



CITY OF WEST KELOWNA ADVISORY PLANNING COMMISSION AGENDA

Wednesday, May 15, 2024, 9:30 A.M.
VIA ELECTRONIC MEANS

	Pages
1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER	
It is acknowledged that this meeting is being held on the traditional territory of the Syilx/Okanagan Peoples.	
This meeting is open to the public. This meeting is being webcast live, to be seen and heard, at www.westkelownacity.ca/webcasts and will be archived on the City's website.	
2. INTRODUCTION OF LATE ITEMS	
3. ADOPTION OF AGENDA	
4. ADOPTION OF MINUTES	
4.1 Minutes of the Advisory Planning Commission meeting held Wednesday, February 14, 2024 in the City of West Kelowna Council Chambers	2
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6. DELEGATIONS	
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11. ADJOURNMENT OF THE MEETING	
The next Advisory Planning Commission meeting is scheduled for Wednesday, June 19, 2024 at 9:30 a.m.	



CITY OF WEST KELOWNA
MINUTES OF THE ADVISORY PLANNING COMMISSION MEETING

Wednesday, February 14, 2024
COUNCIL CHAMBERS
2760 CAMERON ROAD, WEST KELOWNA, BC

MEMBERS PRESENT: Anthony Bastiaanssen, Chair
Joe Gluska
Melissa Smith

MEMBER ABSENT: Nicole Richard
Andy Smith

Staff Present: Brad Clifton, Senior Planner
Natasha Patricelli, Recording Secretary
April Pearson, Receptionist

1. CALL THE ADVISORY PLANNING COMMISSION MEETING TO ORDER

The meeting was called to order at 9:31 a.m.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan Peoples.

This meeting was open to the public. This meeting was webcast live and archived on the City's website.

1.1 Appointment of Chair

It was moved and seconded

THAT Anthony Bastiaanssen be appointed as Chair for 2024.

CARRIED UNANIMOUSLY

1.2 Appointment of Vice Chair

It was noted that according to the Advisory Planning Commission Bylaw No. 0098, a Vice Chair may be appointed at any particular meeting in the absence of the Chair.

2. INTRODUCTION OF LATE ITEMS

2.1 Add Item 10.1 Status Update on Applications Discussion

3. ADOPTION OF AGENDA

It was moved and seconded

THAT the agenda be adopted as amended.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the Advisory Planning Commission meeting held Wednesday, December 20, 2023 in the City of West Kelowna Council Chambers

It was moved and seconded

THAT the minutes of the Advisory Planning Commission meeting held Wednesday, December 20, 2023 in the City of West Kelowna Council Chambers be adopted.

CARRIED UNANIMOUSLY

5. PRESENTATIONS

6. DELEGATIONS

7. UNFINISHED BUSINESS

8. REFERRALS

8.1 Z23-11; OCP & Zoning Bylaw Amendment, 2734-2736 Lower Glenrosa Road

Highlights of the presentation include:

- Subject properties are located in the Glenrosa neighbourhood;

- Currently zoned is Rural Residential Small Parcel (RU2) and Institutional Assembly (P2) with Land Use Designation Resource Lane (RL) and Low Density Residential;
- Surrounding uses include: Detached/Community Centre and Hwy 97 and Industrial;
- Properties are not located within the ALR and parcel size is 6.44 acres currently with two detached homes;
- Proposal is to amend the OCP from Resource Land and Low Density Residential to Medium Density Residential;
- Proposal is to amend the zoning from Rural Residential Small Parcel/Institutional Assembly to Low Density Multiple Residential Zone (R3) to permit townhouses;
- Applicant rationale includes proposal adds additional housing units, addresses stormwater issue and provides offsite upgrades to improve sidewalk connections and water system;
- Exempt from parkland dedication requirements but applicant is including lands to complete linear corridor connections;
- Prior application (Z 17-18) considered by APC and Council with several items raised for discussion:
 - Emergency Egress
 - Stormwater Conveyance
 - Protection of steep slopes
- Application has been referred to various internal departments and external agencies with no concerns;
- Staff are advancing an alternative route for an emergency egress within the Glenrosa neighbourhood.

Questions on the presentation:

- Based on low density multiple residential - what is the maximum number of units able to be placed on this property? Current designation would not permit townhomes. This would be reviewed at time of form and character Development Permit stage.

- Why did previous application not move forward? Council had concerns with emergency egress and wanted staff to explore alternative options.

Highlights of the discussion include:

- Proposal is one amount but would prefer to know the maximum units allowed;
- Application was previously approved by Advisory Planning Commission;
- Density is needed;
- Parkland and trail access does not add value;
- Lack of parking but not part of zoning.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for File Z23-11; OCP & Zoning Amendment, 1179 Westside Road.

CARRIED UNANIMOUSLY

8.2 Z23-12; OCP & Zoning Bylaw Amendment: Unaddressed Boucherie Road

Highlights of the presentation include:

- Subject property is located in the South Boucherie neighbourhood;
- Currently zoned Agricultural Zone (A1) and Land Use Designation is Low Density Residential;
- Surrounding uses include: Low Density Multiple Residential Zone (R3) with site specific (permits apartments), Low Density Multiple Residential Zone (R3) and Duplex Residential Zone (R2) and Agricultural Zone (A1);
- Subject property is not located in the ALR, approximately 0.26 acres and is currently vacant with no present agriculture use;
- Proposal is to amend the OCP from Low Density Residential to Medium Density Residential;

- Proposal is to rezone from Agricultural Zone (A1) to Low Density Multiple Residential Zone (R3) with site specific (permits apartments);
- Applicant's rationale is to align designation and zoning with property to the north - both properties to be consolidated into a larger parcel for multi-family townhouse development;
- Subject property is located partially within steep hillside terrain, small in size and fragmented from other agricultural lands; the present agricultural zone is not the most appropriate zone;
- The proposal will not have a negative impact on the farm uses in the area;
- No historic agricultural uses have been conducted on this parcel; There are no farm uses to protect, enhance or promote;
- Boucherie Road provides a buffer to surrounding agriculture parcels;
- Referred to various internal departments and external agencies with no concerns identified;
- The existing Low Density Residential Land Use Designation in the City's OCP does not permit multi-family development. A OCP Amendment is required to the Medium Density Land Use Designation;
- The existing Agricultural Zone (A1) does not permit multi-family development. A rezoning is required;
- AAC approved application on February 7, 2024;
- Parent parcel is already zoned subject to form and character Development Permit.

Questions on the presentation:

- What is the maximum height with rezoning? Parent parcel is already zoned so this would consolidate with parent parcel; Surrounding uses would be compatible;
- Suggestion to include current and proposed density and height in presentations moving forward as a reference point.

Highlights of the discussion include:

- Concern with precedent setting however has been set already with parent parcel;
- Underutilized property.

It was moved and seconded

THAT the Advisory Planning Commission recommends support for file Z23-12; OCP & Zoning Bylaw Amendment: Unaddressed Boucherie Road.

CARRIED UNANIMOUSLY

8.3 OCP24-01; Official Community Plan Amendment, Gates Road

Highlights of the presentation include:

- Subject property is located in the Glenrosa neighbourhood;
- Current zoning is Rural Residential Large Parcel (RU4) and Land Use Designation is Rural Residential (RR);
- Surrounding uses include: Rural Residential and Low Density Residential;
- Property is not located in the ALR and is approximately 31 acres and currently vacant;
- Proposal is to amend the OCP from Rural Residential (RR) to Medium Density Residential (MDR) to permit townhouses;
- Applicant rationale includes additional housing units, unique land lease structure for townhome purchase and private services;
- The current City of West Kelowna OCP, Provincial regulations supporting Small Scale Multi-Unit Housing (SSMUH) Initiative, Regional Growth Strategy bylaw were reviewed;
- Application was referred to various internal departments and external agencies - comments received from Regional District and Fortis;
- One submission was received focusing on traffic, impacts to existing water system and impact on natural areas;
- The proposal does not align with the Regional Growth Strategy;

- Planned growth has already been accommodated for within growth boundary limits of the current OCP;
- Proposal is not in alignment with policies in the OCP related to the Rural Residential Designation and Growth Boundary;
- Significant technical review is required if the application advances further - including connection to municipal services and traffic impacts.

Questions on the presentation:

- How did this application get to the APC if it doesn't fit within current OCP for development? Applicant is seeking Council's interest/consideration to see if adjustment of growth boundary is possible.
- Why is this not supported outside of growth boundary? Rural residential areas have their own policies around subdivision however growth boundary sets limit for where the City has accommodated for future growth.

Highlights of the discussion include:

- APC to determine if supportive for expansion of growth boundary for the City;
- Identified it does not meet with the City's recent OCP; City has already set growth boundaries for the next 20 years;
- Like the idea of different development;
- Stretching city resources to accommodate application;
- Not against development;
- Cost for servicing property would have to be consumed by developer;
- Application is just being explored;
- Consideration for school capacity.

It was moved and seconded

THAT the Advisory Planning Commission recommend support for file OCP24-01; Official Community Plan Amendment, Gates Road.

DEFEATED; Members J. Gluska, A. Bastiaanssen and M. Smith opposed

9. CORRESPONDENCE AND INFORMATION ITEMS

9.1 Decision Letter - Z 22-05, Zoning Amendment, 1179 Westside Road

9.2 Decision Letter - Z 22-09, Zoning Amendment, 3349 Glenrosa Road

9.3 Decision Letter - Z 23-04, Zoning Amendment, 2004 Bartley Road

10. OTHER BUSINESS

10.1 Status Update on Applications Discussion

At the previous meeting the Commission asked Staff to bring forward a list showing the status and updates of the applications seen by the Commission. At the meeting, staff displayed a spreadsheet of the decision letters on this agenda which contained a brief summary of the application, the resolution from the Advisory Planning Commission and Council's final decision. It was decided to include a one-page summary spreadsheet as an informational item instead of including official decision letters on future agendas.

11. ADJOURNMENT OF THE MEETING

The meeting adjourned at 10:26 a.m.

CHAIR

RECORDING SECRETARY



ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: May 15, 2024

From: Yvonne Mitchell, Planner III

File No: Z 23-05

Subject: **Z 23-05; Zoning Bylaw Amendment and Official Community Plan Amendment; 3900 Gellatly Road**

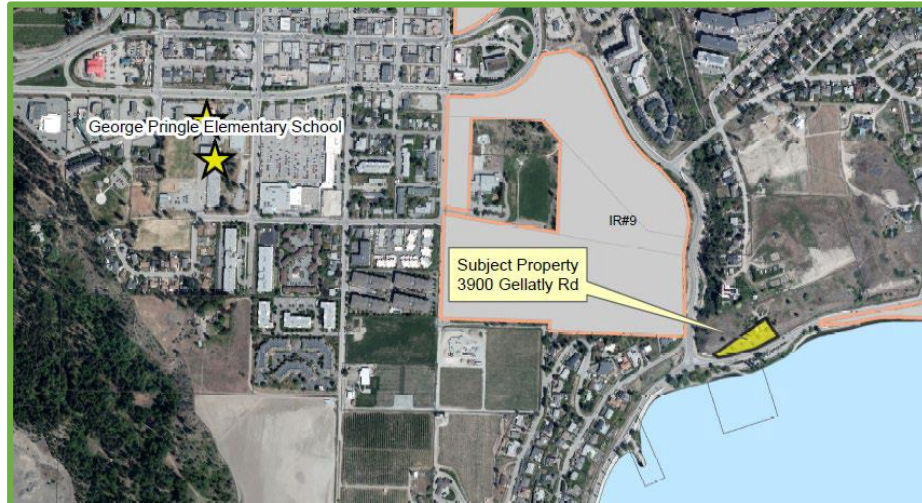
BACKGROUND

The subject property is in the Goats Peak/Gellatly Neighbourhood. The property is triangular in shape and slopes down to the west at approximately 29%. The property is currently developed with a driveway and a single detached dwelling in the upper northeast corner of the site.

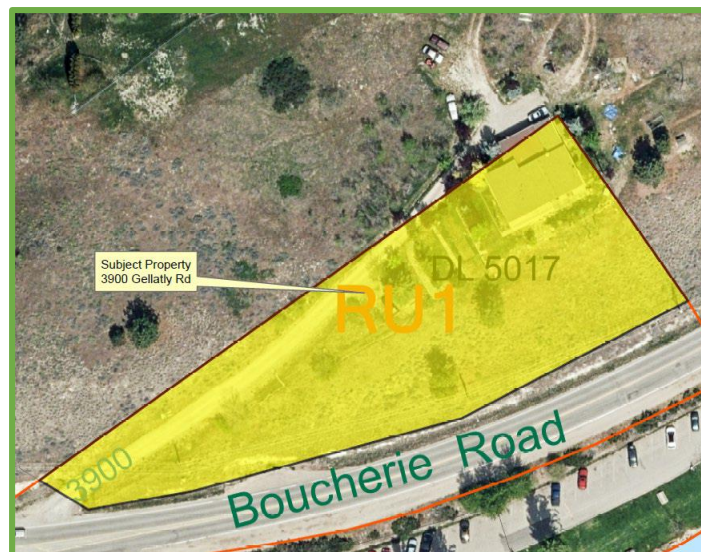
PROPERTY DETAILS			
Address		3900 Gellatly Road	
PID		011-646-551	
Folio		36415416.000	
Lot Size		1.12 acres (4532.48 sqm)	
Owner	Ruy Cabrita	Agent	Mark Takanen, Talo Build
Current Zoning	Country Residential Zone (RU1)	Proposed Zoning	Comprehensive Development Zone (CD)
Current OCP	Rural Residential	Proposed OCP	Commercial
Current Use	Single Detached Dwelling	Proposed Use	4 storey mixed-use building
Development Permit Areas	Aquatic, Hillside, Sensitive Terrestrial		
Hazards	Hillside		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES			
North	^	Agricultural Zone (A1)/ALR	
East	>	Agricultural Zone (A1)/ ALR	
West	<	Single Detached Residential (R1)	
South	v	Parks and Open Space Zone (P1)	

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

The application is a Zoning Bylaw amendment from the Country Residential Zone (RU1) to a Comprehensive Development Zone (CD), and an Official Community Plan amendment from the Rural Residential Land Use Designation to Commercial.

Applicant's Rationale

The applicant has indicated they have applied for these amendments to facilitate the construction of a four-storey mixed-use building on the subject property. The building would include a maximum of 614m² of commercial space at grade, and a maximum of 23 apartment units in the storeys above.

Zoning and Policy Review

Official Community Plan Bylaw No. 0300

Rural Residential Land Use Designation

The existing Land Use Designation of the subject property in the Official Community Plan is Rural Residential. The purpose of this designation is to support agricultural production, other land intensive uses and home based business consistent with rural lands, as well as residential use. Permitted uses in this designation include single detached dwellings (including suites and carriage houses), agricultural activities, and home industry uses. Uses are to be at a low density, low rise, and a maximum of three storeys. The proposed rezoning is not consistent with the Rural Residential Land Use Designation.

Commercial Land Use Designation

The application proposes to change the Land Use Designation of the property to Commercial. The purpose of this designation is to allow for a variety of commercial and mixed-uses including retail/services, office, and residential in low- and mid-rise forms. Permitted uses in this designation include commercial uses, mixed-use buildings, intuitional uses, and live-work units. The density is to be low, and maximum building heights low-rise to mid-rise up to four storeys.

Development Permit Areas

If the applicant wishes to construct the 4 storey mixed-use building a Multi-Family Development Permit and Commercial Development Permit will be required. The site is within the Hillside, Sensitive Terrestrial Ecosystem, and Aquatic Ecosystem Development Permit Areas. These development permits would also be required unless exemptions in the Official Community Plan can be met.

Zoning Bylaw No. 0265

The purpose of the Country Residential Zone (RU1) is to accommodate rural, agricultural, and residential uses on parcels of land that are 0.5 ha or greater. Principal uses include, but are not limited to, agriculture, greenhouse or plant nursery, and single detached dwelling. The City's Neighbourhood Centre Commercial Zone (C2) does permit a mixed-use building, but not this specific proposal (exceeds floor area ratio, height etc. regulations) (Attachment 2). A new zone, Comprehensive Development Zone (CD), is therefore proposed to accommodate the development (Attachment 3).

TECHNICAL REVIEW

Geotechnical Considerations

The applicant has provided a geotechnical report. The report confirms, from a geotechnical point of view, that the proposed development is feasible, provided the

recommendations outlined in the report are incorporated into the overall design. Further geotechnical analysis will be required.

Environmental/Aquatic Considerations

The applicant has provided an environmental report. The report states the property is within Environmental Sensitivity Area (ESA) 4 - Not Sensitive, and ESA 3 – Low. As per the report it is expected 97% of totals ESAs (Low and Not Sensitive) will be directly impacted (lost) to the proposed development.

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The existing Country Residential Zone (RU1) does not permit a 4 storey mixed-use building. A new comprehensive development zone is proposed to accommodate the development.
- The proposal is not consistent with the Rural Residential Land Use Designation in the Official Community Plan. An OCP amendment to the Commercial Land Use Designation is proposed.

Specific comments would be appreciated should the APC have any concerns with the proposed Zoning Bylaw and Official Community Plan amendments, so that they may be further investigated or considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Yvonne Mitchell, Planner III

Powerpoint: Yes ☒ No ☐

Attachments:

1. Draft Architectural Drawings
2. Relevant Zoning Bylaw Sections
3. Proposed CD Zone



PROJECT RESUME (REZONING FROM RU1 TO CD-
OCIP AMENDMENT FROM RURAL RESIDENTIAL TO COMMERCIAL)

CONSTRUCTION TYPE: COMMERCIAL/RESIDENTIAL
OCCUPANCY TYPE: COMMERCIAL/OFFICE/TOURIST/MULTI-FAMILY
PARCEL IDENTIFIER NO.: 011-646-551
LEGAL DESCRIPTION: DISTRICT LOT: 5017 OSOYOOS DIVISION YALE DISTRICT EXCEPT PLAN H14324

PROJECT STREET ADDRESS: 3900 GELLATLY ROAD
WEST KELOWNA, BRITISH COLUMBIA, CANADA

SQUARE FOOTAGES:

COMMERCIAL(FIRST FLOOR-A):	6637 SQ. FT. SPACE	UNITS = 6 / STALLS = 50
PARKADE(FIRST FLOOR-B):	6910 SQ. FT. SPACE	UNITS = 0 / STALLS = (20)
RESIDENTIAL(SECOND FLOOR):	13792 SQ. FT. SPACE	UNITS = 10 / STALLS = 10
RESIDENTIAL(THIRD FLOOR):	13792 SQ. FT. SPACE	UNITS = 7 / STALLS = 10
RESIDENTIAL(FOURTH FLOOR):	13792 SQ. FT. SPACE	UNITS = 5 / STALLS = 8

COMMERCIAL TOTALS:	6637 SQ. FT. SPACE	UNITS = 6 / STALLS = 50
PARKADE TOTALS:(EX	6910 SQ. FT. SPACE	UNITS = 0 / STALLS = (20)
RESIDENTIAL TOTALS:	45376 SQ. FT. SPACE	UNITS = 22 / STALLS = 28

FLOOR AREA TOTAL: 58923 SQ. FT. SPACE UNITS = 28 / STALLS = 78(20)
-98-
*FAR-
FLOOR AREA TOTAL: 58,923 SQ. FT. FAR = 1.2 FAR = 1.1
PARCEL/LOT AREA TOTAL: 48,648 SQ. FT. (NOT INCLUDING PARKADE)

NOTES:

1. ROOF TRUSS & JOIST DESIGN SHALL BE THE ONLY DEFERRED SUBMITTAL. SEE "B" SECTION.
2. SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE ARCHITECT OF RECORD, WHO SHALL REVIEW THEM and FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED and THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN of the BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN and SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL.

GENERAL CONTRACTOR/BUILDER:

DATE: _____

LEGAL OWNER:
ROY CABRITA
WEST KELOWNA
BRITISH COLUMBIA
CANADA

ARCHITECTURAL DESIGN:
motakanen design

PLANNING-CONSULTING-MANAGEMENT:
TALO Build
www.talobuild.com

PROPERTY STEWARD:
TALO Build
www.talobuild.com

*TALO Build [Rezone] Sequence- West Kelowna
CD13 - COMPREHENSIVE DEVELOPMENT ZONE
FSR = See CTQ Consultants

TÄMÄ PIIRUSTUS ON "TALO Buildin" OMISTAMA.
JÄLJENNÖKSIÄ TAI MUUTOKSIA ON KIELLETTY.
KÖPIÖINTI TAI MUOKAUS EI SALLITTU.
KONTAKTA "TALO Build" FOR DESIGN-ELLER PITININGSFILER
VID PROBLEM ELLER FRÅGOR. ANSÖKAN BAR 24/7.

RITNINGEN ÄRS AV "TALO Build".
KÖPIERING ELLER ÄNDRINGAR ÄR FORBJUDET.
KONTAKTA "TALO Build" FOR DESIGN-ELLER PITININGSFILER
VID PROBLEM ELLER FRÅGOR. ANSÖKAN BAR 24/7.

*CONSULTING: Change Orders/Requests
A(18/03/2024)- Add Cut/Fill Data & X-Sections

DESIGNER: motakanen design

*BUILD SYSTEM CONSULT OPTIONS:

SEE: TALO Build-PCM-MET	
01	ON-SITE WOOD FRAME(STICK)
02	ELEMENTS
03	MODULAR
04	SIPS(STRUCTURAL INSULATED PANELS)
05	MODERN LOG(HIRSI)
06	STEEL FRAME
07	CONCRETE
08	mot-PB(AKOKS)
09	POST & BEAM(TIMBER)



TALO Build-PCM System

PLANNING: In Process
CONSULTING: Pending
MANAGEMENT: Not Applicable
Permits/Revisions/Change Orders-

For Planning Review- 03/06/2021
For Planning Review- 21/07/2021
For Rezone Review- 17/08/2021
For Development Application- 12/10/2021
For Civil Engineer Review- 26/11/2022
For Civil Engineer Review- 09/01/2023
For Civil Engineer Review- 05/02/2023
For Rezone Application- 09/02/2023
For Rezone Application- 17/03/2023
For Rezone Application- 29/05/2023
For Rezone Application- 09/02/2024
*For Rezone Application- 18/03/2024(A)

4-APARTMENT
3-APARTMENT
2-APARTMENT
1-COMMERCIAL

SHEET INDEX

* A1.0	FOUNDATION PLAN, DETAILS & NOTES
* A1.1	FIRST FLOOR PLAN(COMMERCIAL), DETAILS & NOTES
* A1.2	SECOND FLOOR PLAN(OFFICE), DETAILS & NOTES
* A1.3	THIRD FLOOR PLAN(RESIDENTIAL), DETAILS & NOTES
* A1.4	FOURTH FLOOR PLAN(RESIDENTIAL), DETAILS & NOTES
A2.1	EXTERIOR ELEVATION, North & East Facing
A2.2	EXTERIOR ELEVATION, South & West Facing
A3.1	BUILDING SECTION 1 & NOTES
A3.2	BUILDING SECTION 2 & NOTES
* A4.1	ROOF-DRAINAGE PLAN & GENERAL NOTES
A4.2	TRUSS/JOIST PLAN & NOTES
A5.1	SITE PLAN(FP)
A5.2	LEGAL PLAN
A5.3	SITE, DRAINAGE & LANDSCAPE PLAN(FC)
A6	REFLECTED CEILING PLAN C/W ELECTRICAL
A7	HVAC & PLUMBING PLAN C/W SPECIFICATIONS

B1	STRUCTURAL ENGINEER-DRAWINGS, DETAILS & NOTES
B2	TRUSS-MANUFACTURER-DRAWINGS & NOTES
B3	FLOOR-JOIST-MANUFACTURER-DRAWINGS & NOTES
B4	INTERIOR FLOOR MATERIAL PLANS & NOTES
B5	KITCHEN PLAN, DETAILS & NOTES
B6	CABINETS PLAN, DETAILS & NOTES
B7	SECURITY SYSTEM-DRAWINGS, DETAILS & NOTES
C1	ENERGY COMPLIANCE FORMS
C2	INTERIOR MATERIAL LIST & COLOUR BOARD
C3	EXTERIOR MATERIAL LIST & COLOUR BOARD
D1	RENDERINGS
D2	PERSPECTIVES & 3D PLAN
D3	ANIMATION & VISUALIZATION PLAN
E1	CIVIL ENGINEER-DRAWINGS, DETAILS & NOTES
E2	LEGAL SURVEY
E3	GEOTECHNICAL ENGINEER-DRAWINGS, DETAILS & NOTES
M1-7	mot-DS STANDARDS, DETAILS & NOTES-SHEET

PLANNING-CONSULTING-MANAGEMENT



FOR REZONING

*UPDATED: 18/03/2024

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CONTACTA A "TALO Build" DIRECTAMENTE PARA CUALQUIER DISEÑO,
ARCHIVOS Y QUALQUIER INFORMACION. DISPONIBLE 24/7.

Tier: 2

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FILES, ISSUES AND/OR QUESTIONS. AVAILABLE 24/7.

LEGEND:

2x6 STUDS at 16" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x8 STUDS at 12" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x6 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

STRUCTURAL BEAMS

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION. (EXISTING)

OVERLAY OR ABOVE/BELOW EDGE DELINEATION

POST & BEAM SCHEDULE:

3 PLY 2"x10"/2"x12" BEAM

4"x8" TIMBER/ENGINEERED GLUE LAM BEAM

6"x6"/8"x8" TIMBER POST

4"x6"/4"x8" TIMBER PILASTER(NON-STRUCTURAL)

3 PLY 2"x6"/2"x8" WALL POST

BLOCKING FOR 6"x6" TIMBER POST

NOTES:

1. DIMENSIONS SHOW TRUE SPANS ONLY. DENOTED BY: **23'-6"**

2. ALL HEADERS 2-PLY 2x10 SPF #2 UNLESS OTHERWISE NOTED.

3. ATTIC OPENINGS & LOCATIONS TO BE PROVIDED BY OTHERS.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF DRYWALL or TO CENTERPOINT OF DOOR or WINDOW ROUGH OPENING.

2. PROVIDE 1 NON-FREEZEABLE HOSE BIB at EACH SIDE of HOUSE (MIN. of 4 LOCATIONS).

3. FOR ADDITIONAL NOTES THAT MAY REFER TO THIS PLAN — SEE GENERAL NOTES ON SHEET A5.

4. ONLY METALLIC PIPING MAY PENETRATE THE WALL BETWEEN THE GARAGE and INTERIOR LIVING SPACES.

5. WALLS ARE DELINEATED 4" WIDE or 6" WIDE.

=====NOTE TO FRAMERS=====

INTERIOR WALLS TO BE FRAMED USING 2"x4" — OFFSET FROM WALL FACING TO CENTRE POINT TO COMPENSATE FOR FINISHING MATERIAL VARIATIONS

WALL DETAILS

WALLBOARD MATERIAL

2"x6" STUD

MEASURE TO CENTRE & NOT TO FACING

3" OFFSET

WALLBOARD MATERIAL

2"x4" STUD

MEASURE TO CENTRE & NOT TO FACING

2" OFFSET

***NOTE: INTERIOR DIMENSIONS ALLOW 1/2" TOLERANCE FOR FINISHING MATERIAL VARIATIONS

WALL DETAILS

INDICATES DUPLEX CONVENIENCE OUTLET at +12" U.O.N. (G' INDICATES GROUND FAULT PROTECTED) (WP' INDICATES WATERPROOF COVER ON GROUND FAULT PROTECTED OUTLET) (F' INDICATES FLOOR MOUNT)

INDICATES TELEPHONE OUTLET at +12" U.O.N.

INDICATES CABLE TV OUTLET at +12" U.O.N.

INDICATES QUADPLEX CONVENIENCE OUTLET at HEIGHT AS INDICATED ON PLANS.

INDICATES PLUMBING HOSE BIB.

ALL CLOSETS 2' DEEP

AREA DRAIN

ELECTRICIAN TO DETERMINE LOCATIONS ONSITE

GYPSUM SCHEDULE

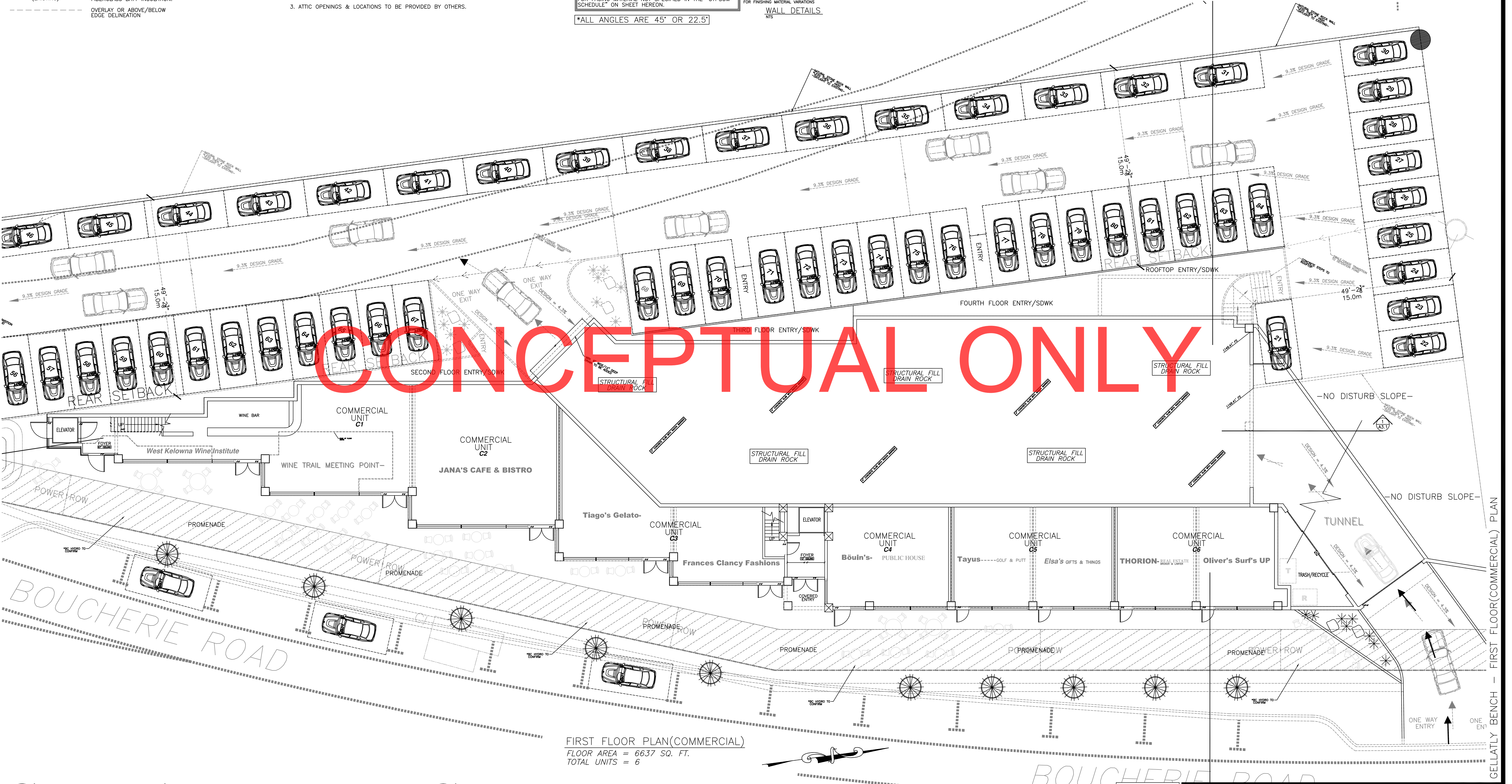
Gypsum Wallboard Partitions / Wood Framing (Load — Bearing)

No. Fire Rating Ref. Design No. Description

1 45 min. UL U317 1/2"(12.7mm)Fire-Shield C Gypsum Wallboard nailed both sides 2 x 4(38 mm x 89 mm) studs, 16"o.c. (406 mm)

*RECOMMENDATION 1: TO BE USED ON ALL WALLS & CEILINGS.

*RECOMMENDATION 2: NO TAPING, PRIME & BATTEN(REFIN-AA)



GELLATLY BENCH

LEGEND:

2x6 STUDS at 16" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x8 STUDS at 12" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x6 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

STRUCTURAL BEAMS

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION. (EXISTING)

OVERLAY OR ABOVE/BELOW EDGE DELINEATION

POST & BEAM SCHEDULE:

3 PLY 2"x10"/2"x12" BEAM

4"x8" TIMBER/ENGINEERED GLUE LAM BEAM

6"x6"/8"x8" TIMBER POST

4"x6"/4"x8" TIMBER PILASTER(NON-STRUCTURAL)

3 PLY 2"x6"/2"x8" WALL POST

BLOCKING FOR 6"x6" TIMBER POST

NOTES:

1. DIMENSIONS SHOW TRUE SPANS ONLY. DENOTED BY: 23'-6"

2. ALL HEADERS 2-PLY 2x10 SPF #2 UNLESS OTHERWISE NOTED.

3. ATTIC OPENINGS & LOCATIONS TO BE PROVIDED BY OTHERS.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF DRYWALL or TO CENTERPOINT OF DOOR or WINDOW ROUGH OPENING.

2. PROVIDE 1 NON-FREEZEABLE HOSE BIB at EACH SIDE of HOUSE (MIN. of 4 LOCATIONS).

3. FOR ADDITIONAL NOTES THAT MAY REFER TO THIS PLAN - SEE GENERAL NOTES ON SHEET A5.

4. ONLY METALLIC PIPING MAY PENETRATE THE WALL BETWEEN THE GARAGE and INTERIOR LIVING SPACES.

5. WALLS ARE DELINEATED 4" WIDE or 6" WIDE.

=====NOTE TO FRAMERS=====

INTERIOR WALLS TO BE FRAMED USING 2"+/- OFFSET & EXTERIOR WALLS TO BE FRAMED USING 3"+/- OFFSET FROM WALL FACING TO CENTRE POINT TO COMPENSATE FOR FACING MATERIAL NOT SPECIFIED IN THE "GYPSUM SCHEDULE" ON SHEET HEREON.

***NOTE: INTERIOR DIMENSIONS ALLOW 1/2" TOLERANCE FOR FINISHING MATERIAL VARIATIONS

WALL DETAILS

WALLBOARD MATERIAL

2"x6" STUD

MEASURE TO CENTRE & NOT TO FACING

5" OFFSET

WALLBOARD MATERIAL

2"x4" STUD

MEASURE TO CENTRE & NOT TO FACING

2" OFFSET

INDICATES DUPLEX CONVENIENCE OUTLET at +12" U.O.N. (G INDICATES GROUND FAULT PROTECTED) (WP INDICATES WATERPROOF COVER ON GROUND FAULT PROTECTED OUTLET) (F INDICATES FLOOR MOUNT)

INDICATES TELEPHONE OUTLET at +12" U.O.N.

INDICATES CABLE TV OUTLET at +12" U.O.N.

INDICATES QUADPLEX CONVENIENCE OUTLET at HEIGHT AS INDICATED ON PLANS.

INDICATES PLUMBING HOSE BIB.

ALL CLOSETS 2' DEEP

AREA DRAIN

ELECTRICIAN TO DETERMINE LOCATIONS ONSITE

GYPSUM SCHEDULE

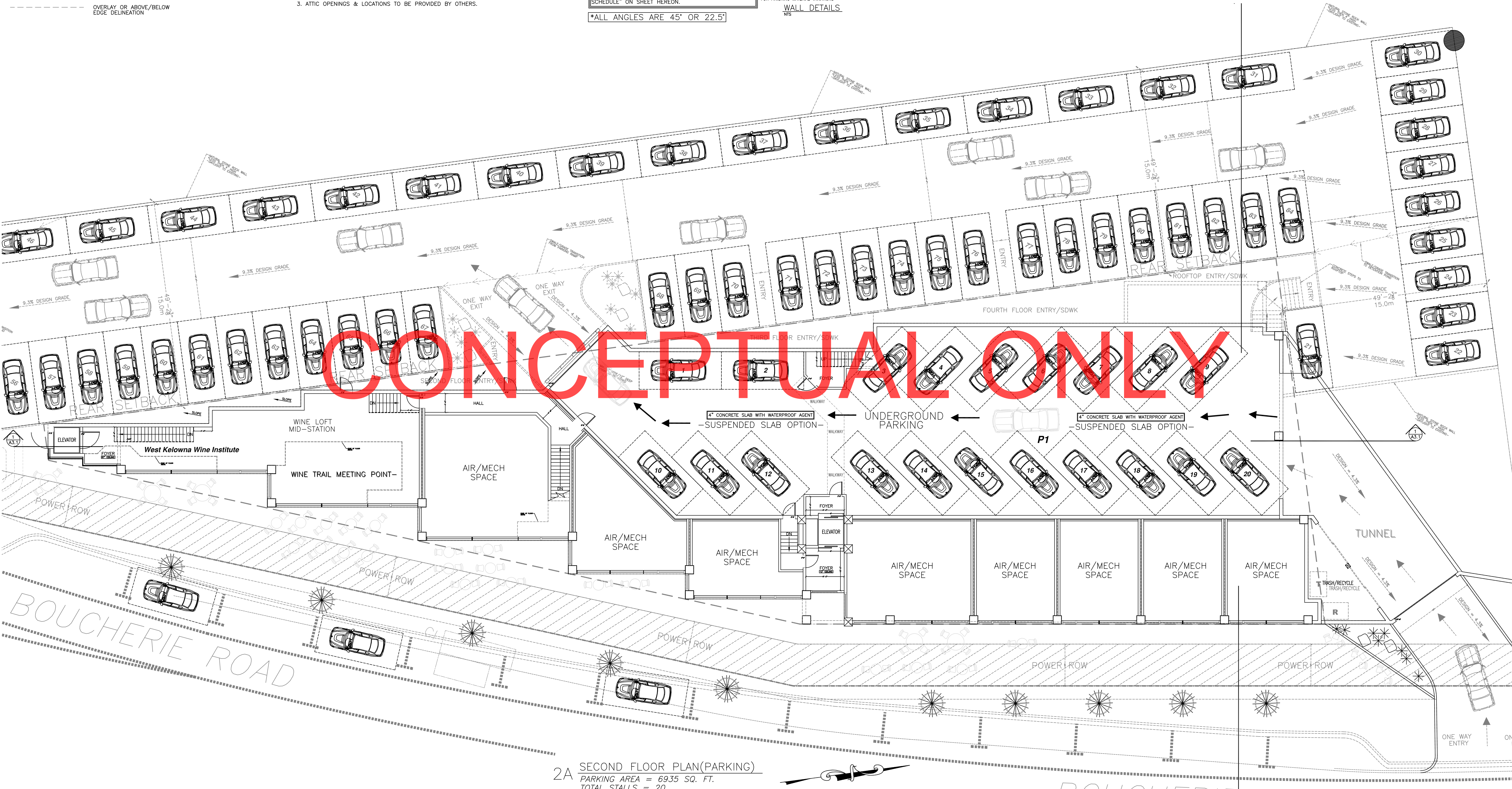
Gypsum Wallboard Partitions / Wood Framing (Load - Bearing)

No. Fire Rating Ref. Design No. Description

1 45 min. UL U317 1/2"(12.7mm)Fire-Shield C Gypsum Wallboard nailed both sides 2 x 4(38 mm x 89 mm) studs, 16"o.c. (406 mm)

*RECOMMENDATION 1: TO BE USED ON ALL WALLS & CEILINGS.

*RECOMMENDATION 2: NO TAPING, PRIME & BATTEN(REFIN-AA)



LEGEND:

2x6 STUDS at 16" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x8 STUDS at 12" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x6 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

STRUCTURAL BEAMS

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

OVERLAY OR ABOVE/BELOW EDGE DELINEATION

(EXISTING)

POST & BEAM SCHEDULE:

3 PLY 2"x10"/2"x12" BEAM

4"x8" TIMBER/ENGINEERED GLUE LAM BEAM

6"x6"/8"x8" TIMBER POST

4"x6"/4"x8" TIMBER PILASTER(NON-STRUCTURAL)

3 PLY 2"x6"/2"x8" WALL POST

BLOCKING FOR 6"x6" TIMBER POST

NOTES:

1. DIMENSIONS SHOW TRUE SPANS ONLY. DENOTED BY: 23'-6"

2. ALL HEADERS 2-PLY 2x10 SPF #2 UNLESS OTHERWISE NOTED.

3. ATTIC OPENINGS & LOCATIONS TO BE PROVIDED BY OTHERS.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF DRYWALL OR TO CENTERPOINT OF DOOR OR WINDOW ROUGH OPENING.

2. PROVIDE 1 NON-FREEZEABLE HOSE BIB AT EACH SIDE OF HOUSE (MIN. of 4 LOCATIONS).

3. FOR ADDITIONAL NOTES THAT MAY REFER TO THIS PLAN - SEE GENERAL NOTES ON SHEET A5.

4. ONLY METALLIC PIPING MAY PENETRATE THE WALL BETWEEN THE GARAGE and INTERIOR LIVING SPACES.

5. WALLS ARE DELINEATED 4" WIDE or 6" WIDE.

=====NOTE TO FRAMERS=====

INTERIOR WALLS TO BE FRAMED USING 2"+/- OFFSET & EXTERIOR WALLS TO BE FRAMED USING 3"+/- OFFSET FROM WALL FACING TO CENTRE POINT TO COMPENSATE FOR FACING MATERIAL NOT SPECIFIED IN THE "GYPSUM SCHEDULE" ON SHEET HEREON.

*ALL ANGLES ARE 45° OR 22.5°

WALL DETAILS

WALLBOARD MATERIAL

2"x6" STUD

MEASURE TO CENTRE & NOT TO FACING

3" OFFSET

EXTERIOR MATERIAL

WALLBOARD MATERIAL

2"x4" STUD

MEASURE TO CENTRE & NOT TO FACING

2" OFFSET

WALLBOARD MATERIAL

**NOTE:

INTERIOR DIMENSIONS ALLOW 1/2" TOLERANCE FOR FINISHING MATERIAL VARIATIONS

INDICATES DUPLEX CONVENIENCE OUTLET at +12" U.O.N. ("G" INDICATES GROUND FAULT PROTECTED)

("WP" INDICATES WATERPROOF COVER ON GROUND FAULT PROTECTED OUTLET)

("F" INDICATES FLOOR MOUNT)

INDICATES TELEPHONE OUTLET at +12" U.O.N.

INDICATES CABLE TV OUTLET at +12" U.O.N.

INDICATES QUADPLEX CONVENIENCE OUTLET at HEIGHT AS INDICATED ON PLANS.

"HB" INDICATES PLUMBING HOSE BIB.

CL ALL CLOSETS 2' DEEP

AD AREA DRAIN

ELECTRICIAN TO DETERMINE LOCATIONS ONSITE

GYPSUM SCHEDULE

Gypsum Wallboard Partitions / Wood Framing (Load - Bearing)

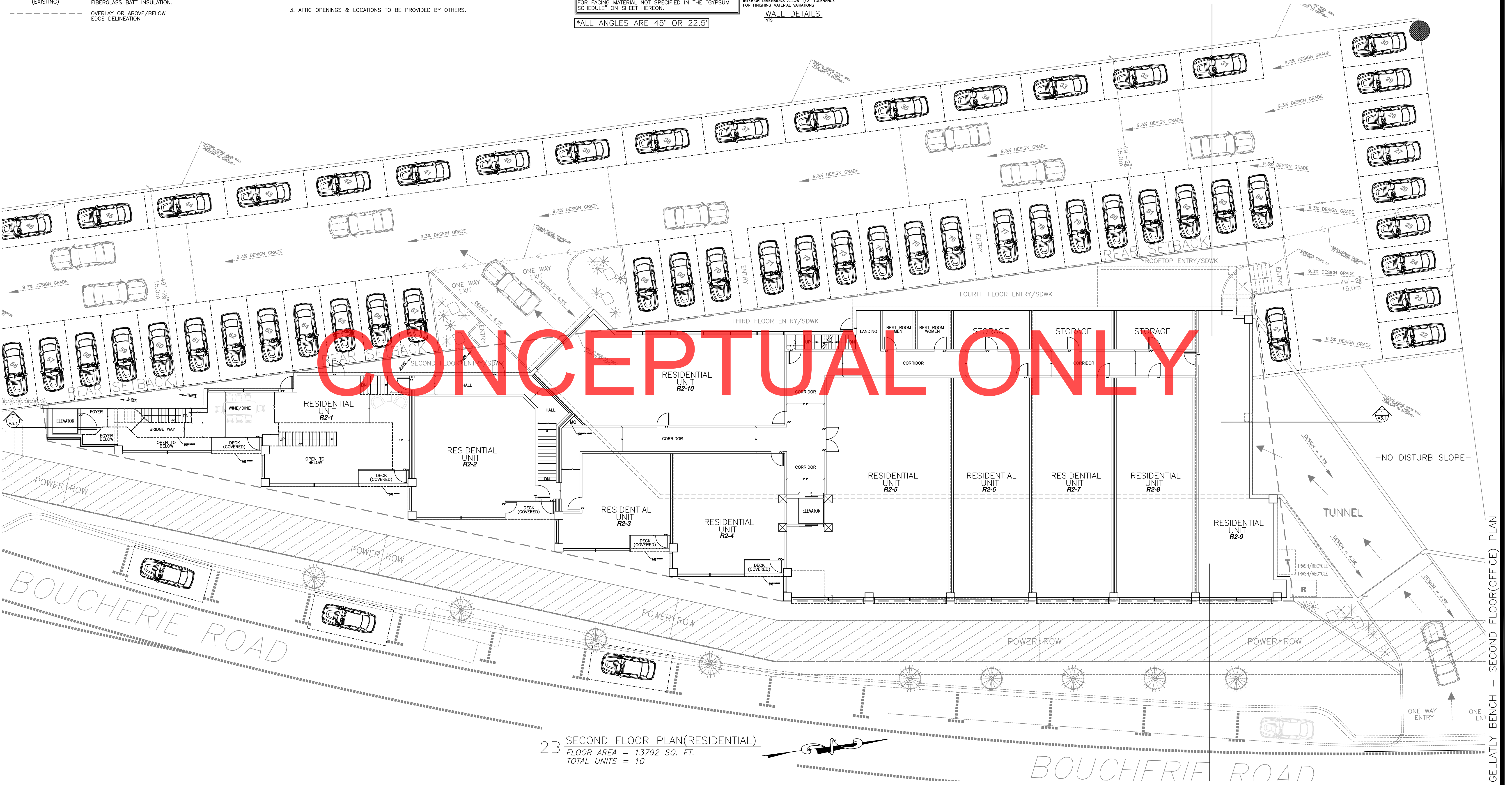
No. Fire RatingRef. Design No. Description

SINGLE LAYER

1 45 min.UL U3171/2"(12.7mm)Fire-Shield C Gypsum Wallboard nailed with 2 x 4(38 mm x 89 mm) studs, 16" o.c.(406 mm)

*RECOMMENDATION 1: TO BE USED ON ALL WALLS & CEILINGS.

*RECOMMENDATION 2: NO TAPING. PRIME & BATTEN(REFIN-AA)



GELLATLY BENCH

LEGEND:

2x6 STUDS at 16" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x8 STUDS at 12" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x6 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

STRUCTURAL BEAMS

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION. (EXISTING)

OVERLAY OR ABOVE/BELOW EDGE DELINEATION

POST & BEAM SCHEDULE:

3 PLY 2"x10"/2"x12" BEAM

4"x8" TIMBER/ENGINEERED GLUE LAM BEAM

6"x6"/8"x8" TIMBER POST

4"x6"/4"x8" TIMBER PILASTER(NON-STRUCTURAL)

3 PLY 2"x6"/2"x8" WALL POST

BLOCKING FOR 6"x6" TIMBER POST

NOTES:

1. DIMENSIONS SHOW TRUE SPANS ONLY. DENOTED BY: 23'-6"

2. ALL HEADERS 2-PLY 2x10 SPF #2 UNLESS OTHERWISE NOTED.

3. ATTIC OPENINGS & LOCATIONS TO BE PROVIDED BY OTHERS.

NOTES:

1. ALL DIMENSIONS ARE TO FACE OF DRYWALL or TO CENTERPOINT OF DOOR or WINDOW ROUGH OPENING.

2. PROVIDE 1 NON-FREEZEABLE HOSE BIB at EACH SIDE of HOUSE (MIN. of 4 LOCATIONS).

3. FOR ADDITIONAL NOTES THAT MAY REFER TO THIS PLAN — SEE GENERAL NOTES ON SHEET A5.

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5. WALLS ARE DELINEATED 4" WIDE or 6" WIDE.

=====NOTE TO FRAMERS=====

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***NOTE: INTERIOR DIMENSIONS ALLOW 1/2" TOLERANCE FOR FINISHING MATERIAL VARIATIONS

WALL DETAILS

WALLBOARD MATERIAL

2"x4" STUD

MEASURE TO CENTRE & NOT TO FACING

3" OFFSET

EXTERIOR MATERIAL

2"x4" STUD

MEASURE TO CENTRE & NOT TO FACING

2" OFFSET

WALLBOARD MATERIAL

INDICATES DUPLEX CONVENIENCE OUTLET at +12" U.O.N. (G INDICATES GROUND FAULT PROTECTED) (WP INDICATES WATERPROOF COVER ON GROUND FAULT PROTECTED OUTLET) (F INDICATES FLOOR MOUNT)

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INDICATES PLUMBING HOSE BIB.

ALL CLOSETS 2' DEEP

AREA DRAIN

ELECTRICIAN TO DETERMINE LOCATIONS ONSITE

GYPSUM SCHEDULE

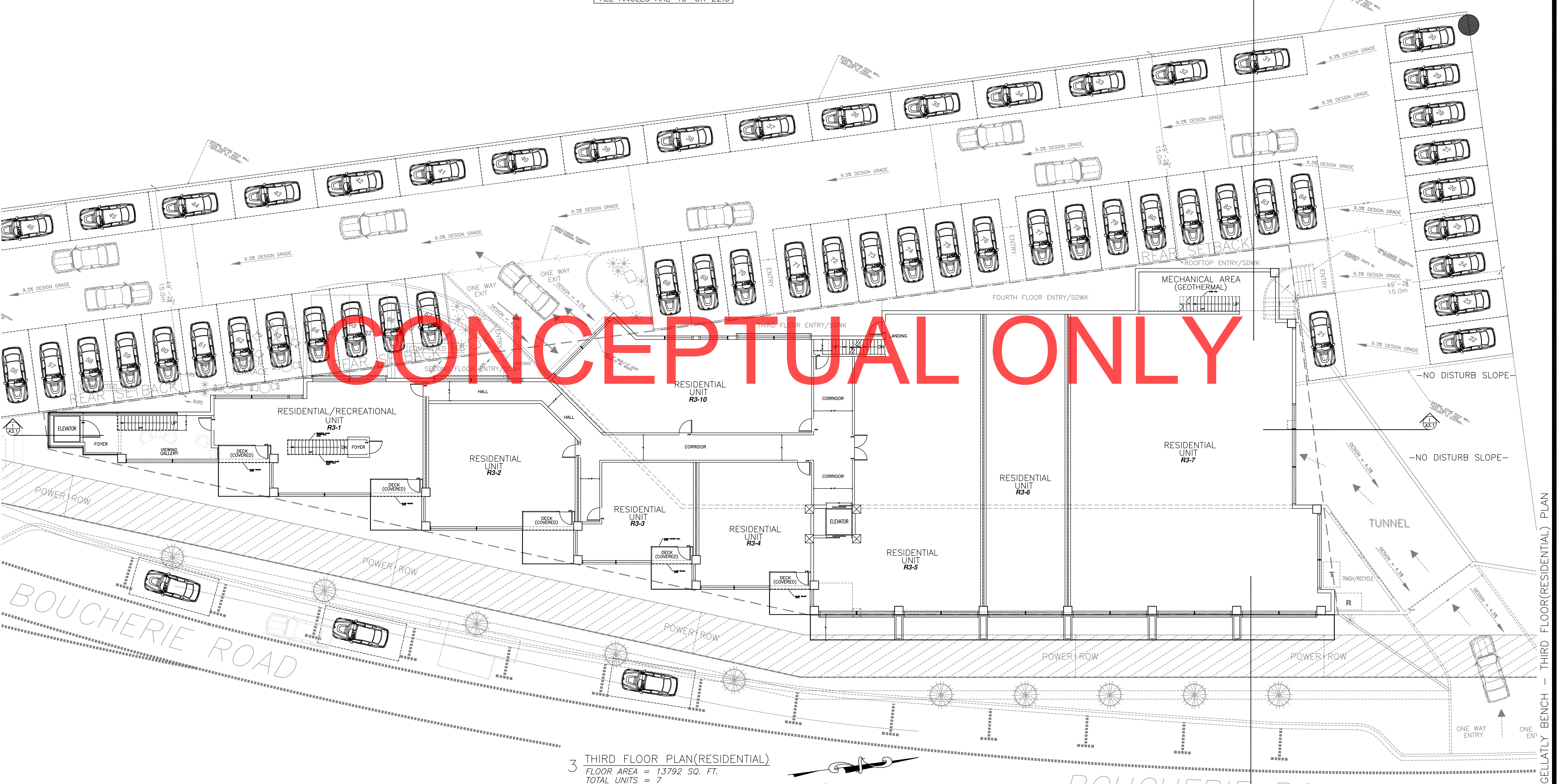
Gypsum Wallboard Partitions / Wood Framing (Load — Bearing)

No. Fire RatingRef. Design No. Description

145 min.ULU3171/2"(12.7mm)Fire-Shield C Gypsum Wallboard nailed both sides 2 x 4(38 mm x 89 mm) studs, 16 o.c. (48 min.)

*RECOMMENDATION 1: TO BE USED ON ALL WALLS & CEILINGS.

*RECOMMENDATION 2: NO TAPING. PRIME & BATTEN(REFIN-AA)



GELLATLY BENCH

LEGEND:

2x6 STUDS at 16" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x8 STUDS at 12" o.c. w/ R-21 FIBERGLASS BATT INSULATION.

2x6 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION.

STRUCTURAL BEAMS

2x4 STUDS at 16" o.c. w/ NO FIBERGLASS BATT INSULATION. (EXISTING)

OVERLAY OR ABOVE/BELOW EDGE DELINEATION

POST & BEAM SCHEDULE:

3 PLY 2"x10"/2"x12" BEAM

4"x8" TIMBER/ENGINEERED GLUE LAM BEAM

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4"x6"/4"x8" TIMBER PILASTER(NON-STRUCTURAL)

3 PLY 2"x6"/2"x8" WALL POST

BLOCKING FOR 6"x6" TIMBER POST

NOTES:

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***NOTE: INTERIOR DIMENSIONS ALLOW 1/2" TOLERANCE FOR FINISHING MATERIAL VARIATIONS

WALL DETAILS

WALLBOARD MATERIAL

2"x6" STUD

MEASURE TO CENTRE & NOT TO FACING

3" OFFSET

WALLBOARD MATERIAL

2"x4" STUD

MEASURE TO CENTRE & NOT TO FACING

2" OFFSET

WALLBOARD MATERIAL

NTS

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INDICATES TELEPHONE OUTLET at +12" U.O.N.

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INDICATES QUADPLEX CONVENIENCE OUTLET at HEIGHT AS INDICATED ON PLANS.

'HB' INDICATES PLUMBING HOSE BIB.

CL ALL CLOSETS 2' DEEP

AD AREA DRAIN

ELECTRICIAN TO DETERMINE LOCATIONS ONSITE

GYPSUM SCHEDULE

Gypsum Wallboard Partitions / Wood Framing (Load - Bearing)

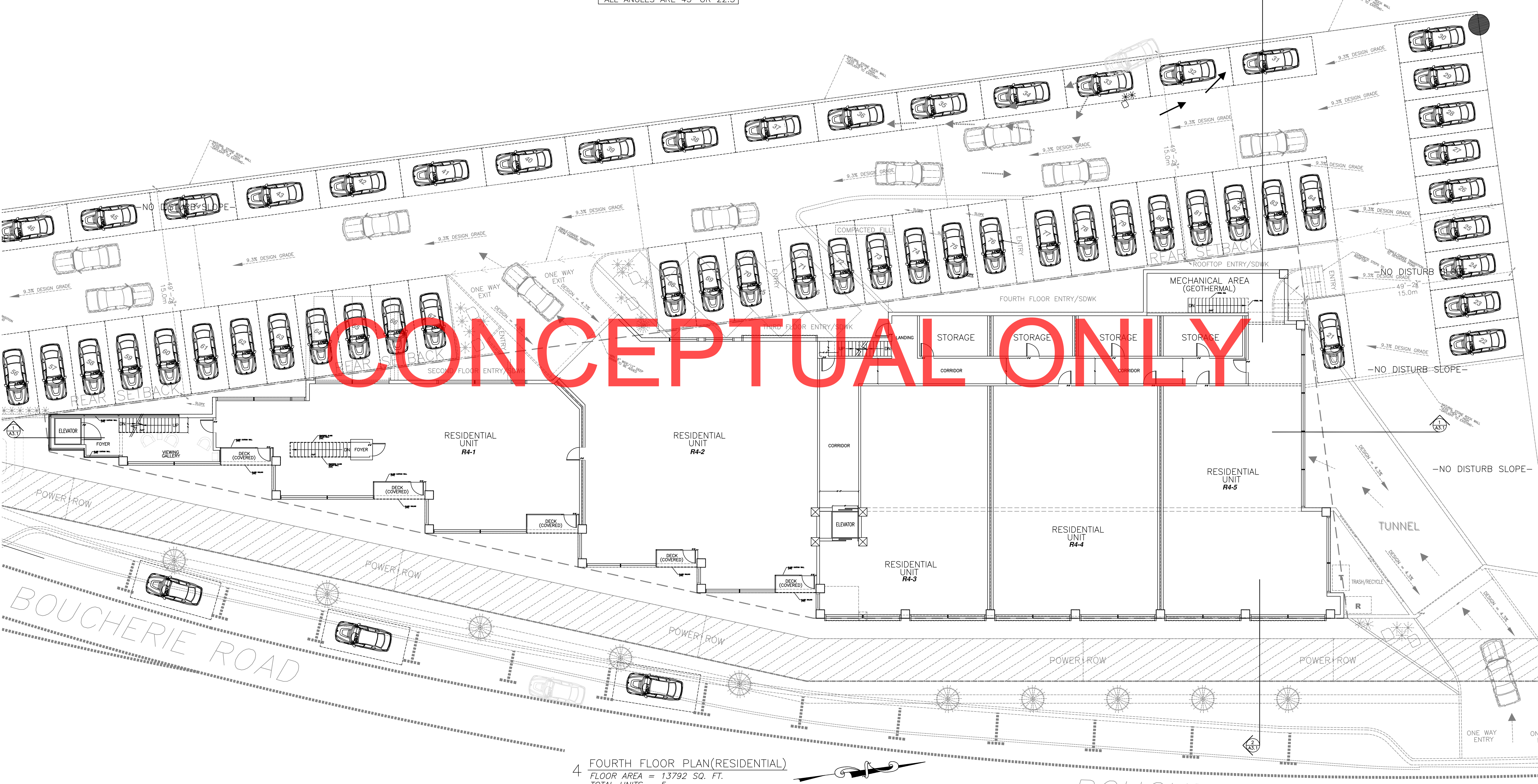
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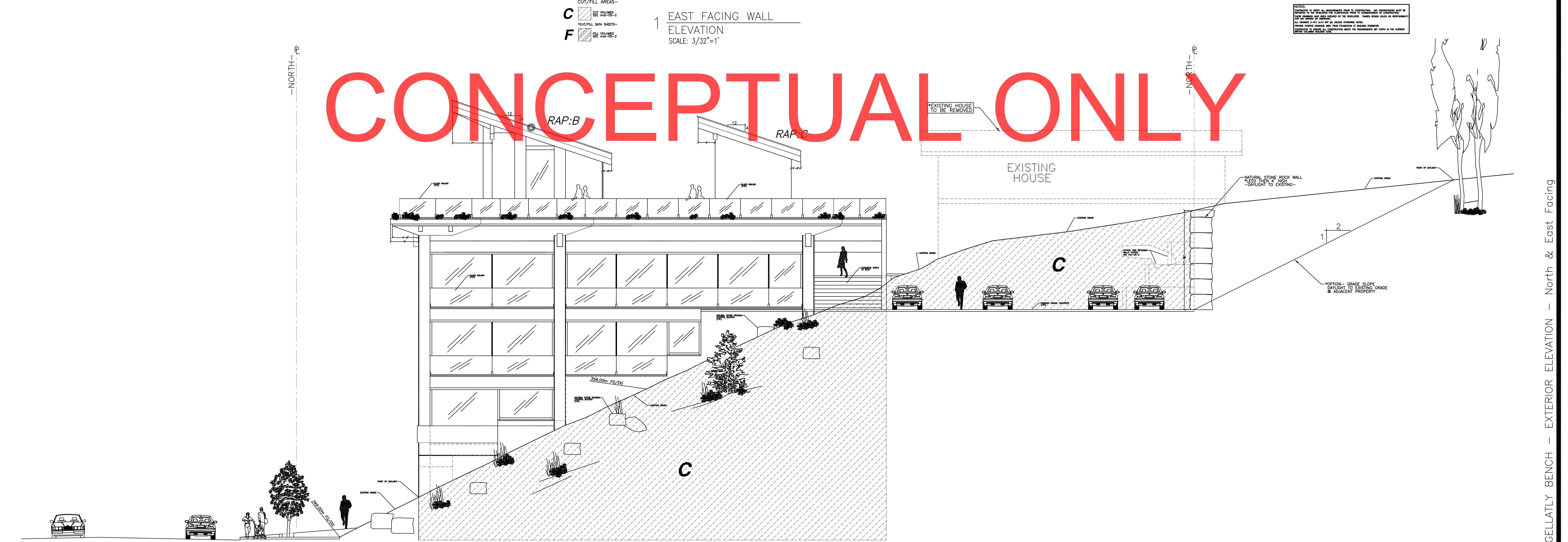
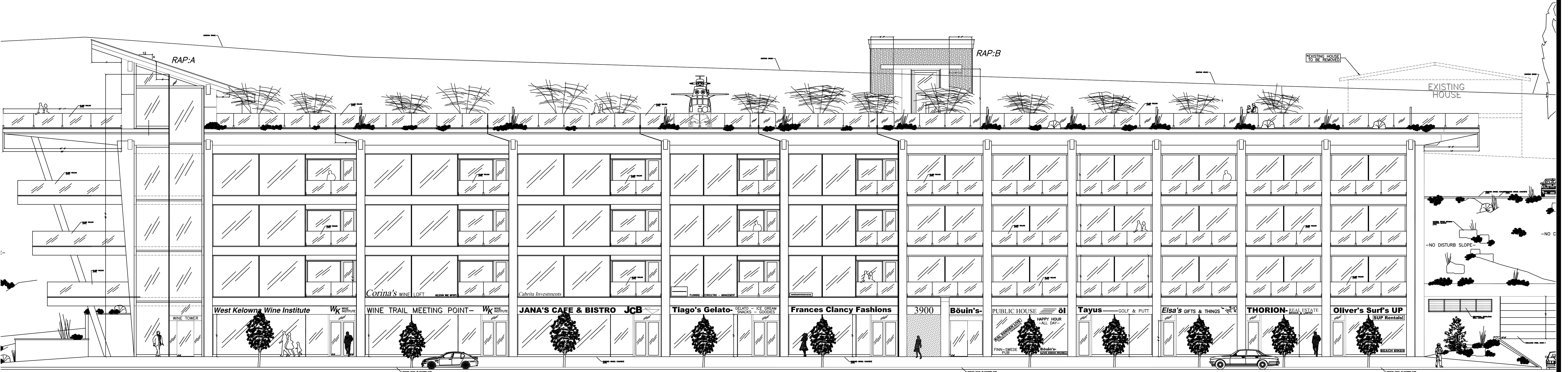
SINGLE LAYER

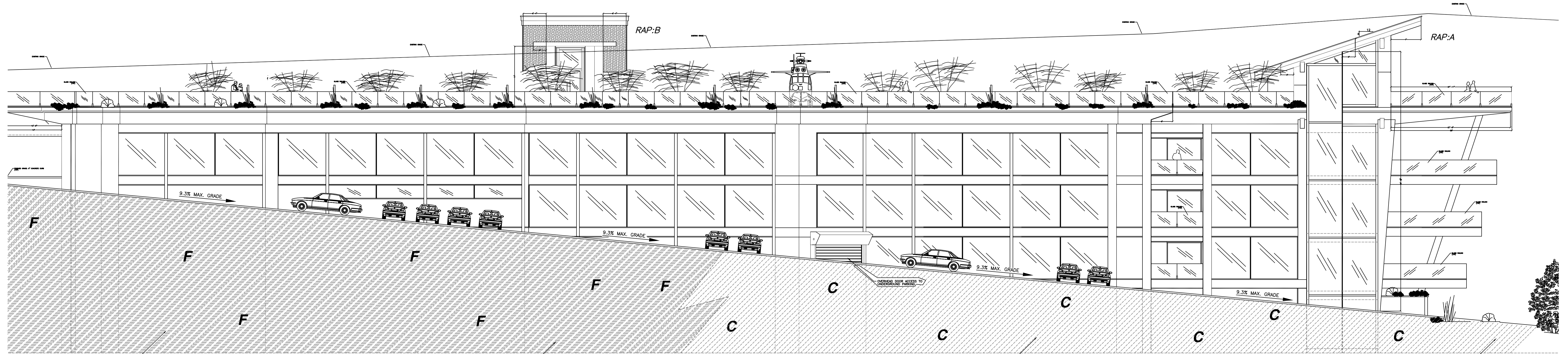
1 45 min. UL U317 1/2"(12.7mm)Fire-Shield C Gypsum Wallboard nailed both sides 2 x 4(38 mm x 89 mm) studs, 16"o.c. (406 mm).

*RECOMMENDATION 1: TO BE USED ON ALL WALLS & CEILINGS.

*RECOMMENDATION 2: NO TAPING, PRIME & BATTEN(REFIN-AA)



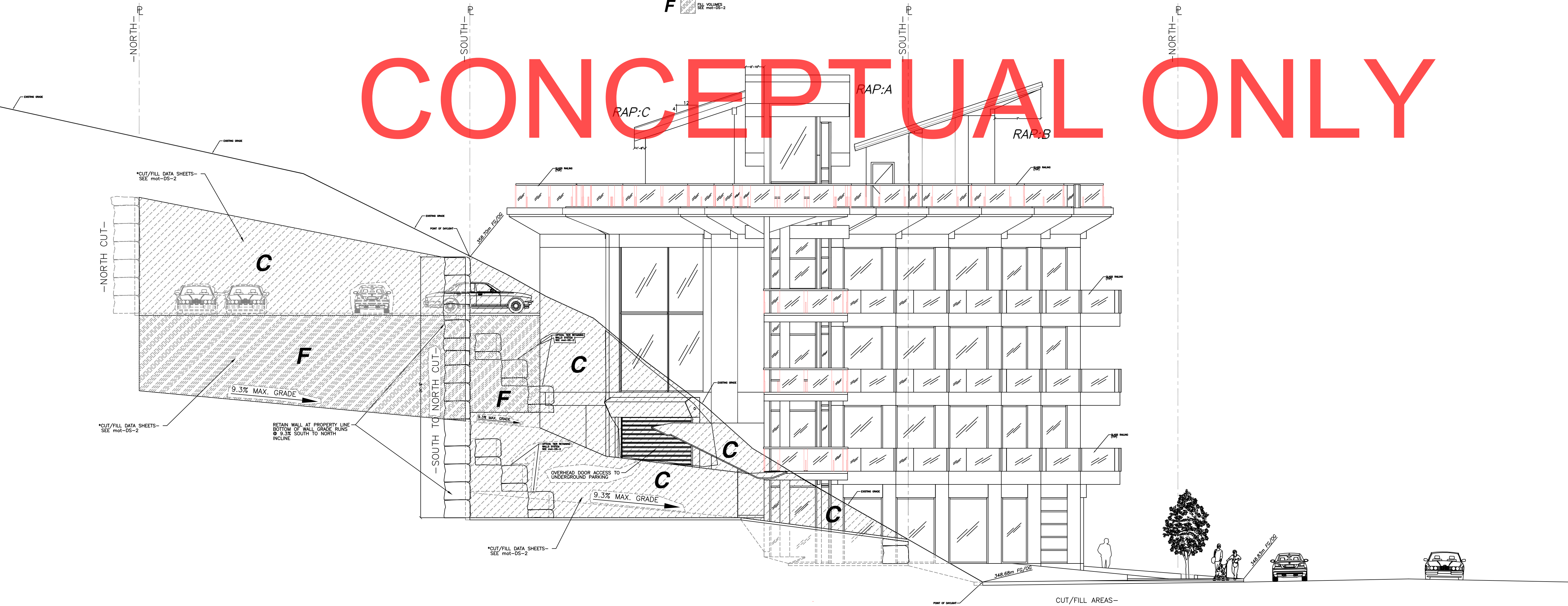





4 WEST FACING WALL
ELEVATION
SCALE: 3/32"=1'


NOTES:
CONTRACTOR TO VERIFY ALL MEASUREMENTS PRIOR TO CONSTRUCTION. ANY DISCREPANCIES MUST BE REPORTED TO THE DEVELOPER FOR CLARIFICATION PRIOR TO COMMENCEMENT OF CONSTRUCTION.
THESE DRAWINGS HAVE BEEN CHECKED BY THE DEVELOPER. THINER DESIGN HOLDS NO RESPONSIBILITY FOR ANY CHANGES OR OMISSIONS.
ALL HEADERS 2'-0" X 2'-0" 3/8" ST @ 24" UNLESS OTHERWISE NOTED.
PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION AT BUILDING PERIMETER.
CONTRACTOR TO ENSURE ALL CONSTRUCTION MEETS THE REQUIREMENTS SET FORTH IN THE CURRENT BRITISH COLUMBIA BUILDING CODE.

CONCEPTUAL ONLY




C  CUT VOLUMES
SEE mot-DS-2

***CUT/FILL DATA SHEETS—**

F  FILL VOLUMES
SEE mot-DS-2

3 SOUTH FACING WALL
ELEVATION
SCALE: 1/8"=1'

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TALO

BUILD

TALO Build
2895 Lakeview Cove Road
West Kelowna, CANADA, V1Z 4A1
+1.778.654.2771

info@talobuild.com
www.talobuild.com

EXTERIOR ELEVATION
South & West Facing

Scale	1/8"=1'
Material	MAR-24
Sheet	A2.2
Design	MOT
Drawn	MOT

SUPERSEDES PRINTS OF THIS NUMBER WITH LETTERS PREVIOUS TO → F

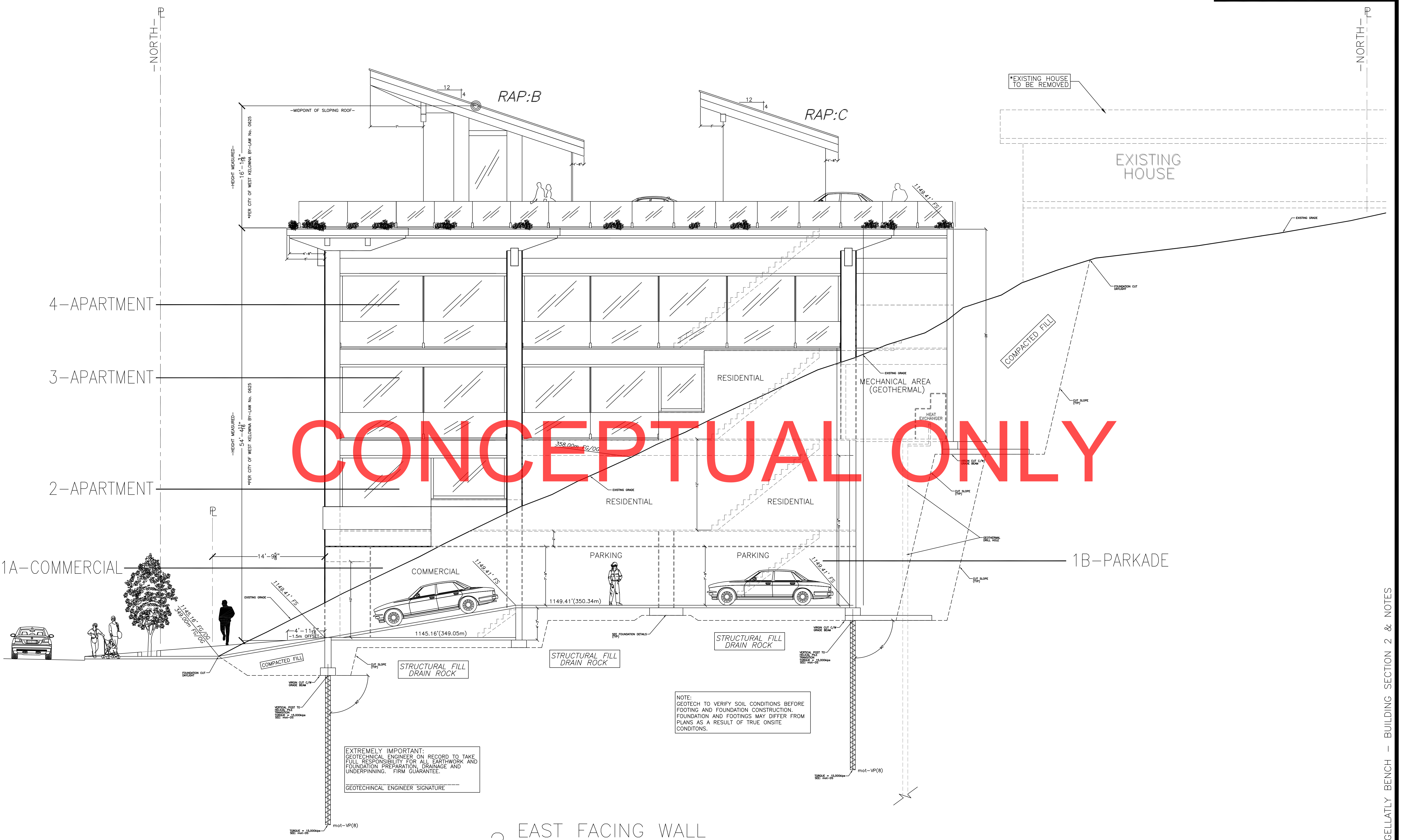
GELLATLY BENCH

TÄMÄ PIIRUSTUS ON "TALO Buildin" OMISTAMA.
JÄLJENNÖSIÄ TAI MUUTOKSIA ON KIELLETTY.
OTA YHTEYTTÄ "TALO Buildin".
TAVOITETTAVISSA 24/7.

RITNINGEN ÄGS AV "TALO Build".
KÖPIERING ELLER ÄNDRINGAR ÄR FORBJUDET.
KONTAKTA "TALO Build" FÖR DESIGN-ELLER RITNINGSFILER
VID PROBLEM ELLER FRÅGOR. ANTRÄFFBAR 24/7.

Mark Takanen
T2C-ABC3D2
TA:GB-1-24
TIER: 2

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GELLATLY BENCH

2 EAST FACING WALL X-SECTION

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TA/GB-1-24

TIER: 2

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PLANNING—CONSULTING—MANAGEMENT



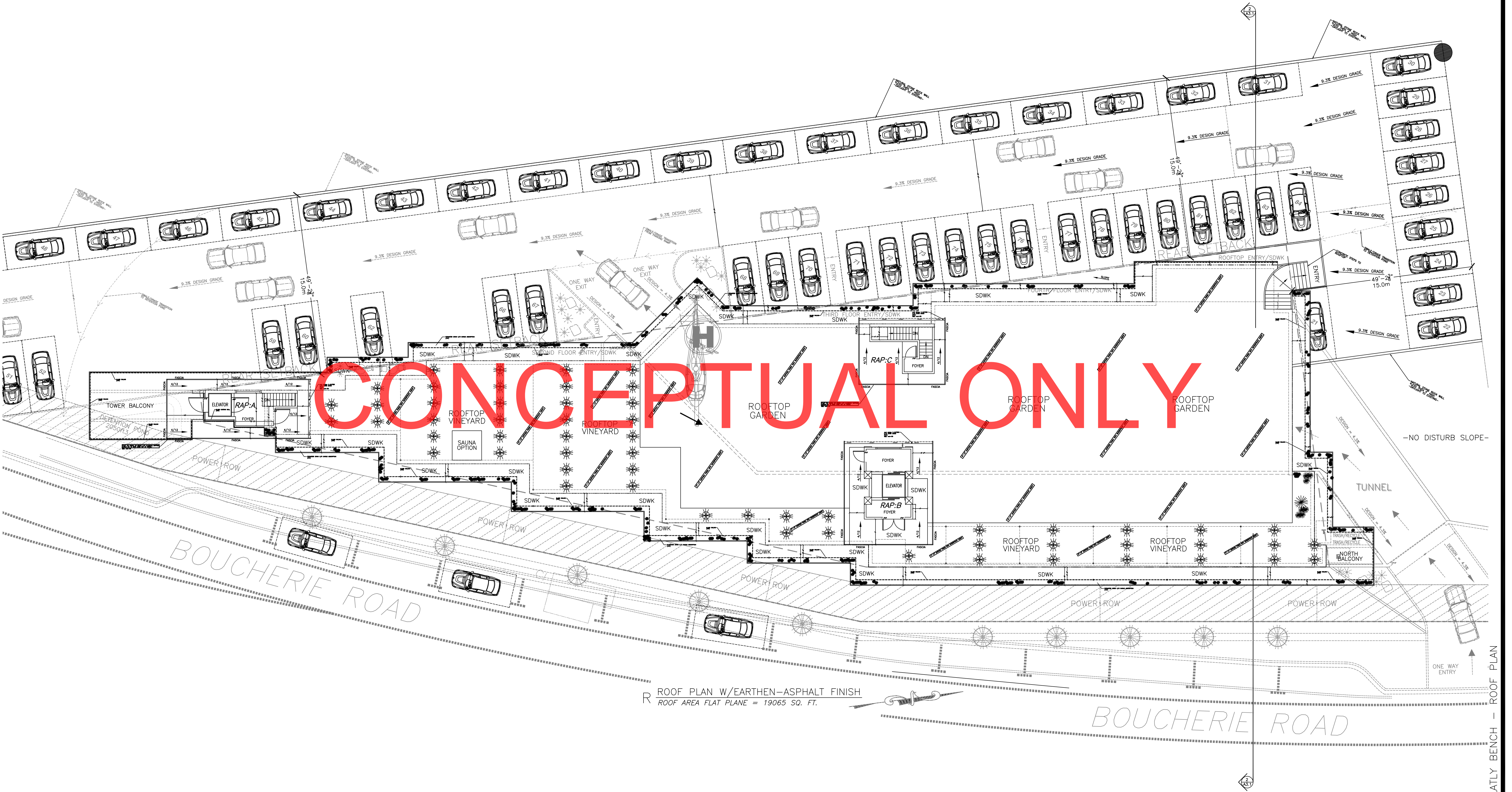
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info@talobuild.com
www.talobuild.com

BUILDING SECTION 2
& NOTES

Scale 1/4"=1'
Date MAR-24
Sheet A3.1
Design MOT
Drawn MOT

SUPERSEDES PRINTS OF THIS NUMBER WITH LETTERS PREVIOUS TO

GELLATLY BENCH — BUILDING SECTION 2 & NOTES



GELLATLY BENCH

LOT AREA:
BUILDING FOOTPRINT:
TOTAL LOT COVERAGE:

48,644 SQ. FT.
14,713 SQ. FT.
14,713 SQ. FT.(30.25%)

PROJECT DESCRIPTION:
GELLATLY BENCH

PROJECT RESUME

CONSTRUCTION TYPE:
OCCUPANCY TYPE:
PARCEL IDENTIFIER NO.:
LEGAL DESCRIPTION:

COMMERCIAL/RESIDENTIAL
COMMERCIAL/MULTI-FAMILY
DL REM 5017
DISTRICT LOT: _____

PROJECT STREET ADDRESS:
3900 GELLATLY ROAD, WEST KELOWNA
BRITISH COLUMBIA, CANADA

LANDSCAPE KEY:
(NO TREES/BUSHES PLANTED OVER UTILITY LINES)

- ✱

-CONIFEROUS TREES(FIR) = TBD
- ✱

-DECIDUOUS TREES = TBD
- ⬢

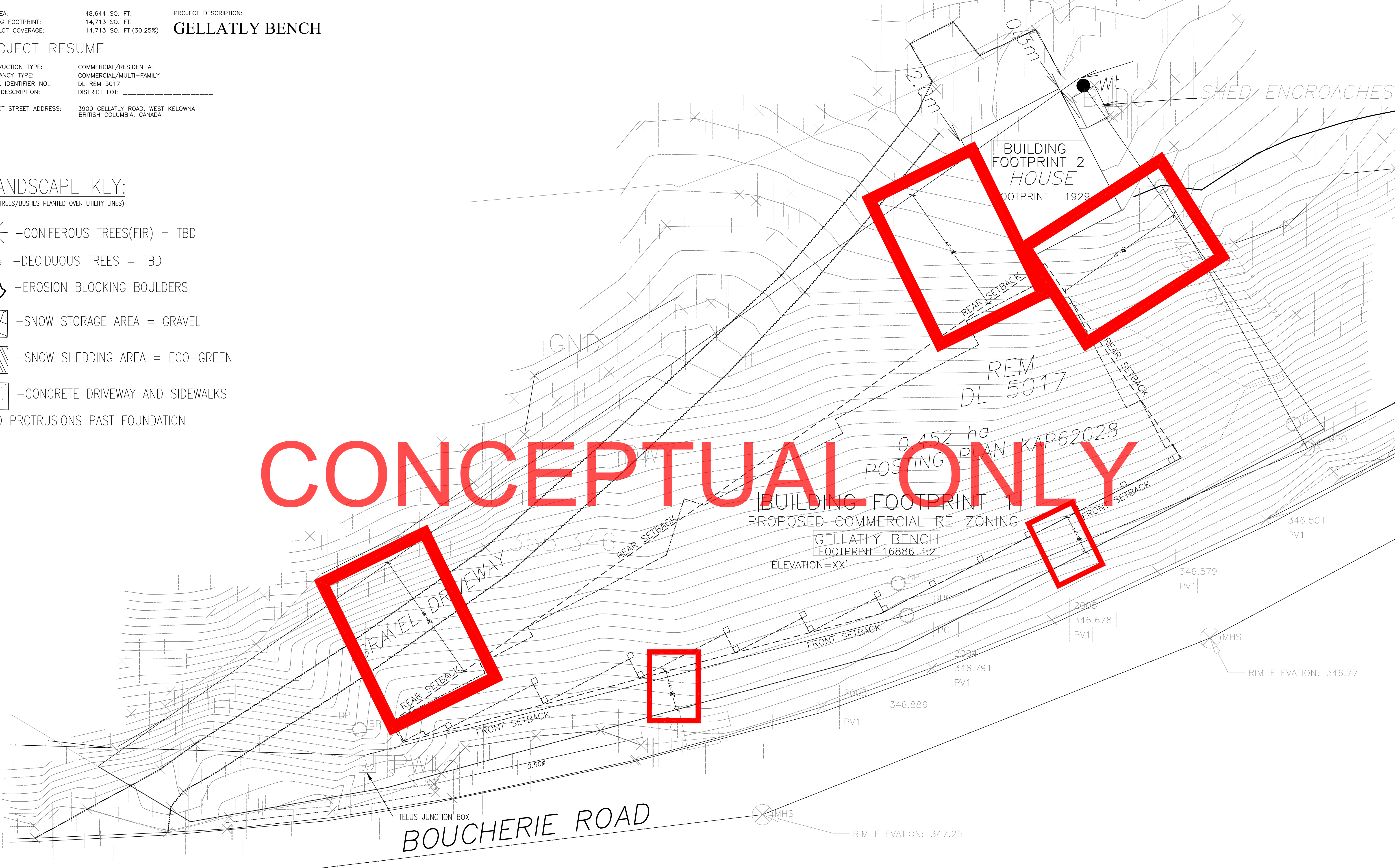
-EROSION BLOCKING BOULDERS
- ▧

-SNOW STORAGE AREA = GRAVEL
- ▨

-SNOW SHEDDING AREA = ECO-GREEN
- ▩

-CONCRETE DRIVEWAY AND SIDEWALKS
- *NO PROTRUSIONS PAST FOUNDATION

CONCEPTUAL ONLY



GELLATLY BENCH

SQUARE FOOTAGES:

COMMERCIAL(FIRST FLOOR-A):	6637 SQ. FT. SPACE	UNITS = 6 / STALLS = 50
PARKADE(FIRST FLOOR-B):	6910 SQ. FT. SPACE	UNITS = 0 / STALLS = (20)
RESIDENTIAL(SECOND FLOOR):	13792 SQ. FT. SPACE	UNITS = 10 / STALLS = 10
RESIDENTIAL(THIRD FLOOR):	13792 SQ. FT. SPACE	UNITS = 7 / STALLS = 10
RESIDENTIAL(FOURTH FLOOR):	13792 SQ. FT. SPACE	UNITS = 5 / STALLS = 8

COMMERCIAL TOTALS:	6637 SQ. FT. SPACE	UNITS = 6 / STALLS = 50
PARKADE TOTALS:(EX	6910 SQ. FT. SPACE	UNITS = 0 / STALLS = (20)
RESIDENTIAL TOTALS:	45376 SQ. FT. SPACE	UNITS = 22 / STALLS = 28

FLOOR AREA TOTAL: 58923 SQ. FT. SPACE UNITS = 28 / STALLS = 78(20)

*FAR-

FLOOR AREA TOTAL:	58,923 SQ. FT.	∴ FAR = 1.2	∴ FAR = 1.1
PARCEL/LOT AREA TOTAL:	48,648 SQ. FT.	(NOT INCLUDING PARKADE)	(NOT INCLUDING PARKADE)



CD ZONE CRITERIA: GELLATLY BENCH

PERMITTED USES:	ACTIVE COMMERCIAL FRONTAGE, APARTMENT & LIVE WORK UNIT		
SUBDIVISION:	PARCEL FRONTAGE = 5m / PARCEL AREA = 1546m2		
SITING REGULATIONS:	FRONT PARCEL BOUNDARY = 4.5m / REAR & SIDE BOUNDARIES = 15m		
FAR(FLOOR AREA RATIO):	TOTAL FLOOR AREA = 58,923 SQ. FT. / TOTAL PARCEL AREA = 46,648 SQ. FT.		
MAXIMUM BUILDING HEIGHT:	0m AT BACK & 14.7m AT FRONT		
PARCEL COVERAGE:	34%(1546m2)		
TOTALS(UNITS/STALLS):	80870 SQ. FT. SPACE	UNITS = 33 / STALLS = 78(20)	FAR = 1.1 (NOT INCLUDING PARKADE)
		TOTAL PARKING STALLS = 98	FAR = 1.1 (NOT INCLUDING PARKADE)

*REFERENCE: CITY OF WEST KELOWNA-PART 11 COMMERCIAL ZONES- BYLAW No. 0265

CONCEPTUAL ONLY



GELLATLY BENCH

Mark Takanen
T2C-ABC3D2
TA:GB-1-24
TIER: 2

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**SITE, DRAINAGE & LANDSCAPE
PLAN**

Scale	1/16"=1'
Date	MAR-24
Sheet	A5.3
Design	MOT
Drawn	MOT

SUPERSEDES PRINTS OF THIS NUMBER WITH LETTERS PREVIOUS TO **H**

GELLATLY BENCH - SITE, DRAINAGE & LANDSCAPE PLAN

PART 9 – RURAL ZONES

9.1. COUNTRY RESIDENTIAL ZONE (RU1)

.1 Purpose

To accommodate rural, agricultural, and residential uses on parcels of land that are 0.5 ha or greater.

.2 Principal Uses, Buildings and Structures

- (a) Agriculture, general
- (b) Agriculture, intensive in ALR only
- (c) Alcohol production facility in ALR only
- (d) Cannabis production facility in ALR only
- (e) Greenhouse or plant nursery
- (f) Modular home
- (g) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Bed and breakfast
- (c) Care facility, minor
- (d) Carriage house (may be subject to ALC regulations)
- (e) Home based business, major
- (f) Kennel, hobby
- (g) Retail sales of farm products or processed farm products
- (h) Secondary suite
- (i) Short term accommodation

.4 Site Specific Uses, Buildings and Structures - *Reserved*

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	0.5 ha (1.2 ac)
(b)	Minimum parcel frontage	30 m (98.4 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density:	
i.	Single detached dwelling and modular home	Only 1 single detached dwelling or only 1 modular home per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or only 1 carriage house per parcel
(d)	Maximum parcel coverage:	
i.	For all uses, buildings and structures other than a greenhouse	20%
ii.	Greenhouse	50% less the parcel coverage of all other uses, buildings and structures

(e)	Maximum building height is 15.0 m (49.2 ft) except for the following:	
i.	Single detached dwelling and modular home	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Buildings used as part of a farm operation as defined in the <i>Farm Practices Protection Act</i>	15.0 m (49.2 ft)
iii.	Accessory buildings and structures	5.0 m (16.4 ft)
iv.	Carriage house	7.0 m (23.0 ft)
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	6.0 m (19.7 ft)
ii.	Rear parcel boundary	7.5 m (24.6 ft)
iii.	Interior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
iv.	Exterior side parcel boundary	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for the first 9.0 m (29.5 ft) of building height for an alcohol production facility and 12.0 m (39.3 ft) for any portion above 9.0 m (29.5ft)
v.	A1 Zone or ALR	Subject to Section 3.25
vi.	Watercourses	Subject to Section 3.27
(g)	Despite 9.1.5(f), the following uses, buildings and structures shall be sited at least the distance indicated in the right-hand column below, opposite that feature indicated in the middle column, from any parcel boundary:	
i.	Buildings housing animals, kennel and greenhouse	15.0 m (49.2 ft)
ii.	Cannabis production facility	30.0 m (98.4 ft) except it is 60.0 m (196.9 ft) from any P zone

.6 Other Regulations - Reserved

11.2. NEIGHBOURHOOD COMMERCIAL ZONE (C2)

.1 Purpose

To accommodate a limited range of convenience services typically required on a day to day basis by residents of local neighbourhoods.

.2 Principal Uses, Buildings and Structures

- | | |
|---------------------------------------|---|
| (a) Care facility, major | (f) Postal or courier service |
| (b) Commercial school | (g) Recreation services, indoor |
| (c) Fire, police or ambulance service | (h) Retail, convenience |
| (d) Office | (i) Restaurant, except for drive-through restaurant |
| (e) Personal service establishment | |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Apartment
- (c) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (d) On Lot B, DL 2599, ODYD, Plan KAP83204 (3099 Shannon Lake Road): one neighbourhood pub
- (e) On Lot 15, DL 486, ODYD, Plan KAP27961, Except Plan 38746 (3585 Elliot Road): retail, general
- (f) On Lot 18, DL 486, ODYD, Plan 27961 (3595 Elliot Road): live/work unit

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(b)	Minimum parcel frontage	10.0 m (32.9 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1.0 FAR
(d)	Maximum parcel coverage	40%
(e)	Maximum building height	9.0 m (29.5 ft) to a maximum of 3 storeys
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	4.5 m (14.8 ft)
ii.	Rear parcel boundary	6.0 m (19.7 ft)
iii.	Interior side parcel boundary	2.0 m (6.6 ft); except it is 4.5 m (14.8 ft) when the parcel does not abut a Commercial Zone
iv.	Exterior side parcel boundary	4.5 m (14.8 ft)
v.	A1 Zone or ALR	Subject to Section 3.26

.6 Other Regulations

- (a) Apartment
 - i. All apartments shall be located on a separate storey above the non-residential use.

CD13 – Comprehensive Development Zone (Gellatly Bench)

.1 Purpose

To accommodate a mix of apartment and commercial uses with an active commercial frontage.

.2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Office
- (c) Personal service establishment
- (d) Restaurant
- (e) Retail, general

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	4,530 m ²
(b)	Minimum parcel frontage	12.2 m
DEVELOPMENT REGULATIONS		
(c)	Maximum Density	1.1 FAR
(d)	Maximum parcel coverage	35%
(e)	Maximum GFA and maximum units by use	
i.	Commercial use	Max. 614 m ²
ii.	Residential (total)	Max. 23 units (total)
	• One (1) bedroom	Max. 15 units
	• Two (2) + bedroom	Max. 8 units
(f)	Maximum building height (see Figure 2)	22 m (to a maximum of 4 storeys)
SITING REGULATIONS		
(h)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary (Gellatly Road)	4.5 m
.2	Rear parcel boundary (adjacent to A1/ALR)	15.0 m
.3	Interior side parcel boundary (adjacent to A1/ALR)	15.0 m
.4	Exterior side parcel boundary (Boucherie Road)	4.5 m

.5 Other Regulations

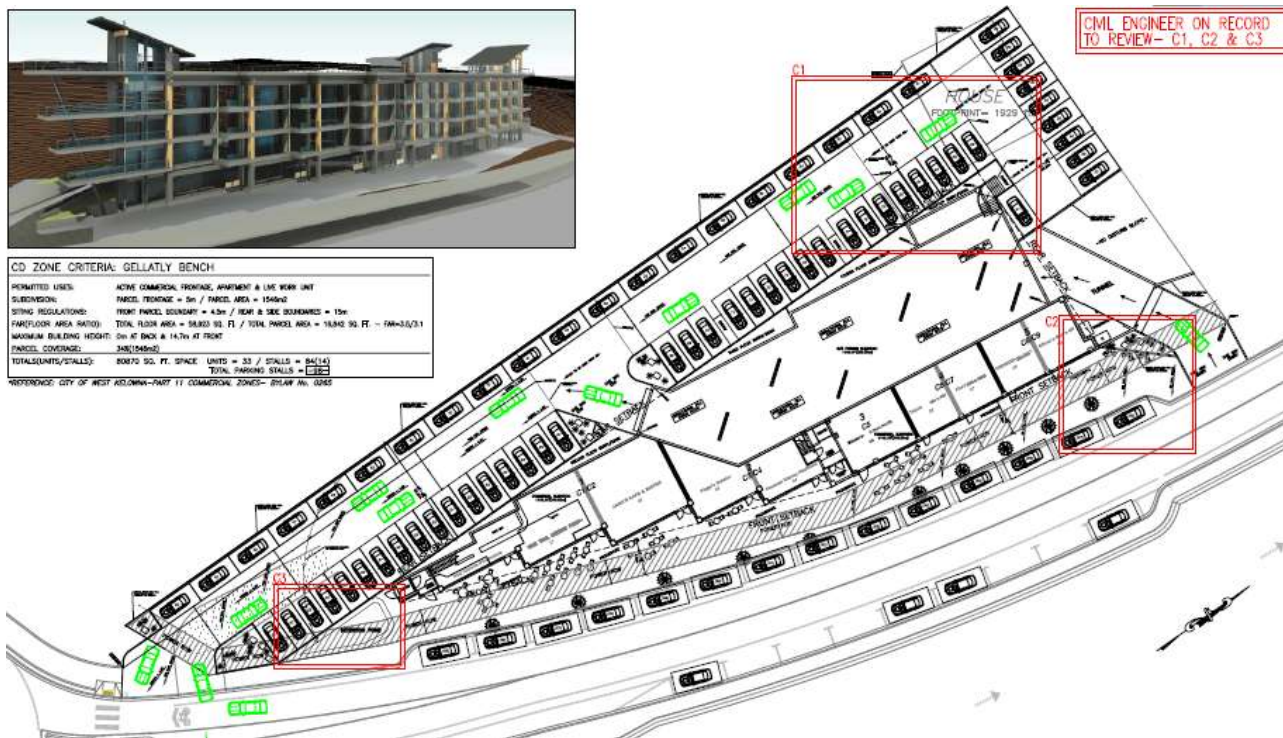
(a) Commercial Uses

- i. All commercial uses shall be limited to the first storey of a building.

(b) Apartment

- i. All apartments shall be located on a separate storey above the non-residential use.

Figure 1: Site Plan with Renderings

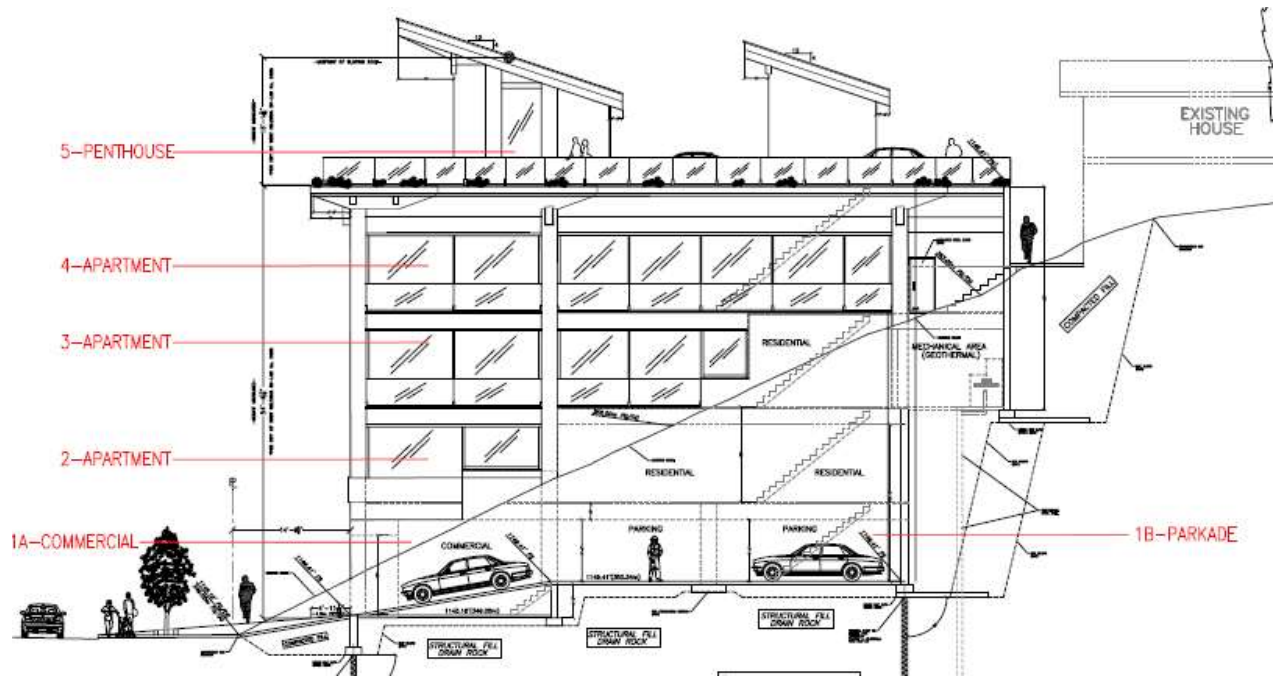


Site Plan-

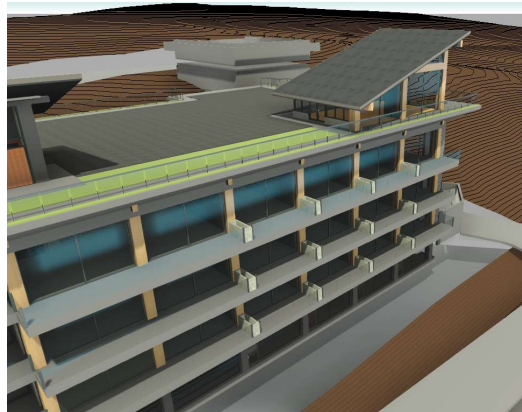


South-West Facing Elevation-

Figure 2 – Elevation/Section Drawings



West Facing Elevation-





ADVISORY PLANNING COMMISSION REPORT

To: Advisory Planning Commission Members

Date: May 15, 2024

From: Yvonne Mitchell, Planner III

File No: Z 24-01

Subject: **Z 24-01; Zoning Bylaw Amendment; 911 Anders Road**

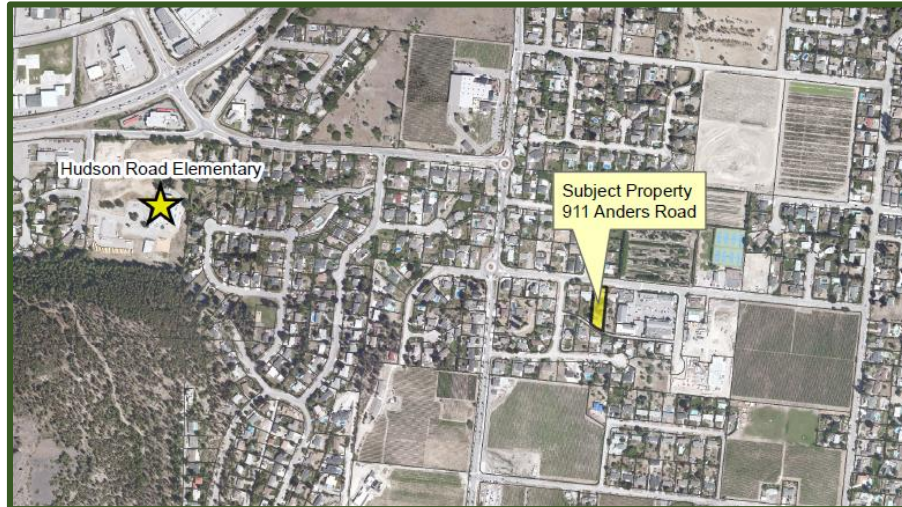
BACKGROUND

The subject property, 911 Anders Road, is in the Lakeview Heights Neighbourhood. The property is currently developed with a single detached dwelling.

PROPERTY DETAILS			
Address	911 Anders Road		
PID	004-315-243		
Folio	36414235.000		
Lot Size	0.52 acres (2,104.37 sqm)		
Owner	Vadim Proiaev and Olga Proiaeva	Agent	Matt Johnston, Lime Architecture Inc.
Current Zoning	Single Detached Residential (R1)	Proposed Zoning	Comprehensive Development Zone (CD)
Current OCP	Neighbourhood Centre	Proposed OCP	N/A
Current Use	Single Detached Dwelling	Proposed Use	6 storey mixed-use building
Development Permit Areas	Neighbourhood Centre		
Hazards	None		
Agricultural Land Reserve	No		

ADJACENT ZONING & LAND USES		
North	^	Single Detached Residential (R1)
East	>	Single Detached Residential (R1)
West	<	Single Detached Residential (R1)
South	v	Single Detached Residential (R1)

NEIGHBOURHOOD MAP



PROPERTY MAP



DISCUSSION

Proposal

This application is a Zoning Bylaw amendment from the Single Detached Residential Zone (R1) to a Comprehensive Development Zone (CD).

Applicant's Rationale

The applicant has indicated they have applied for this rezoning to facilitate the construction of a 6 storey mixed use building on the subject property. The building would

include a minimum of 200m² of commercial space at grade, a minimum of 500m² of office space, a maximum of 50 apartment units, and indoor and outdoor amenity spaces. The applicant has provided a rationale for the rezoning application (Attachment 2).

Zoning and Policy Review

Official Community Plan Bylaw No. 0300

The Land Use Designation of the subject property in the Official Community Plan is Neighbourhood Centre. The purpose of this designation is to support smaller centres in various neighbourhoods in West Kelowna, allowing for diverse types of housing, retail/services, and some office uses, as well as open space amenities. Uses permitted in this designation include mixed-use buildings among others. The density is to be medium, and maximum building heights low-rise to mid-rise up to 6 storeys. The proposed rezoning is consistent with the Neighbourhood Centre Land Use Designation.

Development Permit Areas

If the applicant wishes to construct the 6 storey mixed-use building a Neighbourhood Centre Development Permit will be required.

Zoning Bylaw No. 0265

The purpose of the Single Detached Residential Zone (R1) is to accommodate low density single detached residential use on parcels of land that are 550 m² and larger. The principal use permitted is a single detached dwelling. The City's Neighbourhood Centre Commercial Zone (C2), does permit a mixed use building, but not this specific proposal (exceeds floor area ratio, height etc. regulations) (Attachment 3). A new zone, Comprehensive Development Zone (CD), is therefore proposed to accommodate the development (Attachment 4).

KEY CONSIDERATIONS

In providing recommendations to City staff and Council, the APC may wish to consider the following:

- The existing Single Detached Residential Zone (R1) does not permit a 6 storey mixed-use building. A new comprehensive development zone is proposed to accommodate the development.
- The proposal is consistent with the Neighbourhood Centre Land Use Designation in the Official Community Plan.

Specific comments would be appreciated should the APC have any concerns with the proposed Zoning Bylaw amendment so that they may be further investigated or

considered prior to staff providing a recommendation to Council as part of consideration of the application.

Respectfully submitted,

Yvonne Mitchell, Planner III

Powerpoint: Yes ☒ No ☐

Attachments:

1. Draft Architectural Drawings
2. Applicant's Rationale
3. Relevant Zoning Bylaw Sections
4. Proposed CD Zone

911 ANDERS ROAD, WEST KELOWNA, BC



PROPERTY DESCRIPTION

CIVIC: 911 ANDERS ROAD, WEST KELOWNA, BC
LEGAL: LOT 26, DL. 2689, O.Y.Y.D., PLAN 14269

CONSULTANT TEAM

OWNER/ OPERATOR

Vadim Proiaev
911 Anders Road
West Kelowna, BC V1Z 1K2
250-899-7979

Contact(s):
Vadim Proiaev

ARCHITECTURAL

LIME Architecture
205-1626 Richter Street
Kelowna, BC V1Y 2M3
250-448-7801

Contact(s):
Brady Derksen

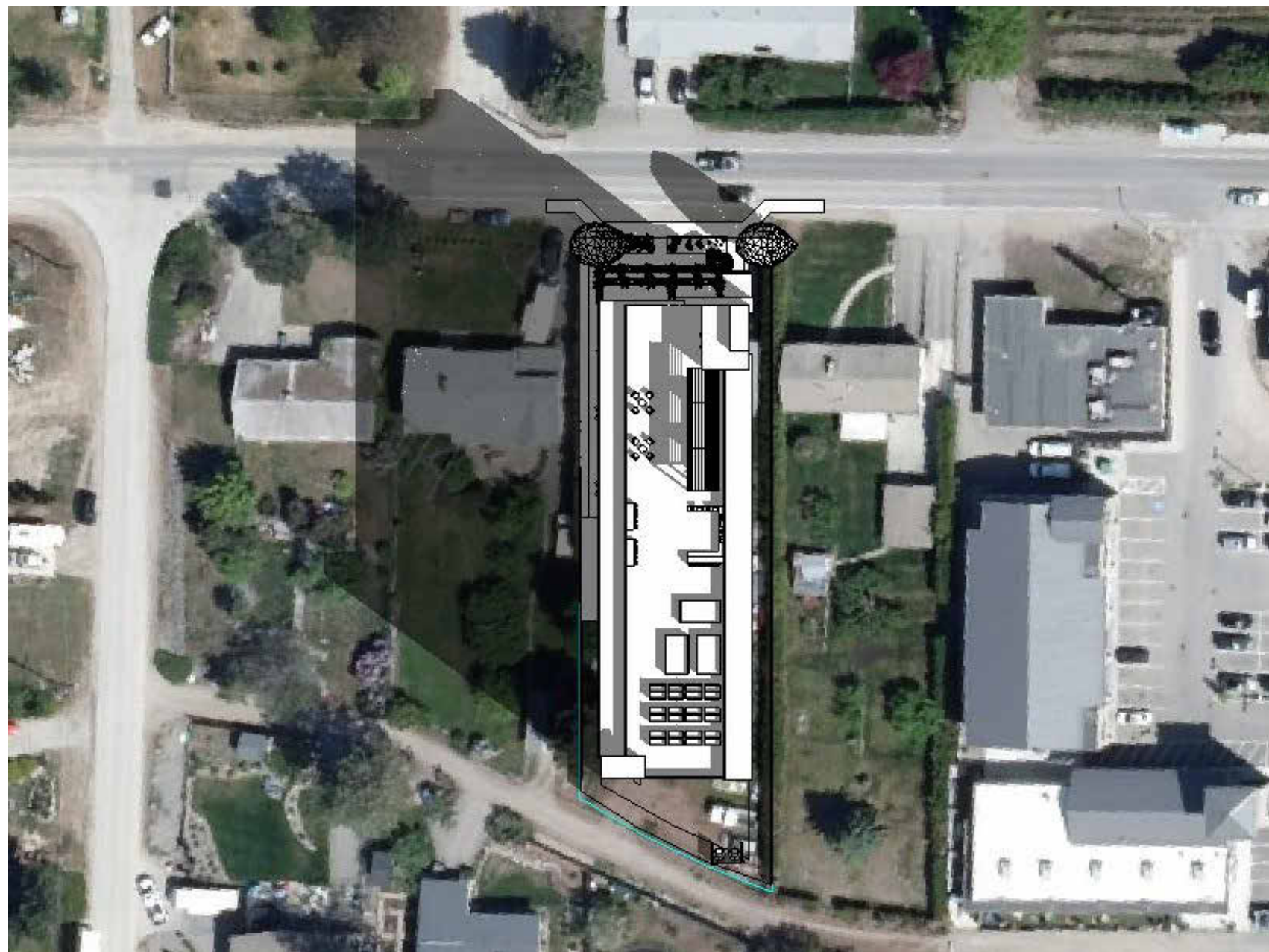
CIVIL

Aplin Martin
1258 Ellis Street
Kelowna, BC V1Y 1Z4
250-488-0157

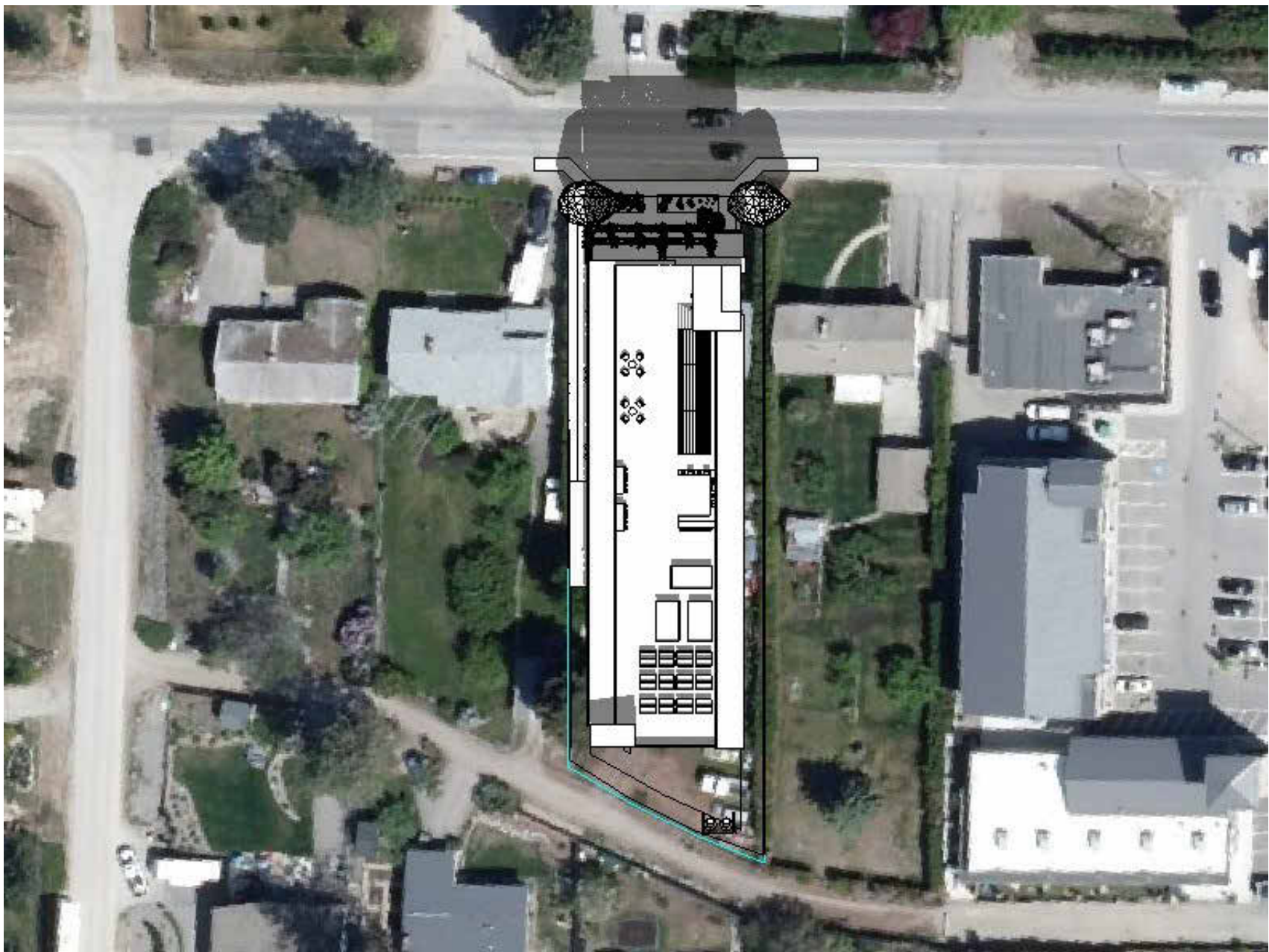
Contact(s):
Michael Casol
Josh Graff

ARCHITECTURAL SHEET LIST

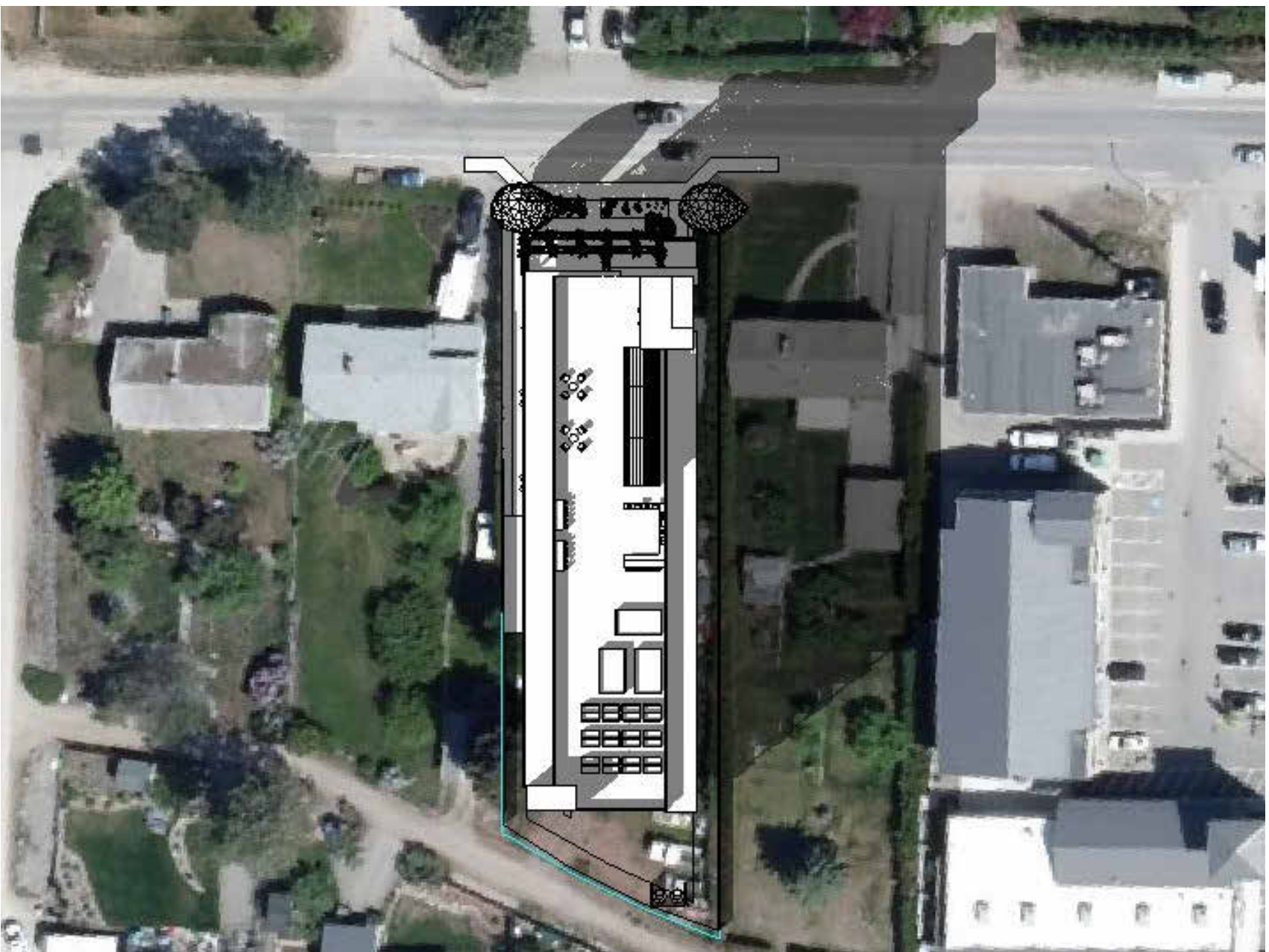
A-000	COVER SHEET
A-003	SOLAR STUDIES
A-004	PROJECT INFORMATION
A-100	P4 PARKADE PLAN
A-101	P3 PARKADE PLAN
A-102	P2 PARKADE PLAN
A-103	LEVEL 1 PLAN
A-104	LEVEL 2 PLAN
A-105	LEVEL 3 PLAN
A-106	LEVEL 4 PLAN
A-107	LEVEL 5 PLAN
A-108	LEVEL 6 PLAN
A-109	ROOFTOP AMENITY
A-200	ELEVATIONS
A-201	ELEVATIONS
A-202	ELEVATIONS



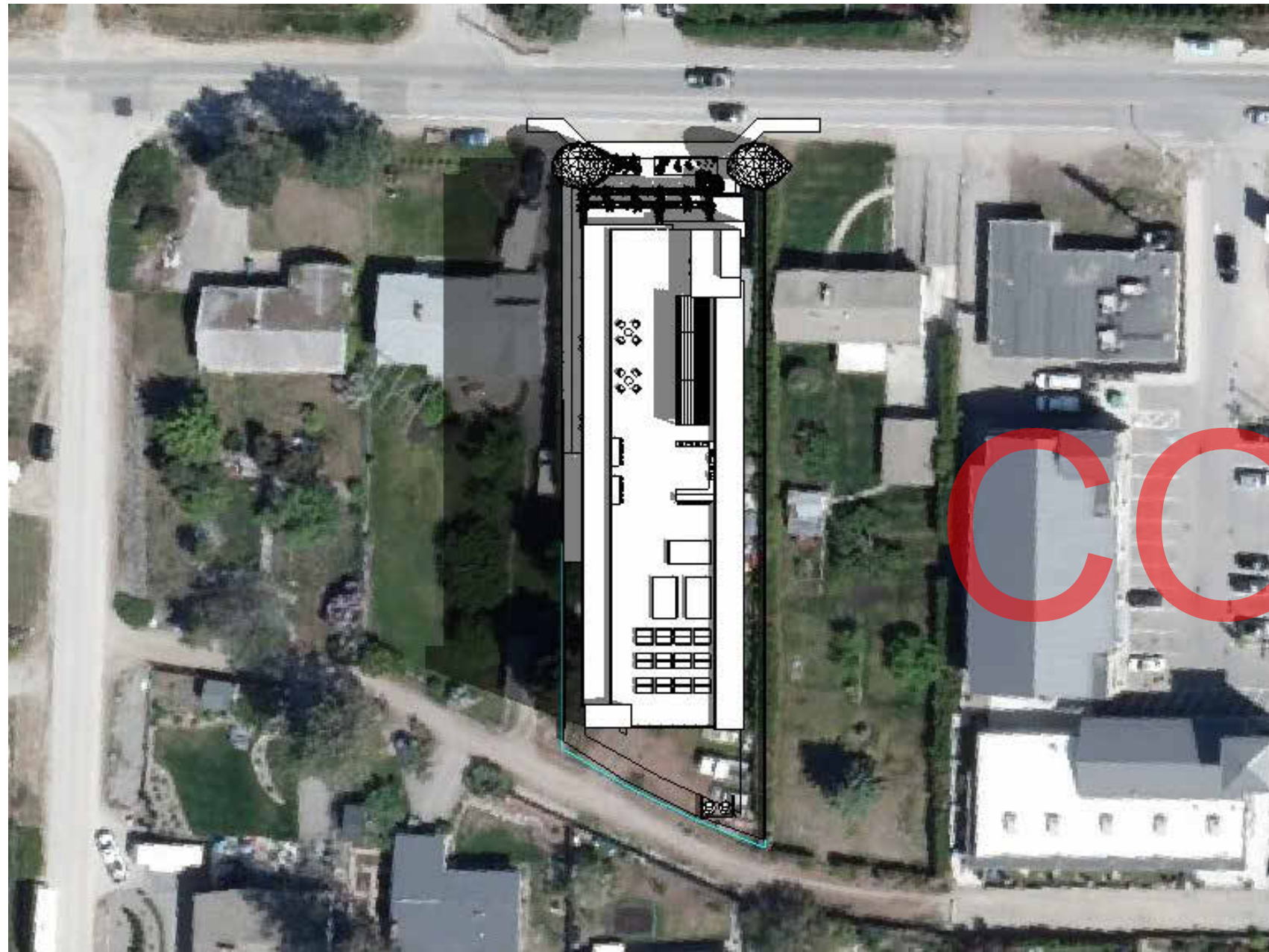
MARCH 21 AT 9am



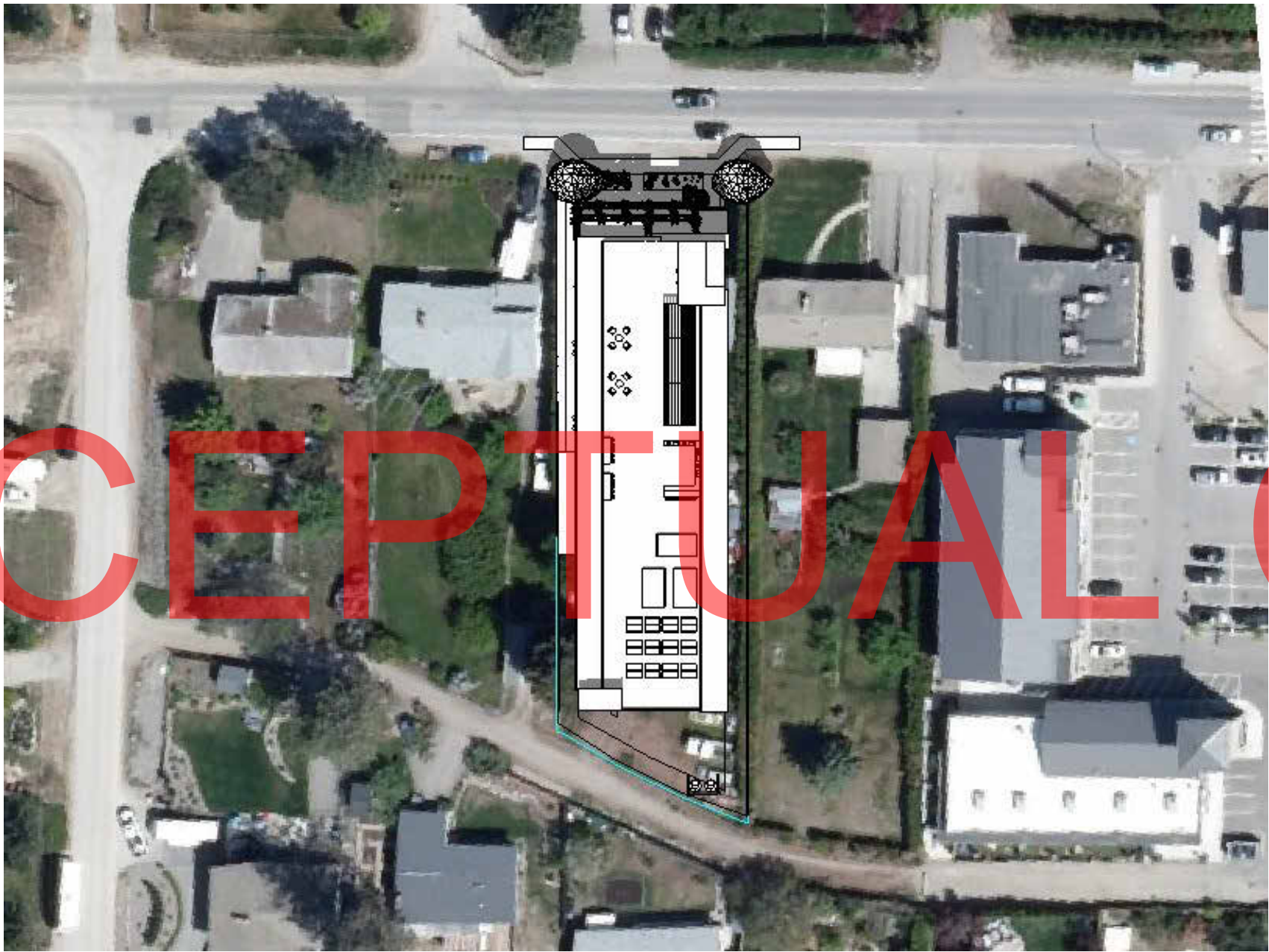
MARCH 21 AT 12pm



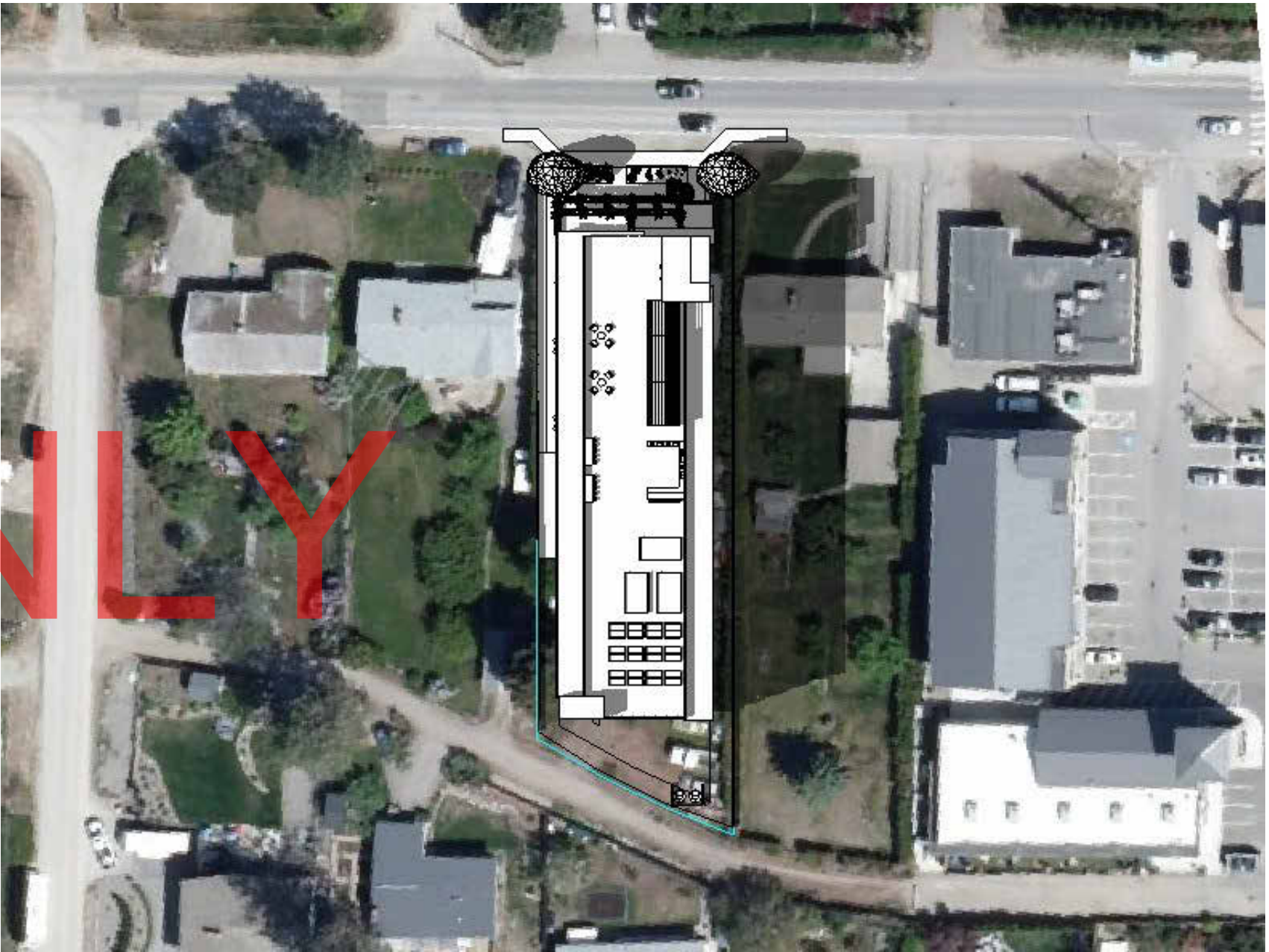
MARCH 21 AT 3pm



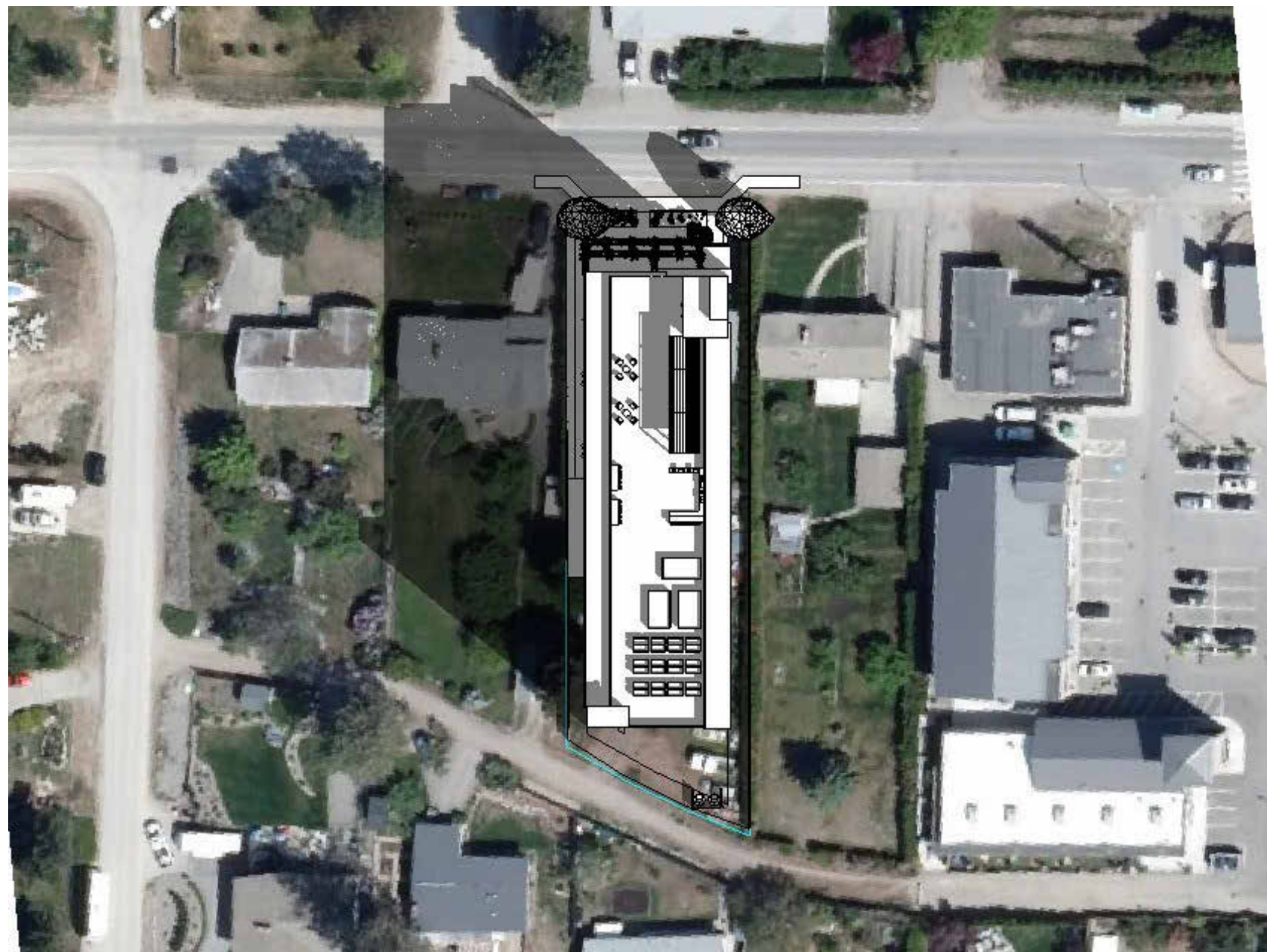
JUNE 21 AT 9am



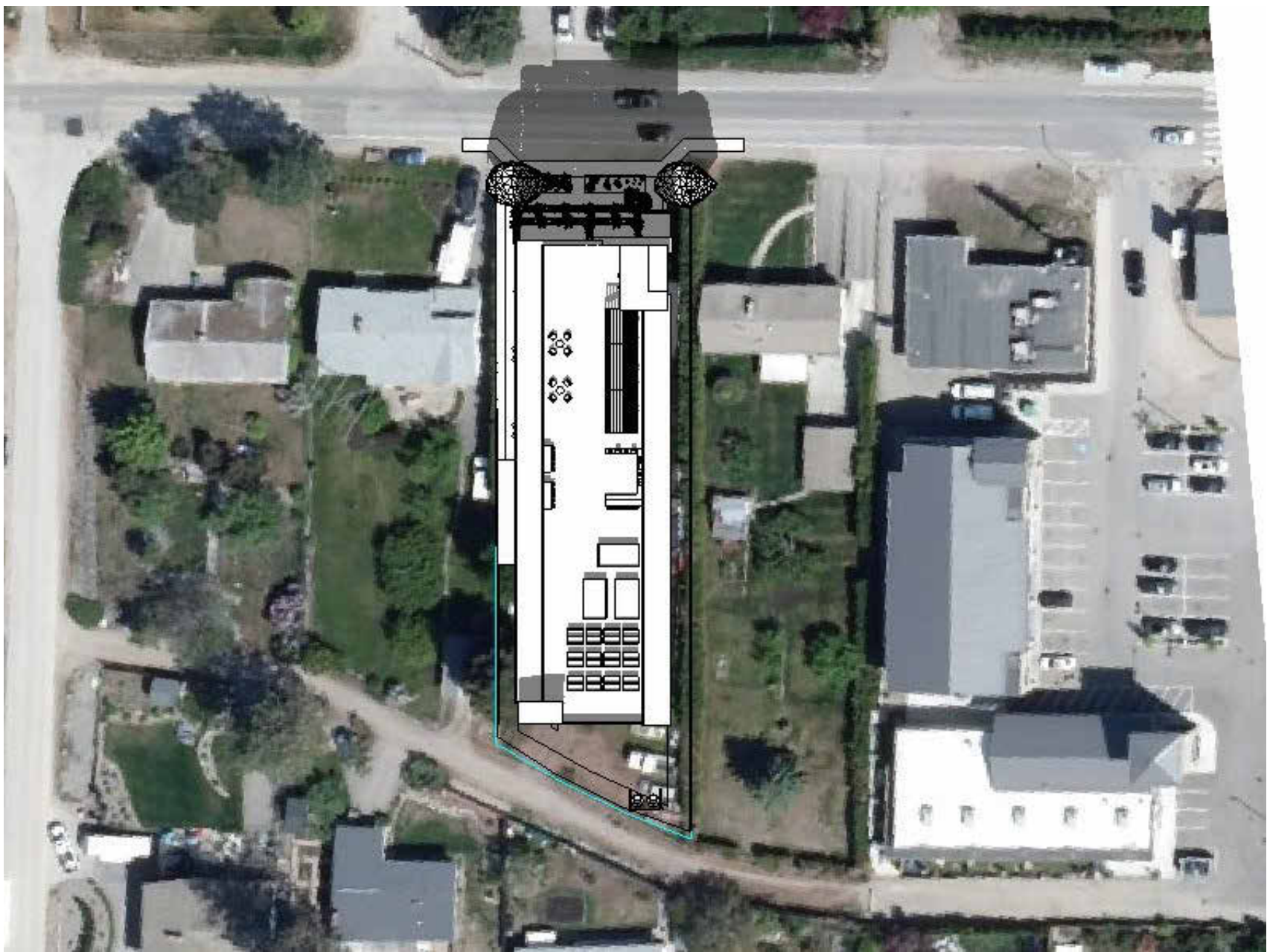
JUNE 21 AT 12pm



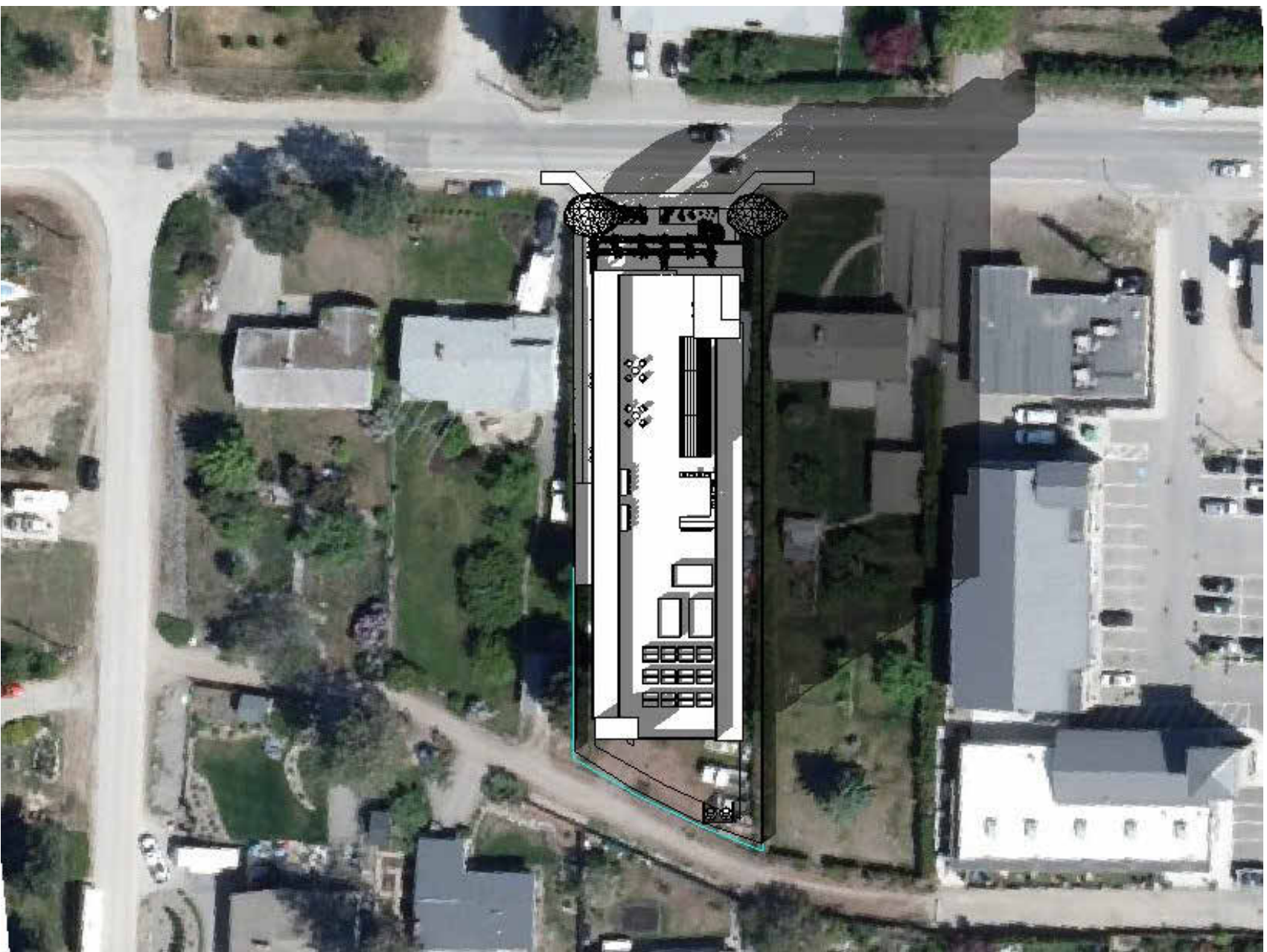
JUNE 21 AT 3pm



SEPTEMBER 22 AT 9am




SEPTEMBER 22 AT 12pm



SEPTEMBER 22 AT 3pm

CONCEPTUAL ONLY




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Revision No.	Date	Description
02.12.24	FOR REVIEW	
03.27.24	FOR REVIEW	
03.28.24	FOR REZONING	

Plot Date	03.28.24
PROJECT	911 ANDERS ROAD
DRAWING TITLE	SOLAR STUDIES
Drawing No.	A-003



FOR REZONING

911 ANDERS ROAD, WEST KELOWNA BC

PROPERTY DESCRIPTION:

CIVIC: 911 ANDERS ROAD, WEST KELOWNA BC, V1Z 1K2
LEGAL: LOT 2, DISTRICT LOT 2689, ODYD, PLAN 14269

ZONING CALCULATIONS:

CURRENT: CITY OF WEST KELOWNA R1 ZONING
LAKEVIEW HEIGHTS NEIGHBOURHOOD CENTRE

PROPOSED: CD13 ZONING

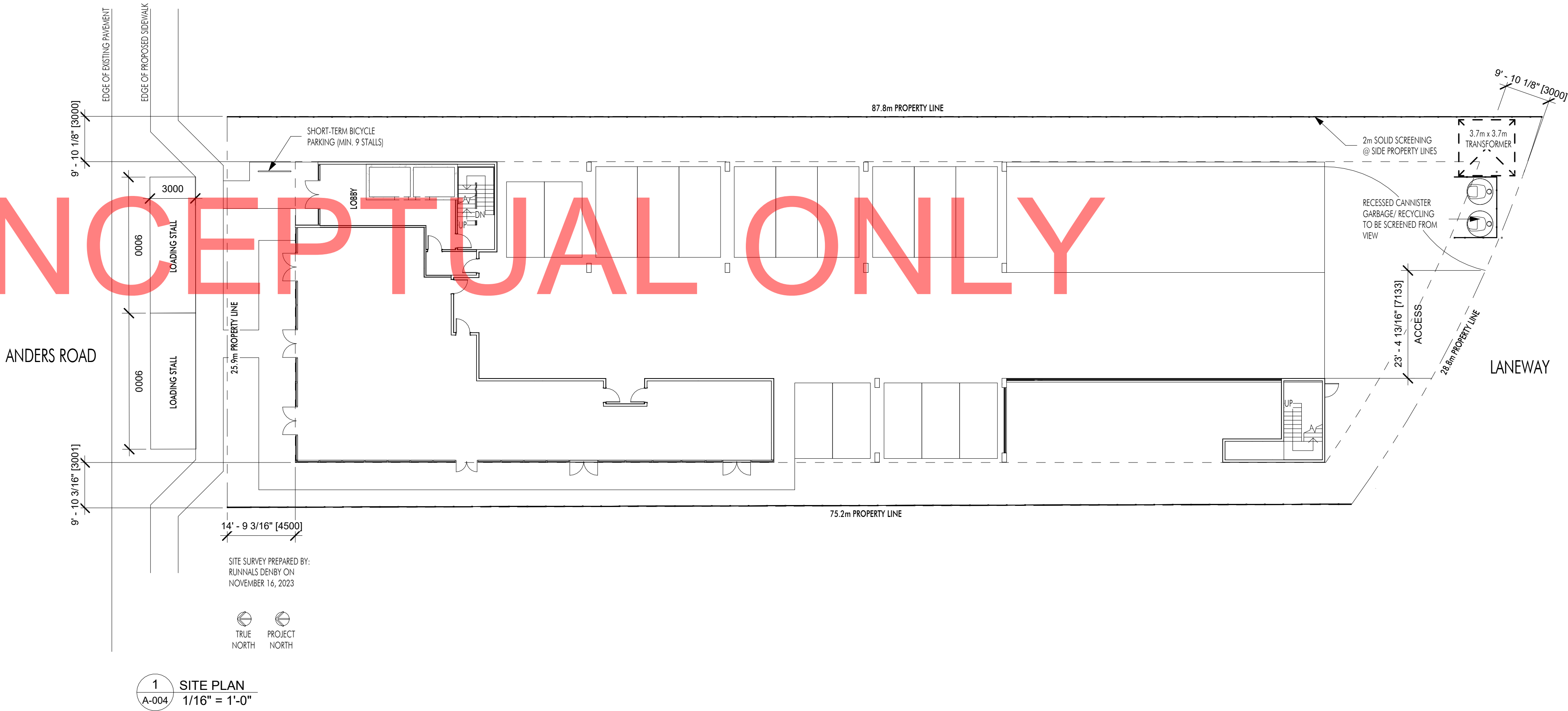
SITE INFORMATION:

GROSS SITE AREA =	22,633.93 SF (2,102.8 m²)	
	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	70% (15,843.8 SF)	63.9% (14,473.9 SF)
FAR =	3.1 (70,165.2 SF)	3.06 (69,250.3 SF)
HEIGHT =	25m (6 STOREYS)	24.8m (6 STOREYS)
HIGH BUILDING =	18m (GRADE TO TOP OF 6TH)	17.8m
YARD SETBACKS:		
FRONT YARD =	4.5m	4.5m
SIDE YARD =	3.0m	3.0m
REAR YARD =	3.0m	3.0m

PARKING CALCULATIONS:				
1 BEDROOM UNITS =	25 UNITS x 1.0 =	25		
2 BEDROOM UNITS =	12 UNITS x 1.5 =	18		
3 BEDROOM UNITS =	13 UNITS x 1.5 =	20 (19.5)		
VISITOR =	63 STALLS x 0.10 =	6 (6.3)		
RESIDENTIAL SUBTOTAL =		69		
COMMERCIAL - RETAIL/ PERSONAL SERVICES (L1)	273.5m² @ 2/ 100m² =	6 (5.5)		
COMMERCIAL - OFFICE (GENERAL)	599.8m² @ 2.5/100m² =	15		
COMMERCIAL SUBTOTAL =		21		
RESIDENTIAL		69		
COMMERCIAL		21		
SUBTOTAL		90	111	
ACCESSIBLE PARKING =		2	2	
TOTAL		92	113	
LOADING (RESIDENTIAL) =		1	1**	
LOADING (COMMERCIAL) =		1	1**	
SMALL CAR PERMITTED = 30% ALLOWABLE		26	25	
BICYCLE STORAGE (RESIDENTIAL) :				
LONG-TERM =	50 UNITS x 0.5 =	25	45	
SHORT-TERM =	50 UNITS x 0.1 =	5	5	
TOTAL =		30	50	
BICYCLE STORAGE (COMMERCIAL) :				
LONG-TERM (RETAIL) =	1/ 1,000m² = (.30)	0	1	
SHORT-TERM (RETAIL) =	1/ 200m²= (1.4)	2 MIN.	2	
LONG-TERM (OFFICE) =	1/ 1,000m² = (.30)	0	2	
SHORT-TERM (OFFICE) =	1/ 1,000m² = (.30)	2 MIN.	2	
TOTAL =		5	7	

** NOTE: WHERE LOADING STALL CANNOT BE LOCATED IN PARKADE, LOADING STALL TO BE LOCATED ON ANDERS ROAD**

PARKING	
COUNT	TYPE
2	ACCESSIBLE - 90 deg
74	REGULAR - 90 deg
2	REGULAR - LOADING
4	REGULAR - PARALLEL
33	SMALL - 90 deg



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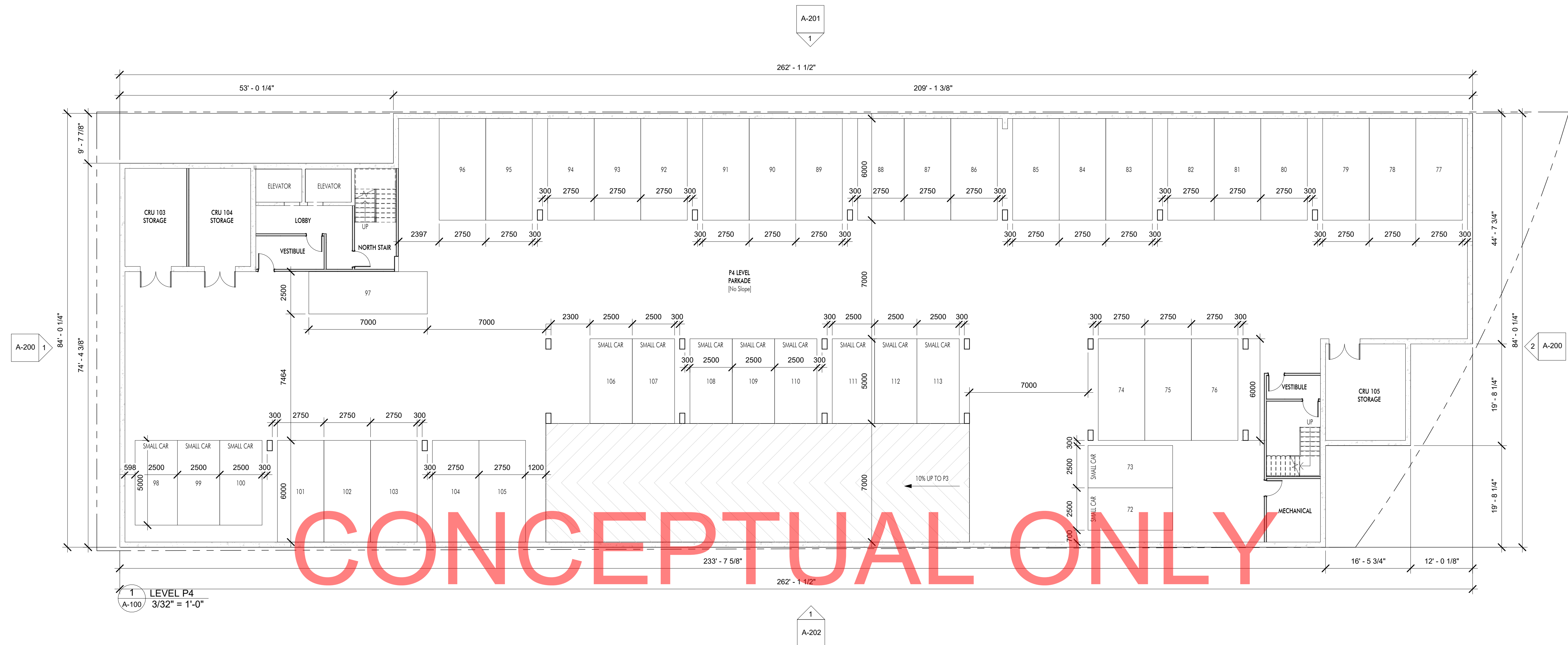
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Revision No., Date and Description
11.29.23 FOR COORDINATION
12.04.23 FOR REVIEW
01.10.24 FOR REVIEW
02.12.24 FOR REVIEW
03.12.24 FOR REVIEW
03.27.24 FOR REVIEW
03.28.24 FOR REZONING

Plot Date 03.28.24
PROJECT 911 ANDERS ROAD
DRAWING TITLE PROJECT INFORMATION
Drawing No. A-004

FOR REZONING



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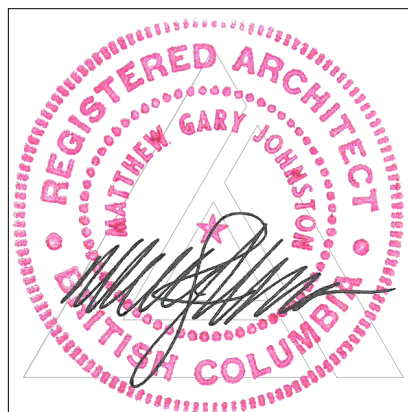
Revision No., Date and Description
03.04.24 FOR REVIEW
03.12.24 FOR REVIEW
03.27.24 FOR REVIEW
03.28.24 FOR REZONING

Plot Date
03.28.24

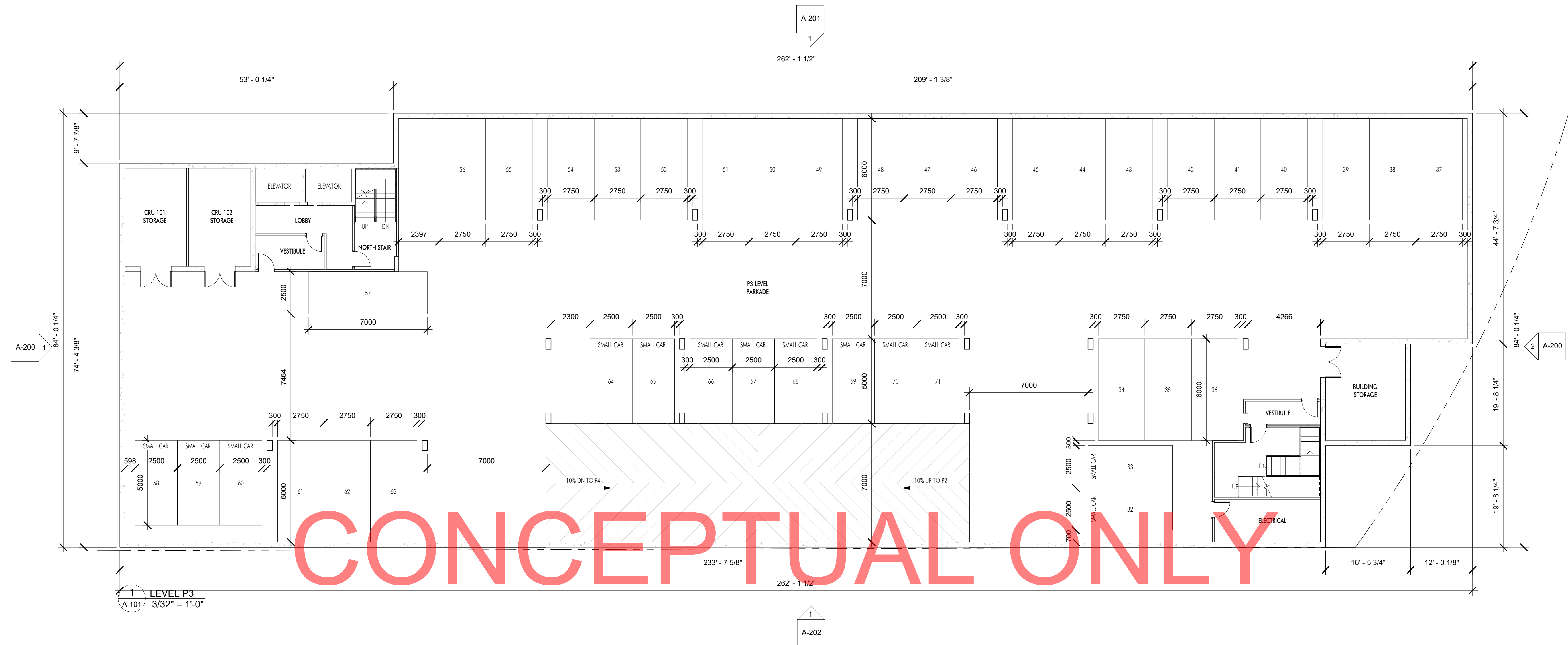
PROJECT
911 ANDERS ROAD

DRAWING TITLE
P4 PARKADE
PLAN

Drawing No.
A-100



FOR REZONING



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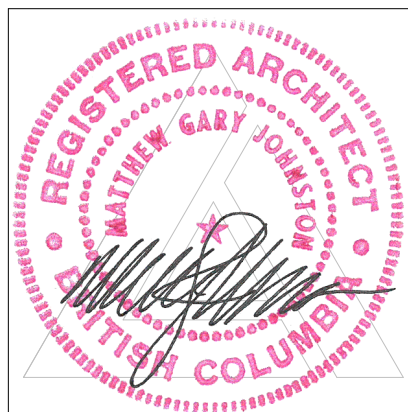
Revision No., Date and Description
03.04.24 FOR REVIEW
03.12.24 FOR REVIEW
03.27.24 FOR REVIEW
03.28.24 FOR REZONING

Plot Date
03.28.24

PROJECT
911 ANDERS ROAD

DRAWING TITLE
P3 PARKADE
PLAN

Drawing No.
A-101



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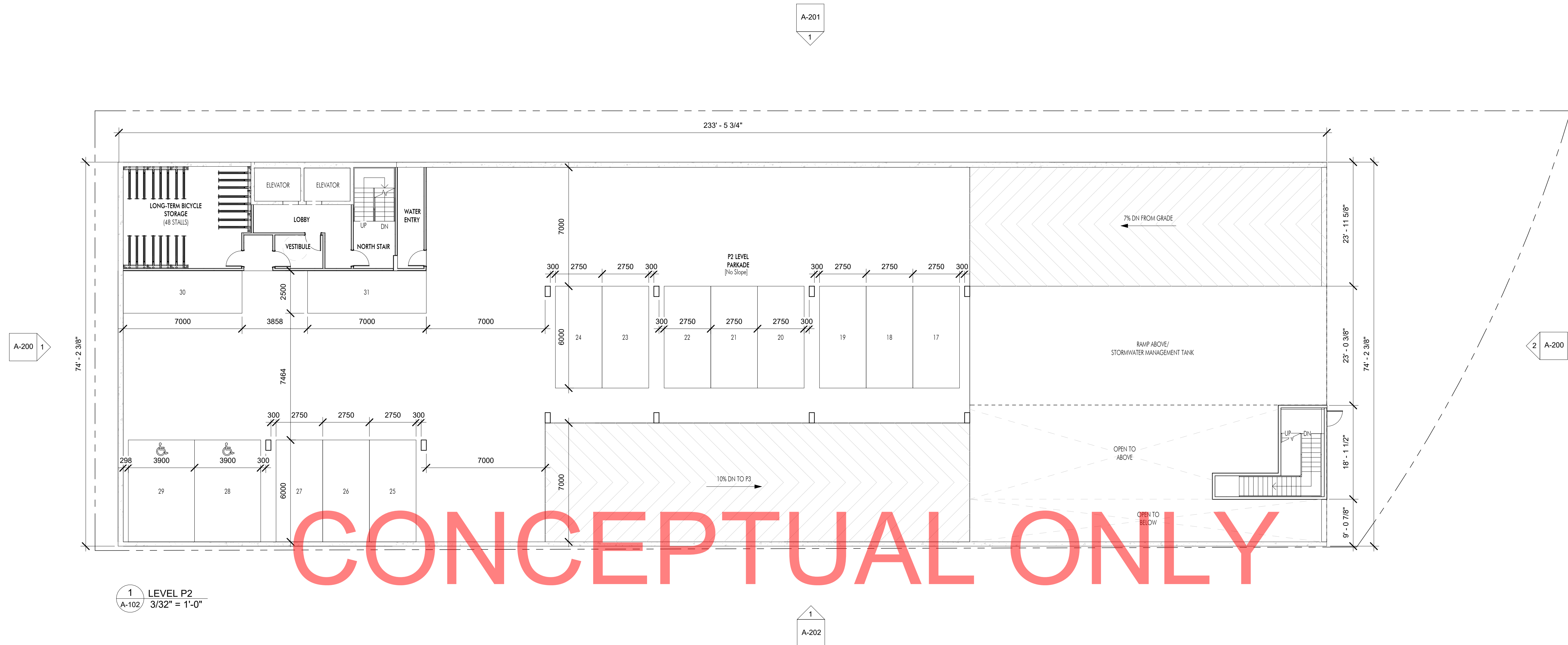
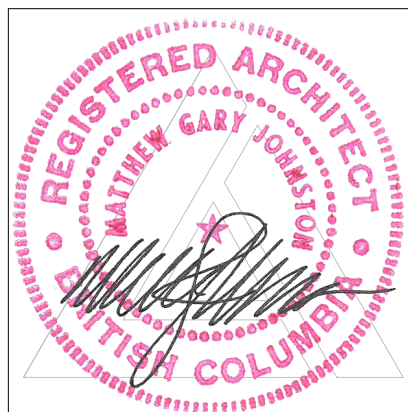
Revision No., Date and Description
12.04.23 FOR REVIEW
01.10.24 FOR REVIEW
02.12.24 FOR REVIEW
03.04.24 FOR REVIEW
03.12.24 FOR REVIEW
03.27.24 FOR REVIEW
03.28.24 FOR REZONING

Plot Date
03.28.24

PROJECT
911 ANDERS ROAD

DRAWING TITLE
P2 PARKADE
PLAN

Drawing No.
A-102



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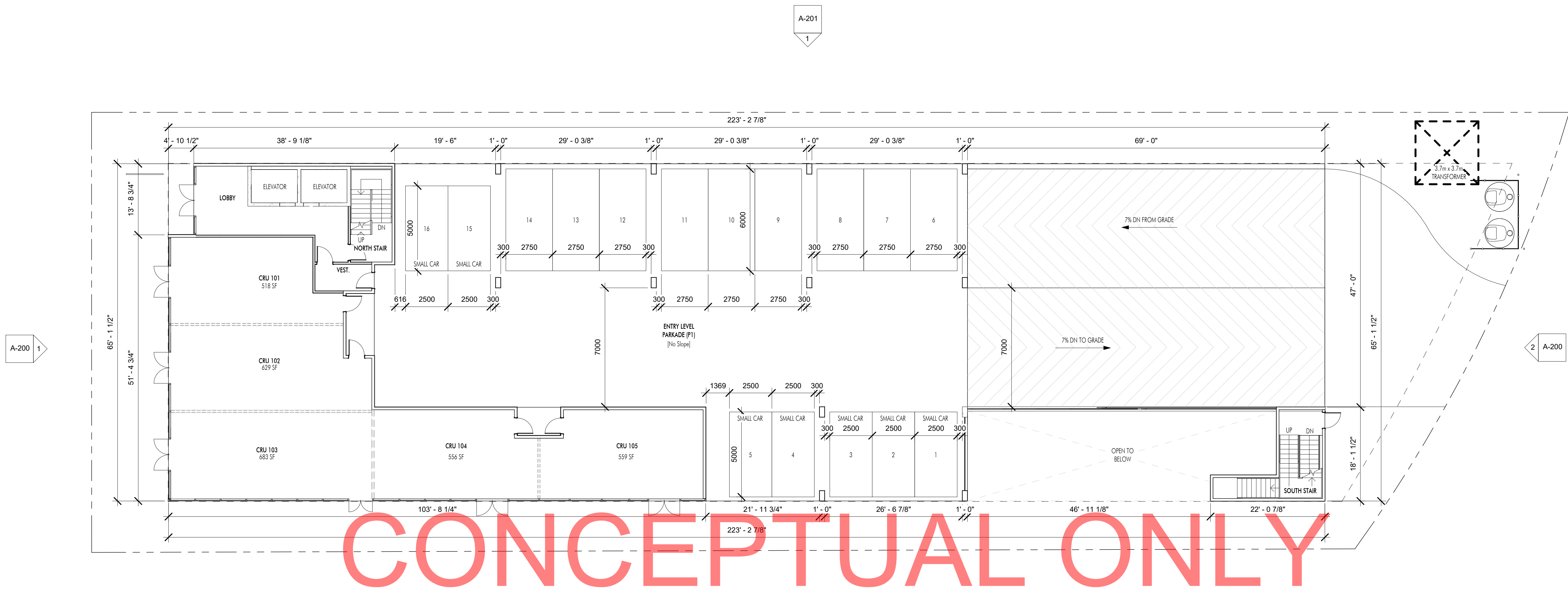
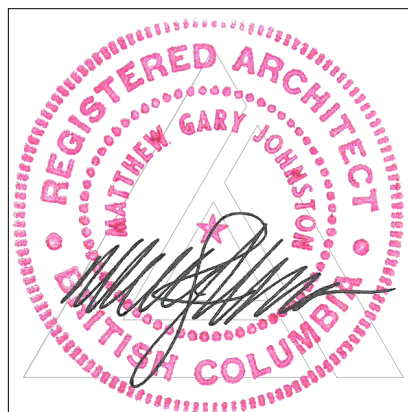
Revision No.	Date	Description
12.04.23	FOR REVIEW	
01.10.24	FOR REVIEW	
02.12.24	FOR REVIEW	
03.04.24	FOR REVIEW	
03.12.24	FOR REVIEW	
03.27.24	FOR REVIEW	
03.28.24	FOR REZONING	

Plot Date
03.28.24

PROJECT
911 ANDERS ROAD

DRAWING TITLE
LEVEL 1 PLAN

Drawing No.
A-103



1 LEVEL 1
A-103 3/32" = 1'-0"

1
A-202

2 A-200

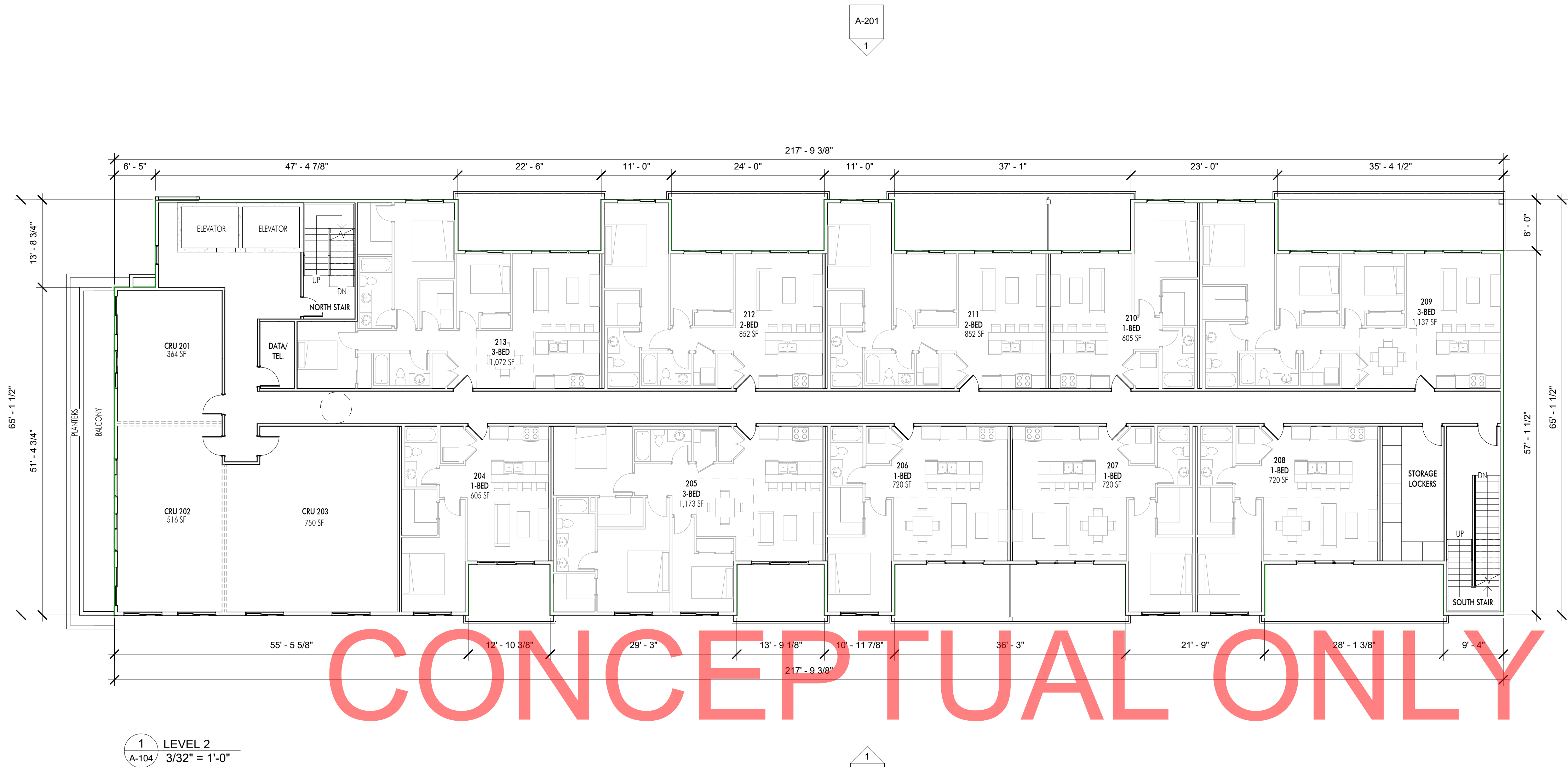
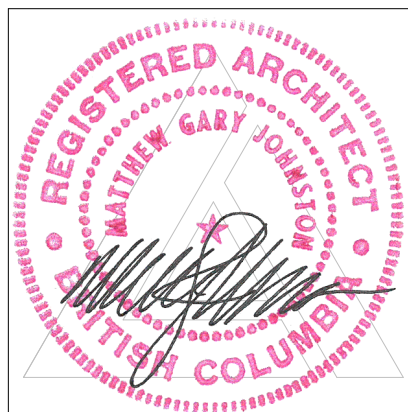
A-200 **1**

Revision No., Date and Description	
12.04.23	FOR REVIEW
01.10.24	FOR REVIEW
02.12.24	FOR REVIEW
03.04.24	FOR REVIEW
03.12.24	FOR REVIEW
03.27.24	FOR REVIEW
03.28.24	FOR REZONING

Plot Date	03.28.24
PROJECT	911 ANDERS ROAD
DRAWING TITLE	LEVEL 2 PLAN

Drawing No.

A-104



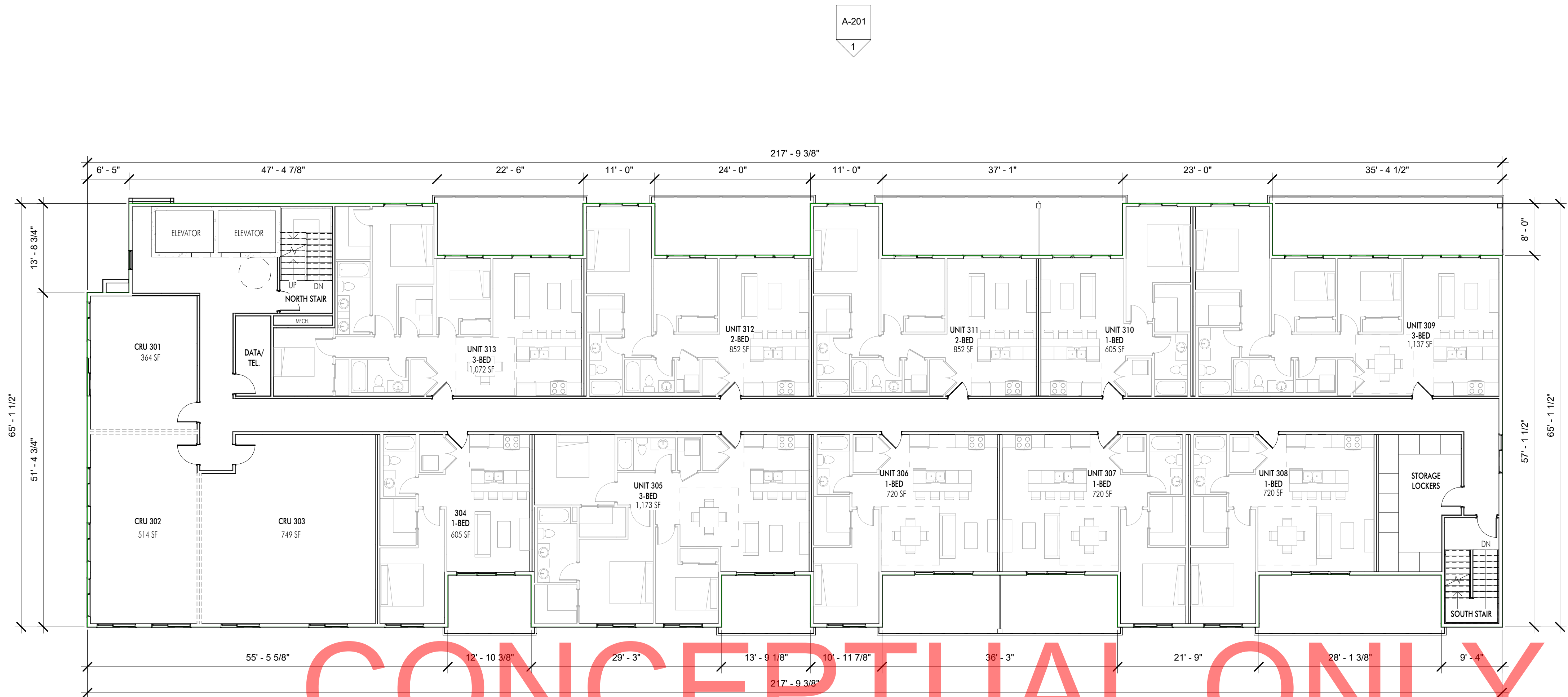
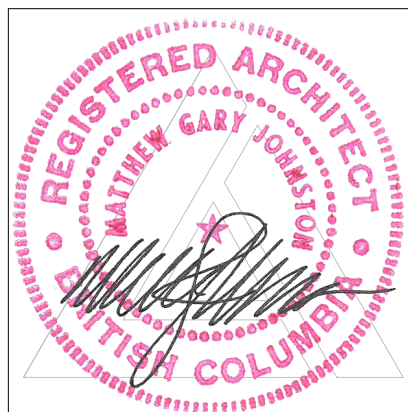
Revision No., Date and Description	
12.04.23	FOR REVIEW
01.10.24	FOR REVIEW
02.12.24	FOR REVIEW
03.04.24	FOR REVIEW
03.12.24	FOR REVIEW
03.27.24	FOR REVIEW
03.28.24	FOR REZONING

Plot Date
03.28.24

PROJECT
911 ANDERS ROAD

DRAWING TITLE
LEVEL 3 PLAN

Drawing No.
A-105



1 LEVEL 3
A-105 3/32" = 1'-0"

1
A-202

A-201
1

2 A-200

A-200 **1**

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Division No., Date	Description
04.23	FOR REVIEW
10.24	FOR REVIEW
12.24	FOR REVIEW
04.24	FOR REVIEW
12.24	FOR REVIEW
27.24	FOR REVIEW
28.24	FOR REZONING

Not Date

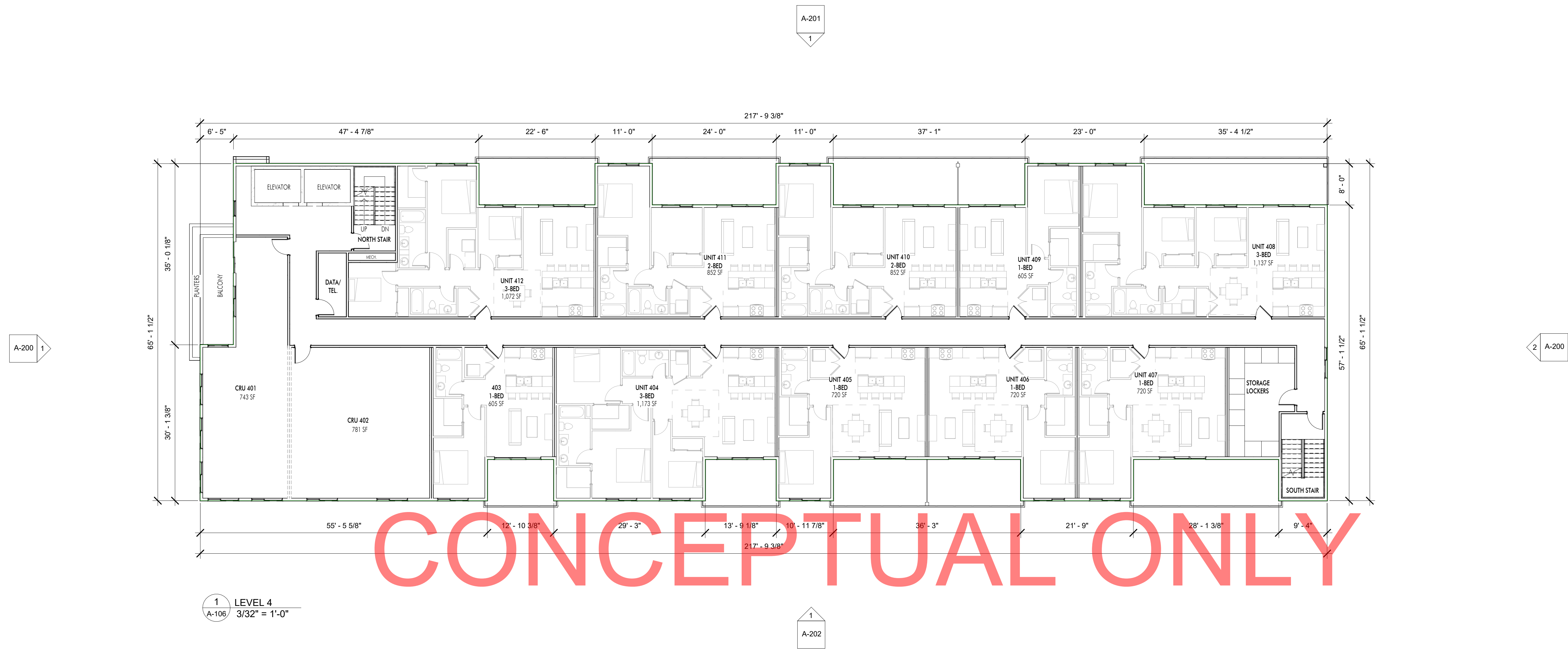
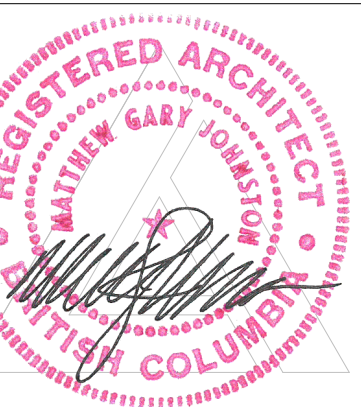
OBJECT
1 ANDERS ROAD

DRAWING TITLE

LEVEL 4 PLAN

Drawing No.

A-106



FOR REZONING

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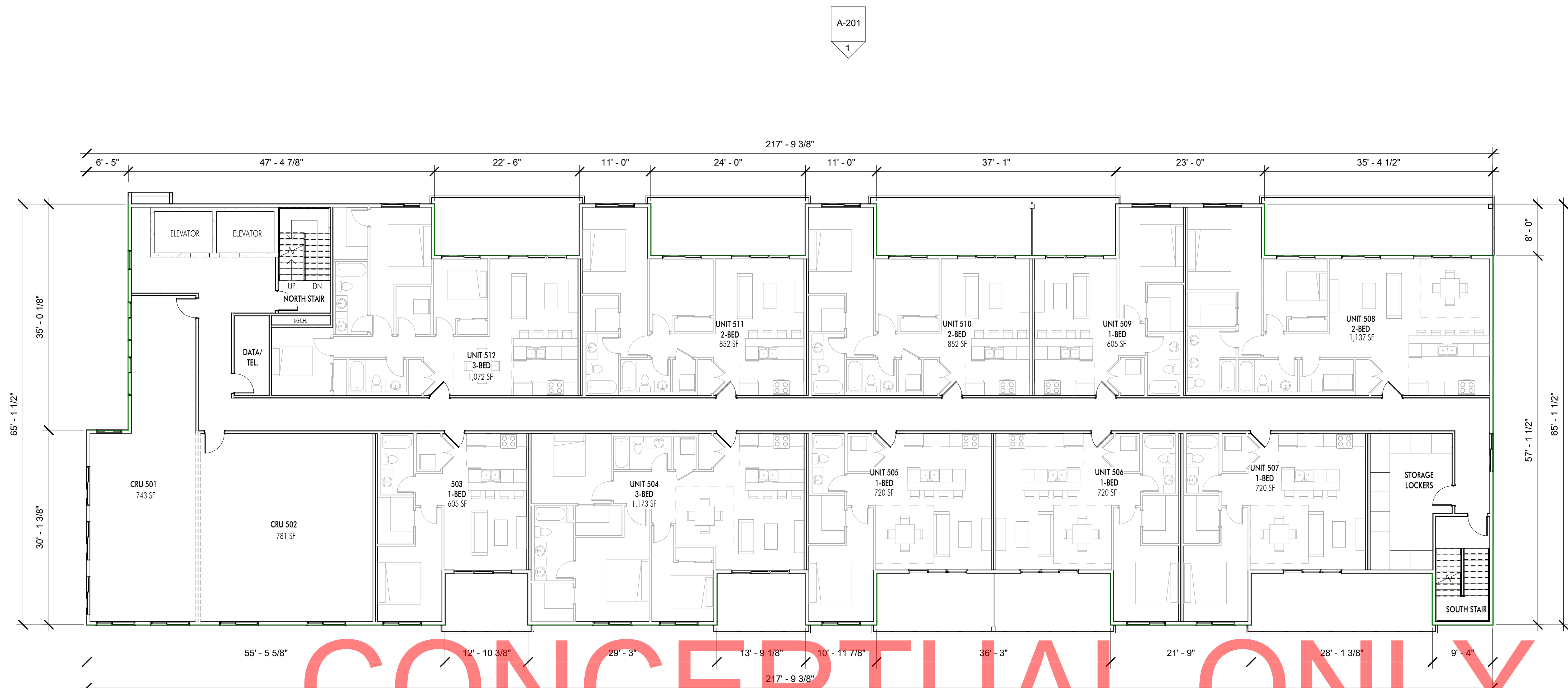
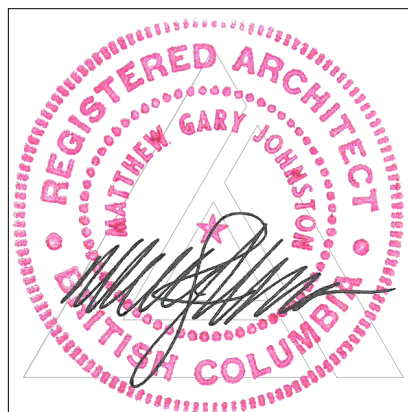
Revision No., Date and Description
12.04.23 FOR REVIEW
01.10.24 FOR REVIEW
02.12.24 FOR REVIEW
03.04.24 FOR REVIEW
03.12.24 FOR REVIEW
03.27.24 FOR REVIEW
03.28.24 FOR REZONING

Plot Date
03.28.24

PROJECT
911 ANDERS ROAD

DRAWING TITLE
LEVEL 5 PLAN

Drawing No.
A-107



1
A-107
LEVEL 5
3/32" = 1'-0"

1
A-202

CONCEPTUAL ONLY

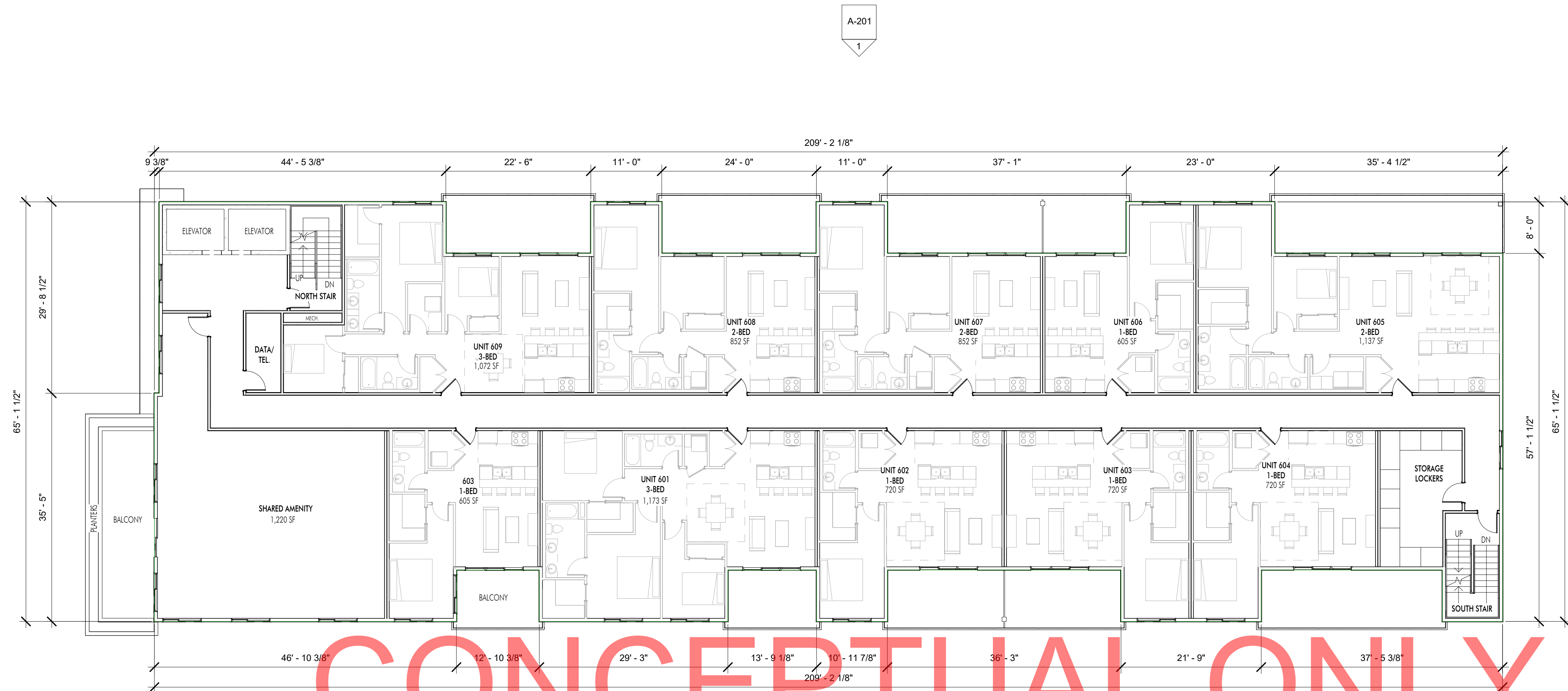
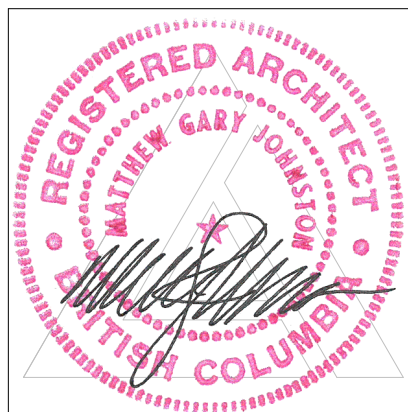
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02.12.24	FOR REVIEW
03.04.24	FOR REVIEW
03.12.24	FOR REVIEW
03.27.24	FOR REVIEW
03.28.24	FOR REZONING

Plot Date 03.28.24
PROJECT 911 ANDERS ROAD
DRAWING TITLE LEVEL 6 PLAN

Drawing No.
A-108



1 LEVEL 6
A-108 3/32" = 1'-0"

1
A-202

A-201
1

2 A-200

A-200
1

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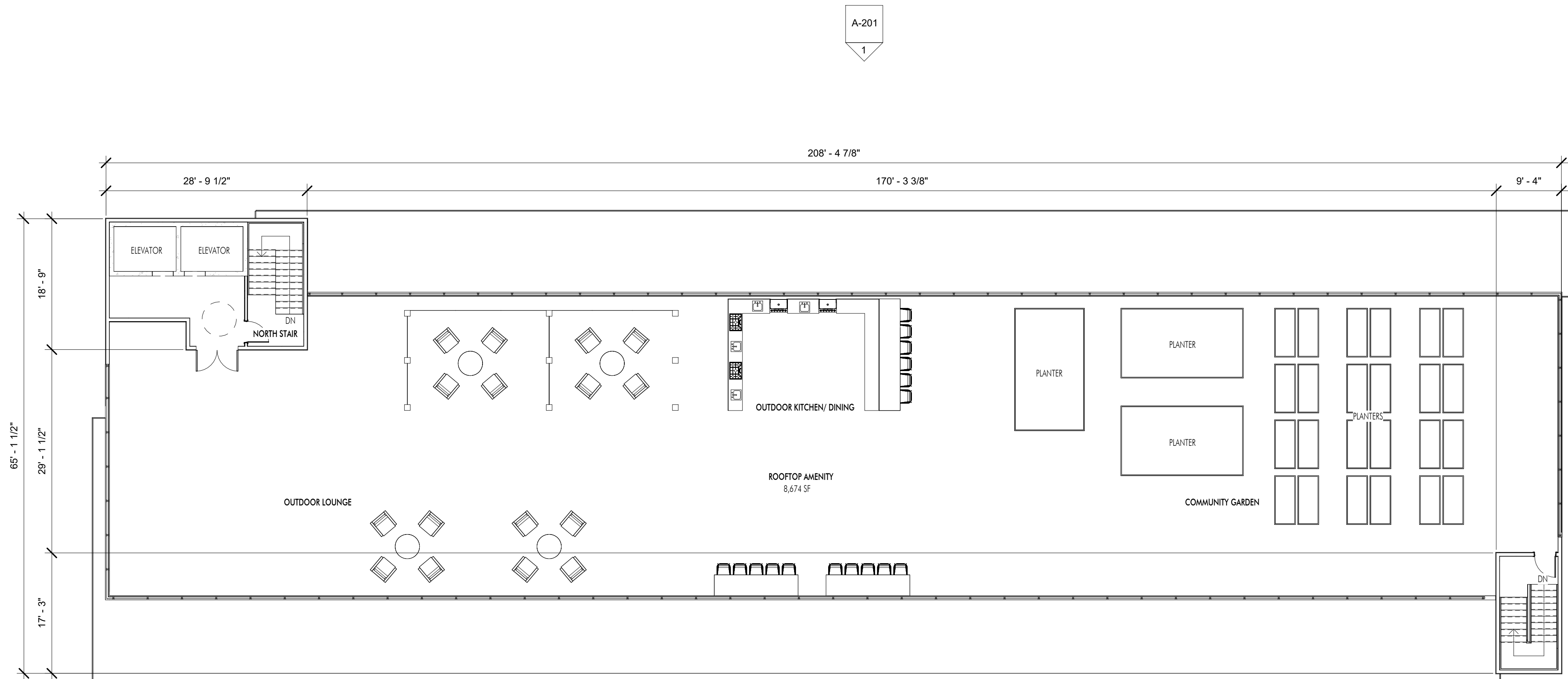
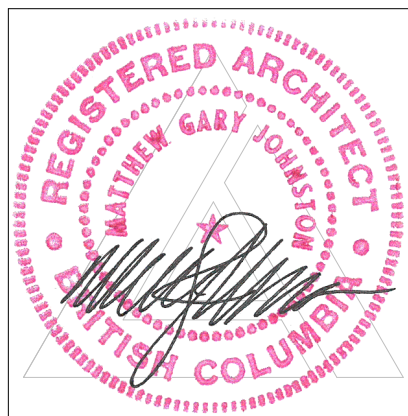
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12.04.23	FOR REVIEW
01.10.24	FOR REVIEW
02.12.24	FOR REVIEW
03.04.24	FOR REVIEW
03.12.24	FOR REVIEW
03.27.24	FOR REVIEW
03.28.24	FOR REZONING

Plot Date
03.28.24

PROJECT
911 ANDERS ROAD

DRAWING TITLE
ROOFTOP AMENITY

Drawing No.
A-109



1 ROOFTOP AMENITY
A-109 3/32" = 1'-0"

1
A-202

A-201
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2 A-200

A-200
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FOR REZONING

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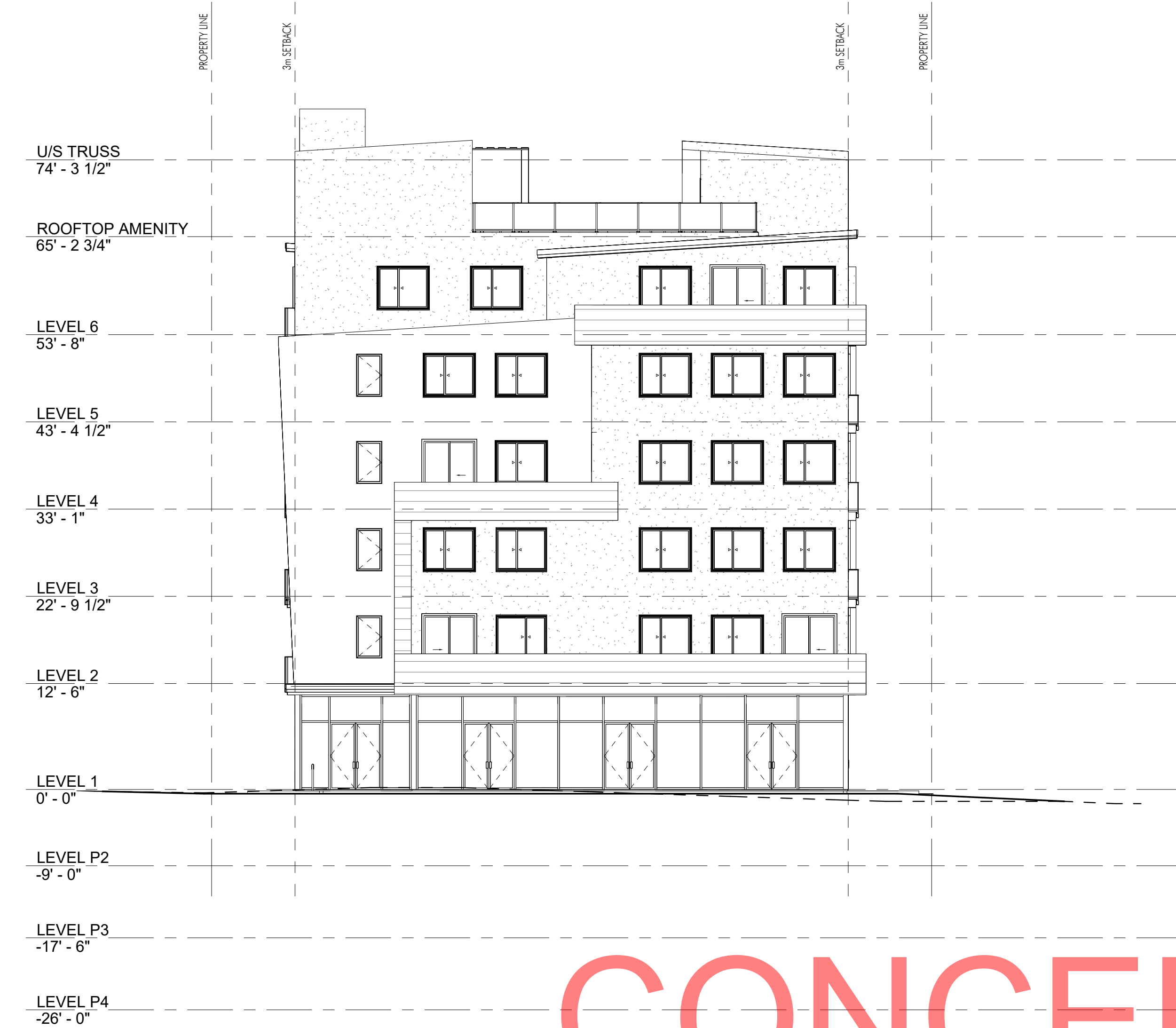
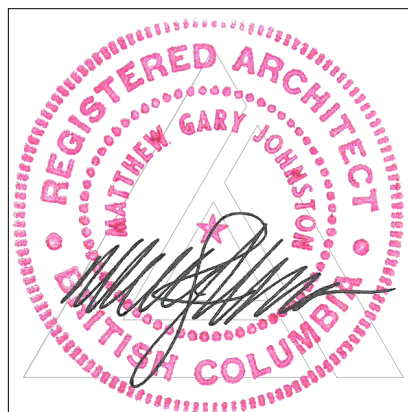
Revision No., Date and Description	
02.12.24	FOR REVIEW
03.12.24	FOR REVIEW
03.27.24	FOR REVIEW
03.28.24	FOR REZONING

Plot Date
03.28.24

PROJECT
911 ANDERS ROAD

DRAWING TITLE
ELEVATIONS

Drawing No.
A-200



1 NORTH ELEVATION
A-200 3/32" = 1'-0"



2 SOUTH ELEVATION
A-200 3/32" = 1'-0"



1 EAST ELEVATION
A-201 3/32" = 1'-0"

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205-1626 Richter Street,
Kelowna, BC V1Y 2M3
www.limearchitecture.com

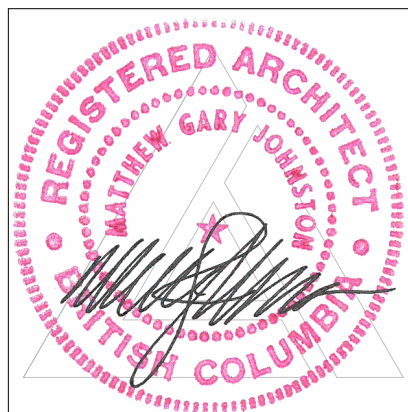
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02.12.24	FOR REVIEW
03.12.24	FOR REVIEW
03.27.24	FOR REVIEW
03.28.24	FOR REZONING

Plot Date 03.28.24
PROJECT 911 ANDERS ROAD
DRAWING TITLE ELEVATIONS

Drawing No.
A-201





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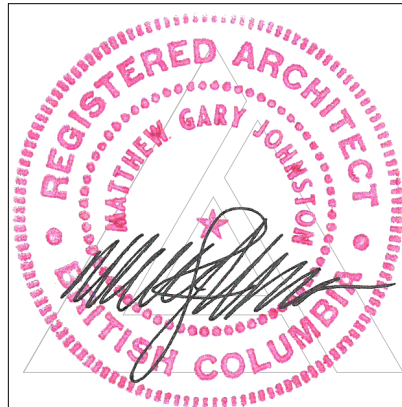
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02.12.24	FOR REVIEW
03.12.24	FOR REVIEW
03.27.24	FOR REVIEW
03.28.24	FOR REZONING

Plot Date
03.28.24

PROJECT
911 ANDERS ROAD

DRAWING TITLE
ELEVATIONS

Drawing No.
A-202



FOR REZONING



Transmittal Page 1 of 3

To: Planning Department
CC: Vadim Proiaev

City of West Kelowna
[REDACTED]

March 28, 2024

Re: Design Rationale for the Proposed Development of
911 Anders Road, West Kelowna, BC (The Site)

Dear City of West Kelowna Planning Department,

Further to the submitted information as it pertains to the rezoning associated with the proposed Development of 911 Anders Road in West Kelowna to a CD Zone designation, we offer the following Rationale for the project:

The proposed development is located in close proximity to the Lakeview Village centre and would be a major step toward achieving a mixed-use residential and commercial project in the City's Lakeview Heights Neighbourhood Centre – an area created and earmarked for developments with increased density in accordance with the 2040 OCP. Located just west of the fire hall and medical office building located on Olalla Road, 911 Anders Road would provide up to 50 residential units in a wide range of unit types (one-bedroom, two-bedroom, and three-bedroom) offering unique opportunities for residents of various backgrounds to support the community and local businesses. The addition of commercial and office space spread over levels 1-5 would offer additional growth opportunities for the Lakeview Heights community. The site is within a three to five-minute walk to major shopping, personal services, offices, restaurants, and municipal transit services. Shopping, working, and playing can be accomplished from this location by foot or bike, reducing the overall reliance on vehicles and reducing the carbon footprint of residents. Given the neighbourhood centre location of the site, a sensitively designed mixed-use development is well suited to align with the needs of the community now and for decades to come as it continues to grow and diversify.

Given the anticipated traffic levels along Anders Road, great care has been taken to eliminate vehicle traffic access from Anders Road by relocating access to the laneway at the rear of the property. This approach also ensures that the visual impact of the parking from the street frontage is extensively minimized. Given the site's location away from major commercial centres, parking needed to be incorporated in a unique, but effective manner. To meet the parking requirements associated with the development while considering future needs, parking has been divided over four levels and exceeds minimum requirements in the Zoning Bylaw.

The building design includes an easily accessible lobby entrance with access from Anders Road along with up to five (5) ground floor commercial units, and parking. The lobby entrance to the building provides access for all residences (up to 50 rental residences in total) and additional commercial spaces spread over levels 2-5. The lobby also provides access to the lower parking levels that support the mixed use building above. The proposed development consists of twenty-five (25) one-bedroom units, twelve (12) two-bedroom units, and thirteen (13) three-bedroom units. Each unit will feature large, private balcony spaces with sliding patio doors to extend the connection between indoor and outdoor space. The proposed development also provides a



Transmittal Page 2 of 3

mixture of interior and exterior amenity spaces that would be shared amongst occupants. The rooftop amenity area is entirely an outdoor amenity space, apart from stair and elevator accesses as permitted by the City's Zoning Bylaw.

The location of the development influenced an overall design that includes an over provision of parking to meet the needs of the development now and in the future. Where 92 stalls are required to meet the Zoning Bylaw requirements, the proposed development provides 113 stalls, including visitor stalls. Additionally, the proposed development also includes an over provision of long-term bicycle parking; where 35 stalls are required, the proposed development includes 48. These items work in conjunction to support the needs of the occupants and contribute to a sustainable approach to the building design that aligns with Healthy City strategies and planning initiatives.

The building form takes inspiration from modern elements and assembled forms. With energy efficiency and privacy in mind, the amount of large, glazed openings has been contained to the main lobby space and CRU frontages. Large balconies have been utilized to reduce the amount of solar gain during summer months while still allowing for transparent connection between indoor and outdoor spaces with the use of sliding glass door systems to highlight the interconnection of these spaces. With the use of a regular window and door patterning and a reduction in overall glazing area, the energy efficiency of the building is greatly increased.

The priority to densify precious, developable land within a neighbourhood centre while ensuring the neighbouring properties were respected has been incorporated in the CD Zone documentation. Given the central location of the site in close proximity to major shopping, personal services, offices, restaurants, municipal transit services, medical offices, and a fire hall, the proposed parking calculation includes an over provision of parking by 21 stalls and an over provision of 13 long-term bicycle parking stalls. The parking is titled as part of the overall project (not separately titled) and will be managed by the owner only for the benefit of the residents and commercial space users.

Achieving up to 50 residences on the site that vary in typology while being sensitive to the neighbourhood and incorporating up to 15 commercial spaces was felt to be important from a location and sustainability standpoint. The result is an attractive infill project that provides much needed residential and commercial units and addresses the human scale at street level while being sensitively designed to reduce impact to the surrounding neighbourhood. Additionally, bicycle storage was regarded as an important aspect while ensuring the required parking stalls were provided in a discrete manner. We believe that the proposed development will be well suited for healthy, interactive living as West Kelowna continues to develop and transition the Lakeview Heights Neighbourhood Centre.

In summary, the rationale for this project is as follows:

- i. The project provides a thoughtful, sustainable, infill housing solution to a site located in the Lakeview Heights Neighbourhood Centre in West Kelowna's city limits.



Transmittal Page 3 of 3

- ii. Create up to 50 residences that include large private outdoor amenity spaces for each unit while providing large, shared amenity spaces that include indoor and rooftop amenity space.
- iii. Where most developments are trying to minimize the amount of parking provided, the proposed development recognizes that the site's location will require automotive transport options for residents and includes additional spaces for future growth in the commercial and residential needs.
- iv. The proposed development results in a building design that is attractive in its design, is inviting, and addresses the human scale at ground level while remaining sensitive to the neighbourhood at large by the way it has been designed, massed on the site, and how parking has been accommodated.
- v. The proposed development provides five(5) commercial units with direct access to the main frontages of the building along Anders Road while the main lobby entrance provides access to the remaining ten (10) commercial spaces on the upper floors of the proposed development.

This proposed development recognizes the City of West Kelowna's strategic approach to overall growth including better use of precious developable land in accordance with the City's OCP/Future Land Use, Healthy City Strategy, and planning initiatives.

We look forward to your supportive comments in response to this Rezoning application to provide a CD designation.

Please do not hesitate to contact our office if you have any questions or require additional information in these matters.

Sincerely:

Matt Johnston
Architect AIBC, LEED AP
LIME Architecture Inc.

10.5. SINGLE DETACHED RESIDENTIAL ZONE (R1)

.1 Purpose

To accommodate low density single detached residential use on parcels of land that are 550 m² and larger.

.2 Principal Uses, Buildings and Structures

- (a) Single detached dwelling

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Care facility, minor
- (c) Carriage House
- (d) Home based business, major
- (e) Secondary suite
- (f) Short-term rental/short-term rental (bed and breakfast)

.4 Site Specific Uses, Buildings and Structures

- (a) On Lot 1, DL 581 ODYD, Plan 44004, Except Plans KAP48178 & KAP53981 (address unassigned, Gregory Road): vineyard and one single detached dwelling/caretakers residence
- (b) On Lot 2, District Lot 3866, ODYD, Plan KAP30253 (1018 West Kelowna Road): carriage house in the form of a modular home on a parcel less than 1100 m².

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	550 m ² (5,920.2 ft ²)
(b)	Minimum usable parcel area	330 m ² (3,552.1 ft ²)
(c)	Minimum parcel frontage	16.0 m (52.5 ft)
DEVELOPMENT REGULATIONS		
(d)	Maximum density:	
i.	Single detached dwelling	1 per parcel
ii.	Secondary suite and carriage house	Only 1 secondary suite or 1 carriage house per parcel
(e)	Maximum parcel coverage	40%
(f)	Maximum building height:	
i.	Single detached dwelling	10.0 m (32.8 ft) to a maximum of 3 storeys
ii.	Accessory buildings and structures	5.0 m (16.4 ft)
iii.	Carriage house	7.0 m (23.0 ft)
SITING REGULATIONS		
(g)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft)
		6.0 m (19.7 ft) for a garage or carport having vehicular entry from the front
		4.5 m (14.8 ft) for a garage or carport having vehicular entry from the front provided that a minimum of 6.2 m (20.3 ft) is maintained from back of curb or edge of sidewalk
ii.	Rear parcel boundary or private access easement, whichever is closer	3.0 m (9.8 ft)
iii.	Interior side parcel boundary or private access easement, whichever is closer	1.5 m (4.9 ft) except it is 3.0 m (9.8 ft) from a private access easement

iv.	Exterior side parcel boundary or private access easement, whichever is closer	4.5 m (14.8 ft) except it is 6.0 m (19.7 ft) for a garage or carport having vehicular entry from the exterior side
v.	A1 Zone or ALR	Subject to Section 3.25

.6 Other Regulations – Reserved

11.2. NEIGHBOURHOOD COMMERCIAL ZONE (C2)

.1 Purpose

To accommodate a limited range of convenience services typically required on a day to day basis by residents of local neighbourhoods.

.2 Principal Uses, Buildings and Structures

- | | |
|---------------------------------------|---|
| (a) Care facility, major | (f) Postal or courier service |
| (b) Commercial school | (g) Recreation services, indoor |
| (c) Fire, police or ambulance service | (h) Retail, convenience |
| (d) Office | (i) Restaurant, except for drive-through restaurant |
| (e) Personal service establishment | |

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Apartment
- (c) Home based business, minor

.4 Site Specific Uses, Buildings and Structures

- (d) On Lot B, DL 2599, ODYD, Plan KAP83204 (3099 Shannon Lake Road): one neighbourhood pub
- (e) On Lot 15, DL 486, ODYD, Plan KAP27961, Except Plan 38746 (3585 Elliot Road): retail, general
- (f) On Lot 18, DL 486, ODYD, Plan 27961 (3595 Elliot Road): live/work unit

.5 Regulations Table

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	400 m ² (4,305.6 ft ²)
(b)	Minimum parcel frontage	10.0 m (32.9 ft)
DEVELOPMENT REGULATIONS		
(c)	Maximum density	1.0 FAR
(d)	Maximum parcel coverage	40%
(e)	Maximum building height	9.0 m (29.5 ft) to a maximum of 3 storeys
SITING REGULATIONS		
(f)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
i.	Front parcel boundary	4.5 m (14.8 ft)
ii.	Rear parcel boundary	6.0 m (19.7 ft)
iii.	Interior side parcel boundary	2.0 m (6.6 ft); except it is 4.5 m (14.8 ft) when the parcel does not abut a Commercial Zone
iv.	Exterior side parcel boundary	4.5 m (14.8 ft)
v.	A1 Zone or ALR	Subject to Section 3.26

.6 Other Regulations

- (a) Apartment
 - i. All apartments shall be located on a separate storey above the non-residential use.

CD13 – Comprehensive Development Zone

.1 Purpose

The intent of this zone is to permit the development of a mixed-use building located in the Lakeview Heights Neighbourhood Centre.

.2 Principal Uses, Buildings and Structures

- (a) Apartment
- (b) Office
- (c) Personal service establishment
- (d) Retail, general

.3 Secondary Uses, Buildings and Structures

- (a) Accessory uses, buildings and structures
- (b) Home based business, minor

.4 Regulations Table for the CD13 Zone:

SUBDIVISION REGULATIONS		
(a)	Minimum parcel area	2,100 m ²
(b)	Minimum parcel frontage	25 m
DEVELOPMENT REGULATIONS		
(c)	Maximum density	3.1 FAR
(d)	Maximum parcel coverage	70%
(e)	Minimum gross floor area and maximum units by use	
.1	Minimum Commercial Use	200 m ²
.2	Minimum Office (General) Use	500 m ²
.3	Maximum Residential Unit Count	50 units
.4	Minimum Common Amenity (Interior)	100 m ²
.5	Minimum Common Amenity (Outdoor)	400 m ²
(f)	Maximum building height	25 m (72.2 ft) to a maximum of 6 storeys except it is 5.0m (16.4 ft) for accessory buildings and structures.
SITING REGULATIONS		
(h)	Buildings and structures shall be sited at least the distance from the feature indicated in the middle column below, that is indicated in the right-hand column opposite that feature:	
.1	Front parcel boundary	4.5 m
.2	Rear parcel boundary	3.0 m
.3	Side parcel boundary	3.0 m

.5 Other Regulations

- (a)** All retail uses are to be located at grade.
- (b)** Residential use must account for at least half of the gross floor area of all buildings and other structures.
- (c)** Despite S.4.10.1(a) of Zoning Bylaw No. 0265 (as amended or replaced from time to time), the total number of required loading spaces for an apartment and commercial use may be reduced to zero where on-street loading spaces are provided on Anders Road.

**Advisory Planning Commission (APC)
Summary of Applications Referred to APC**

File No.	Date Considered by APC	Brief Description	APC Resolution	Council Consideration/Decision
OCP 24-01, Official Community Plan Amendment, Gates Road	February 14, 2024	The application proposes an Official Community Plan Amendment and Growth Boundary extension to permit townhouses on the subject properties.	THAT the Advisory Planning Commission recommend support for file OCP24-01; Official Community Plan Amendment, Gates Road. <u>DEFEATED</u> ; Members J. Gluska, A. Bastiaanssen and M. Smith opposed	March 12, 2024 Council denied the Official Community Plan Amendments and closed the file.
Z 23-07, Zoning Bylaw Amendment, 3715 & 3717 Hoskins Road, 2424 Dobbin Road	September 20, 2023	The application is a zoning bylaw amendment from Single Detached Residential Zone (R1) to a Comprehensive Development Zone (CD-12) to consolidate three lots and the construction of an 8-storey mixed use building, with partially underground parking, two commercial units, 65 residential units and rooftop amenity space.	THAT the Advisory Planning Commission recommend support for file Z 23-07, and to ensure the structure will not be considered a high building. Hoskins Road, 2424 Dobbin Road. <u>DEFEATED</u> ; Members J. Gluska, M. Smith and B. Simpson opposed	After the APC meeting the application was revised with parking application was revised with parking April 9, 2024 Council adopted the Zoning Bylaw Amendment.