



NOT FOR CONSTRUCTION



1353 Ellis Street - Suite 202
 Kelowna BC V1Y 1Z9 Canada
 tel 250 980 3432
 www.arcadis.com

1370 Rutland Rd N
 MÉTIS COMMUNITY SERVICES SOCIETY OF
 BC
 DEVELOPMENT PERMIT



SCALE:
 1/32" = 1'-0"

CONCEPTUAL SITE PLAN

2024-08-02

DP-000

ZONING STATISTICS

1370 RUTLAND RD N		
PLAN KAP11520 LOT A SECTION 35 TOWNSHIP 26 EX CEPTPLAN EPP83195		
CURRENT ZONING: P2	REQUIRED	PROVIDED
Principal Use	CA1r	CA1r
	P = Apartment Housing Rental	P = Apartment Housing Rental
	P = Child Care Centre, Major	P = Child Care Centre, Major
	P = Cultural and Recreation Services	P = Cultural and Recreation Services
Parcel Size	Minimum 1200 m ²	4400 m ² - (47362 SF)
Lot Width	Minimum 40 m	52.4 m
Lot Depth	Minimum 30 m	85.1 m
Net Floor Area	N/A	+/- 6131 m ²
Level 1 Floorplate	N/A	+/- 1366 m ²
Lower Parkade Floorplate	N/A	+/- 1565 m ²
Base Density	1.6 (Not on Transit Corridor)	1.56
Max. Site Coverage (Buildings)	75%	+/- 33%
Max. Site Coverage (Incl. Impermeable surfaces)	85%	+/- 68%
Maximum Base Building Height	18 m (4 Storey)	22 m (6 Storey)
Maximum Bonus Building Height	22 m (6 Storey)	
Setbacks	Front yard - 4.5m - 14'-9 1/6"	Front yard (East) +/- 6.9m
	Front yard - Ground Oriented Residential - 3m - 9'-10 1/9"	N/A
	Front yard - Ground Oriented Commercial - 2m - 6'-6 3/4"	N/A
	Front yard - Stepback - 3m - 9'-10 1/9"	Stepback (East) - 3m
	Flanking Side yard - 4.5m - 14'-9 1/6"	Flanking Side yard (North) +/- 11m
	Flanking Side yard - Ground Oriented Residential - 3m - 9'-10 1/9"	N/A
	Flanking Side yard - Ground Oriented Commercial - 2m - 6'-6 3/4"	di
	Flanking Side yard - Stepback - 3m - 9'-10 1/9"	Stepback (North) - 3m
	Side yard - 3m - 9'-10 1/9"	Side yard (South) +/- 4.9m
	Rear yard - 4.5m - 14'-9 1/6"	Rear yard (West) +/- 9m
Stepbacks required for	5 Storeys + (3m stepback above second storey)	3m stepback above second storey
Building Separation	N/A	N/A
Max. Building Frontage	100 m	+/- 67.9 m
Common & Private Amenity Space	Bachelor dwelling -7.5 m ²	To be confirmed. Areas will exceed minimum requirements.
	1 bedroom dwelling -15 m ²	
	More than 1 bedroom dwelling -25 m ²	
Common Amenity	4 m ² per unit	
Max. Amenity Dedicated to Daycare	50%	21%
On a Transit Supportive Corridor?	No	
Property abut RU Zone?	Yes (RU1 to West)	
Min. 80% of Parking below grade?	No	
Within the Core Area?	No	
Rental Property?	Yes	

AREA STATISTICS

TOTAL	NO.	SF	%	TOTAL SF	TOTAL SM
1 BEDROOM	30	575	33%	17250	1602.58
2 BEDROOM	35	740	39%	25900	2406.19
3 BEDROOM	25	915	28%	22875	2125.16
COMMUNITY SERVICES	1			3407	316.52
COMMERCIAL - DAY CARE	1			4630	430.14
NET AREA	90		100%	74062	6880.58
SITE AREA				47362	4400
GROSS AREA				93350	
FAR (BASED ON NET)				1.56	
EFFICIENCY				78%	

PARKING STATISTICS

TOTAL	TOTAL UNITS	PARKING MULTIPLIER	PARKING REQ'
1,2,3 BEDROOM	90	0.35	31.5
BASE PARKING SUB-TOTAL			31.5
VISITOR SPACES		0.14	12.6
SUB-TOTAL	90		44.1
BIKE PARKING INCENTIVE		0% REDUCTION	
CAR SHARE PROGRAM PROVIDED		0% REDUCTION	
RENTAL HOUSING INCENTIVE		10% REDUCTION	-4.41
CHILD CARE CENTRE, MAJOR	430.14 SM	2.5 PER 100 SM	10.8
PARTICIPANT RECREATION SERVICES, INDOOR	316.52 SM	2.5 PER 100 SM	7.9
NON-RESIDENT ON-DUTY EMPLOYEE	6	0.5 PER EMPLOYEE	3.0
TOTAL			61.4

SPACE REQUIREMENTS	REQ'D	PROVIDED
REGULAR SIZE PARKING FOR RESIDENTIAL	27 (44%)	36 (55.4%)
SMALL SIZE PARKING FOR RESIDENTIAL	31 (50%)	25 (38.4%)
ACCESSIBLE PARKING	2 (3.3%)	3 (4.6%)
VAN ACCESSIBLE PARKING	1 (1.7%)	1 (1.5%)
TOTAL	61	65

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