

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: January 13, 2026
Meeting Type: Regular Council Meeting

Prepared by: Trevor Empey, Senior Planner
Department: Planning and Development

Title: Development Permit with Variances | DP001068 | 3351 & 3583 Woodsdale Rd
Description: Multiple Unit Development Permit for form and character of 3 residential apartment buildings and an accessory building with 4 variances

RECOMMENDATION

THAT Development Permit with Variance DP001068 (Attachment A in the Report to Council dated January 13, 2026) for the properties at 3551 and 3583 Woodsdale Road and legally described as Lots 10 and 11 DL117 ODYD Plan 3884, be approved.

EXECUTIVE SUMMARY

An application has been submitted for a Multiple Unit Development Permit that proposes 3 residential apartment buildings (4 storeys) with an accessory building at 3551 and 3583 Woodsdale Road. Staff evaluated the Multiple Unit Development Permit Area (DPA) guidelines under the Official Community Plan (OCP) and concluded that this application would be consistent with the applicable Development Permit Area guidelines.

This application also requests 4 variances to Zoning Bylaw 561, 2007 including variances to landscape buffering, accessory building height and the building length of the residential building facing Woodsdale Road. Minimal impact would occur as result of the proposed variances and would support the proposed development improving the overall character of the subject properties and neighbourhood and would be consistent with the High-Density Residential land use goals of the Official Community Plan.

Staff are supportive of this application.

Council Considerations:

Council rezoned the subject properties from RU1-Small-Scale Multiple Housing to RM5-Medium Density Multiple Housing with adoption on May 6, 2025.

BACKGROUND

Application Information			
Application Type:	Development Permit with Variances	Application Date:	August 28, 2024
Applicant:	Innocept Developments & High Street Developments	Owner:	D. Kozub, J. Kozub, G. Kozub & R. Kozub
Application Description:	Multiple Unit Development Permit with variances for three apartment buildings and an accessory building		
Variances:	<ul style="list-style-type: none"> ❶ Front Yard Setback: From 6.0m to 5.0m; a variance of 1.0m ❷ Landscaping Buffering Rear and Side: From 3.0m to 1.1m for rear (south); a variance of 1.9m and From 3.0m to 2.6m for sides (east and west) ❸ Building Frontage: From 40.0m to 55.50m; a variance of 15.0m ❹ Accessory Building Height: From 4.5m to 5.35m; a variance of 0.85m 		

Property Information: General		
Folio/Roll #:	10034.000 and 10035.000	
Legal Description:	LOT 10 DISTRICT LOT 117 OSOYOOS DIVISION YALE DISTRICT PLAN 3884, and LOT 11 DISTRICT LOT 117 OSOYOOS DIVISION YALE DISTRICT PLAN 3884	
PID:	001-970-739 and 010-698-116	
Civic Address:	3551 and 3583 Woodsdale Rd	
Property Information: Land Use		
OCP Designation:	High Density Residential	
Zoning Designation:	RM5 – Medium Density Multiple Housing	
ALR:	n/a	
Parcel Size:	1.62ha (4.0 acres) total, with each lot being 0.81ha (2 acres)	
Development Permit Areas:	Multiple Unit, Agricultural	
Adjacent Land Summary:	Zoning:	Use:
<i>North:</i>	RM5 – Medium Density Multiple Housing	Building Strata
<i>East:</i>	RU1 – Small-Scale Multiple Housing	Residential
<i>South:</i>	RU1 – Small-Scale Multiple Housing RM2 – Low Density Row Housing	Residential Building Strata
<i>West:</i>	RU1 – Small-Scale Multiple Housing	Residential

Property Information: Infrastructure and Development Engineering	
Road Network:	Collector
Driveway Access:	Single access off Woodsdale Road; Driveway Access Permit required with Building Permit application
Water Supply:	Municipal (source: Okanagan Lake)
Sewer:	Municipal
Drainage / Stormwater	Municipal
Comments:	<ul style="list-style-type: none"> The property is currently adequately serviced to support the proposed zoning application Applicant is engaged in a works and services application with the District

ANALYSIS

A Multiple Unit Development Permit to allow for three residential apartment buildings and an accessory building (private residential common space) on the properties located at 3551 and 3583 Woodsdale Road (Attachment B, Maps 1 and 2), has been submitted for Council's consideration. The apartment buildings would be four stories above a parkade, and the accessory building would be one storey. The application proposes 200 residential units including bachelor, 1 bedroom and 2-bedroom units. This application also requests 4 variances to the Zoning Bylaw with respect to setbacks, building frontages, landscaping buffer and the accessory building height; the specifics of the variances are detailed below.

Staff reviewed the Multiple Unit Development Permit Area (DPA) guidelines under the Official Community Plan (OCP) and conclude that this application would be consistent with the OCP.

Multiple Unit DPA Guidelines

The Multiple Unit DPA guidelines focus on promoting high aesthetic standards to ensure that multiple unit developments enhance Lake Country's neighbourhoods.

Site Building and Structure Guidelines

The proposed site plan and building layouts (Attachment C) would provide for common amenity spaces including a common green space, dog run area, community gardens and a community building, all of which would improve the overall character of the area. Design elements of all proposed buildings include façade articulation, overhangs to

improve building aesthetics and shade provision and would use natural building colours which would be consistent with the building and structure guidelines under the Multi-unit DPA. Building North is situated along the Woodsdale Road frontage and would enhance this section of Woodsdale Road through appropriate building scale and landscaping. At grade and below grade parking are proposed to meet minimum parking requirements for long-term and visitor parking. Downcast lighting is also identified to ensure no impact to adjacent properties. It is also proposed to have solar panels on all buildings to support the development in contributing to the reduction of carbon emissions.

Landscaping

The provided landscape plan (Attachment D) identifies extensive landscaping along the subject properties' edges, internally within parking areas and community spaces, and waste disposal areas which would be consistent with landscaping guidelines under the Multiple Unit DPA.

Agricultural DPA Guidelines

The front portion of 3551 Woodsdale and a small upper left portion of 3583 Woodsdale are located in the Agricultural DPA (Attachment B, Map 3) as 3450 Woodsdale Road (Beasley Park), 3510 Woodsdale Road (Reiswig Park), and 3471 Woodsdale (DLC owned) are located in the ALR. Given that these lands are either currently used or intended for future parkland use, the application of the Agricultural DPA guidelines is not required as part of this development permit application.

Zoning Bylaw Analysis

The proposed development meets zoning bylaw regulations apart from four regulations. Therefore, four variances have been requested by the applicant as part of this development permit application. Staff support the requested variances as they would support overall character improvements to the subject properties and Woodsdale corridor. Variances are discussed below:

Setback Requirements ①

- **Front:** A variance is requested to reduce the front yard setback **from 6.0m to 5.0m**. Staff support this variance request as landscaping is provided in the front yard, and this variance would support the applicant in providing underground parking in the north building (frontage along Woodsdale Rd.)

Landscape Buffer Requirements ②

- **Rear Landscape Buffering:** A variance is requested to reduce rear landscape buffering requirements **from 3.0m to 1.1m**; variance of 1.9m. This variance is requested to support access to underground parking for Buildings West and East
- **Side Landscape Buffering:** A variance is requested to reduce side (east and west) landscape buffering requirements from 3.0m to 2.6m; a variance of 0.4m. This variance is requested to accommodate surface parking stalls

Building Frontage ③

- **North Building:** A variance is requested to permit an increase to the length of a single building frontage. The Zoning Bylaw permits 2 storey building to have a building frontage of 65.0m and permits a 3 or 4 storey building to have a building frontage of 40.0m. The variance requested would increase the building frontage of a 4 storey building from 40.0m to 55.5m, a variance of 15.5m. This variance would apply only to the residential building along the Woodsdale Road frontage. Permitting an extended building frontage of 55.5m compared to 40.0m would support overall character enhancements to the Woodsdale Road frontage of the subject properties and be consistent with high-density land use goals of the Official Community Plan that aim to enhance livability and use high-density lands more efficiently.

Accessory Building ④

- **Height:** A variance is requested to the total accessory building height **from the permitted 4.5m to 5.35m**; a variance of .85m. Staff support this variance as the increased height would have no impact to adjacent properties and would support an increased ceiling height for the private community building for residences.

DEVELOPMENT REGULATIONS		
CRITERIA	RM5 Zone	PROPOSAL
Site Coverage	40%	27.9%
Site Coverage (Building, Driveways, Parking)	60%	59%
Height	16.5 metres or 4 storeys (density bonusing provisions apply)	16.5 metres / 4 storeys
Accessory Building Height	4.5 metres	④ 5.35m
Density (FAR)	1.0, except it is up to 1.3 with density bonusing provisions Bonus: parking under habitable space = 0.20 x ratio of stalls. Where a Housing Agreement is provided, 0.1 added to the max FAR.	1.03
Building Frontage	Maximum building frontage of 40.0m for building up to 4 storeys	⑤ Building frontage of 55.5m
Min. Front Yard (North)	6.0 metres	① 5.0m
Min. Side Yard (East)	Up to 2.5 storeys – 4.5m Over 2.5 storeys – 7.5m	7.5m
Min. Side Yard (West)	Up to 2.5 storeys – 4.5m Over 2.5 storeys – 7.5m	7.5m
Min. Rear Yard (south)	9.0 metres	9.0m
Private Open Space	Bachelor dwelling – 7.5m ² per unit 1 bedroom dwelling – 15.0m ² per unit More than 1 bedroom – 25m ² per unit Total Required: 3,900m ²	Total provided – 4,195m ² <i>*includes private balconies and community open spaces</i>
Drive Aisle	7.0m (2 way)	7.0m
Daylighting Standards	65 degrees (side lot line)	65 degrees (side lot line)
Landscaping	RM5 Zone	PROPOSAL
Front	Level 2 Buffer: minimum 3.0 m landscape buffer to consist of a vegetative buffer where no continuous opaque barrier is required	3.0m
Sides (east and west)	Level 3 Buffer: a minimum 3.0 m landscape buffer to consist of a vegetative buffer or a continuous opaque barrier	② 2.6m
Rear	Level 3 Buffer: a minimum 3.0 m landscape buffer to consist of a vegetative buffer or a continuous opaque barrier	② 1.1m
Parking	RM5 ZONE REQUIREMENTS	PROPOSAL
Vehicle Parking	Bachelor – 32 1-bedroom – 80 2+ bedroom – 156 Total – 268 required parking spaces	Total – 292 parking stalls

Bicycle Stall Class I Bicycle Stall Class II	Class I: 0.5 per unit - 100 Class II: 0.1 per unit – 20 Total – 120 required	Class I: 106 Class II: 21 Total – 127 provided
<p>① Front Yard Setback: From 6.0m to 5.0m; a variance of 1.0m</p> <p>② Landscaping Buffering (Rear and Side: From 3.0m to 1.1m for rear (south); a variance of 1.9m and From 3.0m to 2.6m for sides (east and west)</p> <p>③ Building Frontage: From 40.0m to 55.50m; a variance of 15.0m</p> <p>④ Accessory Building Height: From 4.5m to 5.35m; a variance of 0.85m</p>		

FINANCIAL IMPLICATIONS

None Budget Previously Approved Other (see below)

COMMUNICATION

- This application was referred to internal departments and comments were provided and shared with the applicant through the Comprehensive Letter.

ALTERNATE RESOLUTION OPTIONS

1. THAT Development Permit with Variance DP001068 (Attachment A in the Report to Council dated January 13, 2026) for the property at 3551/3583 Woodsdale Road not be approved.
2. THAT Development Permit with Variance DP001068 (Attachment A in the Report to Council dated January 13, 2026) for the property at 3551/3583 Woodsdale Road be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,

Trevor Empey, Senior Planner
MCIP, RPP

Report Approval Details

Document Title:	DP001068-3551 and 3583 Woodsdale Rd.docx
Attachments:	<ul style="list-style-type: none"> - Attachment A - DP001068 - Draft Permit.pdf - Attachment B - DP001068 - Location and Ortho Map and Agricultural DPA.pdf - Attachment C - DP001068 - Site Plan and Building Layouts.pdf - Attachment D - DP001068 - Landscape Plan.pdf
Final Approval Date:	Jan 8, 2026

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

Carie Liefke, Manager of Current Planning - Jan 7, 2026 - 10:12 AM

Steven Gubbels, Development Engineering Manager - Jan 7, 2026 - 11:59 AM

Matthew Salmon, Infrastructure & Development Engineering Director - Jan 7, 2026 - 1:59 PM

Jeremy Frick, Director of Development Approvals - Jan 7, 2026 - 4:44 PM

Reyna Seabrook, Director of Corporate Services - Jan 7, 2026 - 7:07 PM

Paul Gipps, Chief Administrative Officer - Jan 8, 2026 - 7:43 AM

Makayla Ablitt, Manager of Corporate Administration - Jan 8, 2026 - 9:51 AM