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To: Planning Department
CC: Vadim Proiaev

City of West Kelowna
vadimproiaev@gmail.com

December 13, 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 and the associated incoming Zoning Bylaw. Located just west of the fire hall, medical offices, and the Lakeview Village commercial complex, 911 Anders Road is within a three to five-minute walk to shopping, personal services, offices, restaurants, and municipal transit services. Shopping, working, and playing can be accomplished from this location by foot or bike ensuring that the proposed development can meld seamlessly within the context of the existing neighbourhood and align with the City's vision for the community.

As there is currently a transitional period between the current Zoning Bylaw and the adoption of the incoming Zoning Bylaw, the development has been tailored, through close collaboration with the Planning Department, to fully align with the anticipated NC1 – Neighbourhood Centre Zone. As the Bylaw has yet to be fully adopted, a CD Zone is being proposed to ensure compliance with the City's vision moving forward. Given the neighbourhood centre context of the site, a sensitively designed mixed-use development is well suited to align with the residential and commercial needs of the community now and for decades to come as it continues to grow and diversify.

Given traffic levels along Anders Road are anticipated to increase in the coming years, great care has been taken to eliminate vehicle access from Anders Road by relocating it to the rear laneway. This approach also ensures that the visual impact of the parking from the street frontage is extensively minimized. All parking and loading stall requirements would be contained within the property boundary in a discrete and cohesive manner with long-term bicycle parking requirements also achieved through the provision of a bike storage room. 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.

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.



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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.