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REVISIONS & ISSUES	ISSUED FOR
2025 01 01	DEVELOPMENT PERMIT - R1
2025 01 01	DEVELOPMENT PERMIT - R1
2025 01 24	DEVELOPMENT PERMIT - R2
2025 12 09	DP AMENDMENT - REVIEW
2025 12 10	DP AMENDMENT
2025 01 03	DP AMENDMENT

NOT FOR CONSTRUCTION

DISTRICT OF LAKE COUNTRY LAND-USE BYLAW REVIEW

LEGAL ADDRESS: LOT 10 DISTRICT LOT 117 OSOYOSKI DIV OF YALE LAND DISTRICT PLAN N48564  
CIVIC ADDRESS: N/A

Site Data:

Zoning	Permitted: RMS medium-Density	Proposed: RMS medium-Density
Floor Area Ratio/Density:	1.0 or 1.3 with density housing	1.03
Building Height	16.5m for 4 stories with provision of amenity in compliance with density housing	16.5 m
Front Yard	5.0 m	5.0 m for North Building
Side Yard	7.5 m	7.5 m
Rear Yard	9.0 m	9.0 m
Site Area	± 15,982 Sq m (3.95 Ac)	
Site Coverage - Proposed	Allowed max. 60% (Buildings + Roads + Parking)	Site coverage provided: 50% Only building: 27.5%
Landscape Buffer	± Minimum of 3.0 m landscape buffer level 2 & 3	Rear (1100m) yard set back

Area:	Coverage:
Building North: 1,197 sqm (25,883 sqft)	7.5%
Building East: 1,096 sqm (23,500 sqft)	10.73%
Building West: 1,056 sqm (22,800 sqft)	10.73%
Community Building: 345 sqm (3,700 sqft)	2.18%
Hardscape (Asphalt): 5,594 sqm (60,107.6 sqft)	35.32%
Hardscape (Concrete): 870 sqm (9,316.29 sqft)	5.51%
Landscape: 4,856 sqm (52,254.38 sqft)	30.70%
Total Site: 15,982 sqm (3,300,000 sq ft)	100%
Landscape Requirements for Surface Parking Areas: 142 (number of surface parking stalls) x 22m x 22m (Required)	Provided: 3384 sqm

Unit Type	North	East	West	Total Units	Occupancy Per Unit (Persons)	Total Occupancy (Persons)
Market 1 (2 bed)	14	14	14	42	4	168
Market 2 (2 bed)	2	2	2	6	4	24
Syrah 1 (2 bed)	6	16	16	40	4	160
Syrah 2 (2 bed)	6	6	6	18	4	72
Rowing (1 bed)	16	24	24	64	2	128
Buddy (studio)	16	6	6	32	1	32
Subtotal	66	72	72	206 Units	-	576 People

Private Amenity Space:	Type	Quantity	Area (sqm)	Total (sqm)
Market - Special	Ext. Patio	42	8.0 sqm	336.0 sqm
Market - Typical	Ext. Patio	56	7.6 sqm	425.6 sqm
Syrah	Ext. Patio	64	7.6 sqm	486.4 sqm
Rowing	Ext. Patio	64	7.6 sqm	486.4 sqm
Buddy	Ext. Patio	32	4.0 sqm	128.0 sqm
Total Private Amenity Space Provided:				1,462.8 sqm

Common Amenity Space:	Type	Quantity	Area (sqm)	Total (sqm)
Community Garden	Outdoor	1	200.0 sqm	200.0 sqm
Seating Area	Outdoor	1	158.0 sqm	158.0 sqm
Lawn Area	Outdoor	1	140.7 sqm	140.7 sqm
Dog Run	Outdoor	1	149.1 sqm	149.1 sqm
Community Building	Indoor	1	338.0 sqm	338.0 sqm
Total Community Amenity Space Provided:				1,175.8 sqm
Total Amenity Space Required:				3960.8 sqm
Total Private Open Space Provided:				2481.6 sqm
Total Amenity Space Provided:				4,156.2 sqm

Area	Units	2 Bedroom	1 Bedroom	Bachelor
MAIN FLOOR	14	5	4	4
2nd FLOOR	14	5	4	4
3rd FLOOR	14	5	4	4
4th FLOOR	14	5	4	4
TOTAL	56	24 x 1.5 + 36	16 x 1.25 + 20	16 x 1.0 + 16

PARKING REQUIREMENTS (including visitor parking): 72  
TOTAL UNDERGROUND PARKING (Provided) - 32 (including one disabled parking stall)

**SITE LEGEND**

- CATCH BASIN
- ACCESSIBLE PARKING
- VISITOR PARKING
- GARBAGE BIN
- MIXED RECYCLING BIN
- DUAL PORT EV CHARGER
- FUTURE DUAL PORT EV CHARGER
- FIRE HYDRANT
- PROPOSED GRADE
- ELECTRICAL LIGHT STANDARDS
- PROPOSED PERIMETER FENCE AND LANDSCAPE RETAINING WALL

**PROPERTY LINE**

**SETBACK LINE**

**PROPOSED SIDEWALK**

**PROPOSED LANDSCAPING**

**PROPOSED RETAINING WALL**

**PROPOSED BUILDINGS**

**FIRETRUCK ROUTE**

**NO PARKING ZONES**

**KEYNOTE LEGEND**

001	TRANSFORMER REFER TO ELECTRICAL
002	PROPOSED FIRE DEPARTMENT CONNECTION
003	FIRE TRUCK WALL CONSTRUCTION INC.
004	PROPOSED FIRE HYDRANT LOCATION
005	TRASH & RECYCLING BINS
006	BIKE RACKS
007	DOG WALKING AREA
008	TRASH ENCLOSURE
009	TRASH ENCLOSURE
010	TRASH ENCLOSURE
011	TRASH ENCLOSURE
012	TRASH ENCLOSURE

**BUILDING EAST (4 FLOORS)**

Area	Units	2 Bedroom	1 Bedroom	Bachelor
MAIN FLOOR	14	10	6	2
2nd FLOOR	14	10	6	2
3rd FLOOR	14	10	6	2
4th FLOOR	14	10	6	2
TOTAL	56	40 x 1.5 + 60	24 x 1.25 + 30	8 x 1.0 + 8

PARKING REQUIREMENTS (including visitor parking): 98  
TOTAL UNDERGROUND PARKING (Provided) - 48 (including one disabled parking stall)

**BUILDING WEST (4 FLOORS)**

Area	Units	2 Bedroom	1 Bedroom	Bachelor
MAIN FLOOR	14	10	6	2
2nd FLOOR	14	10	6	2
3rd FLOOR	14	10	6	2
4th FLOOR	14	10	6	2
TOTAL	56	40 x 1.5 + 60	24 x 1.25 + 30	8 x 1.0 + 8

PARKING REQUIREMENTS (including visitor parking): 98  
TOTAL UNDERGROUND PARKING (Provided) - 48 (including one disabled parking stall)

**Parking**

Unit Type	Total Units	Bylaw Requirement (Per Unit)	Bylaw Required	Provided
Bachelor	32	1.0	32	
1 Bedroom	64	1.25	80	
2 Bedroom	104	1.5	156	
Visitor		(1 for every 7 dwelling units)	26(2007)	
Totals	200 Units			

Provided: 282  
2 Total Surface Parking, 132 Total Underground Parking, 132 Total Provided Stalls: 282

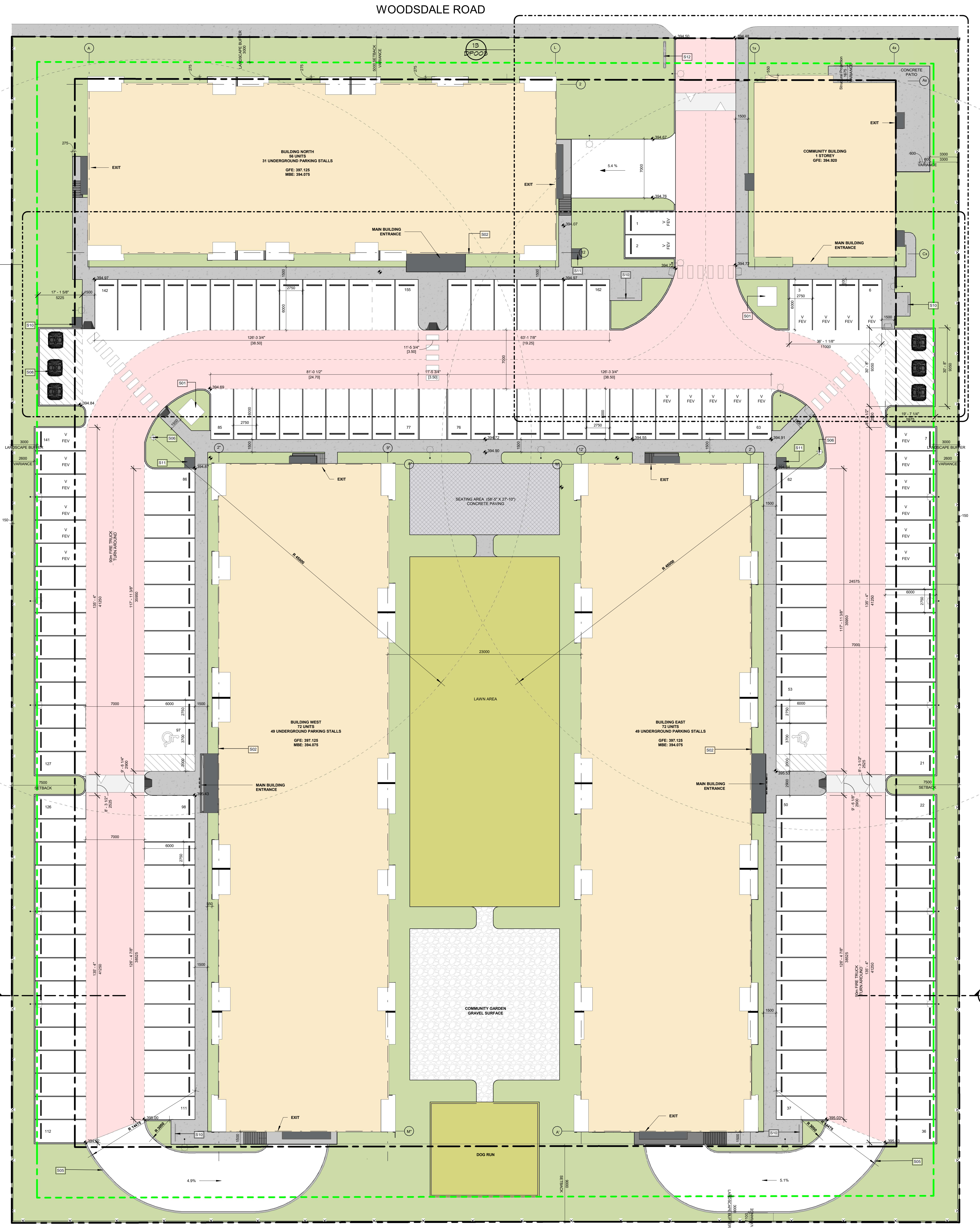
**Bicycle Parking**

Type	Location	Bylaw Requirement (Per Unit)	Bylaw Required	Provided
Class I (secured)	Perkade	0.5	100	108
Class II (unsecured)	Exterior	0.1	20	21
Total Bicycle Parking Provided:				131

Dimensions of Bicycle Parking Spaces = 1.8M (L) x 0.6M (W) x 1.8M (H)  
Dimensions of wall Mounted Bicycle Parking Spaces = 1.2M (L) x 0.6M (W) x 1.8M (H)

**Gross Floor Areas**

Main Floor	North Building	East Building	West Building	Community Building
1,001 sqm (11,256 sqft)	1,482 sqm (15,948 sqft)	1,482 sqm (15,948 sqft)	345.3 sqm (3,715 sqft)	
1,045 sqm (11,256 sqft)	1,482 sqm (15,948 sqft)	1,482 sqm (15,948 sqft)		
1,045 sqm (11,256 sqft)	1,482 sqm (15,948 sqft)	1,482 sqm (15,948 sqft)		
1,045 sqm (11,256 sqft)	1,482 sqm (15,948 sqft)	1,482 sqm (15,948 sqft)		
Total	4,188 sqm (45,096 sqft)	5,928 sqm (63,792 sqft)	5,928 sqm (63,792 sqft)	



1 SITE PLAN  
SCALE: 1:200



REVISIONS & ISSUES

NO.	DATE	ISSUED FOR
2025 01 01	2025 01 01	DEVELOPMENT PERMIT - R1
2025 10 04	2025 10 04	DEVELOPMENT PERMIT - R1
2025 11 24	2025 11 24	DEVELOPMENT PERMIT - R2
2025 12 10	2025 12 10	DP AMENDMENT
2026 01 05	2026 01 05	DP AMENDMENT



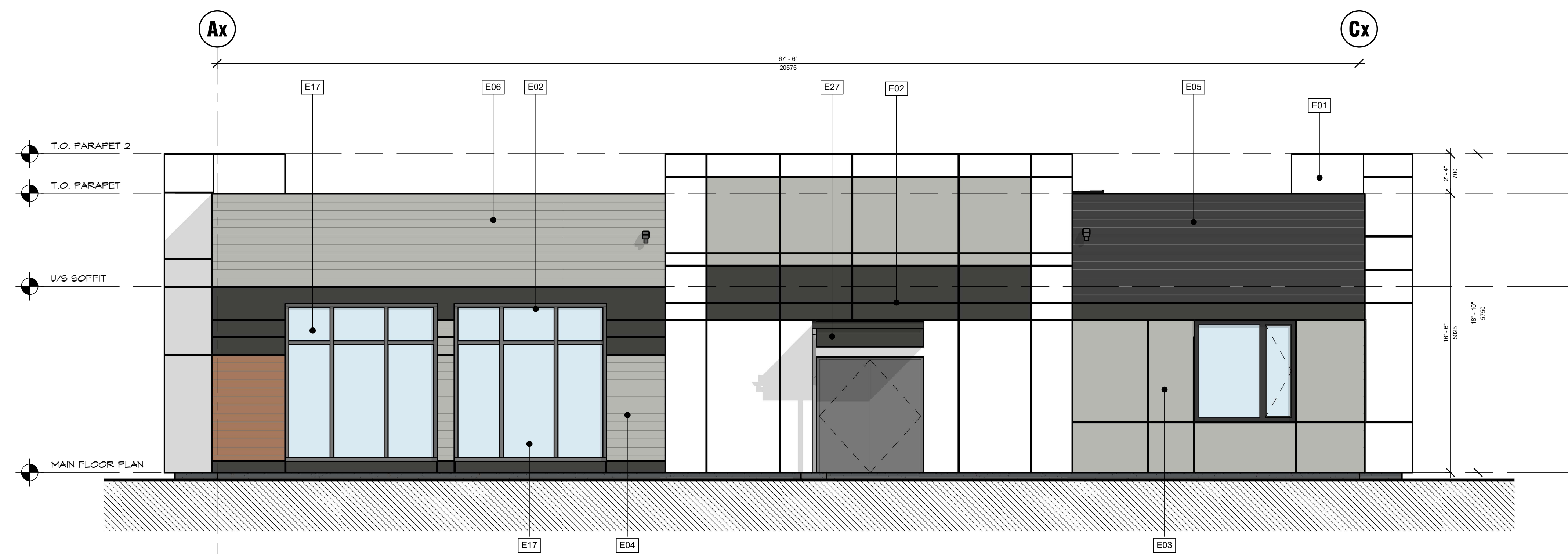
1 EAST ELEVATION COMMUNITY  
A400 SCALE 1:50



2 NORTH ELEVATION COMMUNITY  
A400 SCALE 1:50



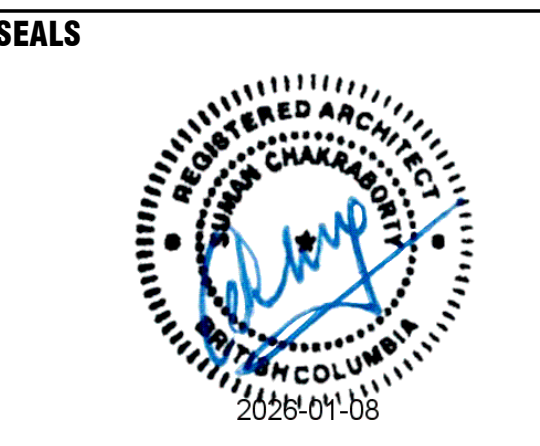
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A400 SCALE 1:50



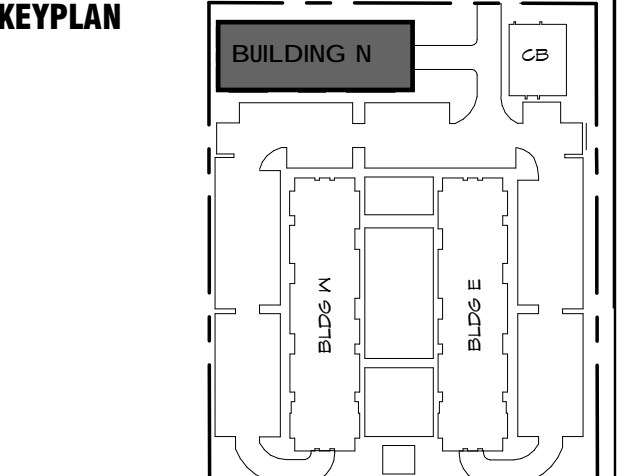
4 WEST ELEVATION COMMUNITY  
A400 SCALE 1:50

KEYNOTE LEGEND

E01	FIBER CEMENT PANEL - FINISH WHITE
E02	FIBER CEMENT PANEL - FINISH DARK GREY
E03	FIBER CEMENT PANEL - FINISH LIGHT GREY
E04	FIBER CEMENT HORIZONTAL PLANK - FINISH BROWN
E05	FIBER CEMENT HORIZONTAL PLANK - FINISH DARK GREY
E06	FIBER CEMENT HORIZONTAL PLANK - FINISH LIGHT GREY
E16	DOOR - FINISH BLACK
E17	STOREFRONT - FINISH ANODIZED ALUMINIUM
E19	GLAZING - TRIM FINISH BLACK
E27	CANOPY



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REVISIONS & ISSUES

NO.	DATE	ISSUED FOR
2025 01 07	2025 01 07	DEVELOPMENT PERMIT
2025 10 04	2025 10 04	DEVELOPMENT PERMIT - R1
2025 11 24	2025 11 24	DEVELOPMENT PERMIT - R2
2025 12 10	2025 12 10	DP AMENDMENT
2026 01 03	2026 01 03	DP AMENDMENT



1 SOUTH ELEVATION - BLDG NORTH  
SCALE 1:100



3 EAST ELEVATION - BLDG NORTH  
SCALE 1:100



4 WEST ELEVATION - BLDG NORTH  
SCALE 1:100



2 NORTH ELEVATION - BLDG NORTH  
SCALE 1:100

KEYNOTE LEGEND

E01	FIBER CEMENT PANEL - FINISH: WHITE
E02	FIBER CEMENT PANEL - FINISH: DARK GREY
E04	FIBER CEMENT HORIZONTAL PLANK - FINISH: BROWN
E13	CONCRETE FACED INSULATION BOARD
E15	PERFORATED METAL SOFFIT - FINISH: GREY
E16	DOOR - FINISH: BLACK
E14	GLAZING - TRIM FINISH: BLACK
E20	FASCIA MOUNTED METAL RAILINGS - FINISH: BLACK
E23	ALUMINUM REVEAL - FINISH: COLOUR MATCHED TO FIBER CEMENT PANEL

WOODSDALE  
Highstreet  
3551 Woodsdale Rd.  
Lake Country, BC

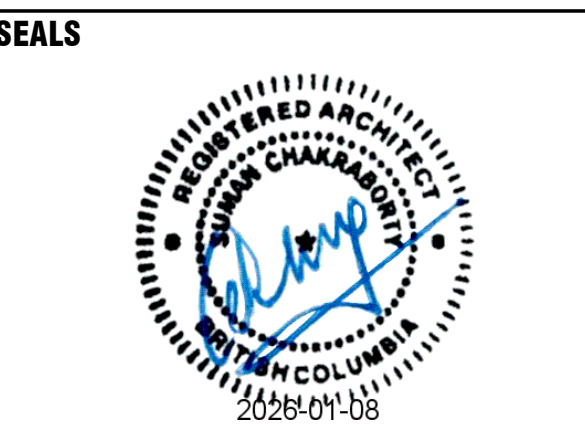
PROJECT TITLE

BLDG NORTH EXTERIOR  
BUILDING ELEVATIONS

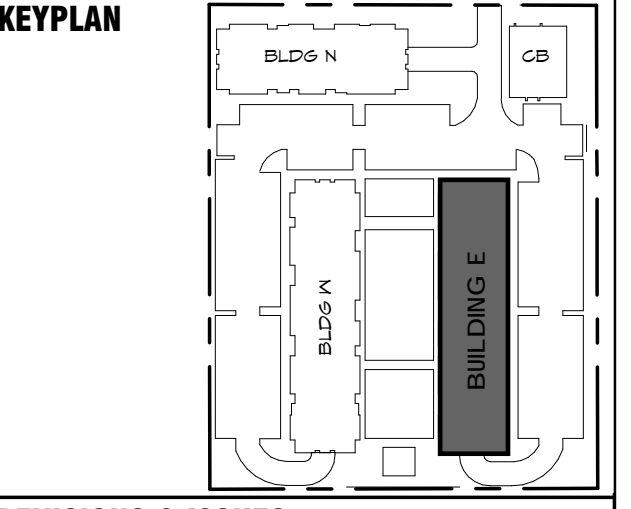
DRAWING TITLE

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CHECKED:	SC / CSR
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24-047	

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**REVISIONS & ISSUES**

NO.	DATE	ISSUED FOR
01	2025 01 07	DEVELOPMENT PERMIT - R1
02	2025 12 04	DEVELOPMENT PERMIT - R1
03	2025 11 24	DEVELOPMENT PERMIT - R2
04	2025 12 10	DP AMENDMENT
05	2025 01 05	DP AMENDMENT

NOT FOR CONSTRUCTION

WOODSDALE

Highstreet  
3551 Woodsdale Rd.  
Lake Country, BC

PROJECT TITLE

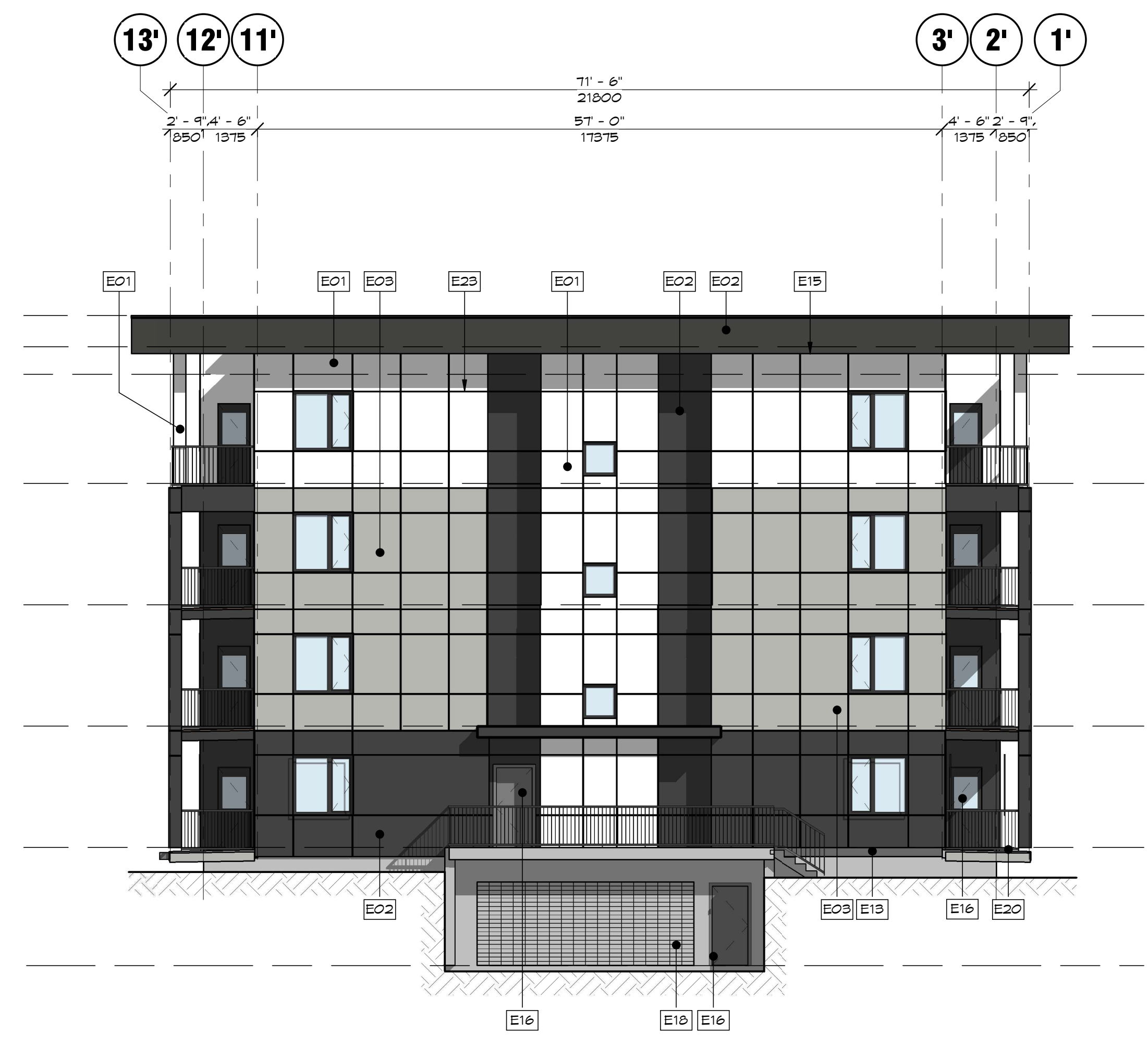
BLDG EAST EXTERIOR  
BUILDING ELEVATIONS

DRAWING TITLE

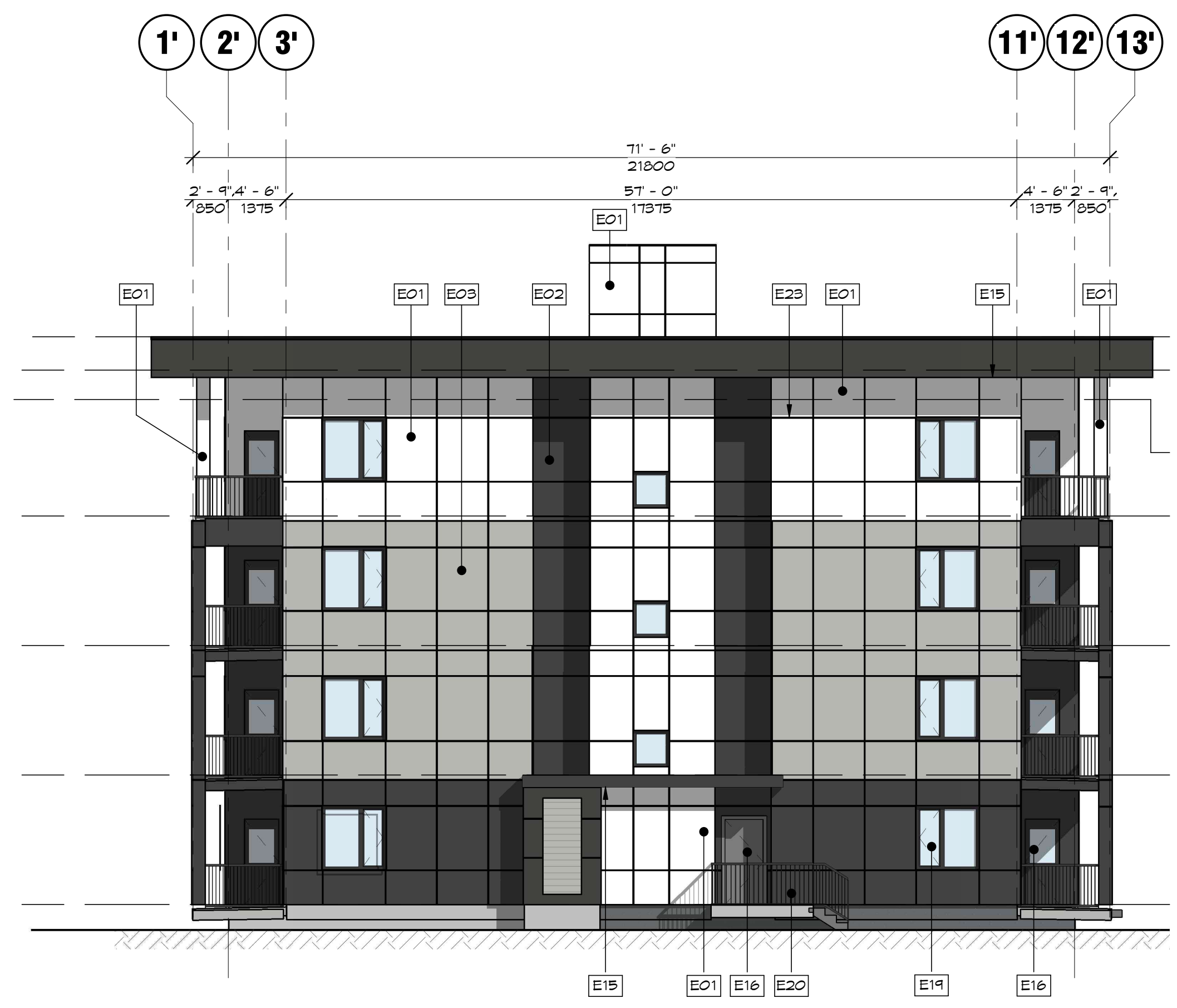
SCALE: As Indicated	DP301
DRAWN: BS	
CHECKER: SC / CSR	
DEC'25	
24-047	



**D1 WEST ELEVATION - BLDG EAST**  
DP301 SCALE #1: 100



**B1 NORTH ELEVATION - BLDG EAST**  
DP301 SCALE #1: 100



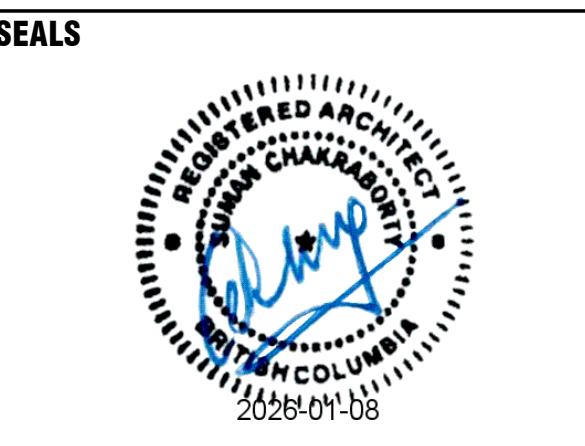
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DP301 SCALE #1: 100

**KEYNOTE LEGEND**

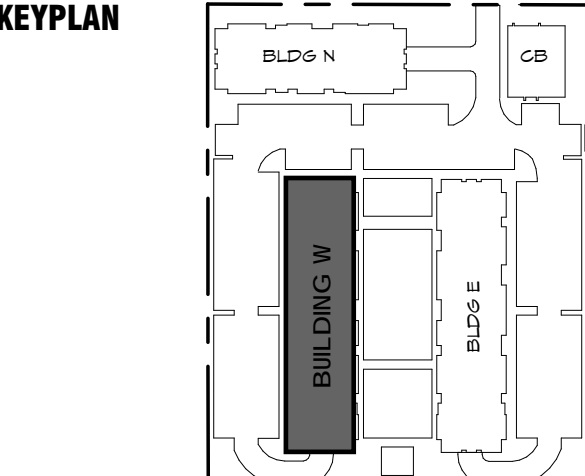
E01	FIBER CEMENT PANEL - FINISH: WHITE
E02	FIBER CEMENT PANEL - FINISH: DARK GREY
E03	FIBER CEMENT PANEL - FINISH: LIGHT GREY
E10	FIBER CEMENT PANEL - FINISH: SMOKEY BLUE
E13	CONCRETE FACED INSULATION BOARD
E15	PERFORATED METAL SCOFFIT - FINISH: GREY
E16	DOOR - FINISH: BLACK
E17	STOREFRONT - FINISH: ANODIZED ALUMINUM
E18	GARAGE DOOR - FINISH: GREY
E19	GLAZING - TRIM FINISH: BLACK
E20	FASCIA MOUNTED METAL RAILINGS - FINISH: BLACK
E23	ALUMINUM REVEAL - FINISH: COLOUR MATCHED TO FIBER CEMENT PANEL



**A1 EAST ELEVATION - BLDG EAST**  
DP301 SCALE #1: 100



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REVISIONS & ISSUES

NO.	DATE	ISSUED FOR
2025 07 01	2025 07 01	DEVELOPMENT PERMIT - RT
2025 10 04	2025 10 04	DEVELOPMENT PERMIT - RT
2025 11 24	2025 11 24	DEVELOPMENT PERMIT - R2
2025 12 10	2025 12 10	DP AMENDMENT
2026 01 03	2026 01 03	DP AMENDMENT

NOT FOR CONSTRUCTION

WOODSDALE

Highstreet  
3551 Woodsdale Rd.  
Lake Country, BC

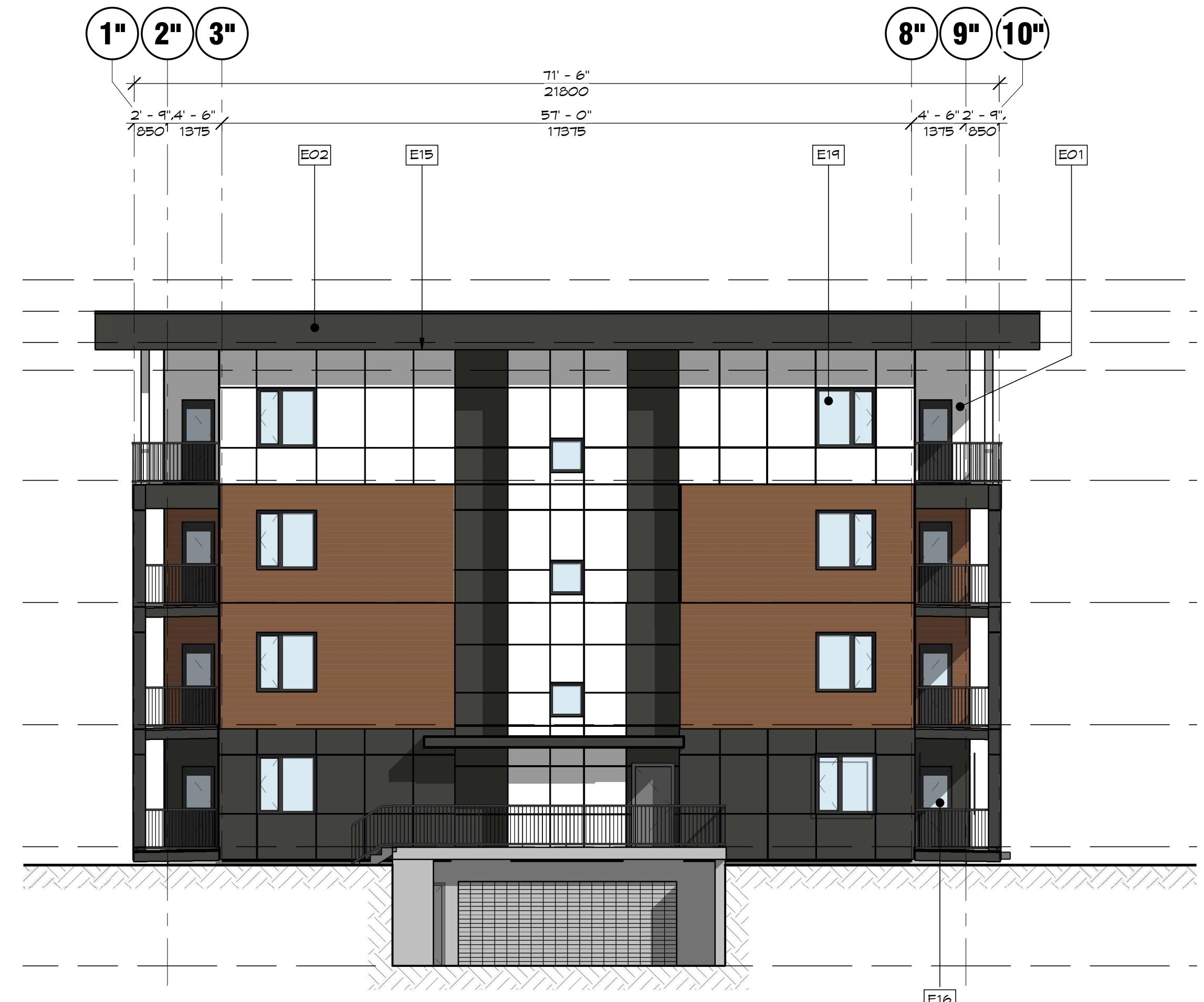
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BLDG WEST EXTERIOR  
BUILDING ELEVATIONS

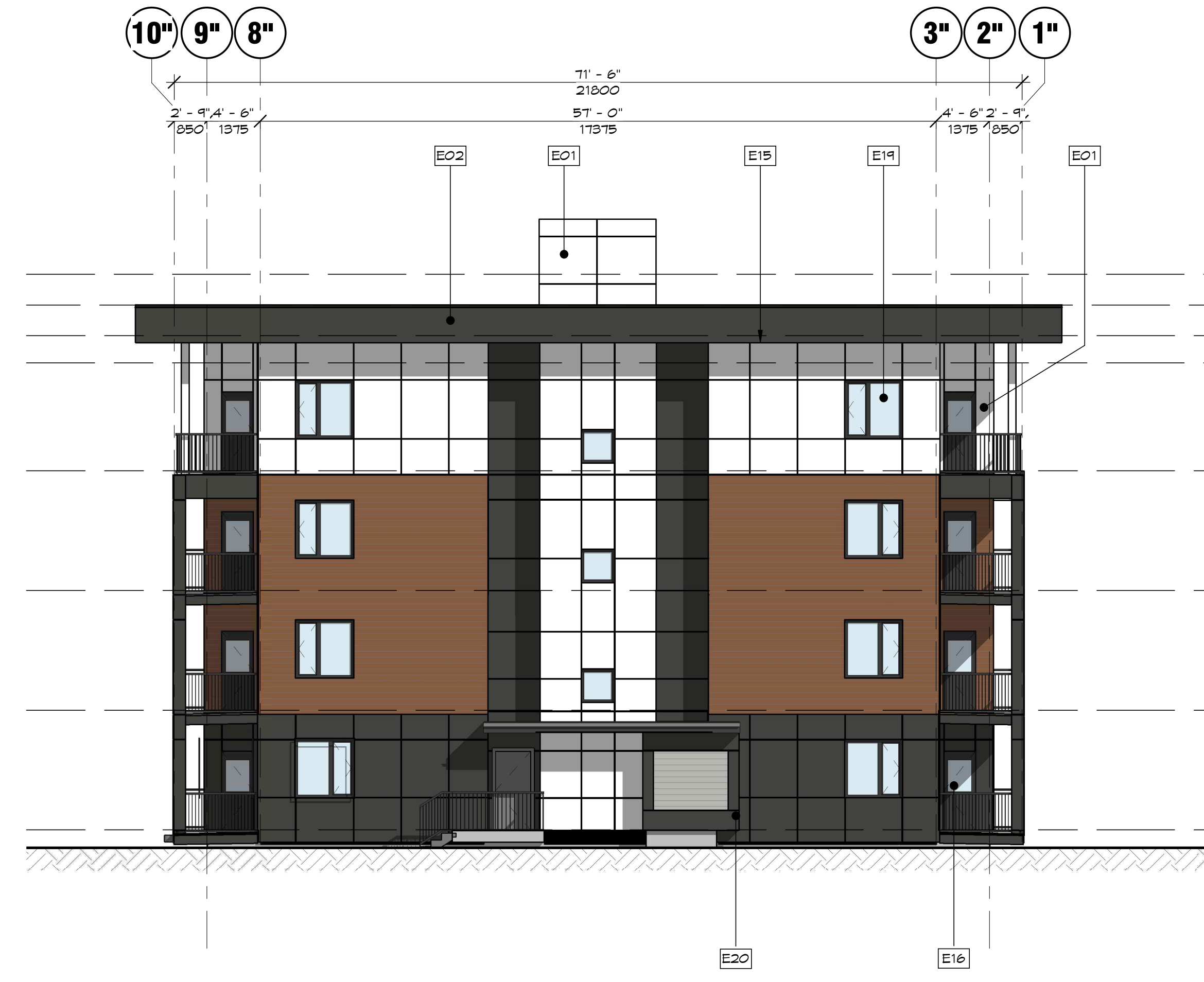
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CHECKER: SC / CSR  
DEC 25  
24-047  
DP302  
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D1 WEST ELEVATION - BLDG WEST  
SCALE: 1:100



B1 SOUTH ELEVATION - BLDG WEST  
SCALE: 1:100



B1 NORTH ELEVATION - BLDG WEST  
SCALE: 1:100

KEYNOTE LEGEND

E01	FIBER CEMENT PANEL - FINISH: WHITE
E02	FIBER CEMENT PANEL - FINISH: DARK GREY
E12	PAVED CONCRETE - FINISH: LIGHT GREY
E13	CONCRETE FACED INSULATION BOARD
E15	PERFORATED METAL SOFFIT - FINISH: GREY
E16	DOOR - FINISH: BLACK
E17	STOREFRONT - FINISH: ANODIZED ALUMINUM
E18	GLAZING - TRIM FINISH: BLACK
E20	FASCIA MOUNTED METAL RAILINGS - FINISH: BLACK
E23	ALUMINUM REVEAL - FINISH: COLOUR MATCHED TO FIBER CEMENT PANEL
E24	ADDRESS SIGNAGE - FINISH: BLACK



A1 EAST ELEVATION - BLDG WEST  
SCALE: 1:100