

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
Sideyard (North)	3.0m	3.0m
Sideyard (South)	3.0m	3.0m
Rear Yard (East)	4.5m	4.5m

UNIT MIX

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

BUILDING / FLOOR AREAS

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

COMMON & PRIVATE AMENITY SPACE

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

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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PROJECT STATUS
 Rezoning Application

PROJECT
Mills Road Multi

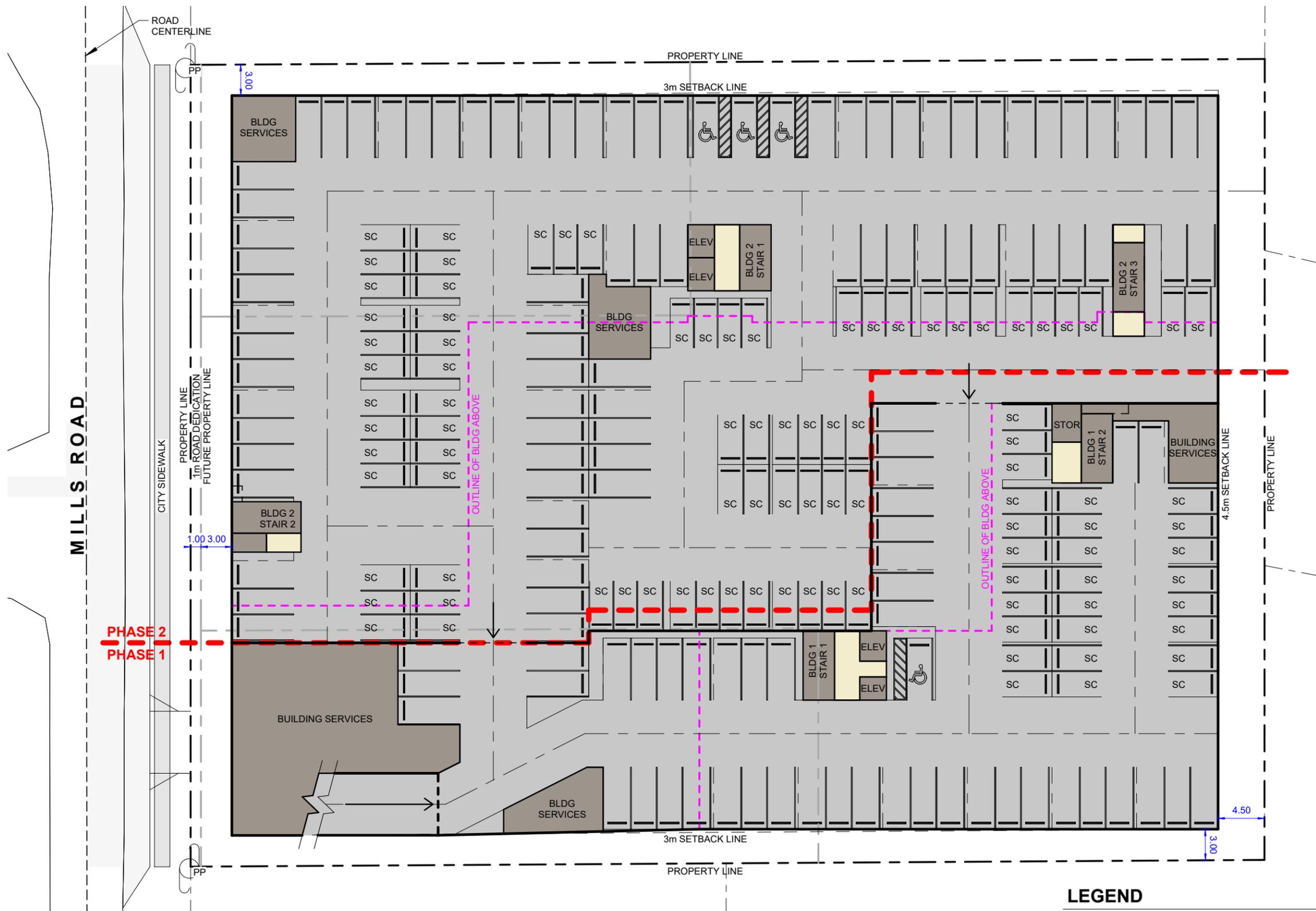
165, 175 & 205 Mills Rd, Kelowna
 Lots 1 & 2, Sec 27, Twp 26 ODYD,
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TITLE
Parkade Plan

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		



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 Rezoning Application

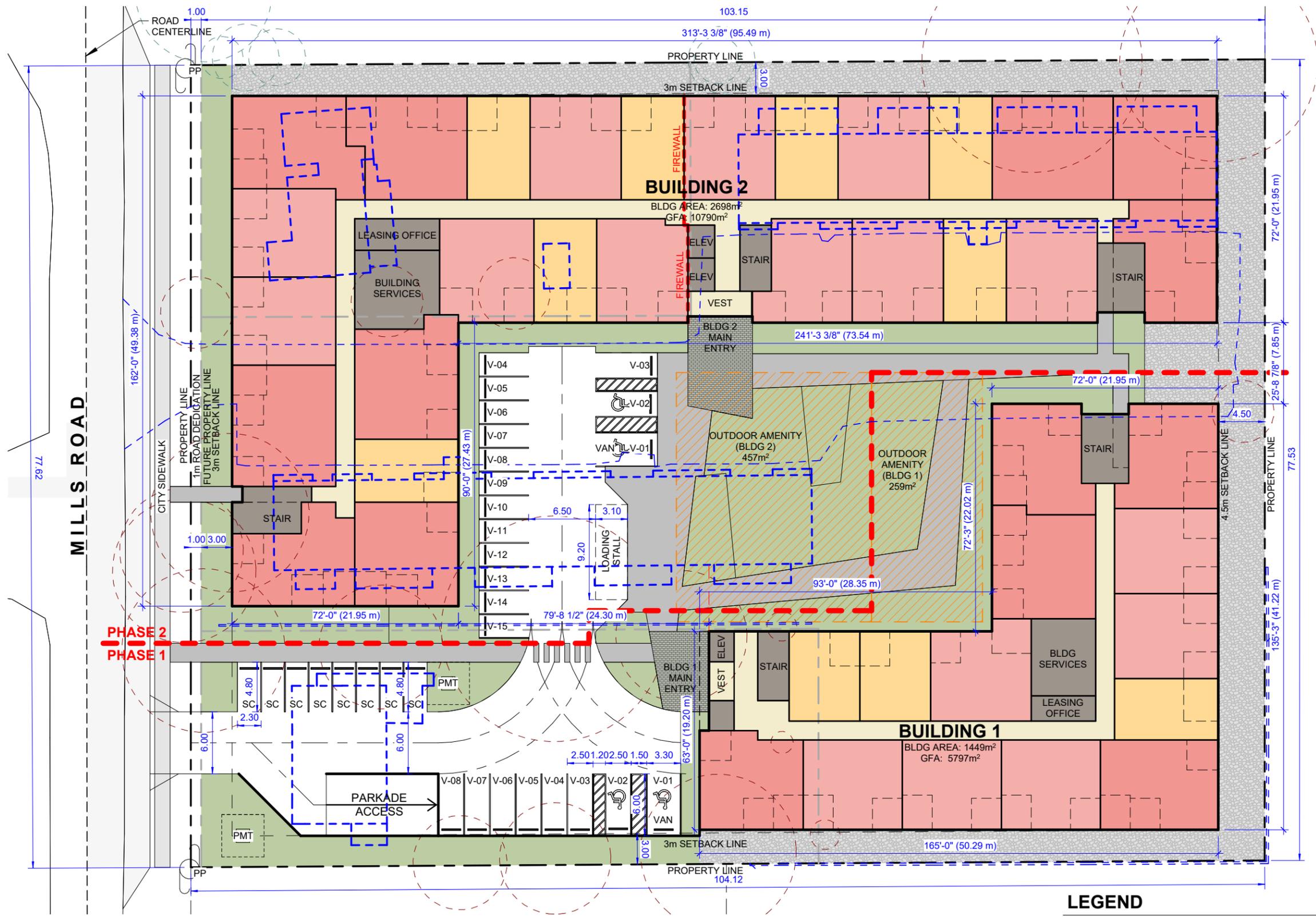
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 26, Plan 15106

TITLE
Site Plan / Main Floor Plan

PROJECT NUMBER DRAWING NUMBER
24-017 R1.1

SCALE 1 : 400	CHECKED AG
DESIGNER AG	VERSION DATE 2024 09 06
DP DRAFTSPERSON AG	BP ISSUE DATE Not Issued



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

LEGEND

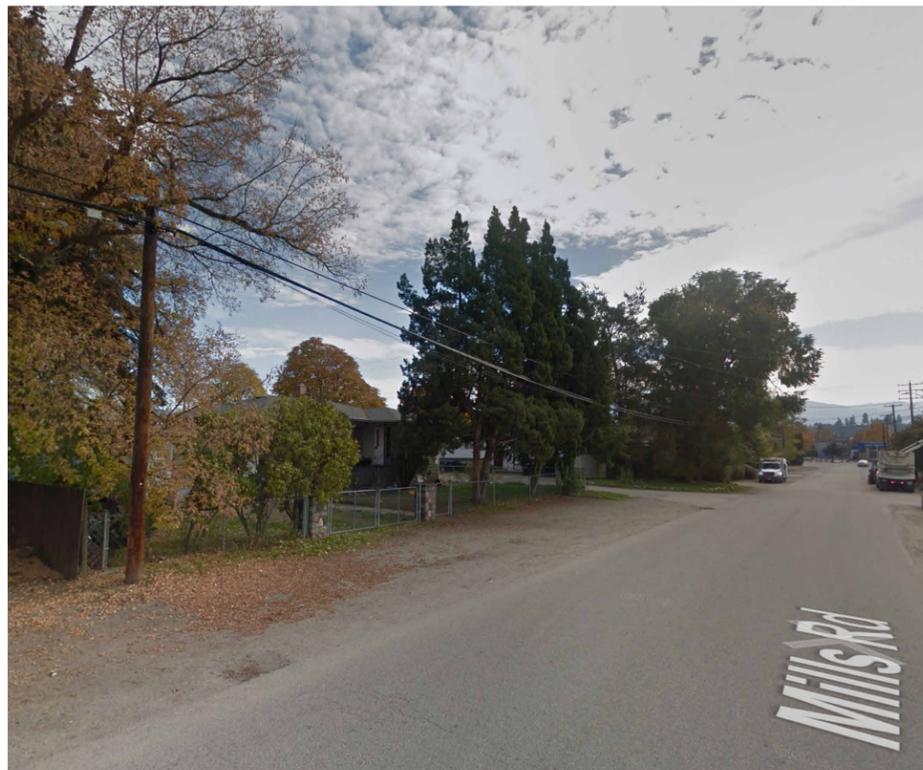
ONE-BEDROOM UNIT	BUILDING SERVICES
TWO-BEDROOM UNIT	CIRCULATION
THREE-BEDROOM UNIT	EXISTING SITE / BUILDINGS
COMMON AMENITY	



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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TITLE
Site Photos

PROJECT NUMBER	DRAWING NUMBER
24-017	R1.2

SCALE
 As indicated

DESIGNER AG	CHECKED AG
DP DRAFTSPERSON AG	VERSION DATE 2024 09 06
BP DRAFTSPERSON	BP ISSUE DATE Not Issued