



## DEVELOPMENT SERVICES COUNCIL REPORT

To: Mayor and Council  
Date: January 14, 2025

From: Ron Bowles, Chief Administrative Officer  
File No: Z 24-01

Subject: **Z 24-01; Zoning Bylaw Amendment (First-Third Reading) 911 Anders Road**

Report Prepared By: Cam Graham, Planner II

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### **RECOMMENDATION** to Consider and Resolve:

**THAT** Zoning Bylaw Amendment No. 0320.01, 2025 be given first, second and third reading;

**AND THAT** Council direct staff to schedule Zoning Bylaw Amendment No. 0320.01, 2025 for adoption following registration of a covenant that includes preliminary design and cost estimates for upgrades of South Lane to the Urban Centre Public Road Standard, and to the satisfaction of the City.

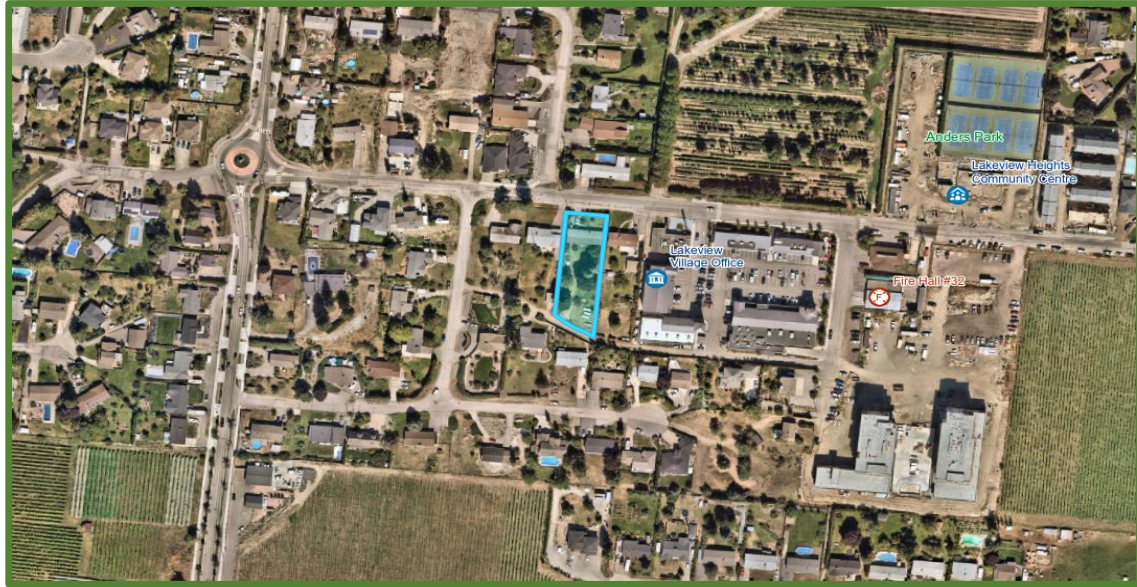
### **STRATEGIC AREA(S) OF FOCUS**

**Pursue Economic Growth and Prosperity** – We will work with stakeholders throughout the region to advocate for and support efforts aimed at helping West Kelowna businesses prosper. With a focus on the future, we will advance opportunities to expand our economy, increase employment, and develop the community in ways that contribute towards prosperity for all.

### **BACKGROUND**

The subject property, located at 911 Anders Road, is situated within the Lakeview Heights Neighbourhood. Currently, the property is developed with a single detached dwelling near the Lakeview Village Shopping Centre. The application was submitted under Zoning Bylaw No. 0265 for a Comprehensive Development Zone, to align with the City of West Kelowna's Official Community Plan (OCP) No. 0300. This parcel as well as neighbouring parcels 901-931 Anders Road are designated in the OCP as Neighbourhood Centre. During the application process, it was determined that the most suitable course of action would be to await the adoption of Zoning Bylaw No. 0320 and subsequently rezone the property to Neighbourhood Centre - NC1 according to the newly established zoning regulations.

## NEIGHBOURHOOD MAP



### PROPERTY DETAILS

<b>Address</b>	911 Anders Road		
<b>PID</b>	004-315-243		
<b>Folio</b>	36414235.000		
<b>Lot Size</b>	2104.37 m <sup>2</sup>		
<b>Owner</b>	Vadim Proiaev & Olga Proiaev	<b>Agent</b>	Lime Architecture Inc.
<b>Current Zoning</b>	R1-Single Detached and Duplex Residential Zone	<b>Proposed Zoning</b>	NC1 – Neighbourhood Centre Zone
<b>Current OCP</b>	Lakeview Heights Neighbourhood Centre	<b>Proposed OCP</b>	N/A
<b>Current Use</b>	000-Single Family Dwelling	<b>Proposed Use</b>	Mixed Use
<b>Development Permit Areas</b>	Neighbourhood Centre		
<b>Hazards</b>	None		
<b>Agricultural Land Reserve</b>	No		

### ADJACENT ZONING & LAND USES

<b>North</b>	^	R1 – Single Detached and Duplex Residential Zone / Low Density Residential
<b>East</b>	>	R1 – Single Detached and Duplex Residential Zone / Lakeview Heights Neighbourhood Centre
<b>West</b>	<	R1 – Single Detached and Duplex Residential Zone / Lakeview Heights Neighbourhood Centre
<b>South</b>	v	RP1 – Residential Plex Zone / Low Density Residential

## PROPOSAL

The applicant has applied for a Zoning Bylaw Amendment to rezone from Single Detached and Duplex Residential (R1) to the newly adopted Neighbourhood Centre Zone (NC1) to facilitate development of a mixed-use building to a maximum of 6 storeys. The concept that has been shared at this time included 43 residential units ranging from one to three bedrooms and included ground floor commercial space. It is anticipated that the proposal will change if the application advances through the Development Permit process.

## DISCUSSION

### Policy & Bylaw Review

#### Official Community Plan No. 0300

The subject property is designated as Neighbourhood Centre in the Official Community Plan (OCP). This designation aims to support the development of smaller centres within various neighbourhoods in West Kelowna, facilitating a mix of residential, retail, service, office, and open space amenities. The OCP allows for building heights ranging from low-rise to mid-rise, with a maximum of 6 storeys. The proposed rezoning aligns with the intent and objectives of the Neighbourhood Centre designation, ensuring consistency with the vision outlined in the OCP.

#### City of West Kelowna Housing Strategy/Needs Assessment

The proposed amendment aligns with the City of West Kelowna's Housing Strategy and is in line with the updated Housing Needs Assessment. According to the updated Housing Needs Assessment, the City estimates the need for 3,169 new housing units in the next 5 years and 10,290 in the next 20. By increasing density, the City can meet its annual housing target, support infrastructure investments, enhance walkability, and create vibrant, mixed-use communities that align with broader planning objectives.



Figure 1: Conceptual Rendering of Future

The Housing Strategy also prioritizes the creation of diverse housing options to address the needs of underserved demographics, including seniors, young adults, and low-to moderate-income households.

### Zoning Bylaw No. 0265

The applicant is proposing Zoning Bylaw amendment from R1 – Single Detached and Duplex Residential Zone to Neighbourhood Centre (NC1) zone to align with the proposed OCP designation. The current R1 zone aims to accommodate low density, single detached and duplex residential uses on parcels 550 m<sup>2</sup> or larger. This parcel and the surrounding parcels on Anders Road were not considered for upzoning to RP1- Residential Plex Zone as these parcels are intended for higher density development.

### Zoning Bylaw No. 0320

The purpose of the NC1 Zone is to accommodate walkable, pedestrian oriented, mixed-use centres with a focus on residential uses with a range of small-scale commercial uses primarily serving the areas in which they are located. The maximum building height of this Zone is 24.0 m to a maximum of 6 storeys and a maximum density of 2.0 FAR with surface parking and 2.35 FAR with a minimum of 80% non surface parking. This Zone includes strategic bylaw requirements to reduce the impact on nearby Low-Density Residential lands, including setbacks, stepbacks, and design alternatives to sensitively transition into nearby lower density land uses.

#### *Stepbacks*

As required in the NC1 Zone, an upper floor stepback of 3.0m (9.8ft) for buildings greater than 4 floors would apply from both the laneway and Anders Road. This stepback may occur above the first or second storey and will help improve the overall visual aesthetics, enhance walkability, and ensure a more inviting streetscape.

The applicant has submitted a conceptual design to demonstrate the feasibility of developing the subject property in compliance with the regulations of the NC1 Zone. The conceptual design includes a mixed-use development featuring both commercial and residential components and complies with the permitted density and height requirements for the zone. It is

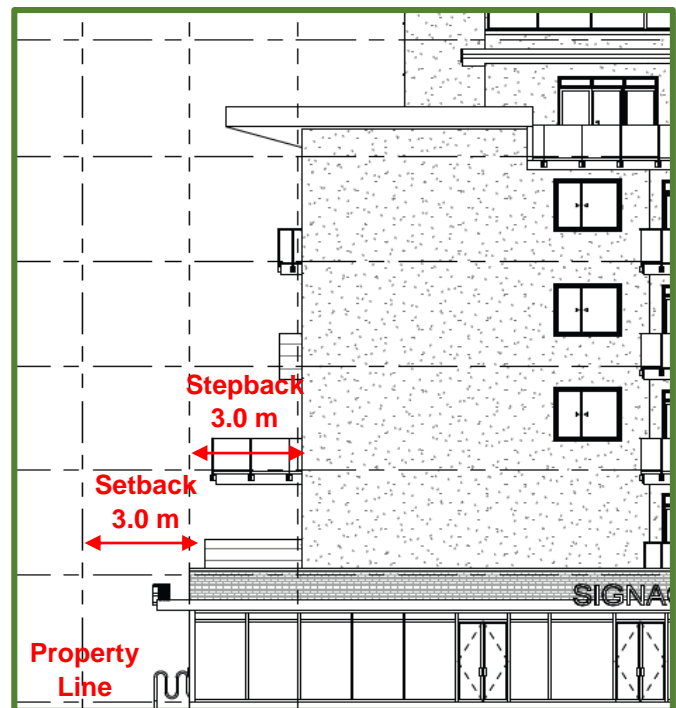


Figure 2: Conceptual Stepback Design

important to note that the design remains fully conceptual at this stage, and a detailed design will be required to be developed in subsequent phases of the project.

Should the applicant proceed with the construction of a mixed-use building, a Neighbourhood Centre Development Permit will be required as part of the approval process

## Geotechnical Investigation Report

A Geotechnical Investigation report was completed for this project to determine if the site was suitable for the proposed conceptual development. Based on the site assessment, it was confirmed that the land may be used safely for the intended use, provided the recommendations presented in this report are followed during design and construction.

## Laneway Access

As a condition of zoning, it has been determined that upgrades to the Lane to the South of the property are required. The Lane is to be upgraded to the Urban Centre Public Road standard from Teal Road to the Eastern Property line of 901 Anders Road (Figure 4). The existing lane would be open to ensure there is access through to Olalla Road.

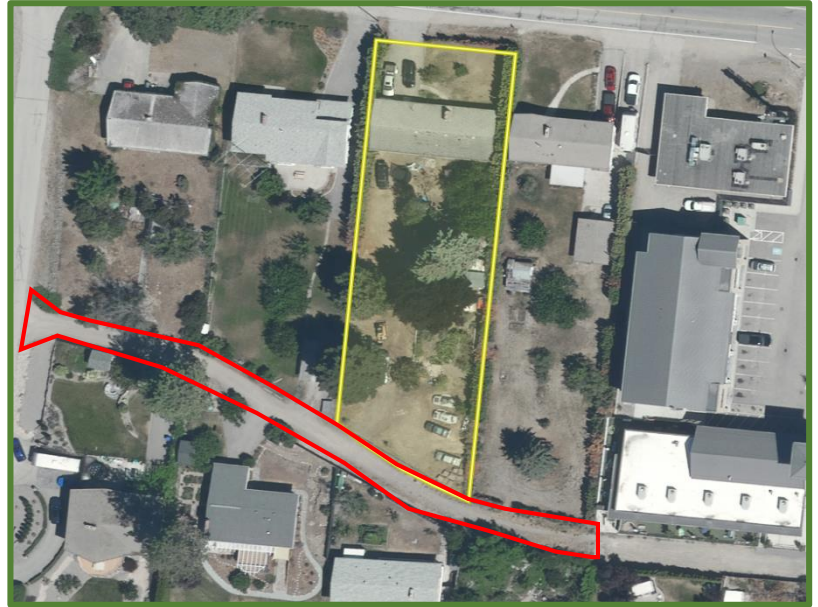


Figure 3: Laneway Improvements

## Frontage Improvements

Frontage improvements are expected to be completed by the neighbouring development in 2025.

These improvements include the construction of sidewalk, curb and asphalt widening along Anders Road.

## **REFERRAL COMMENTS**

### Advisory Planning Commission (APC)

The APC considered the application on May 15, 2024. The Advisory Planning Commission did not support the application presented to them. It is important to note that since the original application was presented to the APC it has changed from a proposed CD Zone to the newly adopted Neighbourhood Centre Zone (NC1). Despite this change, the scale and general nature of the application remain the same. The main concerns were related to the building height, potential impact on the adjacent parcels and a desire to see the adjacent parcels developed at the same time.

## **PUBLIC NOTIFICATION**

A notification sign has been posted on the subject property in accordance with Development Application Procedures Bylaw No. 0260. Additionally, per the Development

Applications Procedures Bylaw No. 0260, notifications of first reading were hand-delivered to surrounding residents (due to the Canada Post strike), there was an advertisement in the local newspaper, and on the City's website as per the *Local Government Act*.

## **CONCLUSION**

The requested rezoning to the Neighbourhood Centre Zone (NC1) represents alignment with the direction of the new OCP and will contribute to the success of the Lakeview Heights Neighbourhood Centre. The proposal contributes to many objectives of the Housing Strategy and Housing Needs Assessment, supporting diverse housing options and the creation of vibrant, mixed-use communities near existing transit.

### **Alternate Recommendation to Consider and Resolve:**

1. **THAT** Council postpone first, second, and third reading of Zoning Bylaw Amendment No.0320.01,2025 (File Z 24-01).

Should Council postpone consideration of the proposed amendment bylaw, further direction to staff on how to proceed is requested.

2. **THAT** Council deny Zoning Bylaw Amendment No. 0320.01, 2025 (File Z 24-01);  
and

**THAT** Council direct staff to close the file.

## **REVIEWED BY**

Chris Oliver, Planning Manager

Brent Magnan, Director of Community Development

Trevor Seibel, Deputy CAO/Deputy Corporate Officer

## **APPROVED FOR THE AGENDA BY**

Ron Bowles, Chief Administrative Officer

Powerpoint: Yes  No

### Attachments:

1. Proposal Summary
2. Zoning Bylaw Amendment No. 0320.01
3. Submissions