

To: Mayor and Council
From: Paul Gipps, CAO

Meeting Date: March 3, 2026
Meeting Type: Regular Council Meeting

Prepared by: Carie Liefke, Manager of Current Planning
Department: Planning and Development

Title: Zoning Amendment | Z0000343 | 11375 Woodsdale Court
Description: For Adoption. To amend zoning from RU6 – Large Lot Small-Scale Multiple Housing to CD17 to allow a future multi-family residential development

RECOMMENDATION

THAT Zoning Amendment (Z0000343) Bylaw 1302, 2025 be adopted.

KEY DATE(S)

Date	Event
October 21, 2025	Zoning Amendment (Z0000343) Bylaw 1302, 2025 granted 1 st , 2 nd , 3 rd reading (PH prohibited) with the following conditions: a) dedicate land for road right of way purposes; and b) provide monetary contribution for Highway 97 corridor priority improvements.
March 3, 2026	Consider adoption of Bylaw 1302, 2025.

Property Information	
Application Type:	Z0000343 Application Date: October 30, 2024
Folio/Roll #:	2400.000
PID & Legal Description	PID: 007-844-948 THAT PART OF LOT 72 LYING EAST OF THE HIGHWAY AS SHOWN ON PLAN M69 SECTION 15 TOWNSHIP 20 OSOYOOS DIVISION YALE DISTRICT PLAN 444, EXCEPT PLANS H936, H15689 AND 40347
Civic Address:	11375 Woodsdale Court
OCP Designation:	High Density Residential
Zoning Designation:	Current: RU6 - Large Lot Small-Scale Multiple Housing Proposed: CD17- Medium Density Multiple Housing
ALR:	No
Parcel Size:	~ 0.8 ha/2.04 ac
Development Permit Areas:	Agricultural, Drainage Corridor, Natural Environment and Multiple Unit
Road Network	Rural Road (Woodsdale Court)
Water Supply:	Municipal (source: Okanagan Lake/Beaver Lake)
Sewer:	Municipal

The subject property, located at 11375 Woodsdale Court is designated as High Density Residential in the Official Community Plan and currently zoned RU6 –Large Lot Small-Scale Multiple Housing. The applicant has applied to rezone the site to a comprehensive development zone (CD17) to enable a purpose-built, multi-family development with 285 units.

This application is consistent with the OCP.

Council granted three readings to Bylaw 1302, 2025 on October 21, 2025 provided that prior to consideration of adoption the applicant meets the following conditions:

- a) dedicate land adjacent to Woodsdale Court for road right of way purposes; and
- b) provide a monetary contribution, based on infrastructure analysis, for Highway 97 corridor priority improvements.

The applicant has entered into a legal agreement with the District to satisfy both conditions.

Council also passed resolution 2025-10-235:

THAT Staff be directed to report back on traffic concerns, density bonusing contributions and provisions of bicycle stalls prior to Building Permit

Clarification on these matters is as follows:

1. Traffic:

Based on projected growth for the Woodsdale Court neighbourhood, the District's traffic consultant has completed a traffic analysis and identified the required mobility network improvements, including a future connection to Reimche Road to provide an additional egress from the area. The District's traffic consultant is currently finalizing a detailed mobility improvement plan for the area. This development and future developments along Woodsdale Court will be required to contribute to these improvements. This development was reviewed in isolation, and it was determined that it did not trigger the Reimche connection or immediate improvements to the intersection, but they will be required to provide their share of the broader mobility improvements through their Works and Services application with the Development Engineering Department.

2. Density bonusing contributions:

Contributions are based on the net floor area for the 4th storey and above. With the building frontage being on Woodsdale Court, density bonusing contributions would be received, at time of building permit issuance, for the upper three floors of the development. This would be approximately \$320,000.

3. Bicycle stalls:

The zoning bylaw requires 170 bicycle stalls. The developer has exceeded the bylaw requirement with 212 bicycle stalls.

It is recommended that Council adopt Zoning Amendment (Z0000343) Bylaw 1302, 2025.

ALTERNATE RESOLUTION OPTIONS

1. THAT first, second and third reading of Zoning Amendment (Z0000343) Bylaw 1302, 2025 be rescinded and the file be closed.

Respectfully Submitted.

Carie Liefke, Manager of Current Planning

Report Approval Details

Document Title:	Z0000343 - 11375 Woodsdale Crt - Consideration of Adoption.docx
Attachments:	- Zoning Amendment Bylaw 1302 2025 - for adoption.pdf
Final Approval Date:	Feb 26, 2026

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

Steven Gubbels, Development Engineering Manager - Feb 25, 2026 - 11:35 AM

Matthew Salmon, Infrastructure & Development Engineering Director - Feb 25, 2026 - 11:39 AM

Jeremy Frick, Director of Development Approvals - Feb 26, 2026 - 9:27 AM

Task assigned to Reyna Seabrook, Director of Corporate Services was completed by assistant Makayla Ablitt, Manager of Corporate Administration - Feb 26, 2026 - 9:32 AM

Paul Gipps, Chief Administrative Officer - Feb 26, 2026 - 11:36 AM

Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Feb 26, 2026 - 12:17 PM