

Mills Road Multi

for Kerr Properties

Rezoning Application

DEVELOPMENT STATISTICS

SITE INFORMATION

LAND USE

Current: 175, 205 Mills Road = MF2 Multi-Dwelling Zones;
165 Mills Road = RU1 Single & Two Dwelling Zones

Proposed: 165, 175, 205 Mills Road = MF3r Apartment Housing Rental Only

LEGAL DESCRIPTION

Lot 1 and 2, Section 27, Township 26 ODYD, Plan 20179 and Lot A, Section 27
Township 26 Plan 15106

PID

007-895-003, 007-897-988, 008-883-629

MUNICIPAL ADDRESS

165, 175 & 205 Mills Road

COMMUNITY

Rutland

SITE AREA

8,077.81 m² (86, 948.82 ft²)
0.808 ha (1.99 ac)

DEVELOPMENT REGULATIONS

SITE COVERAGE OF ALL BUILDINGS

| | | |
|----------|----------|----------|
| | Required | Proposed |
| Maximum: | 65% | 51% |

SITE COVERAGE OF ALL BUILDINGS, STRUCTURE & IMPERMEABLE SURFACES

| | | |
|----------|----------|----------|
| | Required | Proposed |
| Maximum: | 85% | 83% |

SETBACK

| | | |
|---------------------------|----------|----------|
| | Required | Proposed |
| Front Yard Setback (West) | 3.0m | 3.0m |
| Sidyard (North) | 3.0m | 3.0m |
| Sidyard (South) | 3.0m | 3.0m |
| Rear Yard (East) | 4.5m | 4.5m |

UNIT MIX

| | | | | |
|------------------------------|----------|--------|----------|------|
| | Proposed | | | |
| | Bldg 1 | Bldg 2 | Combined | % |
| One-Bedroom (600m² Range) | 12 | 28 | 40 | 25% |
| Two-Bedroom (900m² Range) | 24 | 40 | 64 | 40% |
| Three-Bedroom (1000m² Range) | 20 | 36 | 56 | 35% |
| Total | 56 | 104 | 160 | 100% |

BUILDING / FLOOR AREAS

| | | | | |
|---------------------------|----------|---------|----------|--|
| | Proposed | | | |
| | Bldg 1 | Bldg 2 | Combined | |
| Building Area / Footprint | 1449m² | 2698m² | 4147m² | |
| Gross Floor Area | 5797m² | 10790m² | 16587m² | |
| Net Floor Area | 4966m² | 9587m² | 14553m² | |
| Parkade | 4254m² | 2556m² | 6810m² | |

COMMON & PRIVATE AMENITY SPACE

| | | | | |
|---------------------------------------|----------|--------|----------|--------|
| | Required | | Proposed | |
| | Bldg 1 | Bldg 2 | Bldg 1 | Bldg 2 |
| Common & Private Amenity: | 180m² | 420m² | 180m² | 420m² |
| One-Bedroom (15m² per D.U.) | 1100m² | 1900m² | 1100m² | 1900m² |
| More than One-Bedroom (25m² per D.U.) | | | | |
| Common Only (4m² per D.U.) | 224m² | 416m² | 259m² | 457m² |

BUILDING FRONTAGE

| | | |
|----------|----------|----------|
| | Required | Proposed |
| Maximum: | 100.00m | 49.38m |

DENSITY AND HEIGHT REGULATIONS

BASE DENSITY

| | | |
|------------------------------------|---------|----------|
| | Maximum | Proposed |
| F.A.R (net FA / LOT AREA) | 1.30 | 1.80 |
| Add'l FAR for Rental | 0.30 | |
| Add'l FAR if 80% of parking is U/G | 0.25 | |
| Total | 1.85 | |

BASE HEIGHT

| | | |
|--------|-------------------|-----------------|
| | Maximum | Proposed |
| Height | 18.0m / 4 storeys | 18m / 4 storeys |

PARKING REQUIREMENTS

PARKING SIZE

| | | |
|-----------------------------------|-------------|-------------|
| | Required | Provided |
| Regular Parking Space | 2.5m x 6.0m | 2.5m x 6.0m |
| Small Parking Space | 2.3m x 4.8m | 2.3m x 4.8m |
| Accessible Parking Space | 3.7m x 6.0m | 3.7m x 6.0m |
| 2-way Drive Aisle 90° Parking | 6.5m | 6.5m |
| 2-way Drive Aisle without Parking | 6.0m | 6.0m |

VEHICLE PARKING

| | | | | |
|---|----------------|--------|----------|--------|
| | Required (Min) | | Provided | |
| | Bldg 1 | Bldg 2 | Bldg 1 | Bldg 2 |
| 1-Bed: Min 1.2 / Max 1.6 spaces per D.U. | 14.4 | 33.6 | 14 | 34 |
| 2-Bed: Min 1.4 / Max 2.0 spaces per D.U. | 33.6 | 56 | 34 | 56 |
| 3-Bed: Min 1.6 / Max 2.2 spaces per D.U. | 32 | 57.6 | 32 | 58 |
| Visitor: Min 0.14 / Max 0.2 spaces per D.U. | 7.8 | 14.6 | 8 | 15 |
| Total: | 87.8 | 161.8 | 88 | 163 |

PARKING RATIO

| | | | | |
|----------------------------|---------|--|-----------|------------|
| | Allowed | | Provided | |
| | | | Bldg 1 | Bldg 2 |
| Small Car | 50% | | 40% (35) | 49% (80) |
| Regular (Garage + Visitor) | 50% | | 60% (53) | 51% (82) |
| Total | | | 100% (88) | 100% (162) |

ACCESSIBLE PARKING

| | | | | |
|--------------------|----------------|--------|----------|--------|
| | Required (Min) | | Provided | |
| | Bldg 1 | Bldg 2 | Bldg 1 | Bldg 2 |
| Regular Accessible | 2 | 4 | 2 | 4 |
| Van Accessible | 1 | 1 | 1 | 1 |

REVISIONS

| # | DATE | DESCRIPTION |
|---|------------|-------------|
| 1 | 2024 09 06 | Rezoning |

GRAVITY ARCHITECTURE

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PERMIT NUMBERS

PROJECT STATUS

Rezoning Application

PROJECT

Mills Road Multi

165, 175 & 205 Mills Rd, Kelowna
Lots 1 & 2, Sec 27, Twp 26 ODYD,
Plan 20179; and Lot A, Sec 27, Twp
26, Plan 15106

TITLE

Cover

PROJECT NUMBER DRAWING NUMBER

24-017

R0.0

SCALE

1 : 1

DESIGNER
AG

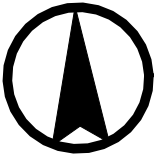
CHECKED
AG

DP DRAFTSPERSON
AG

VERSION DATE
2024 09 06

BP DRAFTSPERSON

BP ISSUE DATE
Not Issued



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26, Plan 15106

TITLE

Parkade Plan

PROJECT NUMBER DRAWING NUMBER

24-017

R1.0

SCALE

1 : 400

DESIGNER
AG

CHECKED
AG

DP DRAFTSPERSON
AG

VERSION DATE
2024 09 06

BP DRAFTSPERSON

BP ISSUE DATE
Not Issued

LEGEND

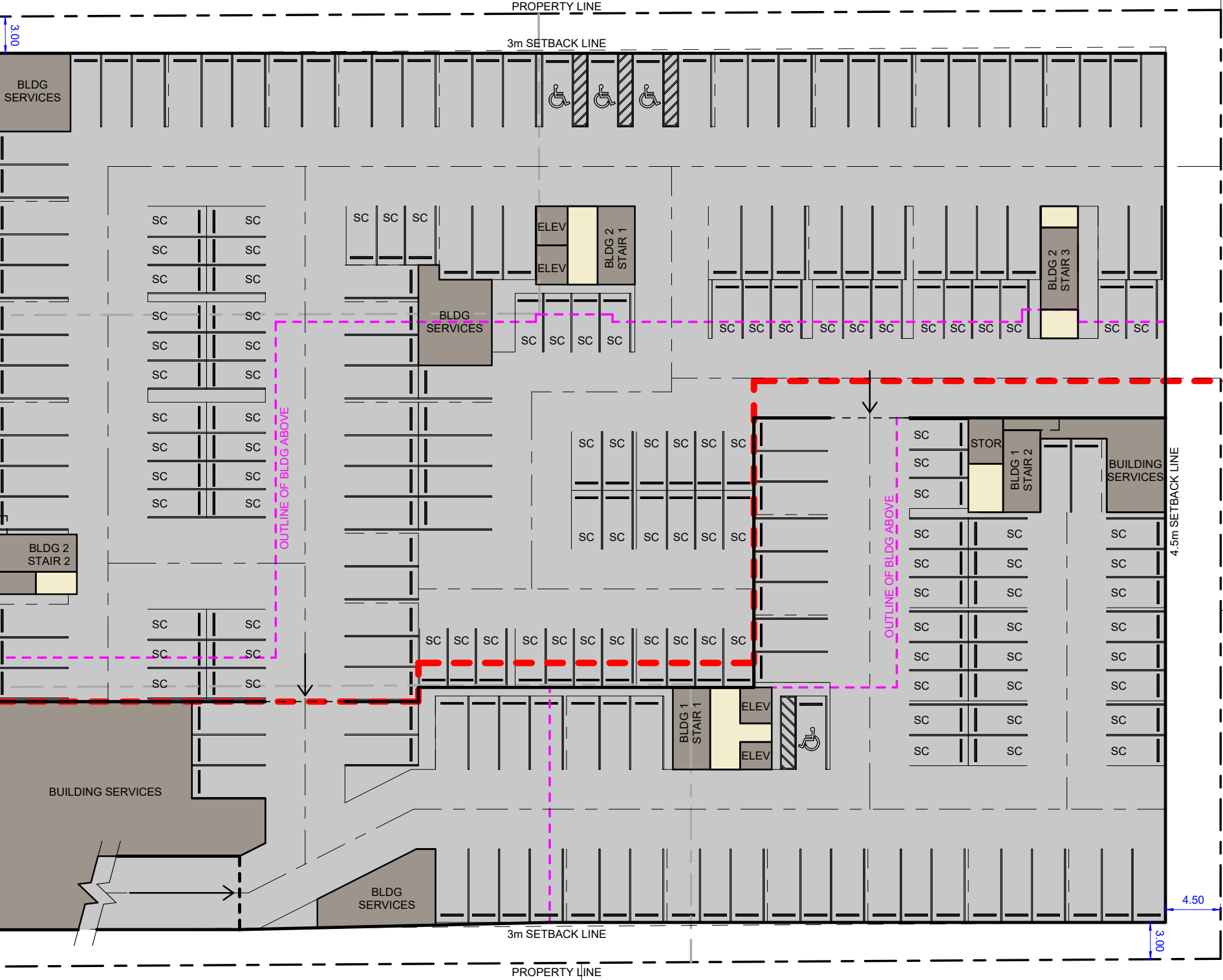
| | | | |
|--|--------------------|--|---------------------------|
| | ONE-BEDROOM UNIT | | BUILDING SERVICES |
| | TWO-BEDROOM UNIT | | CIRCULATION |
| | THREE-BEDROOM UNIT | | EXISTING SITE / BUILDINGS |
| | COMMON AMENITY | | |

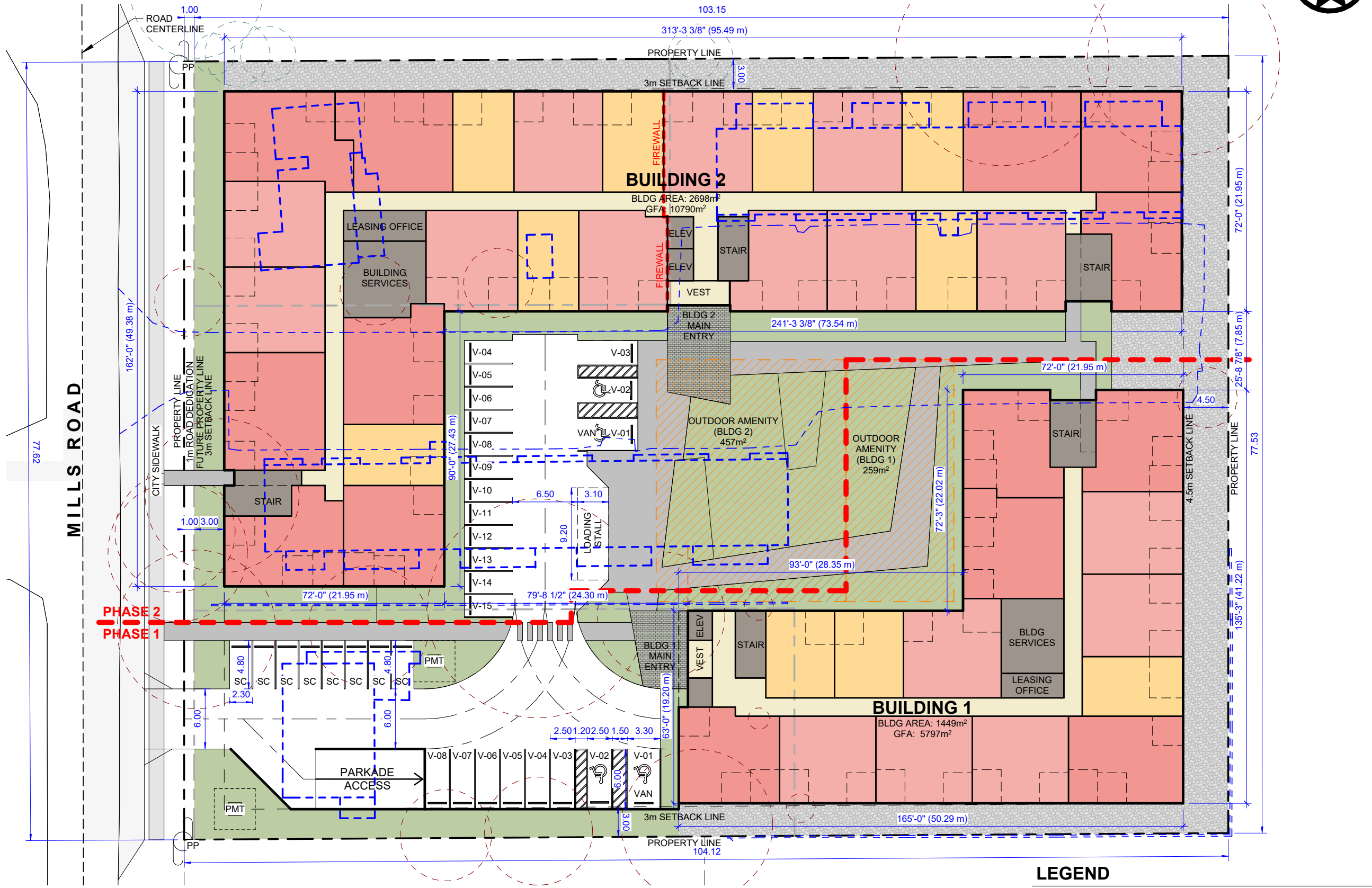
MILLS ROAD

CITY SIDEWALK

PROPERTY LINE
1m ROAD DEDICATION
FUTURE PROPERTY LINE

PHASE 2
PHASE 1

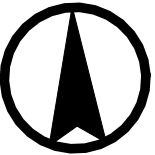




*Floor Plans for Levels 2-4 will be similar to the Main Floor Plan

LEGEND

| | | | |
|--|--------------------|--|---------------------------|
| | ONE-BEDROOM UNIT | | BUILDING SERVICES |
| | TWO-BEDROOM UNIT | | CIRCULATION |
| | THREE-BEDROOM UNIT | | EXISTING SITE / BUILDINGS |
| | COMMON AMENITY | | |



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TITLE

**Site Plan / Main Floor
Plan**

| PROJECT NUMBER | DRAWING NUMBER |
|----------------|----------------|
|----------------|----------------|

24-017

R1.1

SCALE

1 : 400

DESIGNER
AG

CHECKED
AG

DP DRAFTSPERSON
AG

VERSION DATE
2024 09 06

BP DRAFTSPERSON

BP ISSUE DATE
Not Issued



1 SITE PHOTO - VIEW FROM SOUTH ALONG MILLS RD



3 SITE PHOTO - VIEW FROM MILLS ROAD FACING EAST



2 SITE PHOTO - VIEW FROM NORTHWEST



4 SITE PHOTO - VIEW FROM SOUTHWEST

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26, Plan 15106

TITLE
Site Photos

| PROJECT NUMBER | DRAWING NUMBER |
|-----------------|----------------|
| 24-017 | R1.2 |
| SCALE | |
| As indicated | |
| DESIGNER | CHECKED |
| AG | AG |
| DP DRAFTSPERSON | VERSION DATE |
| AG | 2024 09 06 |
| BP DRAFTSPERSON | BP ISSUE DATE |
| | Not Issued |