

**To:** Mayor and Council  
**From:** Paul Gipps, CAO

**Meeting Date:** May 6, 2025  
**Meeting Type:** Regular Council Meeting

**Prepared by:** Sheeja Vimalan, Planner

**Department:** Planning and Development

**Title:** Multi-family Residential Development | DP001072 | 9751 & 9819 Bottom Wood Lake Road  
**Description:** Multiple-Unit Development Permit

## RECOMMENDATION

THAT Development Permit DP001072 (Attachment A in the Report to Council dated May 6, 2025) for the properties at 9751 & 9819 Bottom Wood Lake Road, legally described as Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road; PID: 011-168-196); and Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road; PID: 003-448-991), to allow for a multi-family residential development be approved.

## EXECUTIVE SUMMARY

The applicant envisions developing the site in several phases to create a vibrant community on the subject properties (total site area 8.65 acres; total units proposed ~560). OCP and Zoning Amendment Bylaws were adopted on February 4, 2025, to change the future land use designation of the subject properties (9751 & 9819 Bottom Wood Lake Rd.) to High-Density Residential and to rezone to CD14.

This application proposes Phases 1 and 2 of the project, which would include three strata buildings accommodating approximately 240 residential units, ranging from studio to 3-bedroom units. The three buildings would be five-stories in height. Phase 1 also includes the construction of a portion of the amenity building (including bike storage and waste/recycling facilities). The proposal indicates the provision of parking facilities as a mix of below-grade and surface parking.

The property at 9751 Bottom Wood Lake Road (south) is within the Urban Containment boundary.

Staff reviewed this application against the Official Community Plan's (OCP) Agricultural DPA and Town Centre DPA guidelines. The proposal is in accordance with the guidelines, and staff support the proposed development permit.

## BACKGROUND

Application Information			
<b>Application Type</b>	Multiple-unit Development	<b>Application Date:</b>	March 3, 2025
<b>Applicant:</b>	Zeidler Architecture	<b>Owner:</b>	1432858 BC LTD
<b>Application Description</b>	Request to allow construction of multi-unit residential units consisting of 240 units within 3 buildings.		

Property Information: General	
<b>Folio/Roll #:</b>	27107.000 & 10132.000
<b>Legal Description</b>	Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road); and Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road)
<b>PID</b>	011-168-196 & 003-448-991

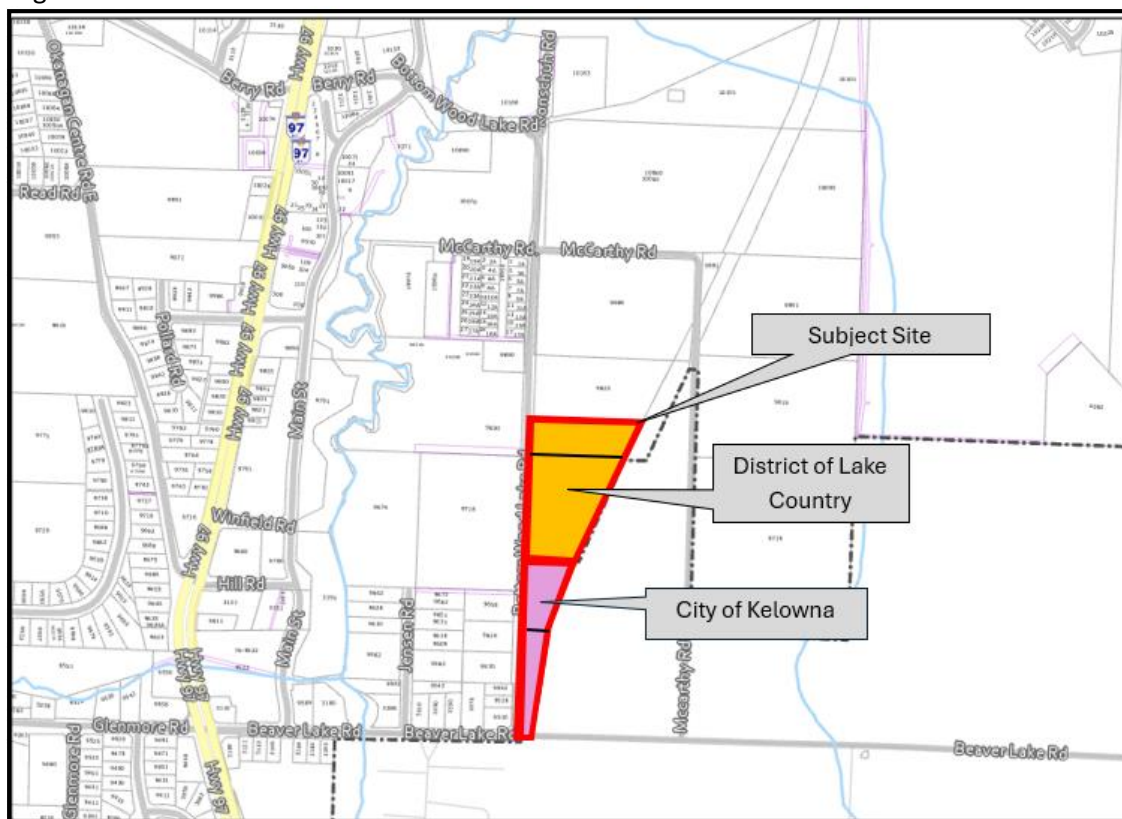
Civic Address:	9751 & 9819 Bottom Wood Lake Road	
Property Information: Land Use		
OCP Designation:	High Density Residential	
Zoning Designation:	CD14 – Comprehensive Development 14 (Westpoint Apartment Housing)	
Land Use Contract	n/a	
ALR:	North boundary adjacent to ALR	
Parcel Size:	~ 2.6 ha / 6.5 ac (District of Lake Country); 0.9 ha / 2.2 ac (City of Kelowna); 3.5 ha / 8.7 ac (total)	
Development Permit Areas:	<ul style="list-style-type: none"><li>• Agricultural Development Permit Area</li><li>• Town Centre Development Permit Area</li><li>• Multiple-Unit Development Permit Area</li></ul>	
Adjacent Land Summary:	Zoning:	Use:
North:	A1 – Agriculture	Agriculture
East:	Rail trail I2 – General Industrial (City of Kelowna) I3 – Heavy Industrial (City of Kelowna)	Linear park Industrial
South:	Current - I2 – General Industrial (City of Kelowna) Proposed - MF3 – multi-family (City of Kelowna)	Industrial Multi-family
West:	I1 – General Industrial P2 – Administration, Public Service and Assembly	Light Industrial, & Institutional

<b>Property Information: Infrastructure and Development Engineering</b>	
<b>Road Network</b>	Bottom Wood Lake Road – Existing Minor Connector
<b>Driveway Access</b>	3 proposed – Permits required at Building Permit
<b>Water Supply:</b>	Municipal (source: Okanagan Lake/Swalwell (Beaver) Lake)
<b>Sewer:</b>	Municipal
<b>Drainage / Stormwater</b>	Municipal
<b>Comments:</b>	Infrastructure and Development Engineering has no concerns with this application

## ANALYSIS

The proposed development site comprises four lots (total 3.50 ha / 8.65 ac), 9751 & 9819 Bottom Wood Lake Road (within the District of Lake Country) and 9595 Bottom Wood Lake Road & 672 Beaver Lake Road (within the City of Kelowna). The applicant would like to develop the properties (Figure 1) into one stratified lot consisting of seven multi-storey, multi-family units providing a total of 560 units, with 1 storey of underground parkade and an amenity area. The site proposal features strong east-west pedestrian connections to the Okanagan Rail Trail and north-to-south pedestrian connections to a series of smaller plazas. This development, including future phases, would require improvements to the streetscape, landscape, block structure and public amenities which would enhance this location as a convenient, desirable and beautiful place to promote healthy living.

Figure 1



This application is proposing Phases 1 and 2 of the project, which would include three buildings (strata plan) on Lot 1 (Attachment B) to accommodate approximately 240 residential units ranging from studio to 3-bedroom units (Attachment C). The first phase will also include the development of the amenity building (bike storage and waste/recycling room only).

#### **Official Community Plan: Town Centre Development Permit Area (s.21.6)**

The OCP identifies the subject properties with the Town Centre neighbourhood. The OCP's goal (section 5.1.1) and objective (section 11.3.1) would see the Town Centre develop as the multi-unit residential, employment and cultural core of the community.

The purpose of the OCP Town Centre DPA is to ensure consistent, high-quality architectural standards, pedestrian-friendly, mixed-use, attractive and consistent development in the Town Centre and Main Street. This DPA includes guidelines for on-site design, buildings and structures, streetscape relationships and landscaping. Staff reviewed OCP section 21.6 – Town Centre DPA guidelines and supports the proposed development.

#### **Site Guidelines:**

This application is consistent with parking and landscaping objectives. The site connects Bottom Wood Lake Road for vehicle and pedestrian access and has a provision of parking facilities as a mix of below-grade and surface parking and bicycle parking stalls.

#### **Building and Structure Guidelines:**

This application would be consistent with enhancing the overall aesthetic of the parcel and surrounding area and would include building materials that are consistent with this DPA. The proposed buildings are oriented around the edges, forming an internal street and pedestrian-oriented plaza space with pocket parks, play areas, hardscape areas (Attachment C) and generous tree and planting coverage (Attachment D). Further, the proposed building design would provide a varied roofline and incorporate a traditional or heritage design style. The exterior elements used for the buildings are of natural appearing materials with fibre cement lap siding (white granite), brick veneer (wheat mortar colour) and prefinished metal (black and grey).

Through the development of the property upgrades would be required, including improvements to the streetscape, landscape, block structure and public amenities, as well as the introduction of new building forms to the area. These improvements would further enhance this location and the subject property (Attachment E).

Staff note that this proposal would be in accordance with the Town Centre DPA guidelines.

#### **OCP Agricultural Development Permit Area Guidelines**

The purpose of the OCP Agricultural DPA (s.21.4) is to protect local farmlands and reduce land use conflicts by providing buffering or separation of development from farming on adjoining or reasonably adjacent land.

A large Agricultural-zoned parcel within the Agricultural Land Reserve (ALR) is located north and west of the subject property. Bottom Wood Lake Road provides a physical buffer (west) between the ALR parcel and the subject property. The site (north) would be screened with trees (ALR buffer) and a 2.4m wide multi-use pathway, guard rails and fencing (Attachment D). Staff note that the proposed landscape plan and yard setback would be added to the existing buffer between the ALR parcel and the subject property. As such, staff note that this proposal would be in accordance with the Agricultural DPA guidelines.

#### **Zoning Bylaw 561,2007**

As noted previously, the developer proposes to construct apartment-format residential units ranging from studio to three bedrooms. This development, including future phases, would require improvements to the streetscape, and landscape, which would develop this location as a convenient, desirable and beautiful place to promote healthy living. Serviced by existing municipal infrastructure and located near commercial services, schools, transit, and recreational amenities, the proposed development would support the continued growth of the Town Centre and contribute to the broader housing goals of the community. District staff are supportive of the proposed development.

<b>DEVELOPMENT REGULATIONS</b>		
<b>CRITERIA</b>	<b>CD14 Zone</b>	<b>PROPOSAL</b>
Site Coverage (Building, Driveways, Parking)	85%	82%
Height	22m or 6 Storeys	±21m / 5 storeys
Density	Max FAR = 2.35	FAR = 1.2
<b>Setbacks</b>		
Min. Front Yard (West)	Front Yard (Bottom Wood Lake Rod.):3.0 m	4.3 m
Min. Side Yard (North)	Side Yard (Abutting ALR):6.0 m	9.6 m
Min. Side Yard (South)	Side Yard (Beaver Lake Road): 3.0m	350m
Min. Rear Yard (East)	Rear Yard (Okanagan Rail rail):4.5 m	4.5m
Private Open Space	Min. of 5m <sup>2</sup> per dwelling unit 588 units X 5m <sup>2</sup> = 2940m <sup>2</sup>	28.3m <sup>2</sup> per unit 4763m <sup>2</sup>
<b>Landscaping</b>	<b>CD14 Zone</b>	<b>PROPOSAL</b>
Front Yard	Level 2	Bottom Wood Lake Road front yard: Conforms - Level 2 landscaping standard- Separate uses from adjacent properties and will consist of vegetative buffer (s.8.6.1 (b)of the bylaw)
Side Yard (North)	Level 3	ALR land: Conforms – Level 3 landscaping standards- Separate uses from adjacent properties and will consist of vegetative buffer (s.8.6.1 (c) of the Bylaw)

Rear Yard	Level 3	Okanagan Rail Trail: Conforms- Level 3 landscaping standards- Separate uses from adjacent properties and will consist of vegetative buffer (s.8.6.1 (c) of the bylaw)
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PARKING REGULATIONS		
CRITERIA	CD14 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	274 Stalls	280 Stalls
Visitor Parking	0.14 Visitor Parking Stalls per unit 0.14 Stalls x 240 Units = 33.6 = 34 Visitor Stalls	34 Stalls
Bicycle Stall Class I	Class I: 0.5 per unit 0.5 x 240 = 120 Stalls	Class I: 120 Stalls (Wall mounted and Ground Anchored)
Bicycle Stall Class II	Class II: 0.1 per unit 0.1 x 240 = 24 Stalls	Class II: 24 Stalls

#### FINANCIAL IMPLICATIONS

☒ None      ☐ Budget Previously Approved      ☐ Other (see below)

- The redevelopment of the subject properties would generate Building Permit and Development Cost Charge fees paid to the District. Should Council support the application, the developer would provide a monetary contribution towards the future cost of enhancements to the local transportation network.

#### COMMUNICATION

- The developer held two on-site public information meetings to comply with City of Kelowna (July 25, 2024) and the District of Lake Country (October 28, 2024) as per development approval regulations.
- This application was referred to internal departments and external agencies. Comments received were incorporated into the report to Council (November 5, 2024).
- The Ministry of Transportation & Infrastructure reported that they had approved the issuance of the Development Permit.

#### ALTERNATE RECOMMENDATION(S)

- THAT Development Permit DP001072 (Attachment A in the Report to Council dated May 6, 2025) for the properties at 9751 & 9819 Bottom Wood Lake Road, legally described as Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road; PID: 011-168-196); and Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road; PID: 003-448-991), to allow for a multi-family residential development not be approved.
- THAT Development Permit DP001072 (Attachment A in the Report to Council dated May 6, 2025) for the properties at 9751 & 9819 Bottom Wood Lake Road, legally described as Lot 44 District Lot 118, Osoyoos Division, Yale District, Plan 457 Except Plans 20108, 36673, and 39429 (9751 Bottom Wood Lake Road; PID: 011-168-196); and Lot 2 Sections 10 and 11, Township 20, Osoyoos Division, Yale District, Plan 4169 (9819 Bottom Wood Lake Road; PID: 003-448-991), to allow for a multi-family residential development be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,  
Sheeja Vimalan, Planner

## Report Approval Details

Document Title:	DP001072 - 9751 and 9819 Bottom Wood Lake Road - Multi-family Residential Development.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment A-DP001072-Draft Permit.pdf</li> <li>- Attachment B-DP001072-Location Map and Orthophoto.pdf</li> <li>- Attachment C-DP001072-Site Plan and Architectural Drawings-Updated.pdf</li> <li>- Attachment D-DP001072-Landscape Plan.pdf</li> <li>- Attachment E-DP001072-Multiple-Unit-Residential DPA Checklist.pdf</li> </ul>
Final Approval Date:	Apr 30, 2025

This report and all of its attachments were approved and signed as outlined below:

**Carie Liefke, Manager of Current Planning - Apr 25, 2025 - 1:04 PM**

**Steven Gubbels, Development Engineering Manager - Apr 25, 2025 - 1:53 PM**

**Jeremy Frick, Director of Development Approvals - Apr 30, 2025 - 3:51 PM**

**Reyna Seabrook, Director of Corporate Services - Apr 30, 2025 - 4:15 PM**

**Paul Gipps, Chief Administrative Officer - Apr 30, 2025 - 4:22 PM**

**Makayla Ablitt, Legislative & FOI Coordinator - Apr 30, 2025 - 4:33 PM**