

**Barbara Crawford  
Planning II  
City of Kelowna**

September 23, 2024

**Re: Rutland Road Additional Height  
DP Amendment**

Mission Group would like to apply to the City of Kelowna for a DP Amendment to raise the overall height of the Rutland Road buildings by 3 feet. If we can consider a higher building height for all three Rutland Road buildings then the mezzanine can be brought to the front of each unit, making the space more efficient for users.

What this means:

1. We are applying for a DP Amendment to raise the overall height of the three industrial buildings that were proposed for 2080 Rutland Road.
2. Attached are drawings that show the new location of the mezzanine and the revised building heights.
3. We will maintain the exterior design of each building.
4. We will maintain the overall size/sf of each building.

As required, the following documents are attached in support of this application form:

- a) Completed application form
- b) Current State of Title
- c) Owners Authorization Form
- d) Architectural Drawings with red bubbles around changes
- e) A rationale statement of the proposed changes
- f) The application fee of \$940.00

We trust that this proposal will meet with your approval and please contact me if you have any questions or concerns.

Regards;



Tess Kisilevich, Assistant Development Manager  
Mission Group

BUILD IT FORWARD

The Block – 16<sup>th</sup> Floor

1499 St Paul St Suite 1600, Kelowna, BC V1Y 0L9

T 250.448.8810 | [missiongroup.ca](http://missiongroup.ca)

## **Rationale Statement of Proposed Changes**

### **Background**

In reference to the Rutland Road Project (DP24-0018), we would like to apply for a minor DP Amendment to raise the overall height of the three buildings by three feet. The additional height requested is not intended to change the exterior form or character of the buildings – rather provides a more efficient design by reconfiguring the mezzanine location based on market feedback. This will make the space more usable for future users.

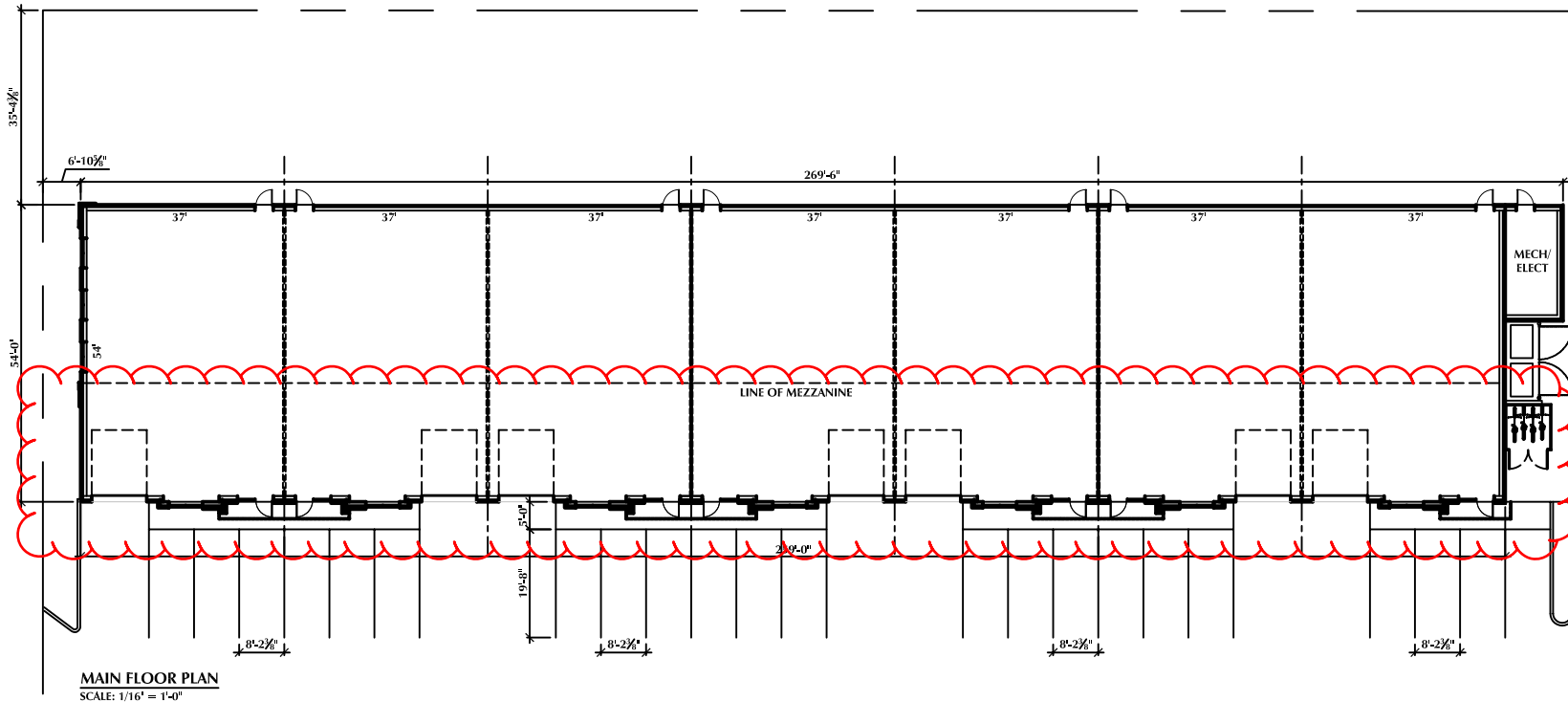
Moving the mezzanine to the front of the buildings makes the space more usable since it can be easily accessed through the front entrance. This modification also increases the overall efficiency of the industrial space since the additional height at the back of the units will allow for additional storage/racking space.

Below we have noted the two reasons this interior design change has resulted in a building height change.

1. The height of the mezzanine had to be raised up by approx. 3 feet to ensure it does not interfere with the overhead door equipment and allows the project to utilize standard overhead door sizes.
2. The overall height of the building must be raised by the same amount to ensure a 9'-0" finished ceiling height at the mezzanine floor.

The items noted below have not changed and have been maintained from the previous submission.

- Number of or locations of windows
- Number of or locations of doors
- Overall façade design
- Setbacks
- Building area
- Parking stall counts



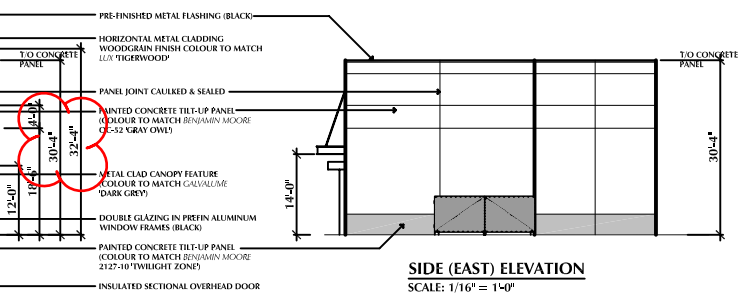
**MAIN FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



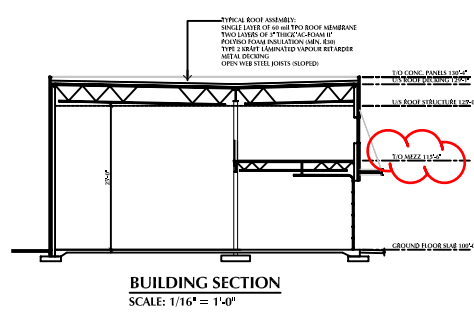
**SIDE (WEST) ELEVATION**  
SCALE: 3/32" = 1'-0"



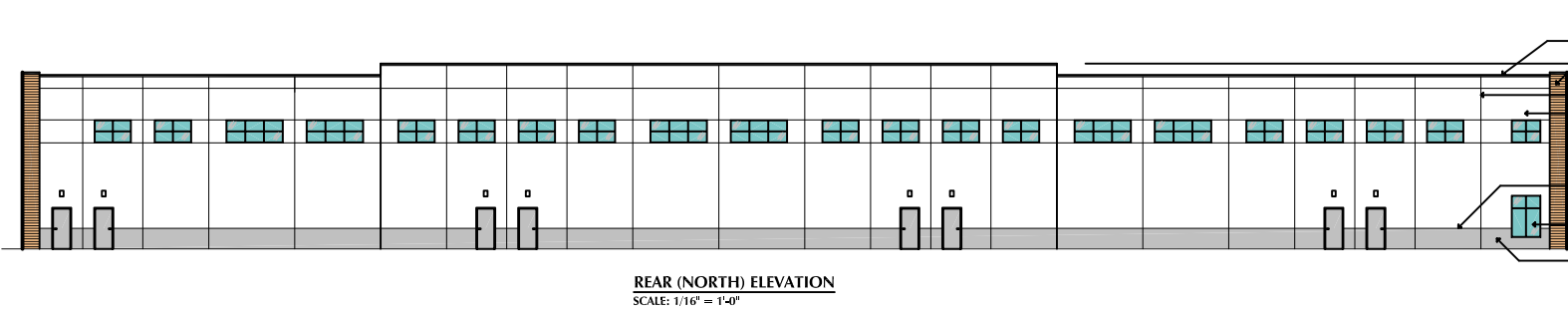
**FRONT (SOUTH) ELEVATION**  
SCALE: 3/32" = 1'-0"



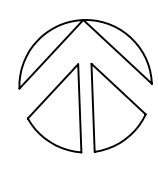
**SIDE (EAST) ELEVATION**  
SCALE: 1/16" = 1'-0"



**BUILDING SECTION**  
SCALE: 1/16" = 1'-0"



**REAR (NORTH) ELEVATION**  
SCALE: 1/16" = 1'-0"



# HANS P. NEUMANN ARCHITECT INC.

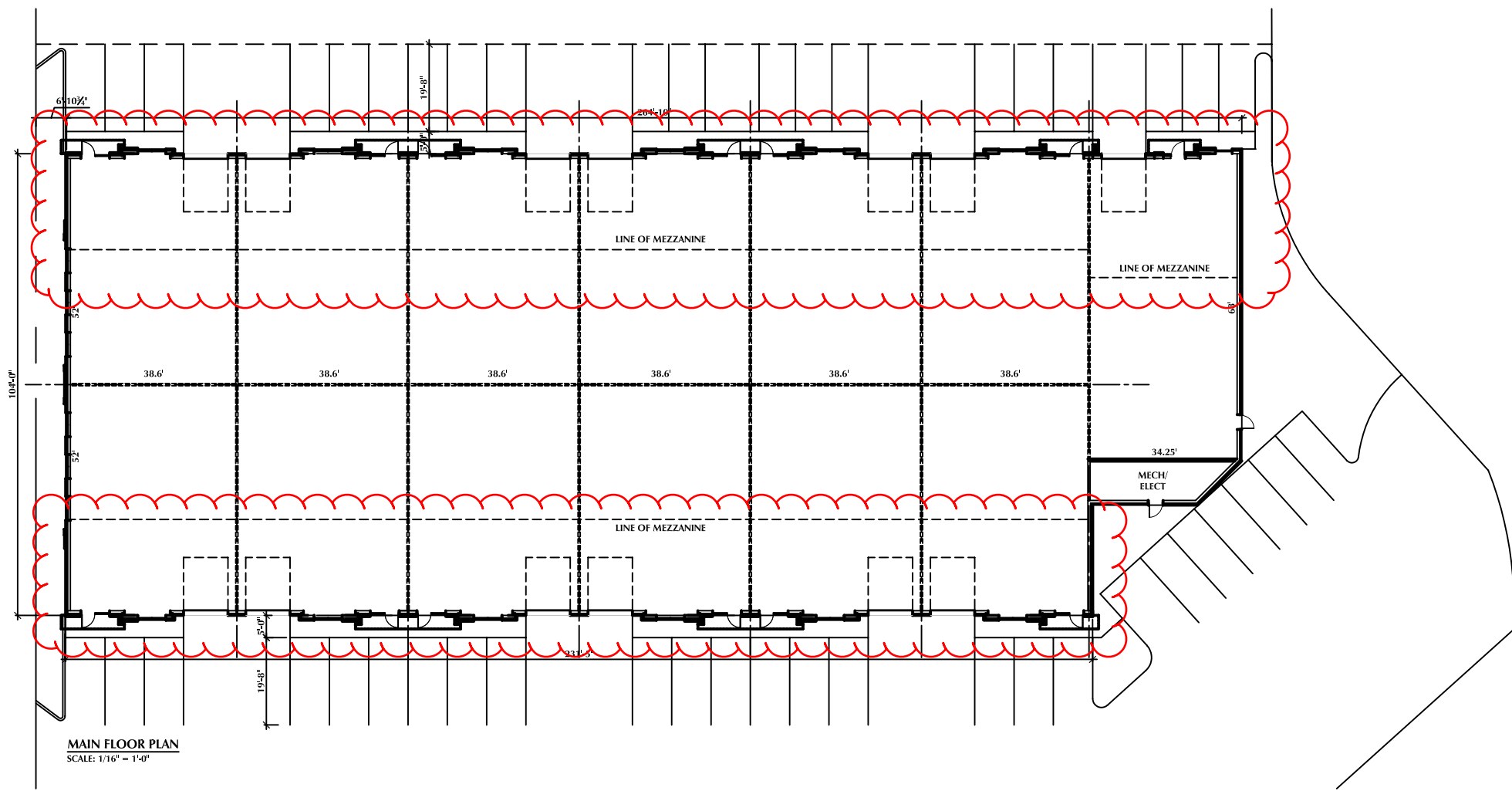
1520 HIGHLAND DRIVE NORTH, KELOWNA, B.C. V1Y 4K5 PHONE (250) 868-0878 FAX (250) 868-0837



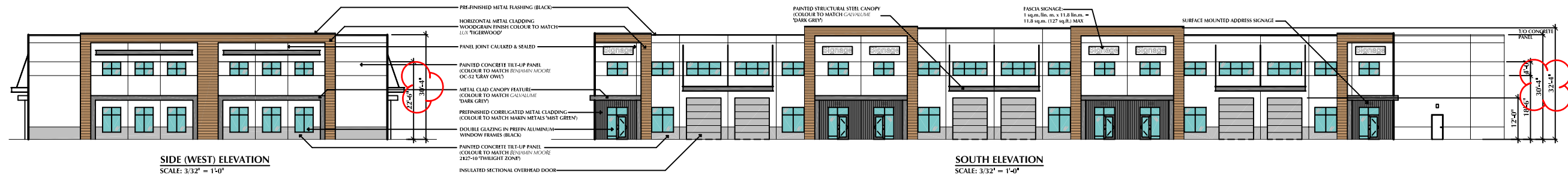
PROJECT  
**PROPOSED INDUSTRIAL DEVELOPMENT**  
2080 RUTLAND ROAD NORTH, KELOWNA, BC

DRAWING TITLE  
**BUILDING #1 MAIN FLOOR PLAN & ELEVATIONS**

No.	DATE	DESCRIPTION	SCALE: 1/16" = 1'-0"
	NOV 17/23	ISSUED FOR DEVELOPMENT PERMIT	DATE: JUNE 17, 2023
1	SEPT 05/24	INCREASED BLDG HEIGHT, REV MEZZANINES	DRAWN: HPN
	SEPT 12/24	ISSUED FOR DP AMENDMENT	Drawing No.
			<b>DP2r</b>
			REVISION No.: 1



**MAIN FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



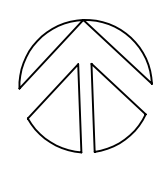
**SIDE (WEST) ELEVATION**  
SCALE: 3/32" = 1'-0"

**SOUTH ELEVATION**  
SCALE: 3/32" = 1'-0"



**NORTH ELEVATION**  
SCALE: 3/32" = 1'-0"

**SIDE (EAST) ELEVATION**  
SCALE: 3/32" = 1'-0"



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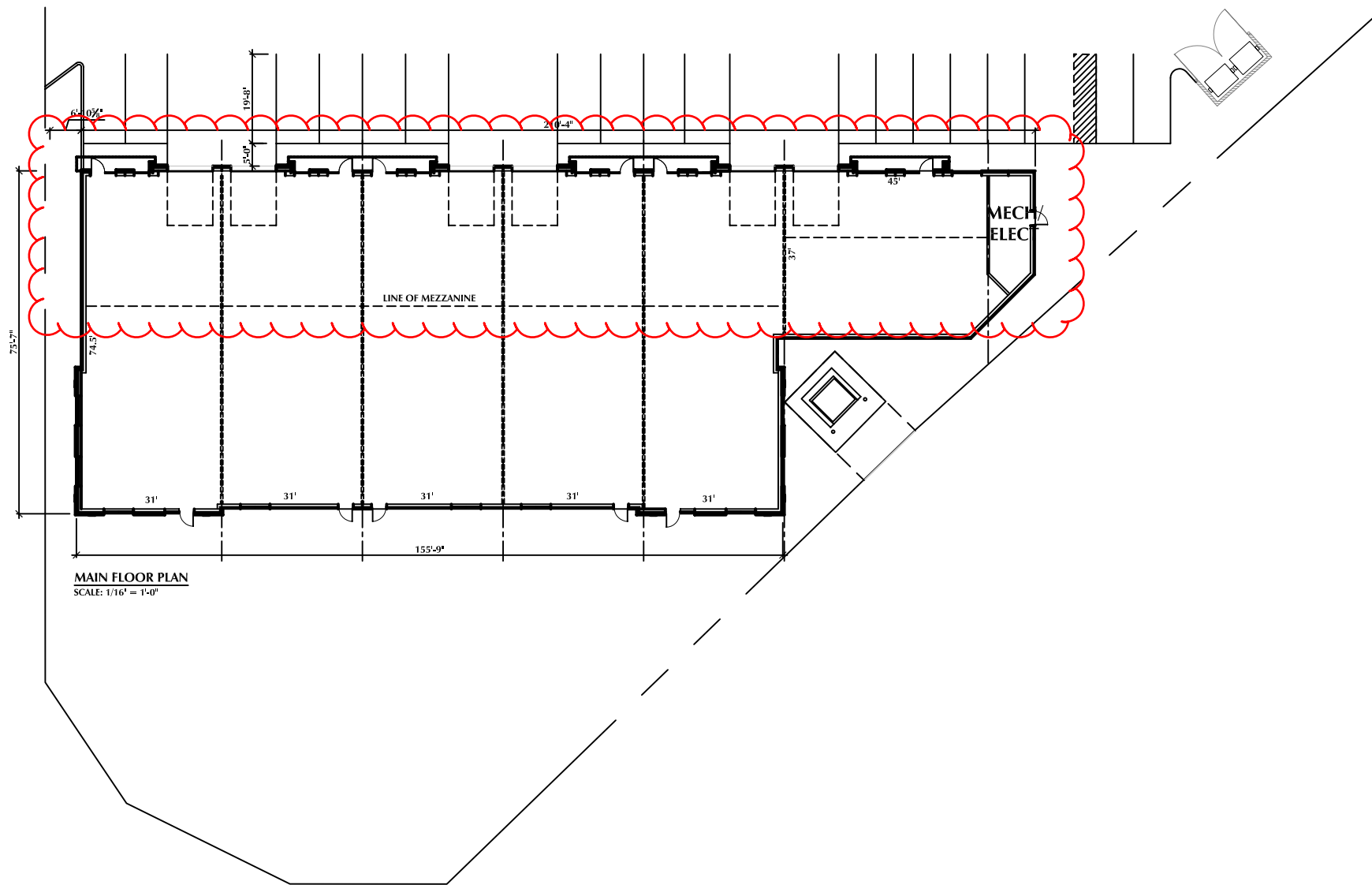
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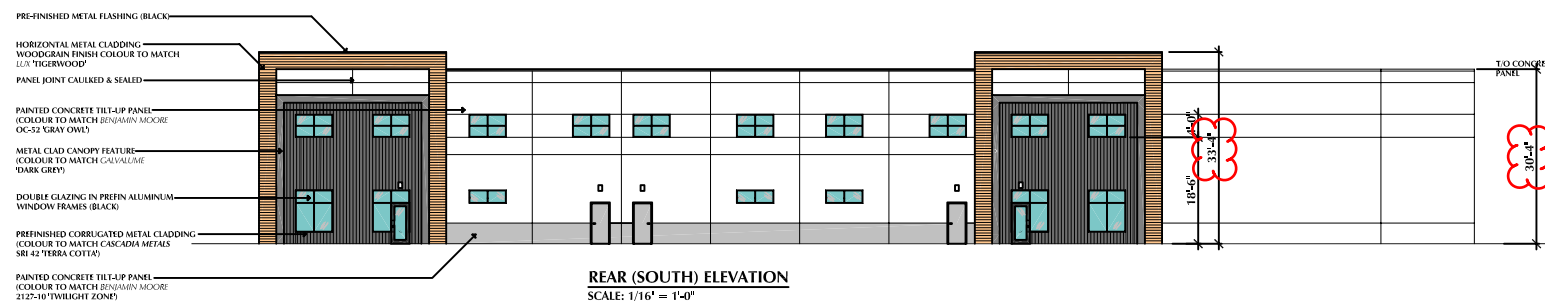
PROJECT  
**PROPOSED INDUSTRIAL DEVELOPMENT**  
2080 RUTLAND ROAD NORTH, KELOWNA, BC

DRAWING TITLE  
**BUILDING #2 MAIN FLOOR PLAN & ELEVATIONS**

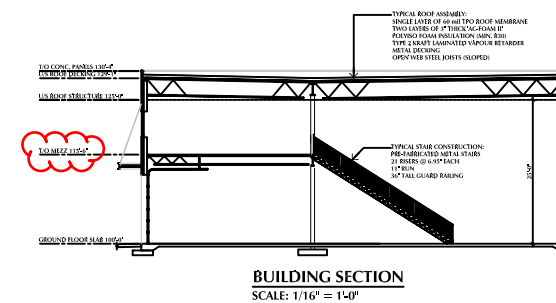
No.	DATE	DESCRIPTION	SCALE: 1/16" = 1'-0"
	NOV 17/23	ISSUED FOR DEVELOPMENT PERMIT	DATE: JUNE 17, 2023
1	SEPT 05/24	INCREASED BLDG HEIGHT, REV MEZZANINES	DRAWN: HPN
	SEPT 12/24	ISSUED FOR DP AMENDMENT	Drawing No.
			<b>DP3r</b>
			REVISION No.: 1



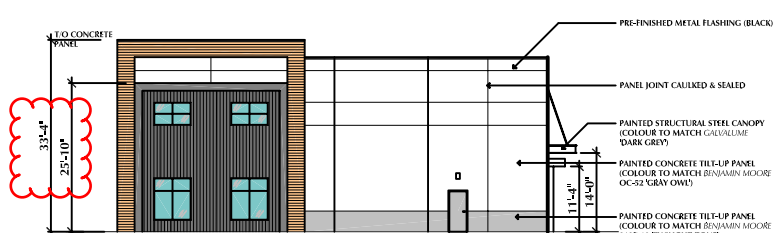
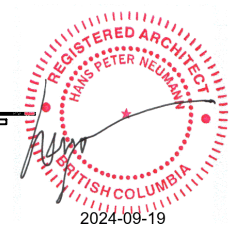
**MAIN FLOOR PLAN**  
SCALE: 1/16" = 1'-0"



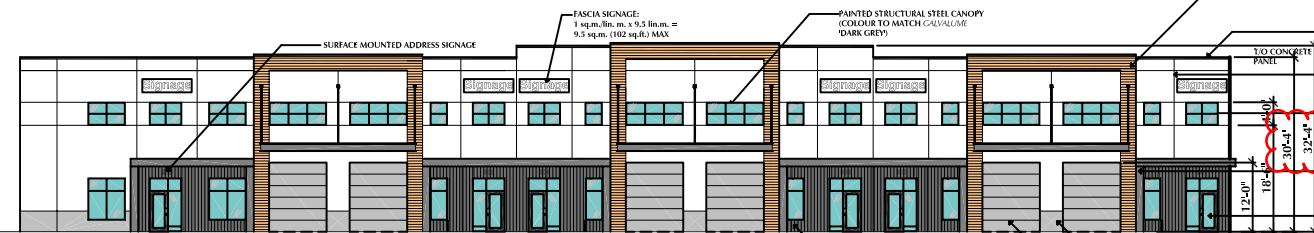
**REAR (SOUTH) ELEVATION**  
SCALE: 1/16" = 1'-0"



**BUILDING SECTION**  
SCALE: 1/16" = 1'-0"



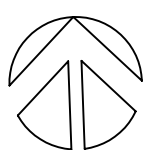
**SIDE (EAST) ELEVATION**  
SCALE: 3/32" = 1'-0"



**FRONT (NORTH) ELEVATION**  
SCALE: 3/32" = 1'-0"



**SIDE (WEST) ELEVATION**  
SCALE: 1/16" = 1'-0"



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PROJECT  
**PROPOSED INDUSTRIAL DEVELOPMENT**  
2080 RUTLAND ROAD NORTH, KELOWNA, BC

DRAWING TITLE  
**BUILDING #3 MAIN FLOOR PLAN & ELEVATIONS**

No.	DATE	DESCRIPTION	SCALE: 1/16" = 1'-0"
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1	SEPT 05/24	INCREASED BLDG HEIGHT, REV MEZZANINES	DRAWN: HPN
	SEPT 12/24	ISSUED FOR DP AMENDMENT	Drawing No.
			<b>DP4r</b>
			REVISION No.: 1