



September 6, 2024

City of Kelowna
Development Planning
1435 Water Street
Kelowna, BC V1Y 1J4

Attn: To Whom It May Concern

RE: Rezoning Application for Rental Apartment Development located at 175, 205 & 165 Mills Road.

Applicant's Design Rationale Statement

The purpose of this statement is to:

- provide an explanation of the proposal/project and how it fits with the surrounding context,
- identify and provide rationale for any variation from the relevant City of Kelowna policies
- identify and provide rationale for any proposed relaxations to the Zoning Bylaw

Site and Land Use

The current land use designation of the subject sites is:

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

The proposed land use designation is MF3r Apartment Housing Rental Only, which purpose is to provide a sub-zone that restricts the dwelling units to a rental only tenure and to prohibit any building or bare land stratification.

Adjacent developments and boundary conditions include:

- MF2 zoned, 2-storey multi-family development to the north

- MF2 zoned, 2-storey townhouse developments and a 1-storey care facility to the east
- MF2 zoned, 2-storey multi-family / townhouse developments to the south
- Mills Road to the west

Site Layout

The proposed development includes two 4-storey multi-family residential buildings with a total of 160 dwelling units.

The buildings are positioned on the site to maximize density, minimize shadowing on adjacent multi-family developments, capitalize on the Mills Road street edge adjacency, and address limited vehicle access and common resident amenity opportunities.

A sidewalk leading up into the inner courtyard and main entrance areas provides clear and direct access for pedestrians and cyclists from the public sidewalk along Mills Road.

The current configuration effectively balances these considerations and provides a clearly accessible, user-friendly, and safe environment for both future residents and visitors.

Temporary retention of some existing buildings was also considered during the site design process. The goal is to maintain the two existing townhouse buildings while Phase 1 / Building 1 (south) is being constructed.

Vehicle Access and Loading

Primary vehicle access is proposed at the southwest corner of the site from Mills Road. All vehicles accessing the site will enter from Mills Road and all will need to exit from the same location. This includes fire truck access to within 15 metres of the front entrances.

Visitor and some resident parking are proposed at-grade with the remainder of resident parking proposed underground on one-level of parkade. Barrier-free stalls are located both at-grade and on the parkade level.

Short-term bicycle parking will be provided at the main entrance and all long-term stalls will be in the parkade.

Landscape Design

The landscape design for the site provides clearly defined connections to the buildings while also linking strategically located amenity spaces. These spaces opportunities for social gathering. Pattern, form and texture, and colour create attractive spaces along the green areas. Architecture articulation, sidewalks, and planting combine to clearly define a series of key areas around the building.

Planting proposed for the site will provide sustainable design solutions which will enhance the residential environment and contribute to local biodiversity potential.

Policies (and Variations)

2040 Official Community Plan (OCP)

The proposed project fundamentally meets the goals of 2040 Official Community Plan with specific attention given to the Chapter 18 section outlining urban design guidelines for low and midrise buildings.

Bylaw (and Relaxations)

The project team has strived to propose a development that meets the current zoning bylaw and, therefore, does not request any bylaw relaxations at this time.

Engagement

Our engagement included ongoing bylaw compliance correspondence with Trisa Atwood, Planner Specialist, with the City of Kelowna.

If you wish to contact me regarding this application, please reach me at aivee@architecture.ca or by telephone at 1 (778) 833-0623.

Best regards,



Aivee Gososo

Project Manager

Gravity Architecture Corporation