



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**

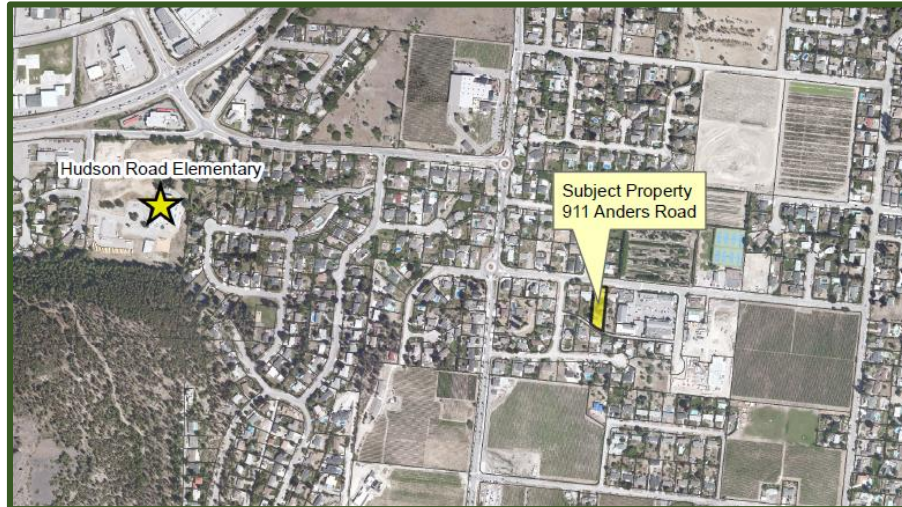
BACKGROUND

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