

MEETING TYPE: Regular Council Meeting
MEETING DATE: October 1, 2024
AUTHOR: Sheeja Vimalan, Planner
DEPARTMENT: Planning and Development
ITEM TITLE: Development Permit and Development Variance Permit | DP000832 & DVP00386
 | 3386 Woodsdale Road
DESCRIPTION: Development Permit and Development Variance Permit to authorize proposed mixed-use development with variances to landscaping and parking regulations

PURPOSE

To consider a Development Permit and a Development Variance Permit to authorize a three-storey, mixed-use building in the Woodsdale Neighborhood with variances to landscaping and parking.

RECOMMENDATION

THAT and Development Variance Permit DVP00386 (Attachment A in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances be approved;
 AND THAT Development Permit DP000832 (Attachment B in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances be approved.

EXECUTIVE SUMMARY

The applicant proposes to construct a three-storey mixed-use building, including 18 residential units and two ground-oriented commercial units along Woodsdale Road. The subject property is located within the Official Community Plan’s (OCP) Multiple-Unit, Commercial, and Agricultural Development Permit Areas (DPAs). The application is in accordance with the associated guidelines.

The applicant requests variances to the landscaping (reducing the landscaping width and setback to refuse or recycling bins) and parking (reducing the setback to off-street parking, increasing the percentage of short-length parking stalls, and reducing the size of a loading space).

Staff supports the proposed Development Permit and Development Variance Permit.

The District of Lake Country partnered with the City of Kelowna to review the development proposal. The City of Kelowna’s report is included as Attachment G.

BACKGROUND

TABLE 1: PROPERTY INFORMATION

Application Type	Development Permit and Development Variance Permit	Application Date: 2022-08-11
Variances	1. To vary the off-street parking setback from 1.5m to 0.0m, a variance of 1.5m	

	<ol style="list-style-type: none"> 2. To vary the small stall percentage requirement from 40% max to 48%, a variance of 8% 3. To vary the minimum landscape buffer abutting ALR land from 3.0m to 2.0m, a variance of 1.0m 4. To vary the location of refuse or recycling bin setback requirement from 3.0m to 0.0m, a variance of 3.0m and 5. To vary the minimum size of an off-street loading space from 28m² to 15m², a variance of 13m² 		
Roll #:	10094.232		
PID & Legal Description	007-488-394; LOT B DISTRICT LOT 117 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP21443		
Civic Address:	3386 Woodsdale Rd.		
Applicant:	Urban Options Planning Corp.	Owner:	Blue Properties Ltd.
OCP Designation:	Mixed Use Commercial		
Zoning Designation:	C1– Town Centre Commercial		
Land Use Contract	NA		
ALR:	NA		
Parcel Size:	0.13 ha (0.34 ac)		
Development Permit Area(s):	<ul style="list-style-type: none"> • Multiple Unit Development Permit Area • Commercial Development Permit Area • Agricultural Development Permit Area 		
Water Supply:	Municipal		
Sewer:	Municipal		
Site Summary:	Zoning:	Use:	
	<i>North:</i> RM4 – Low-Density Multiple Housing	Building Strata	
	<i>East:</i> P1 – Public Park and Open Space	Beasley Park	
	<i>South:</i> RU1 – Single Family Housing	Single-family residence	
	<i>West:</i> RM4 – Low-Density Multiple Housing	Building Strata	

DISCUSSION/ANALYSIS

Development Permit Area Guidelines

The subject property is identified within the Agricultural DPA. The purpose of the Agricultural DPA: to protect farmland in the Agricultural Land Reserve (ALR) and reduce land use conflict by separating urban and agricultural land uses on adjacent properties. The adjacent property to the east is located in the ALR; however, the District-owned parcel is managed and operated as Beasley Park.

The proposed development is consistent with the form and scale of existing development adjacent to Beasley Park and along Woodsdale Road. No conflicts between urban and agricultural land uses are anticipated resulting from the proposed development.

Analysis of Multiple-Unit and Commercial DPA guidelines is included in Attachment G. The proposed development is in accordance with the Multiple-Unit, Commercial, and Agricultural DPA guidelines.

Staff supports the proposed Development Permit.

Zoning Bylaw 561, 2007

The development proposal includes variances to the Zoning Bylaw regulations (Table 1). The proposed variances are identified in Attachment E with analysis included in Attachment G. Staff support the proposed variances.

ALIGNMENT WITH COUNCIL STRATEGIC PRIORITIES

- Create and Support Opportunities for a Healthy, Active and Inclusive Community

- Support Opportunities to Diversify Lake Country’s Tax Base

ALIGNMENT WITH MASTER PLANS

- Official Community Plan Housing Needs Report

- Mobility Master Plan

FINANCIAL IMPLICATIONS

- None Budget Previously Approved Other (see below)

COMMUNICATION:

As per the requirements of the Development Approval Procedure Bylaw 1227, 2024, the applicants completed neighborhood consultation and installed a development notice sign at the property.

OPTIONS:

- A. THAT Development Variance Permit DVP00386 (Attachment A in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances be approved;
AND THAT Development Permit DP000832 (Attachment B in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances be approved.

- B. THAT Development Variance Permit DVP00386 (Attachment A in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances not be approved;
AND THAT Development Permit DP000832 (Attachment B in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances not be approved.

- C. THAT Development Variance Permit DVP00386 (Attachment A in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances be deferred pending receipt of additional information as identified by Council;
AND THAT Development Permit DP000832 (Attachment B in the Report to Council dated October 1, 2024) for the property at 3386 Woodsdale Road (Roll 10094232; PID: 007-488-394), to allow for a mixed-use development with variances be deferred pending receipt of additional information as identified by Council.

Collaborators:

Name	Date Reviewed

Respectfully Submitted,
Sheeja Vimalan, Planner
Planning and Development

Report Approval Details

Document Title:	Development Permit DP000832 and Development Variance Permit - DVP00386 - 3386 Woodsdale Road.docx
Attachments:	<ul style="list-style-type: none">- Attachment A-DVP00386-Draft DVP.pdf- Attachment B-DP000832-Draft Permit.pdf- Attachment C-DP000832-Location Map and Orthophoto.pdf- Attachment D-DP000832-Site Plan and Elevation Drawings.pdf- Attachment E-DP000832-Proposed Variances and Site Photos.pdf- Attachment F-DP000832-Landscape Plan.pdf- Attachment G-DP000832-City of Kelowna-Report to Council.docx- Attachment H-DP000832- DPA Checklists.pdf
Final Approval Date:	Sep 26, 2024

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

Brian Zurek, Manager of Planning - Sep 23, 2024 - 3:44 PM

Steven Gubbels, Development Engineering Manager - Sep 23, 2024 - 4:10 PM

Jeremy Frick, Director of Planning & Development - Sep 24, 2024 - 1:55 PM

Reyna Seabrook, Director of Corporate Services - Sep 24, 2024 - 3:57 PM

Paul Gipps, Chief Administrative Officer - Sep 26, 2024 - 12:40 PM