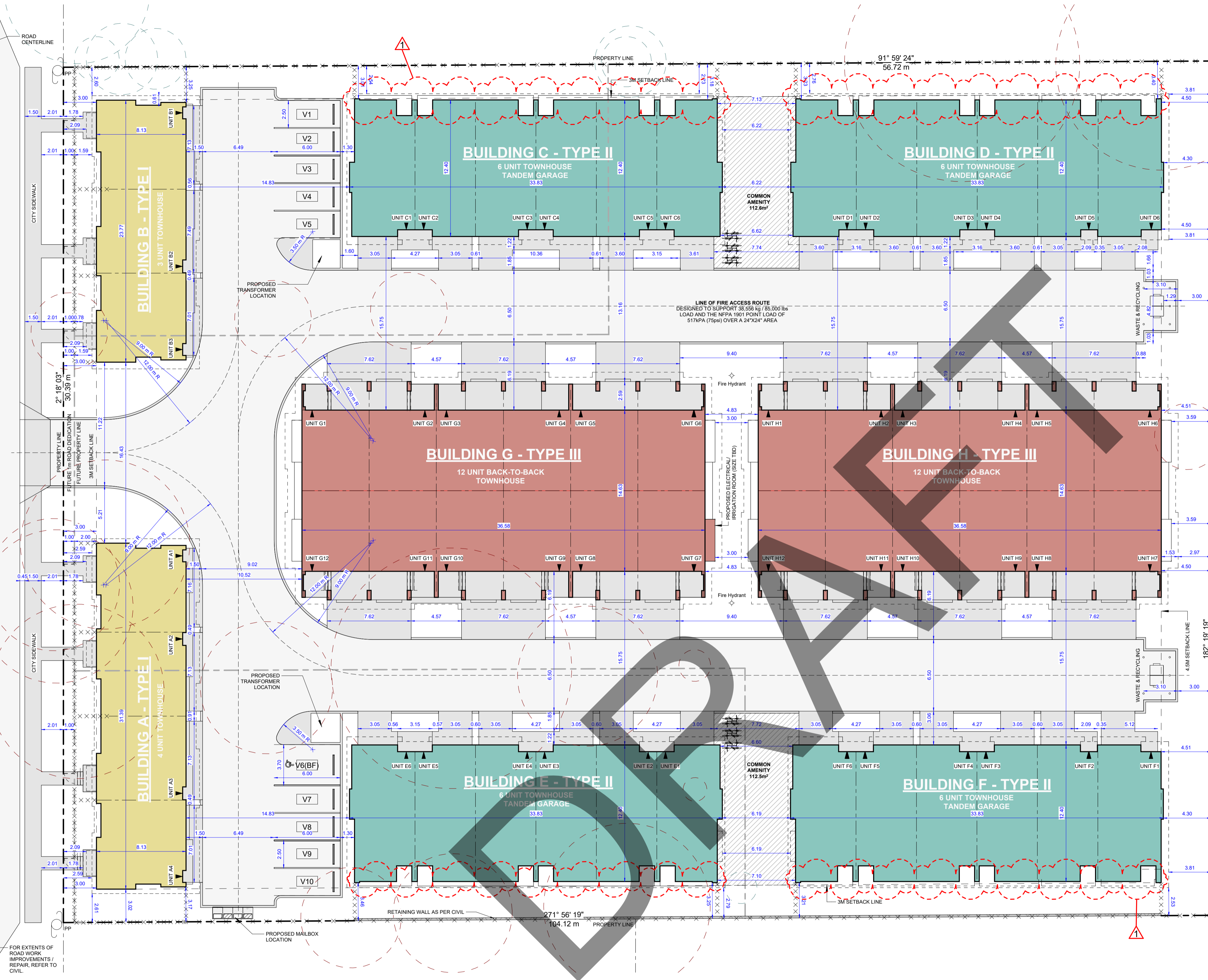


MILLS ROAD



LAND USE BYLAW ANALYSIS BASED BYLAW NO. 12375

SITE AREA
 8077.81 m² = 0.81 ha

LAND USE DESIGNATION
 175, 205 Mills Road = MF2 Multi-Dwelling Zones
 165 Mills Road = RU1 Single & Two Dwelling Zones
 Neighbouring Lots Designations: MF2

PART 13.1. ZONE PURPOSE
 MF2 Townhouse Medium-Density, ground-oriented multiple housing (typically townhouse developments) up to 3 storeys on serviced urban lots.

13.3 PERMITTED USES
 Single Detached Housing
 Group Home (within single, semi-detached and duplex dwellings)
 Semi-Detached Housing
 Single Detached Housing
 Stacked Townhouses
 Townhouses
 Accessory Buildings or Structures
 Short-Term Rental Accommodations

13.4 SUBDIVISION REGULATIONS
 Min. Lot Area = 900 m²
 Min. Lot Depth = 20m
 Min. Lot Area = 900 m²
 Note: Townhouse developments may be subdivided into smaller lots than the regulations listed above provided the site is comprehensively developed under a single development permit and a party wall agreement is registered on title.

13.5 DEVELOPMENT REGULATIONS
 Max. Site Coverage of all Buildings = 55%
 Max. Total Coverage of all Buildings/Structures and Impermeable Surfaces = 80%
 Max. Front Yard Setback for all Buildings = 3.0m
 Min. Sideyard Setback = 3.0m
 Min. Rearyard Setback = 4.5m
 Min. Common Private Amenity Space = 3.0m
 Min. Common Private Amenity Space = 7.5 m² per bachelor dwelling unit, 15.0 m² per 1 bedroom dwelling unit, 25 m² per dwelling unit with more than 1 bedroom.
 Note: Common private amenity space shall be configured as common area that is accessible to all residents and must not be located within the required setback areas.
 Max. Building Frontage = 100m in length

13.6 DENSITY & HEIGHT DEVELOPMENT REGULATIONS
 Max. Base Density = 1.0 FAR
 Max. Base Height = 11.0m & 3 Storeys
 Max. Base Height for Walkout Buildings =
 10m & 3 Storeys at the Front
 12.0m & 3 Storeys at the Rear

6.2 PROJECTIONS INTO YARDS
 Chimneys, bay windows, cantilevered sections of a building, portions of a building on a foundation or ornamental features may project 0.6 metres into a setback.
 The total area of projections shall not comprise of more than 30% of the total area of the exterior wall in which they are located.
 The total area of the exterior wall is to be calculated based on the total area of the wall, generally parallel to the adjacent lot line, not including decks, trellises, or other open structures. For buildings or structures that are more than one storey, the area of the projection shall be calculated per storey. No individual projection shall exceed 4.0 metres in length. No two projections shall be closer than 1.5 metres apart.
 Unenclosed or enclosed steps, awnings, decks, canopies, balconies, and porches shall not project more than 0.6 metres into a required yard except they may project up to 2.5 metres into a required rear yard.

8.2.7a PARKING SIZE
 Regular Parking Space = 2.5m x 6.0m
 Small Parking Space = 2.3m x 4.8m
 Accessible Parking Space = 3.7m x 6.0m
 Two-way Drive Aisle serving 90° parking = 6.5m
 Two-way Drive Aisle without parking = 6.0m

8.2.7b PARKING RATIO
 Townhouses = 50% Regular & 50% Small Parking Spaces
 All Visitor parking stalls must be regular parking stalls

8.2.9 PARKING ABUTTING OBSTRUCTIONS
 Where a parking space abuts an obstruction (columns, lot lines, curbs, walls, pipes, roof features, fences, and emergency exit painted areas) the parking space shall follow the following regulations:
 - be an additional 0.2 metres wider where the parking space abuts an obstruction on one side;
 - be an additional 0.5 metres wider where the parking space abuts an obstruction on both sides; and
 - be an additional 0.8 metres wider where the parking space abuts a doorway.

8.3 OFF-STREET PARKING REQUIREMENTS
 Min. 1.6 spaces & Max. 2.5 spaces per 3 bedroom dwelling unit
 Visitor Stalls = Min. 0.14 spaces & Max. 0.2 spaces per dwelling unit

LAND USE 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 = MF2 Multi-Dwelling Zones

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
 Maximum: Required 55%, Proposed 38%

SITE COVERAGE OF ALL BUILDINGS, STRUCTURE & IMPERMEABLE SURFACES
 Maximum: Required 80%, Proposed 80%

SETBACK
 Minimum: 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

SEPARATION BETWEEN DETACHED PRINCIPAL BUILDINGS
 Minimum: Required Proposed
 3.0m 3.0m

COMMON & PRIVATE AMENITY SPACE
 Minimum: Required Proposed
 Common Amenity (55 Units x 4m²) 220m² 225.10m²
 Private Amenity (55 Units x 25m²) 1,155m² 1,598.77m²

BUILDING FRONTAGE
 Maximum: Required Proposed
 100.00m 36.58m

DENSITY AND HEIGHT REGULATIONS
BASE DENSITY
 F.A.R. Required Maximum
 1.0 0.90

BASE HEIGHT
 Height Required Maximum
 11.0m / 3 storeys 10.89m / 3 storeys

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

VEHICLE PARKING W/ 10% RENTAL REDUCTION
 Minimum: Required Provided
 1.6 spaces (55 x 1.6) - 10% 79 79
 Max 2.5 spaces (55 x 2.5) - 10% 138 138
 *Per 3-BR dwelling unit or more

VISITOR PARKING
 0.14 spaces per dwelling unit (55 x 0.14 spaces) Required Provided
 7 10

PARKING RATIO
 Small Car Allowed Provided
 50% 120 120
 Regular (Garage + Visitor) 50% 120 120
 Total

ACCESSIBLE PARKING
 Regular Accessible Required Provided
 1 7
 Van Accessible Required Provided
 0 0

BICYCLE PARKING
 Short-term (1 space / 5 dwelling unit) Required Provided
 11 11

PERMIT NUMBERS
 PROJECT STATUS
 DP Submission
 PROJECT
 Mills Road Towns
 Mills Road, Kelowna
 Lots 1 & 2, Sec 27, Twp 26
 ODYD, Plan 20179; and Lot A,
 Sec 27, Twp 26, Plan 15106
 TITLE
 Block / Site plan
 PROJECT NUMBER
 22-045 DRAWING NUMBER
 As indicated DP0.1
 DESIGNER
 AG CHECKED
 AG
 GP DRAFTERPERSON
 KB, MC, DP VERSION ISSUE DATE
 2024 02 12
 BP DRAFTERPERSON
 Not Issued

REVISIONS
 # DATE DESCRIPTION
 2023 10 16 DP Client Review
 2023 11 16 DP Client Review 1.0
 2023 12 01 Issued For DP Review
 2024 01 16 Issued For DP Submission
 1 2024 02 12 Issued For DP Resubmission

ATTACHMENT A

This forms part of application

22-0006

MILLS ROAD TOWNS

City of
Kelowna
COMMUNITY PLANNING

Site Plan
 1 : 200

SITE LEGEND

HARD / NON-PERMEABLE LANDSCAPING

- Concrete (Stippled Pattern)
- Retaining Walls (Hatched Pattern)

NON-LANDSCAPED AREAS

- Building Footprint (Solid Color)
- Asphalt (Roads & Lanes) (Dotted Pattern)

LINE TYPES

- Subject Property Lines (Dashed)
- Adjacent Property Lines (Dotted)
- Former Property Lines (Dash-dot)
- Cantilevers / Projections (Long-dash)
- Eaves / Canopies (Short-dash)
- Fence 1.2m (Cross-hatch)
- Fence 2.0m (X-hatch)
- Tree Protection Zones (Retain) (Dotted Circle)
- Tree Protection Zones (For Removal) (Dashed Circle)

Landscaping Areas

Name	Imperial	Metric
Naturalized Area	2248 ft ²	209.74 m ²
Parcels	8649 ft ²	807.81 m ²

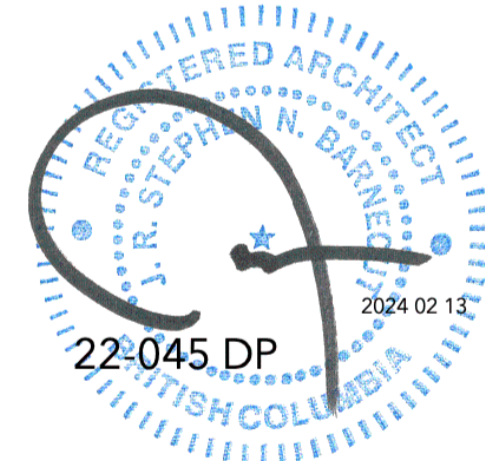
Parcel Coverage Area

Name	Imperial	Metric
Footprint	2543 ft ²	236.30 m ²
Building 1	1917 ft ²	176.14 m ²
Building 2	4252 ft ²	395.01 m ²
Building 3	4266 ft ²	396.34 m ²
Building 4	4266 ft ²	396.34 m ²
Building 5	4266 ft ²	396.34 m ²
Building 6	4266 ft ²	396.34 m ²
Building 7	5760 ft ²	533.12 m ²
Building 8	5760 ft ²	533.12 m ²
Building Footprint	33016 ft ²	3067.28 m ²
Total Parcel	8649 ft ²	807.81 m ²
Site	8649 ft ²	807.81 m ²

GRAVITY ARCHITECTURE

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