 63 cu.m.
- ZONE #4: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 32 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 18 cu.m.
- ZONE #5: HIGH EFFICIENCY SUBSURFACE DRIP IRRIGATION FOR MODERATE WATER USE PLANTING AREAS
TOTAL AREA: 115 sq.m.
MICROCLIMATE: WEST EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 64 cu.m.
- ZONE #6: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 47 sq.m.
MICROCLIMATE: SOUTH EXPOSURE, PARTIALLY SHADED BY TREES
ESTIMATED ANNUAL WATER USE: 67 cu.m.
- ZONE #7: LOW VOLUME POP-UP SPRAYHEADS FOR TURF AREA
TOTAL AREA: 36 sq.m.
MICROCLIMATE: NORTHEAST EXPOSURE, PARTIALLY SHADED BY BUILDING
ESTIMATED ANNUAL WATER USE: 51 cu.m.

IRRIGATION NOTES

- IRRIGATION PRODUCTS AND INSTALLATION METHODS SHALL MEET OR EXCEED THE REQUIREMENTS OF THE WATER USE REGULATION BYLAW NO. 10480 AND THE SUPPLEMENTARY SPECIFICATIONS IN THE CITY OF KELOWNA BYLAW 7900 (PART 6, SCHEDULE 9).
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS, REGULATIONS, AND BYLAWS OF THE WATER PURVEYOR.
- THE IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN APPROVED BACKFLOW PREVENTION DEVICE, WATER METER, AND SHUT OFF VALVE LOCATED OUTSIDE THE BUILDING ACCESSIBLE TO THE CITY.
- AN APPROVED SMART CONTROLLER SHALL BE INSTALLED. THE IRRIGATION SCHEDULING TIMES SHALL UTILIZE A MAXIMUM ET VALUE OF 7" / MONTH (KELOWNA JULY ET), TAKING INTO CONSIDERATION SOIL TYPE, SLOPE, AND MICROCLIMATE.
- DRIP LINE AND EMITTERS SHALL INCORPORATE TECHNOLOGY TO LIMIT ROOT INTRUSION.
- IRRIGATION SLEEVES SHALL BE INSTALLED TO ROUTE IRRIGATION LINES UNDER HARD SURFACES AND FEATURES.
- IRRIGATION PIPE SHALL BE SIZED TO ALLOW FOR A MAXIMUM FLOW OF 1.5m / SEC.
- A FLOW SENSOR AND MASTER VALVE SHALL BE CONNECTED TO THE CONTROLLER AND PROGRAMMED TO STOP FLOW TO THE SYSTEM IN CASE OF AN IRRIGATION WATER LEAK.

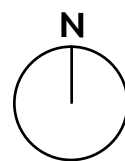
WATER CONSERVATION CALCULATIONS

LANDSCAPE MAXIMUM WATER BUDGET (WB) = 550 cu.m. / year
ESTIMATED LANDSCAPE WATER USE (WU) = 371 cu.m. / year
WATER BALANCE = 179 cu.m. / year
*REFER ATTACHED IRRIGATION APPLICATION FOR DETAILED CALCULATIONS



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LANDSCAPE ARCHITECTURE

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T (250) 868-9270
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PROJECT TITLE

RUTLAND SOLE

Kelowna, BC

DRAWING TITLE

WATER CONSERVATION/
IRRIGAITON PLAN

ISSUED FOR / REVISION		
1	18.12.18	Review
2		
3		
4		
5		

PROJECT NO	18-127
DESIGN BY	KM
DRAWN BY	SR
CHECKED BY	FB
DATE	DEC. 18, 2018
SCALE	1:150
PAGE SIZE	24"x36"

SEAL



DRAWING NUMBER

L2/2

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LANDSCAPE ARCHITECTURE

SCHEDULE		C
This forms part of application		
# DP19-0009 / DVP19-0010		
Planner Initials	AC	 City of Kelowna DEVELOPMENT PLANNING

Thursday December 13, 2018

Edgecombe Builders Group
1350 St. Paul Street
Kelowna BC V1Y 2E1
Attn: Kevin Edgecombe A.T.
Tel: (778) 484 7077
Email: kevin@edgecombebuilders.com

Re: Proposed Rutland Sole, Kelowna, BC Development – Preliminary Cost Estimate for Bonding

Dear Kevin:

Please be advised of the following preliminary cost estimate for bonding of the proposed landscape works shown in the Proposed Rutland Sole conceptual landscape plan dated 18.12.13;

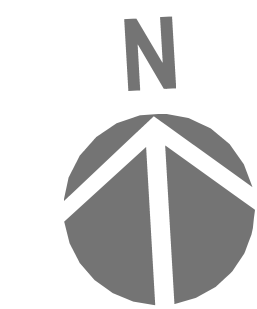
- 537 square metres (5,780 square feet) of improvements = \$ 42,203.25

This preliminary cost estimate is inclusive of trees, shrubs, turf, mulch, topsoil & irrigation.

You will be required to submit a performance bond to the City of Kelowna in the amount of 125% of the preliminary cost estimate. Please do not hesitate to contact me with any questions about the landscape plan.

Best regards,

Fiona Barton, MBCSLA, CSLA
as per
Outland Design Landscape Architecture



MAIN FLOOR

SOLE RUTLAND
615 RUTLAND ROAD, KELOWNA, BC

DRAWING: **A-03**
PROJECT: 18281
DATE: 2019/01/04
SCALE: 1/8" = 1'-0"

DRAFT MAY 28/19

