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**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



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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.



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- 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.**