

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

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

**Prepared by:** Sheeja Vimalan, Planner  
**Department:** Planning and Development

**Title:** Development Permit | DP001085 | 11375 Woodsdale Court  
**Description:** Multiple Unit Development Permit for form and character of residential buildings

**RECOMMENDATION**

THAT Development Permit DP001085 (Attachment A in the Report to Council dated March 3, 2026) for the property at 11375 Woodsdale Court, legally described as THAT PART OF LOT 72 LYING EAST OF THE HIGHWAY AS SHOWN ON PLAN M69 SECTION 15 TOWNSHIP 20 ODYD PLAN 444, EXCEPT PLANS H936, H15689 AND 40347, be approved.

**EXECUTIVE SUMMARY**

A Multiple Unit Development Permit application has been submitted for a proposed six-storey, purpose-built rental apartment building, in accordance with the CD17 zone.

The proposed development addresses the District of Lake Country’s rental housing shortage and aligns with the July 2023 Housing Needs Report by expanding housing diversity and supply. The building is designed to accommodate approximately 283 residential units, offering a mix of one- to four-bedroom units. The development would be supported by extensions to municipal infrastructure and transportation networks and is anticipated to enhance the character of both the site and the surrounding area.

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.

**BACKGROUND**

Application Information			
<b>Application Type</b>	Development Permit	<b>Application Date:</b>	January 13, 2026
<b>Applicant:</b>	Westrich Management Ltd.	<b>Owner:</b>	Westrich Management Ltd.
<b>Application Description</b>	Request to allow construction of a multiple unit residential building		

Property Information: General	
<b>Folio/Roll #:</b>	2400.000
<b>Legal Description</b>	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
<b>PID</b>	007-844-948
<b>Civic Address:</b>	11375 Woodsdale Court
Property Information: Land Use	
<b>OCP Designation:</b>	High Density Residential
<b>Zoning Designation:</b>	CD17- Comprehensive Development 17 (Westrich)
<b>ALR:</b>	n/a
<b>Parcel Size:</b>	~ 0.8 ha/2.04 ac
<b>Development Permit Areas:</b>	Agricultural, Natural Environment, Drainage Corridor and Multiple Unit DPA

<b>Adjacent Land Summary:</b>	<b>Zoning:</b>	<b>Use:</b>
<i>North:</i>	RR2 – Rural Residential 2	Residential
<i>East:</i>	RM5 – Medium Density Multiple Housing	Residential
<i>South:</i>	RM2 – Low Density Row Housing	Residential
<i>West:</i>	Road (Woodsdale Crt and Hwy 97)	Roads

<b>Property Information: Infrastructure and Development Engineering</b>	
<b>Road Network</b>	Rural Road (Woodsdale Court)
<b>Driveway Access</b>	Will be required at building permit phase
<b>Water Supply:</b>	Municipal (source: Okanagan Lake/Beaver Lake)
<b>Sewer:</b>	Municipal
<b>Drainage / Stormwater</b>	Ditch drainage
<b>Comments:</b>	This development will be required to provide a share of the required servicing and mobility improvements for the area through a Works and Services application with the Development Engineering Department.

## **DISCUSSION/ANALYSIS**

The subject property, located at 11375 Woodsdale Court (Attachment B), is situated southeast of the intersection of Woodsdale Court and Woodsdale Road. The site is bounded by Woodsdale Court to the west, Winfield Creek to the east, and residential properties to the north and south. The property slopes gently from west to east, with elevations ranging from approximately 404m to 396m geodetic. The eastern portion of the site is relatively flat and heavily vegetated around Winfield Creek, while the remainder of the site is generally grassed with scattered shrubs and trees. The site is ideally located near existing services, transit, and public amenities.

The subject property is designated High Density Residential in the Official Community Plan. The proponent has applied to rezone the property to CD17 (Comprehensive Development 17). Zoning Amendment Bylaw No. 1302, which established the CD17 zone, received first, second, and third readings on October 21, 2025; the bylaw is scheduled for Council consideration of adoption at the March 3, 2026 Regular Council Meeting.

The applicant is proposing a purpose-built multi-family rental development (Attachment C) comprising of three attached buildings, and including townhouses surrounding the exterior of the three-level underground parkade, and a six-storey, condominium-style building. The development, designed to accommodate a broad spectrum of household types and housing needs, would provide 283 units with a diverse range of one-, two-, three-, and four-bedroom units. The proposal supports housing affordability objectives and aligns with the July 2023 Housing Needs Report, while also helping to address the limited supply of one-bedroom units in the area, which currently account for approximately 8% of the existing housing stock.

### **Official Community Plan:**

The subject property is located within the Winfield neighbourhood, as identified in the Official Community Plan (OCP). The OCP's goals (Sections 5.8.1) and objective (Section 5.8.3 and 21.5) support improvements to neighbourhood infrastructure and an increase in residential density, with the intention of enhancing the overall character of the area.

The property is also identified as being within four Development Permit Areas (DPA): Multiple Unit, Agricultural, Natural Environment, and Drainage Hazard (Attachment D). The application has been reviewed in relation to the DPA guidelines and is considered consistent. District staff are supportive of the proposed development.

### **OCP Multiple-Unit DPA Guidelines**

The purpose of the OCP Multiple-Unit DPA is to ensure a high aesthetic standard that enhances neighbourhoods. This DPA includes guidelines for on-site design, buildings and structures, streetscape relationships and landscaping. The application has been reviewed against the Multiple Unit Development Permit Area (DPA) guidelines of the Official Community Plan (OCP) and is considered consistent.

### Site Guidelines:

This application is consistent site layout guidelines, including parking and landscaping objectives. The site connects through Woodsdale Court to Woodsdale Road to the north for vehicle and pedestrian access. Onsite parking facilities consist of below-grade parkade and bicycle parking stalls.

### Building and Structure Guidelines

The architectural design of the building provides a pedestrian friendly street frontage, the exterior would include elements (fibre cement panels, spandrel glass, balcony guardrails, etc.) with a palette of natural building colours to enhance building aesthetics and ensure consistency with the Multi-Unit Development Permit Area (DPA) guidelines. The proposed site plan and building layouts also include rooftop amenity and social spaces, and a fitness and wellness centre. The building would provide accessible short- and long-term secure bicycle parking, contributing to the overall functionality and character of the area. Three levels of below-grade parking are proposed to exceed minimum long-term and visitor parking requirements.

### Landscaping

The submitted landscape plan (Attachment E) illustrates extensive landscaping along the perimeter of the subject property, as well as within the central areas of the site. Natural plantings (seed mix and tree) are also proposed within the Streamside Protection and Enhancement Areas (SPEA) setback area. The waste disposal area is designed to be consistent with the landscaping guidelines of the Multiple Unit Development Permit Area (DPA).

### **OCP Agricultural DPA Guidelines**

The subject property is located 15m northwest of a large agricultural-zoned parcel within the Agricultural Land Reserve (ALR) (11225 Deldor Road). The site (south) would be screened with trees (ALR buffer) and landscaped, as noted on the attached landscape plan. 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 (s.21.4).

### **OCP Natural Environment DPA Guidelines**

The Natural Environment DPA guidelines (s.21.9.4) are intended to protect environmentally sensitive features through the establishment of environmental buffers and by minimizing impacts on these features. In accordance with the Riparian Areas Protection Regulation, the District is required to protect these areas from the impacts of development. As a portion of the proposed development is located within the DPA, the District received an Environmental Assessment which established the Streamside Protection and Enhancement Area (SPEA). Staff have reviewed the QEP report and its recommendations and a condition of the DP would be that the Environmental Assessment must be adhered to. Provided that the applicant complies with the QEPs recommendations, the proposed development would be in accordance with the Natural Environment DPA guidelines.

### **OCP Drainage Hazard DPA Guidelines**

The Drainage Hazard DPA addresses potential impacts of drainage on development and the environment. As outlined in OCP Section 21.11.30, the applicant provided a report certified by a qualified professional to address the DPA guidelines. Staff have reviewed the report and its recommendations, which would form a condition of the development permit to ensure the development complies with these requirements.

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

The developer has proposed townhouse and condominium-style units ranging from one to four bedrooms, with associated streetscape and landscape improvements to enhance livability. The development supports the neighborhoods growth and the community's housing goals. Staff find that the proposal integrates with the existing terrain, meets development regulations, and provides benefits to the area and broader community. The proposal meets the requirements of the CD17 zone.

<b>DEVELOPMENT REGULATIONS</b>		
<b>CRITERIA</b>	<b>CD17 Zone</b>	<b>PROPOSAL</b>
Site Coverage (Building, Driveways, Parking)	60%	58%
Height	31.0m	19.8m (front - Woodsdale Crt) 30.8m (rear)
Density	Max FAR = 2.8	FAR = 2.1
Private Open Space	Min. of 15m <sup>2</sup> per 1 bdrm units, and 25m <sup>2</sup> per 2+ bdrm units Total required: 6,135m <sup>2</sup>	Total provided: 9,211m <sup>2</sup>
<b>Setbacks</b>		
Min. Front Yard (West)	3.0m	4.11m
Min. Side Yard (North)	4.0m	15.0 m
Min. Side Yard (South)	4.0m	7.30m
Min. Rear Yard (East)	14.0m	14.0m
<b>Landscaping</b>		
Front Yard	Level 2 vegetative buffer	Level 2 West lot line (Woodsdale Court) – vegetative buffer provided
Side Yard	Level 3 vegetative buffer or opaque barrier	Level 3 North & South lot line – vegetative buffer provided
Rear Yard	Level 3 vegetative buffer or opaque barrier	Level 3 East lot line (creek) – SPEA provided
<b>Parking</b>		
Total Vehicle Parking	360 Stalls (of which 40 to be visitor stalls)	363 Stalls (of which 40 are visitor stalls)
Bicycle Stall Class I (long term) Bicycle Stall Class II (short term)	Class I: 142 Class II: 28 Total: 170	Class I: 184 Stalls Class II: 28 Stalls Total: 212

#### 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.
- The Ministry of Transportation & Infrastructure approved the Zoning Bylaw No. 1302, 2025.
- The RAPR and Geotechnical professional provided recommendations which are to form conditions of the requested development permit.

#### ALTERNATE RESOLUTION OPTION(S)

1. THAT Development Permit DP001085 for the property at 11375 Woodsdale Court, legally described as THAT PART OF LOT 72 LYING EAST OF THE HIGHWAY AS SHOWN ON PLAN M69 SECTION 15 TOWNSHIP 20 ODYD PLAN 444, EXCEPT PLANS H936, H15689 AND 40347, not be approved.
2. THAT Development Permit DP001085 for the property at 11375 Woodsdale Court, legally described as THAT PART OF LOT 72 LYING EAST OF THE HIGHWAY AS SHOWN ON PLAN M69 SECTION 15 TOWNSHIP 20 ODYD PLAN 444, EXCEPT PLANS H936, H15689 AND 40347, be deferred pending receipt of additional information as identified by Council.

Respectfully Submitted,  
**Sheeja Vimalan, Planner**

## Report Approval Details

Document Title:	DP001085 - 11375 Woodsdale Court - Multiple-Unit Development Permit.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment A - DP001085-Draft Permit.pdf</li> <li>- Attachment B - DP001085-Location Map and Orthophoto.pdf</li> <li>- Attachment C - DP001085-Site Plan and Elevation Drawings.pdf</li> <li>- Attachment D - DP001085-Development Permit Areas.pdf</li> <li>- Attachment E - DP001085-Landscape Plan.pdf</li> </ul>
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 - 9:57 AM**

**Matthew Salmon, Infrastructure & Development Engineering Director - Feb 25, 2026 - 9:59 AM**

**Carie Liefke, Manager of Current Planning - Feb 25, 2026 - 10:11 AM**

**Jeremy Frick, Director of Development Approvals - Feb 26, 2026 - 10:14 AM**

**Task assigned to Reyna Seabrook, Director of Corporate Services was completed by assistant Makayla Ablitt, Manager of Corporate Administration - Feb 26, 2026 - 10:17 AM**

**Paul Gipps, Chief Administrative Officer - Feb 26, 2026 - 11:39 AM**

**Task assigned to Makayla Ablitt, Manager of Corporate Administration was completed by assistant Shara Glenn, Legislative and FOI Coordinator - Feb 26, 2026 - 12:21 PM**