

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):
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ARCHITECTURAL

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CIVIL

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Contact(s):
Michael Casol
Josh Graff

ARCHITECTURAL SHEET LIST

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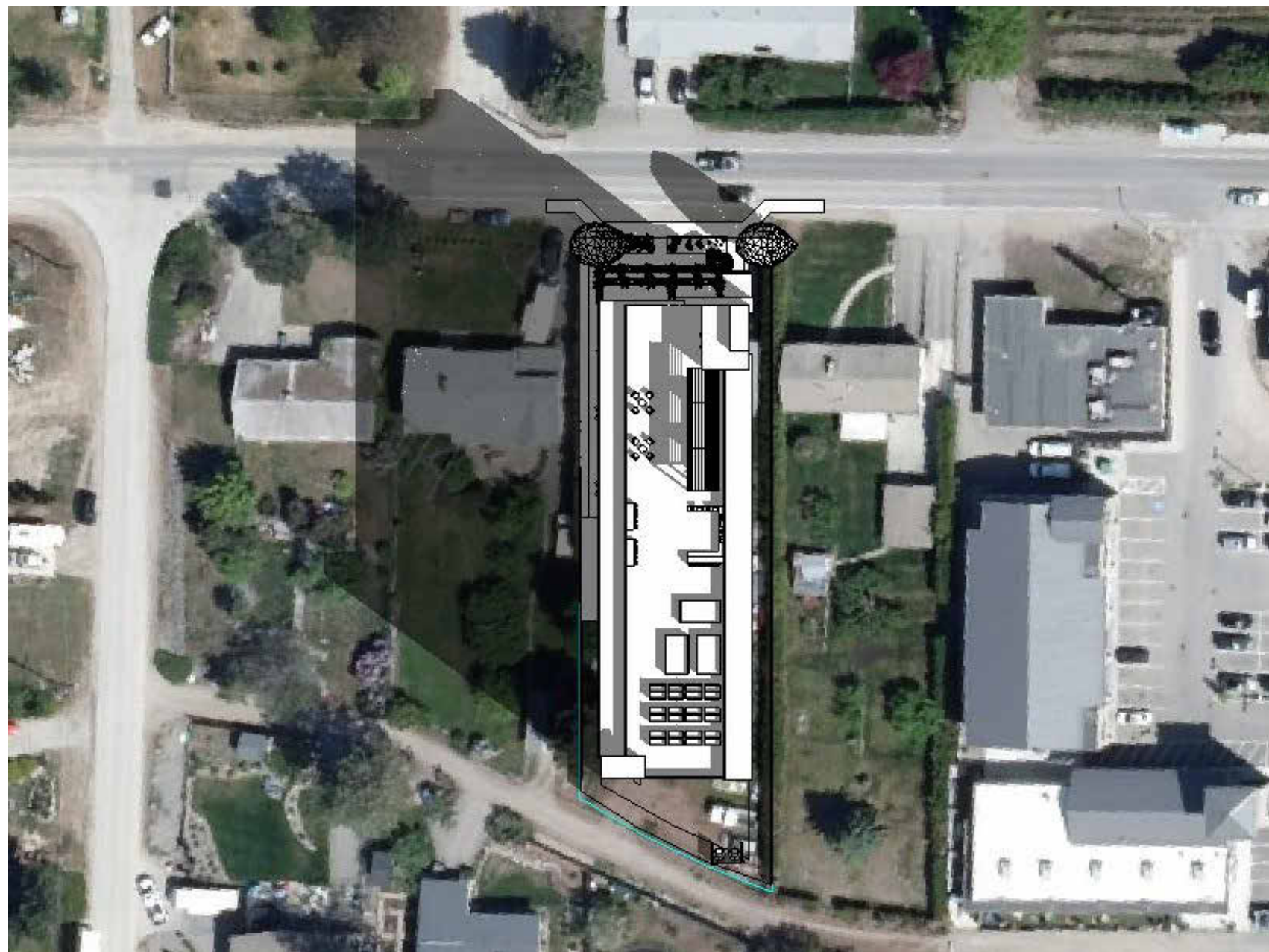
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Revision No., Date and Description	
02.12.24	FOR REVIEW
03.27.24	FOR REVIEW
03.28.24	FOR REZONING

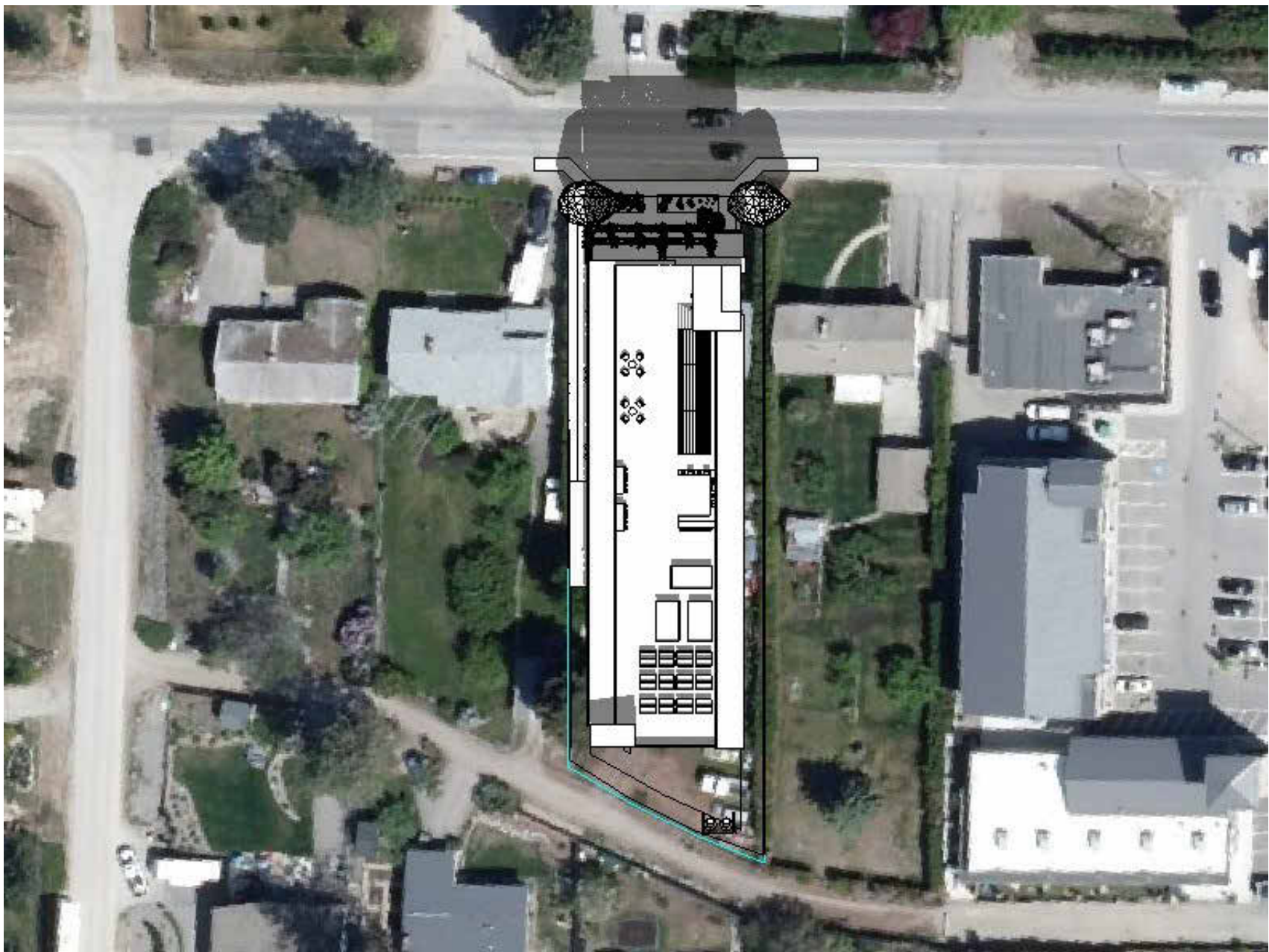
Plot Date 03.28.24
PROJECT 911 ANDERS ROAD
DRAWING TITLE COVER SHEET

Drawing No. A-000

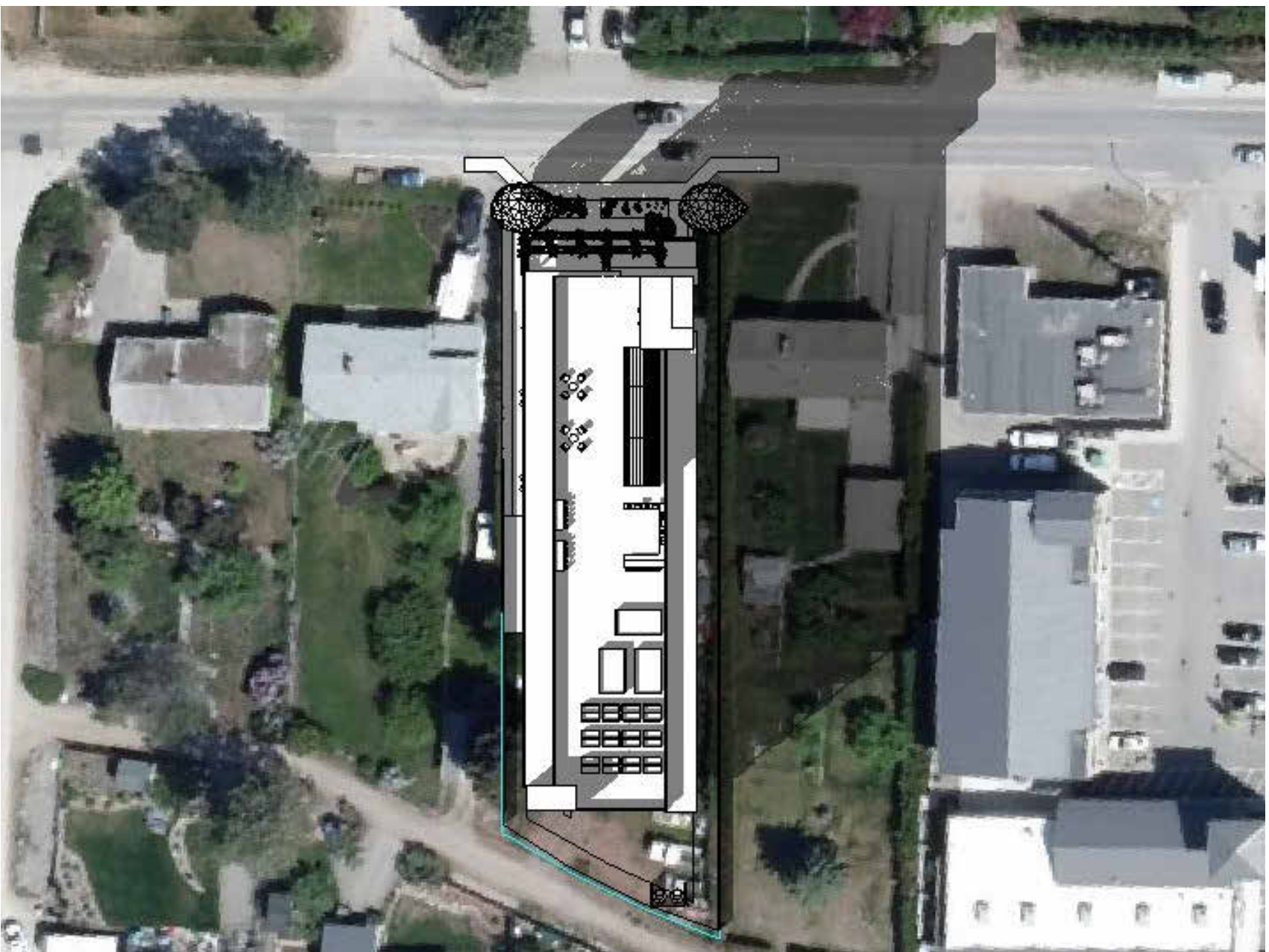

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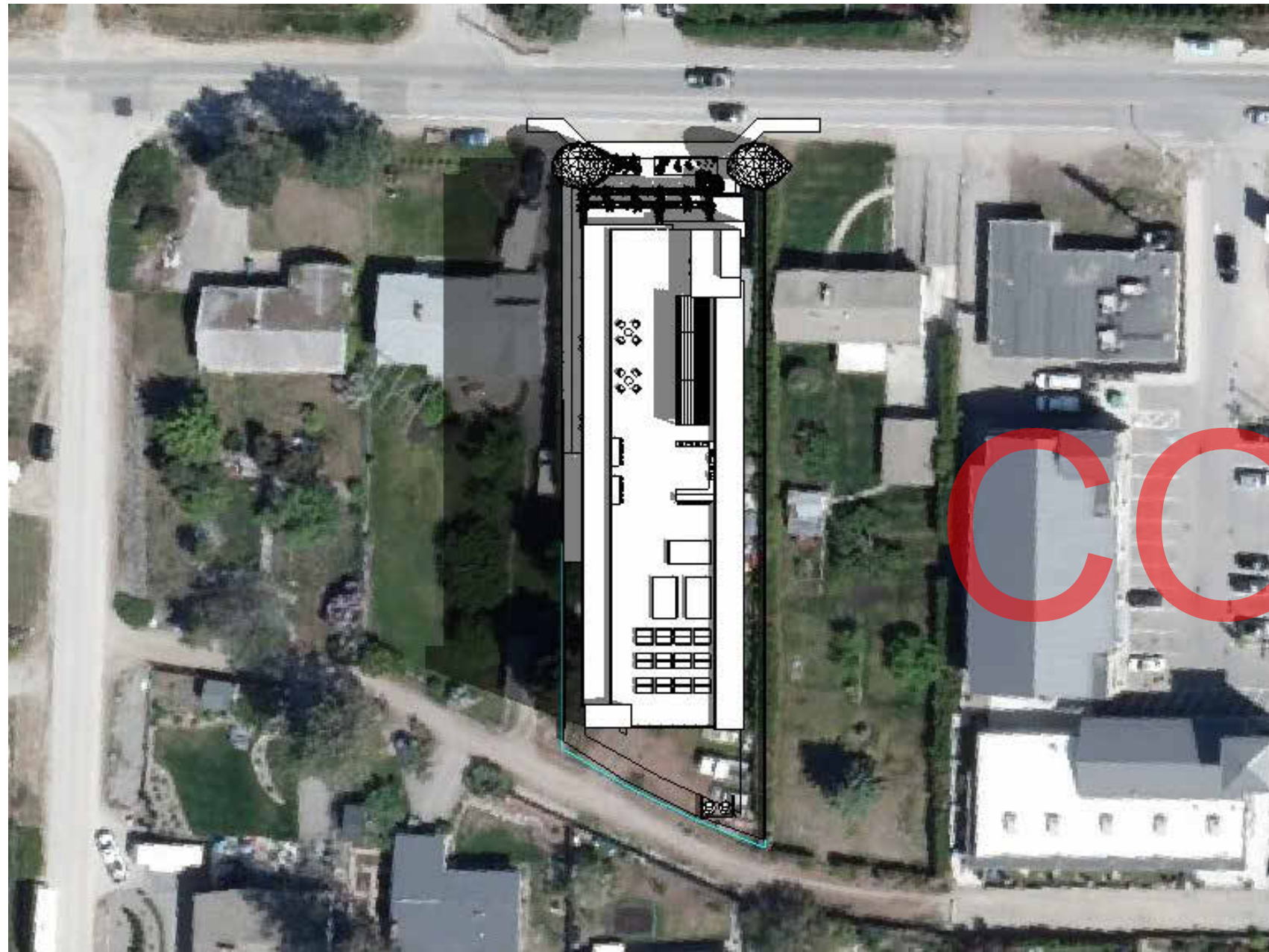
MARCH 21 AT 9am



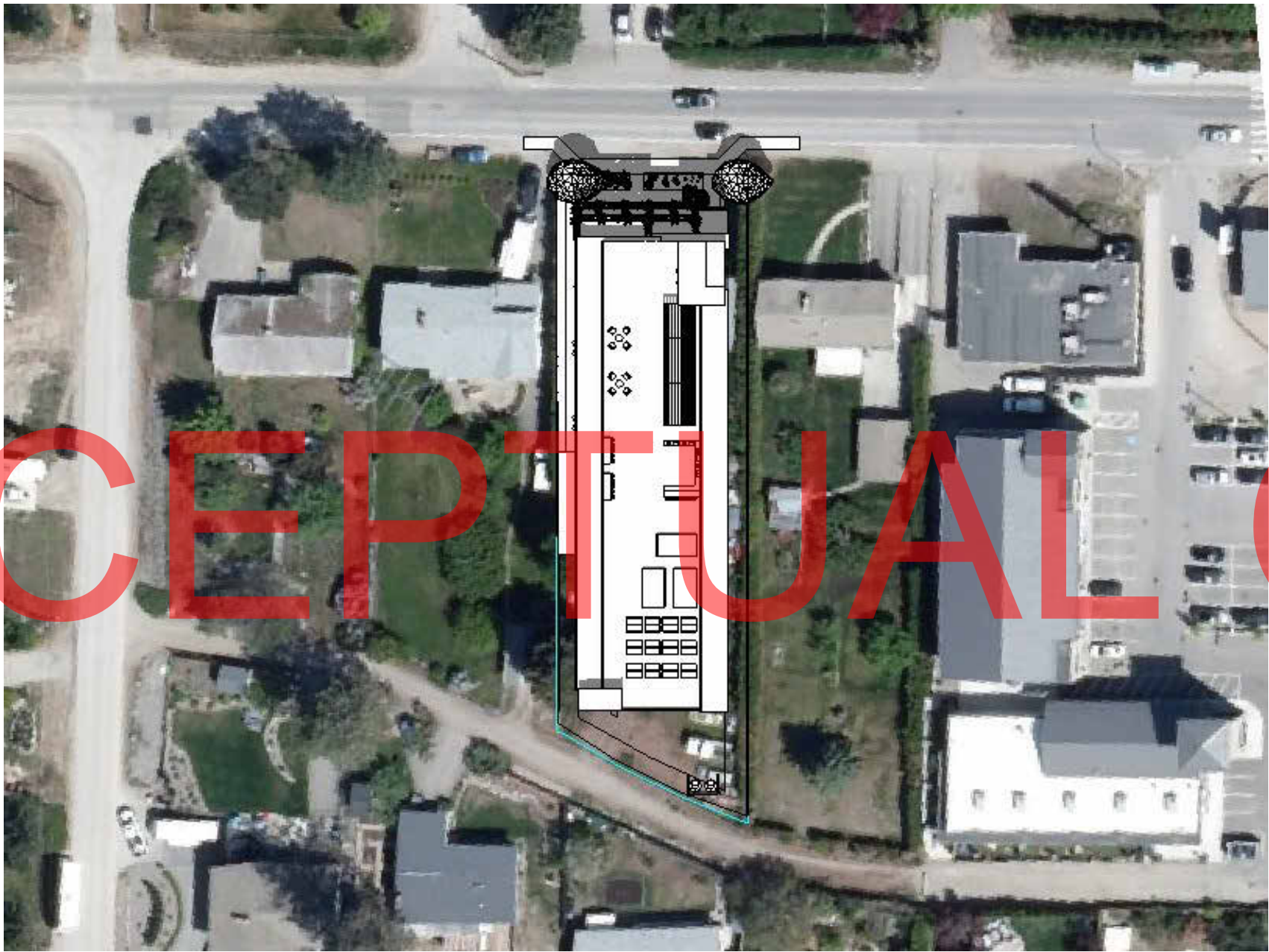
MARCH 21 AT 12pm



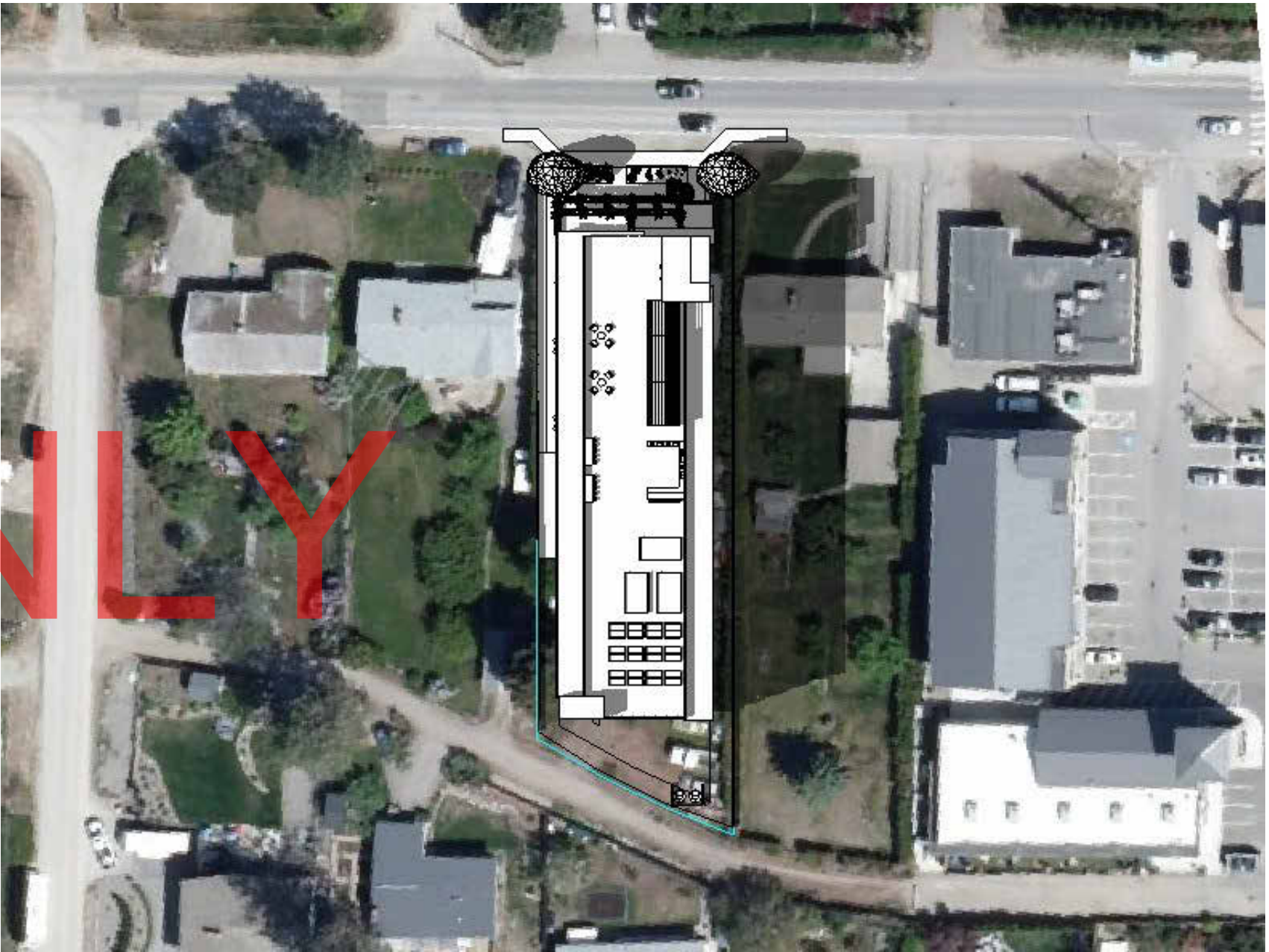
MARCH 21 AT 3pm



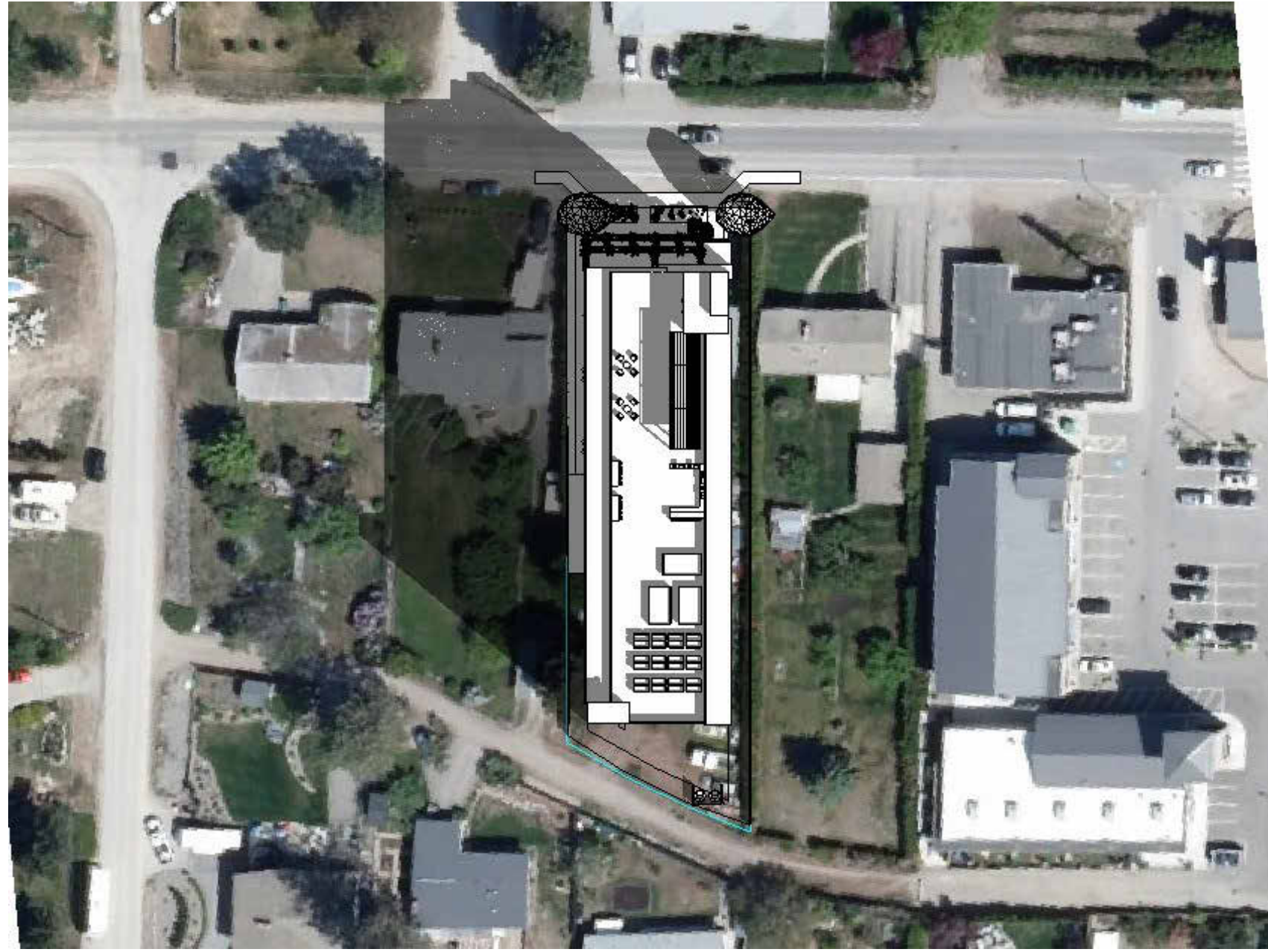
JUNE 21 AT 9am



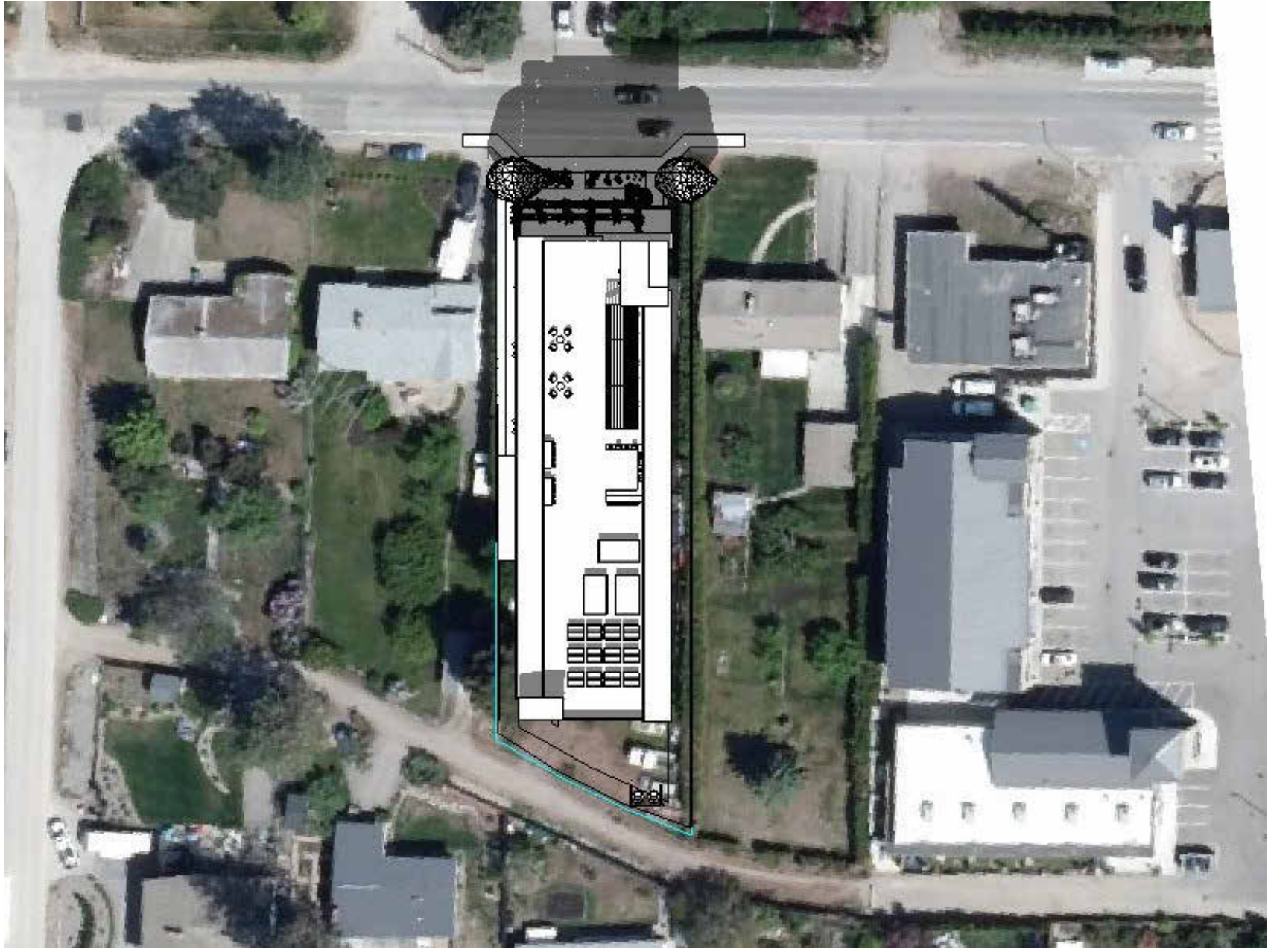
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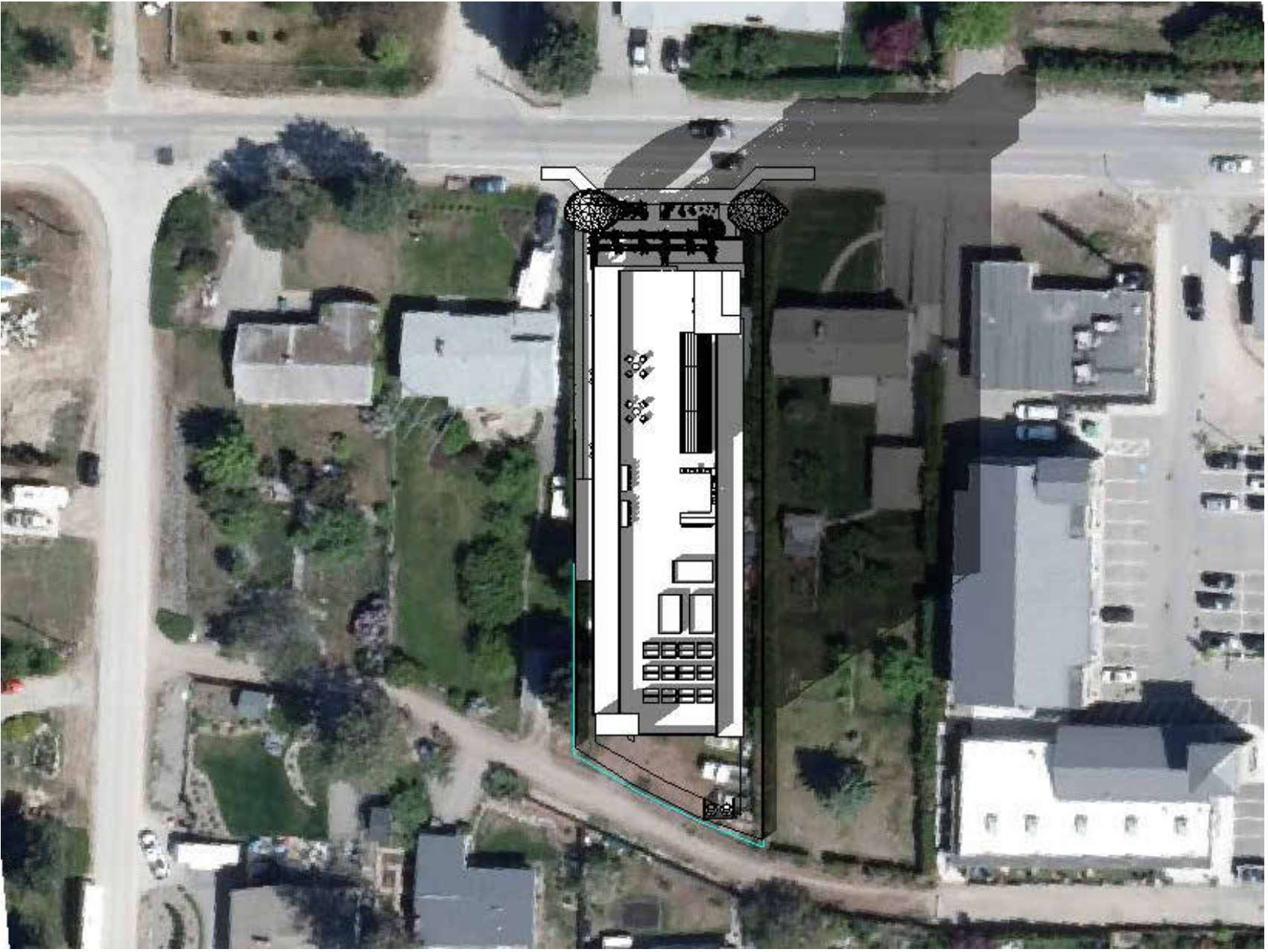
JUNE 21 AT 3pm



SEPTEMBER 22 AT 9am



SEPTEMBER 22 AT 12pm



SEPTEMBER 22 AT 3pm

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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:

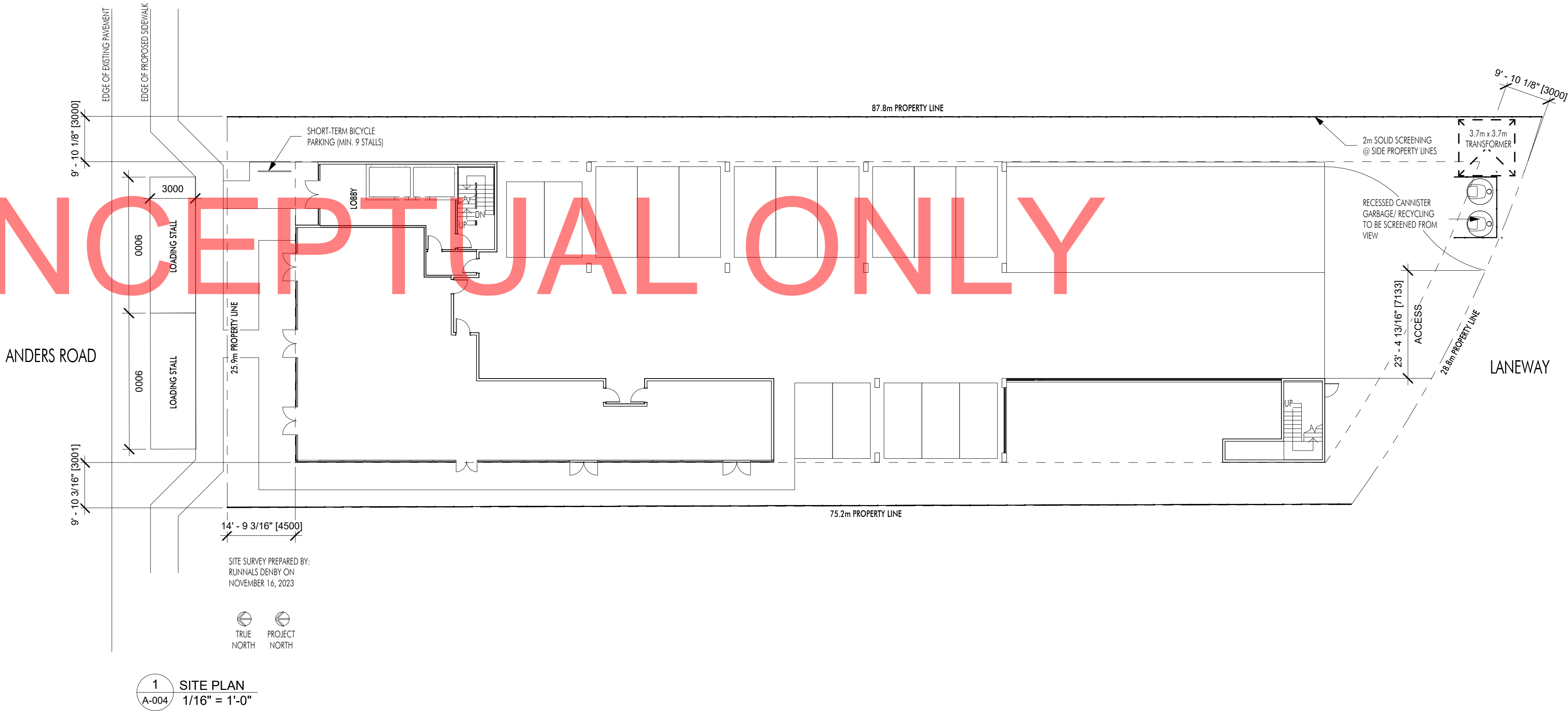
GROSS SITE AREA =	22,633.93 SF (2,102.8 m²)	
	ALLOWED/REQUIRED	PROPOSED
SITE COVERAGE =	70% (15,843.8 SF)	63.9% (14,473.9 SF)
FAR =	3.1 (70,165.2 SF)	3.06 (69,250.3 SF)
HEIGHT =	25m (6 STOREYS)	24.8m (6 STOREYS)
HIGH BUILDING =	18m (GRADE TO TOP OF 6TH)	17.8m
YARD SETBACKS:		
FRONT YARD =	4.5m	4.5m
SIDE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

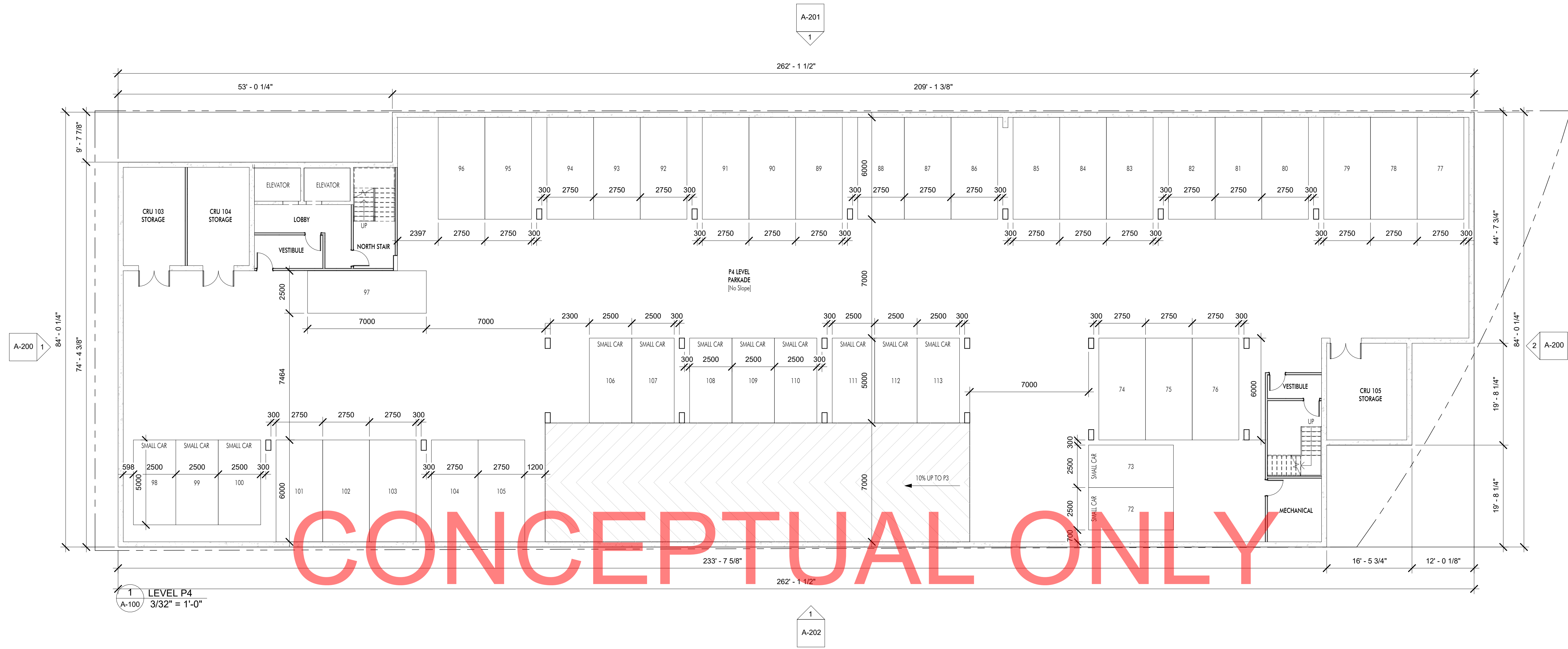
PARKING CALCULATIONS:			
1 BEDROOM UNITS =	25 UNITS x 1.0 =	25	
2 BEDROOM UNITS =	12 UNITS x 1.5 =	18	
3 BEDROOM UNITS =	13 UNITS x 1.5 =	20 (19.5)	
VISITOR =	63 STALLS x 0.10 =	6 (6.3)	
RESIDENTIAL SUBTOTAL =		69	
COMMERCIAL - RETAIL/ PERSONAL SERVICES (L1)	273.5m² @ 2/ 100m² =	6 (5.5)	
COMMERCIAL - 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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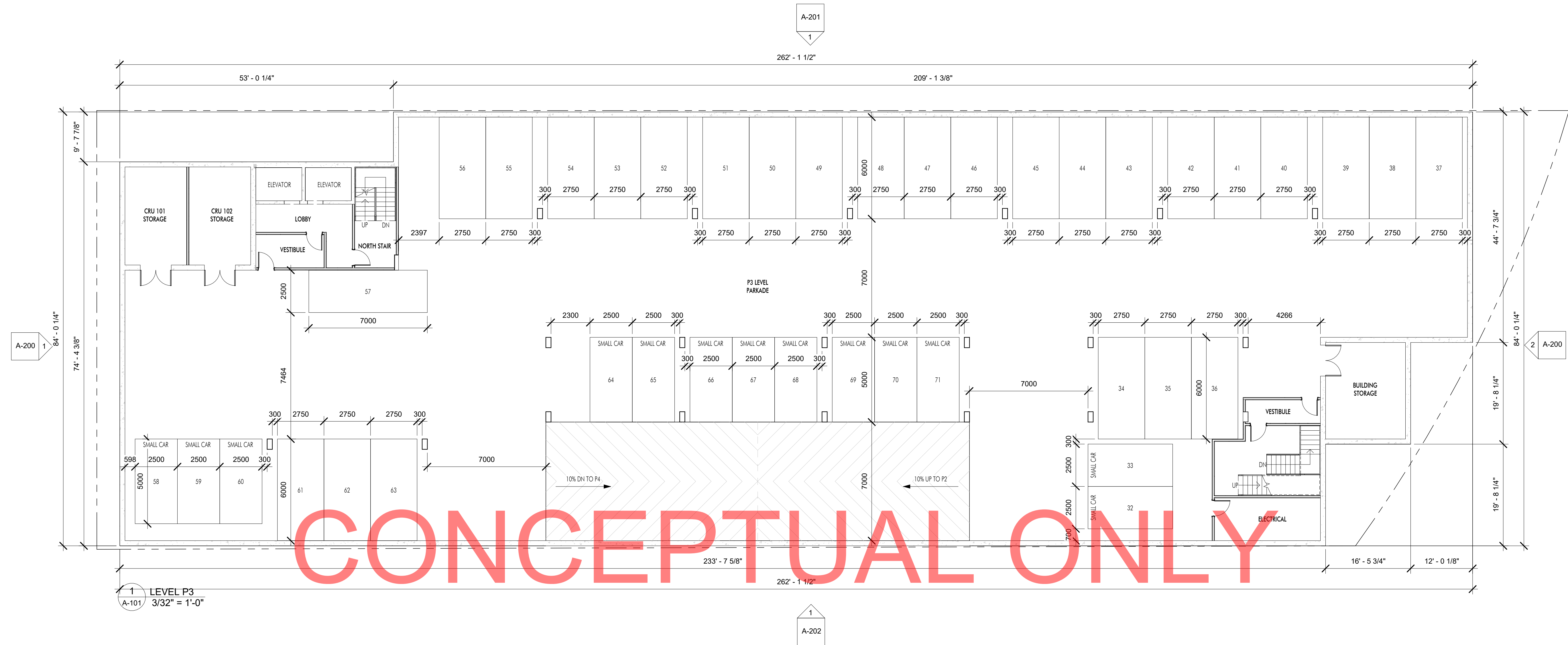
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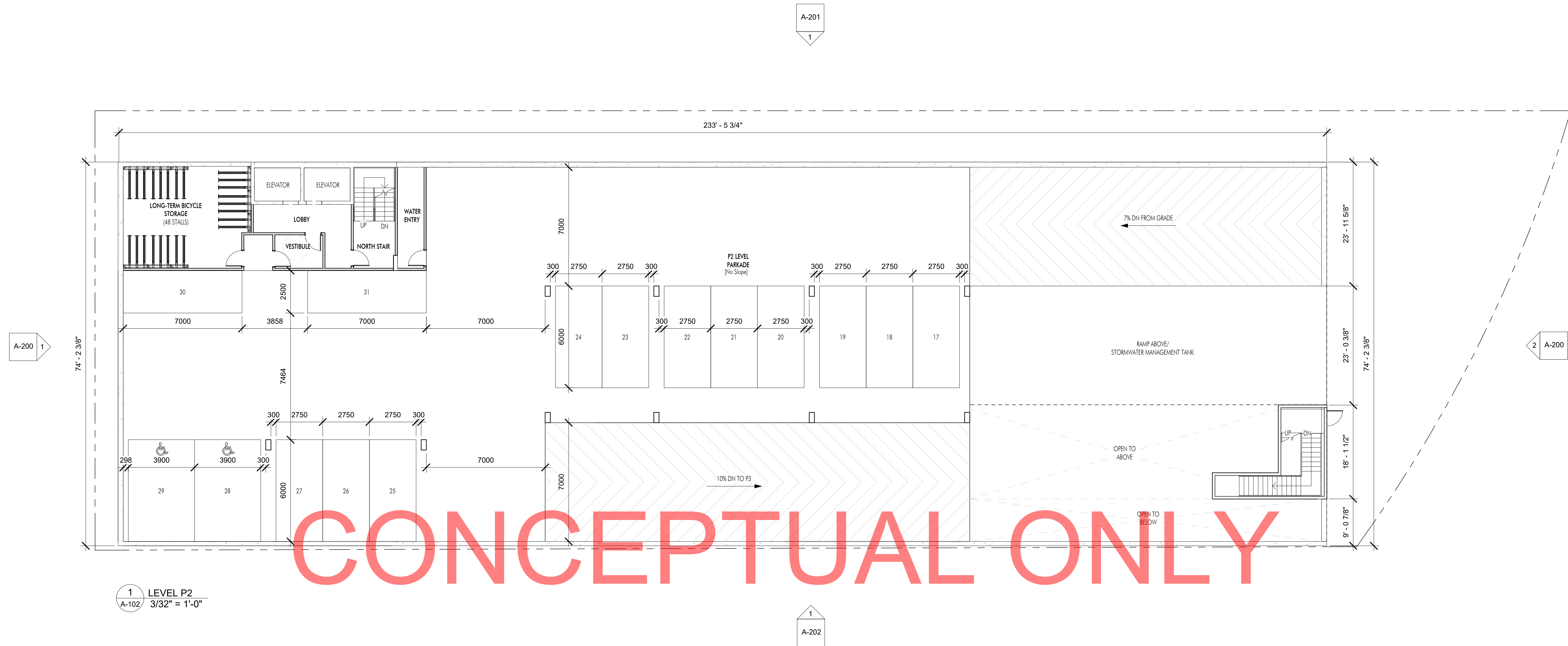
Revision No.	Date	Description
03.04.24	FOR REVIEW	
03.12.24	FOR REVIEW	
03.27.24	FOR REVIEW	
03.28.24	FOR REZONING	

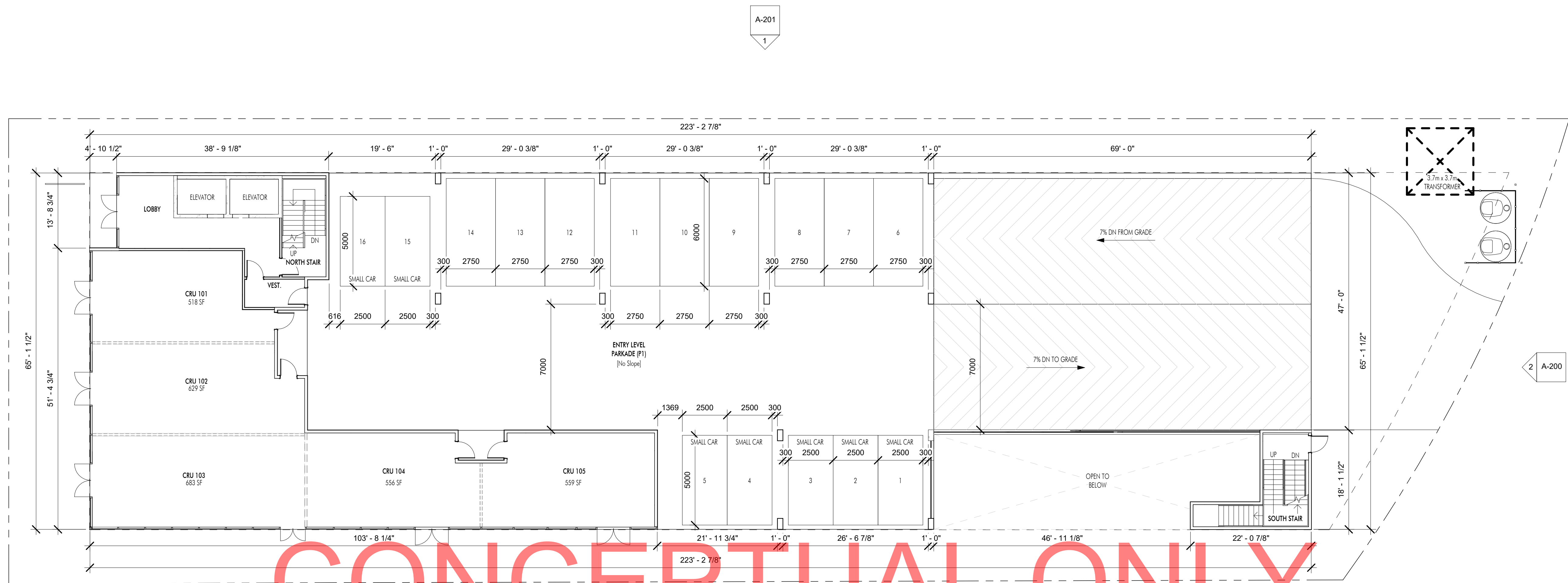
Plot Date 03.28.24
PROJECT 911 ANDERS ROAD
DRAWING TITLE P4 PARKADE PLAN
Drawing No. A-100



FOR REZONING







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

FOR REZONING

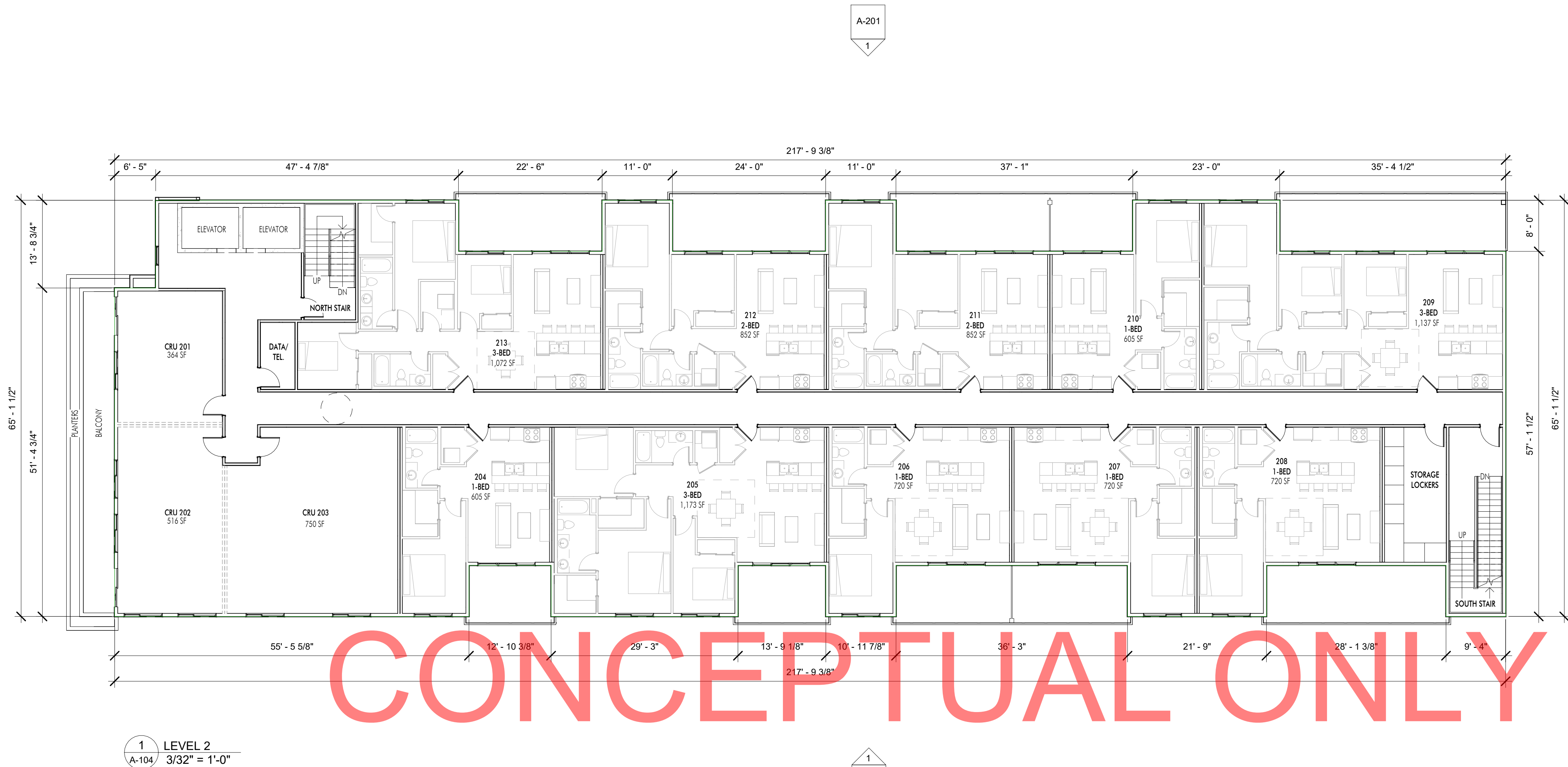
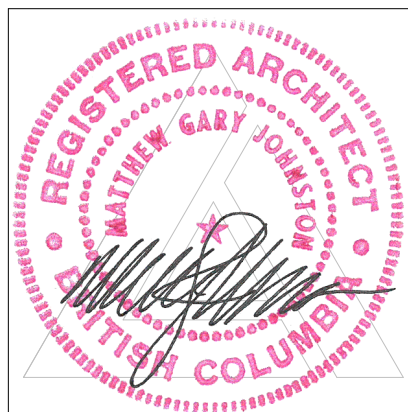
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01.10.24	FOR REVIEW
02.12.24	FOR REVIEW
03.04.24	FOR REVIEW
03.12.24	FOR REVIEW
03.27.24	FOR REVIEW
03.28.24	FOR REZONING

Plot Date
03.28.24

PROJECT
911 ANDERS ROAD

DRAWING TITLE
LEVEL 2 PLAN

Drawing No.
A-104



FOR REZONING

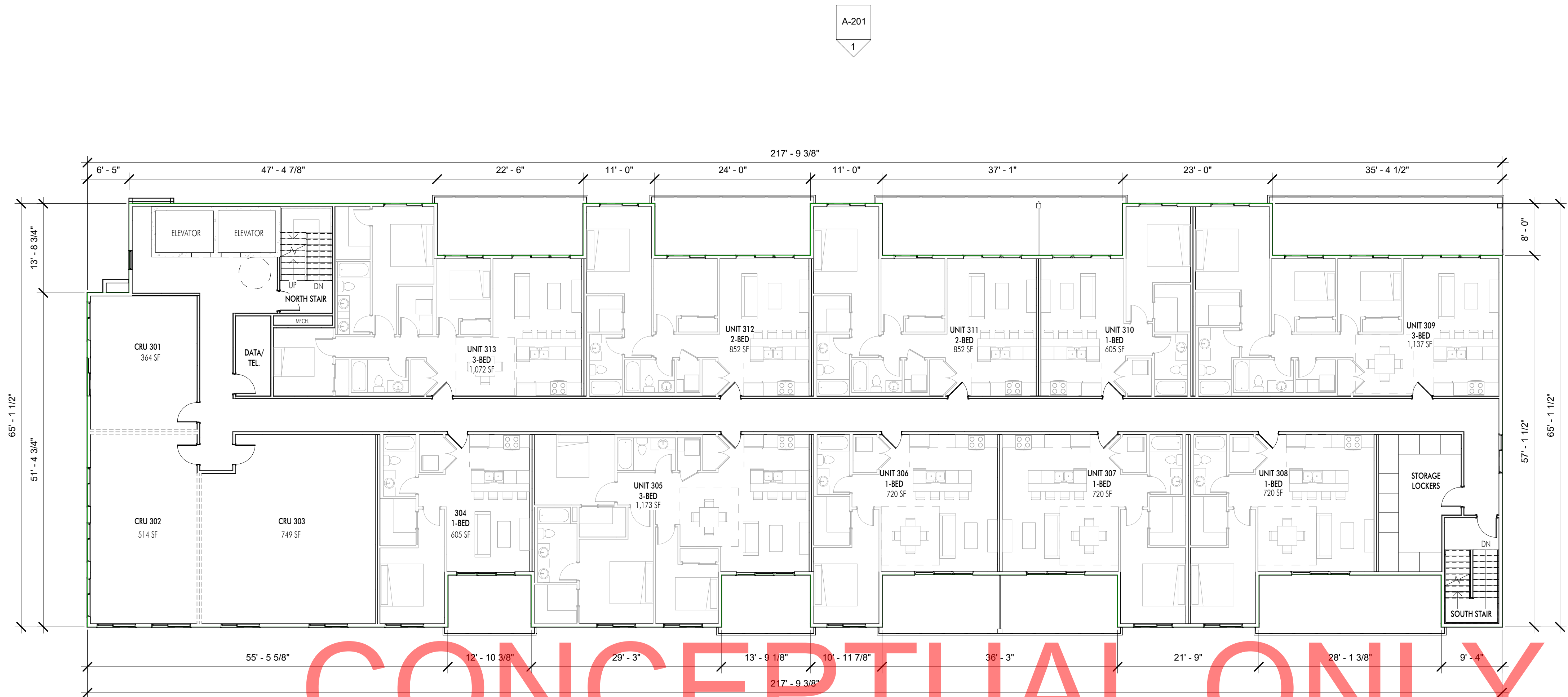
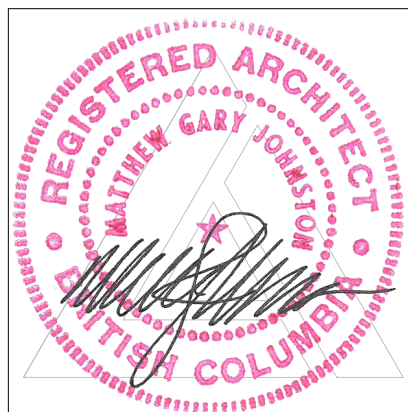
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PROJECT
911 ANDERS ROAD

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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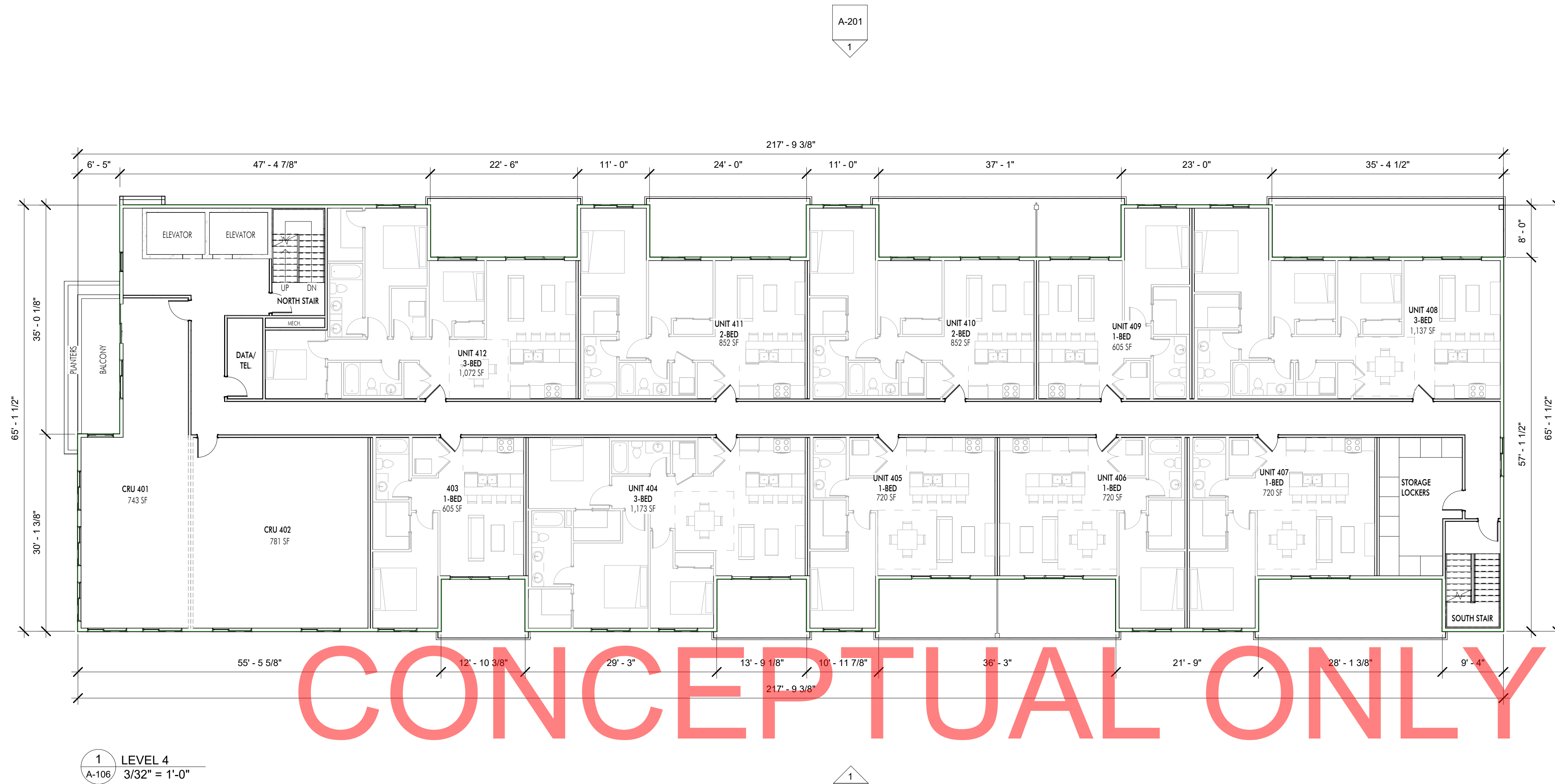
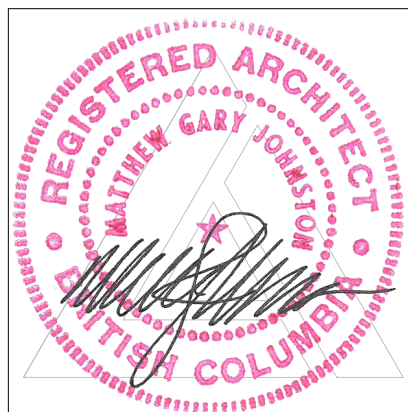
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PROJECT
911 ANDERS ROAD

DRAWING TITLE
LEVEL 4 PLAN

Drawing No.
A-106



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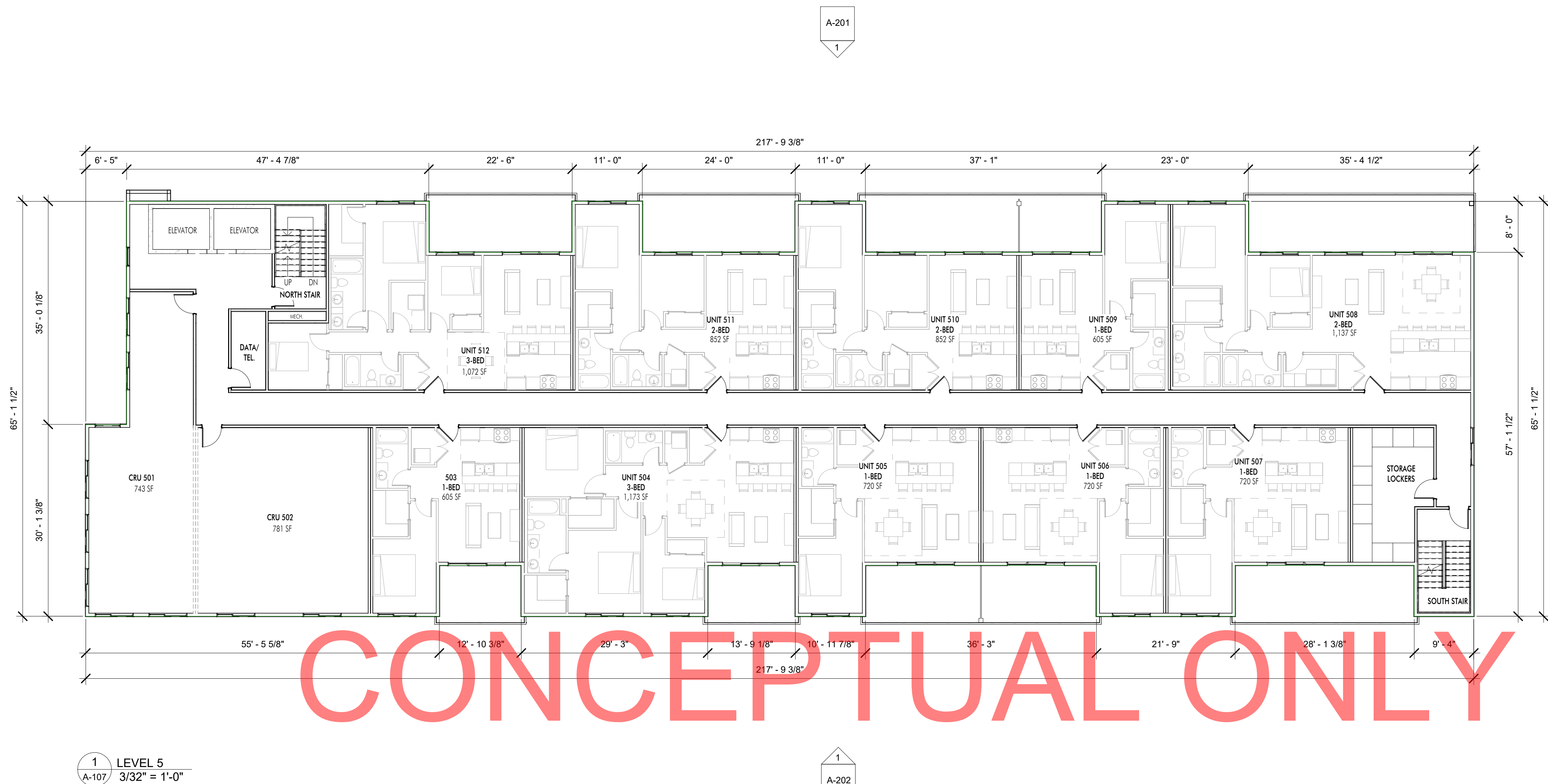
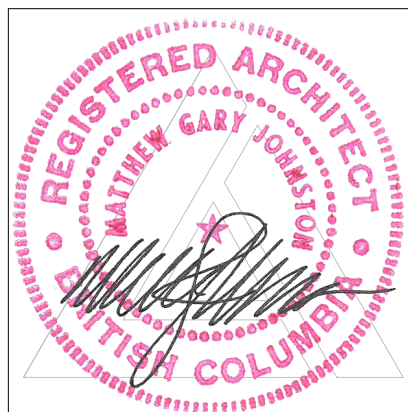
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Plot Date
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PROJECT
911 ANDERS ROAD

DRAWING TITLE
LEVEL 5 PLAN

Drawing No.
A-107



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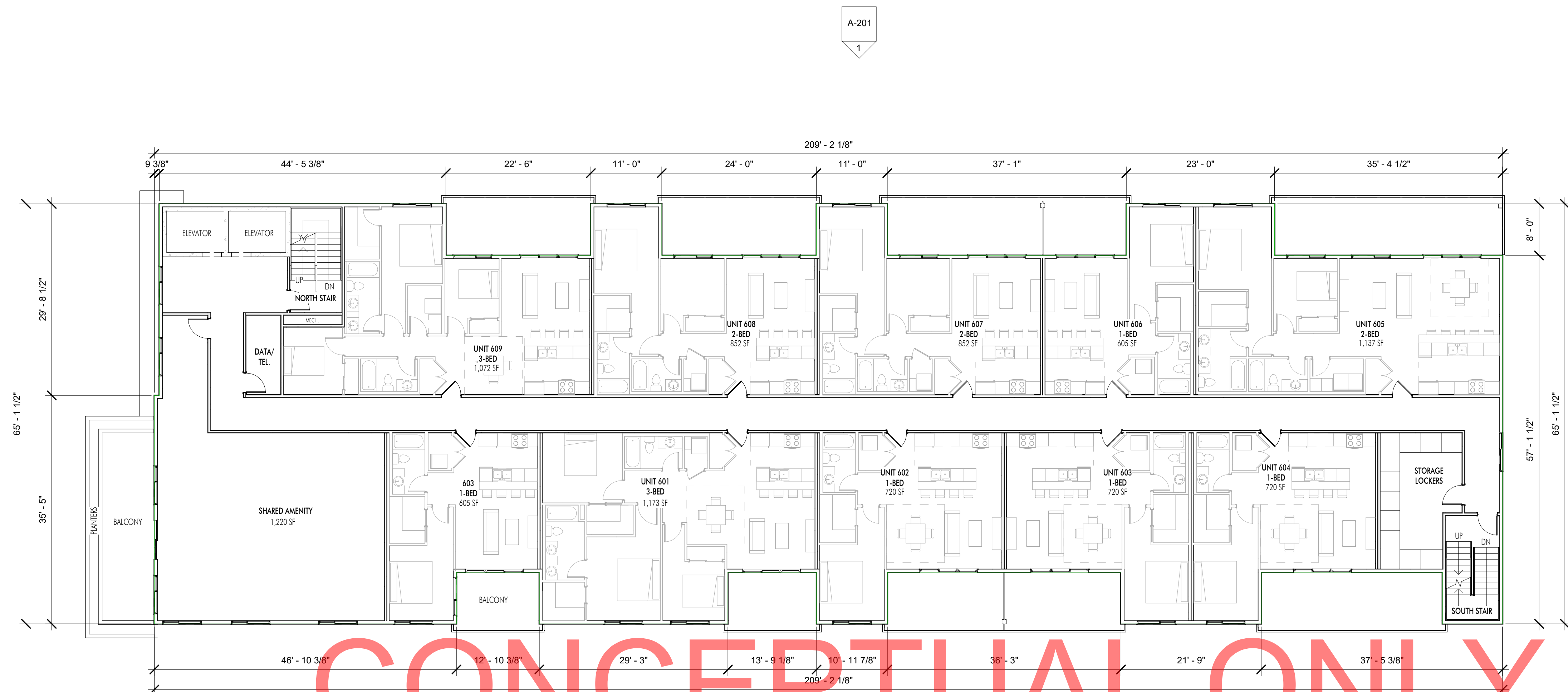
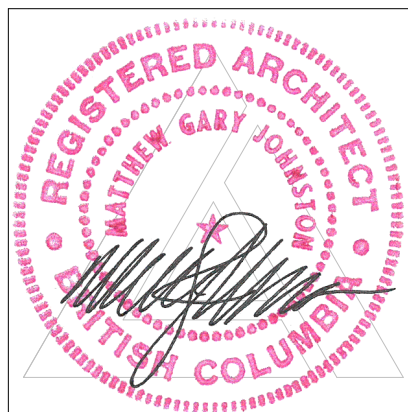
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PROJECT
911 ANDERS ROAD

DRAWING TITLE
LEVEL 6 PLAN

Drawing No.
A-108



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

FOR REZONING

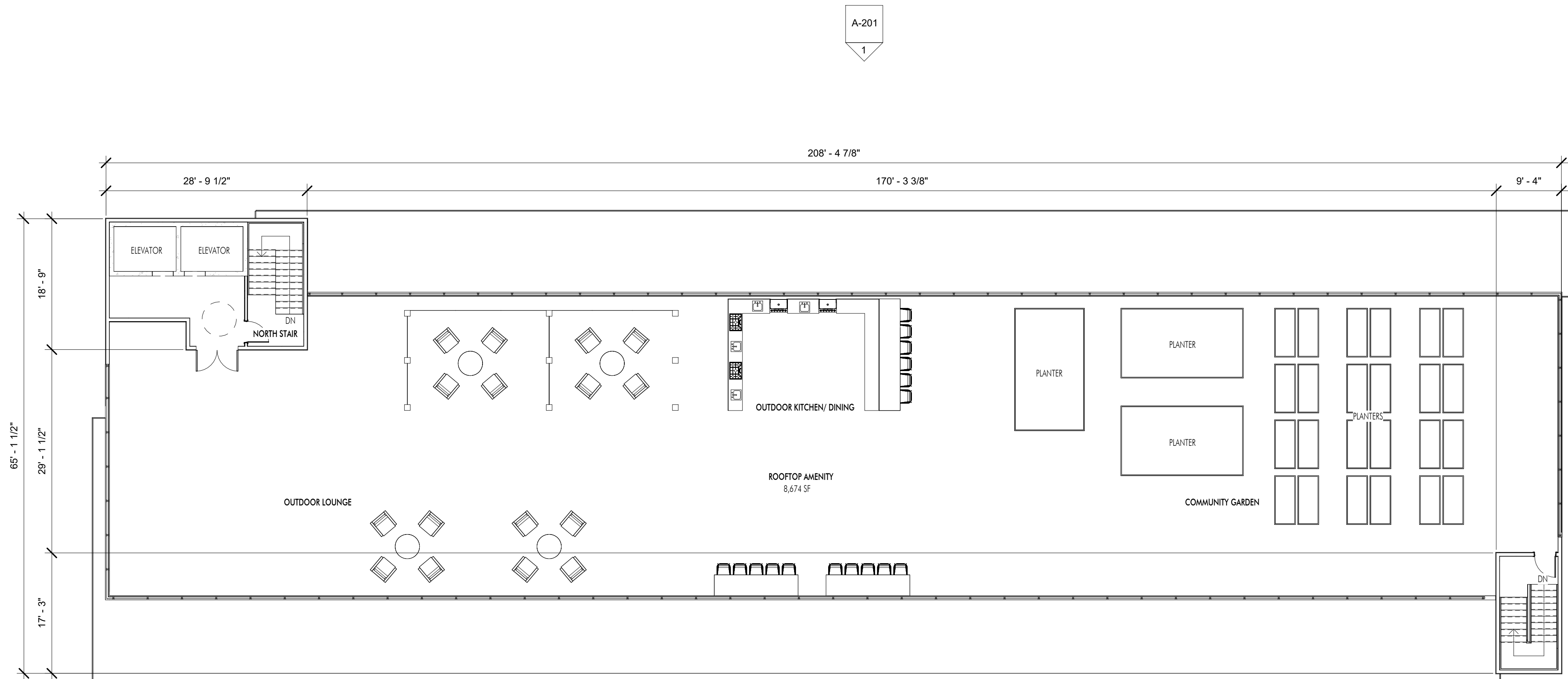
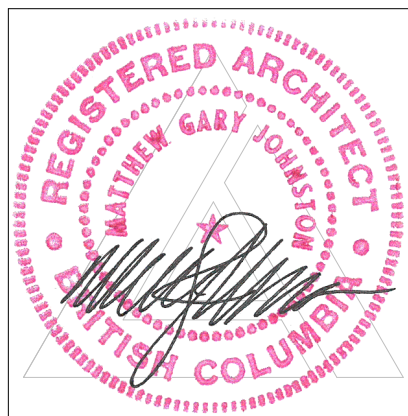
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PROJECT
911 ANDERS ROAD

DRAWING TITLE
ROOFTOP AMENITY

Drawing No.
A-109



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

FOR REZONING



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



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

CONCEPTUAL ONLY



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

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PROJECT 911 ANDERS ROAD
DRAWING TITLE ELEVATIONS

Drawing No.
A-201



FOR REZONING



1 WEST ELEVATION
A-202 3/32" = 1'-0"

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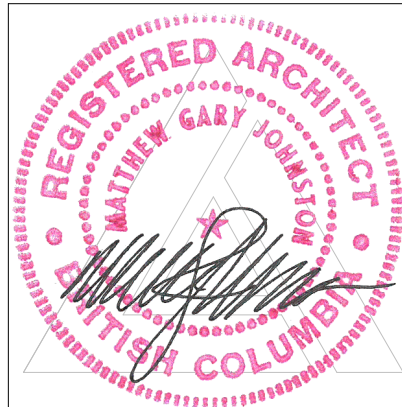
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PROJECT
911 ANDERS ROAD

DRAWING TITLE
ELEVATIONS

Drawing No.
A-202



FOR REZONING