

DEVELOPMENT PERMIT

District of Lake Country
 10150 Bottom Wood Lake Road
 Lake Country, BC V4V 2M1
 t: 250-766-6674 f: 250-766-0200
 lakecountry.bc.ca

APPROVED ISSUANCE OF DEVELOPMENT PERMIT *(pursuant to Sec. 488 of the Local Government Act)*

PERMIT #: DP000832
 FOLIO #: 10094232
 ZONING DESIGNATION: C1– Town Centre Commercial
 DEVELOPMENT PERMIT AREA: Multiple-Unit, Commercial & Agricultural Development Permit Area Development Permit Area
 ISSUED TO: Bluewood Properties Ltd.
 SITE ADDRESS: 3386 Woodsdale Road
 LEGAL DESCRIPTION: LOT B DISTRICT LOT 117 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP21443
 PARCEL IDENTIFIER: 007-488-394

SCOPE OF APPROVAL

This Permit applies to and only to those lands within the Municipality as described above, and any and all buildings, structures and other development thereon.

This Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied or supplemented by this Permit, noted in the Terms and Conditions below.

Applicants for Development Permits should be aware that the issuance of a Permit limits the applicant to be in strict compliance with all District bylaws unless specific Variances have been authorized by the Permit. No implied Variances from bylaw provisions shall be granted by virtue of drawing notations which are inconsistent with bylaw provisions and which have not been identified as required Variances by the applicant or Municipal staff.

If any term or condition of this permit is for any reason held to be invalid by a decision of a Court of competent jurisdiction, such decision will not affect the validity of the remaining portions of this permit.

1. TERMS AND CONDITIONS

Development Permit DP000832 for 3386 Woodsdale Road, legally described as LOT B DISTRICT LOT 117 OSOYOOS DIV OF YALE LAND DISTRICT PLAN KAP21443 for the development of a three-storey, mixed-use building, shall be conducted in accordance with the recommendations contained in the following documents attached to and forming part of this permit:

- a) The development of the subject shall be conducted in accordance with the following documents to the satisfaction of the Director of Planning and Development:
 - (i) **Schedule A:** The Development Drawings, Building Elevations Drawings and Renderings (Neighbouring Views) with date 2022-08-11, prepared by AXOacrchitedture;
 - (ii) **Schedule B:** Project Description with date 2022-08-11, prepared by Urban Options Planning Corp.;

Notes:

- a) Schedule A: Site Plans and Schedule C: Landscape Plan show a conceptual structure requiring variances, which is not approved as shown. For an approved conceptual structure with variances refer to DVP00386.
- b) If any archeologically significant item is found during construction activities must cease and the Province of British Columbia notified in conformity with the *Heritage Conservation Act*;
- c) Development and use of the subject property be in compliance with the provisions of the Municipality's various bylaws, except as explicitly varied or supplemented by the terms of this permit, subsequent permits, amendment(s) and/or development variance permits;
- d) A development permit is only valid for the development that is described herein. If a change to development is considered, a new development permit or an amendment to this permit is required before starting any work.
- e) The ownership, and ongoing responsibility to maintain, the retaining wall approved for development through this permit will remain the responsibility of the property owner.

THIS IS NOT A BUILDING PERMIT OR A CERTIFICATE TO COMMENCE CONSTRUCTION

2. PERFORMANCE SECURITY

As a condition of the issuance of this Development Permit, a security deposit is required for \$ 50,089 (125% of the Landscape Estimate and Environmental Monitoring Estimate). This will be collected prior to the issuance of the applicable Building Permit.

Upon acceptance of the works by municipal staff, 85% of the security shall be returned. The Municipality shall retain the remaining 15% for a period of 24 months from the date of acceptance of the works, during which time the Municipality may use the remaining security to replace the required works, if necessary. Upon the expiration of the 24 months warranty period, the Permit Holder must provide a statement certified by a qualified professional indicating that the works have met the requirements of the survival monitoring and reporting as identified in the Environmental Assessment Report along with the conditions specified in the Development Permit. The remaining security funds shall be refunded at the expiration of the 24 months warranty period, subject to a final inspection by Municipal staff to confirm the survival of the required works.

3. DEVELOPMENT

The development described herein shall be undertaken strictly in accordance with the terms, conditions and provisions of this Permit and any plans and specifications attached to shall form a part hereof.

The development shall commence within **TWO** YEARS of the date that this permit is issued.

If the Permit Holder does not substantially commence the development permitted by this Permit within **TWO** years of the date of issuance of this permit, this permit shall lapse.

The terms of the permit or any amendment to it are binding on all persons who acquire an interest in the land affected by the permit.

**THIS IS NOT A BUILDING PERMIT OR A
CERTIFICATE TO COMMENCE
CONSTRUCTION**

4. APPROVALS

Authorization passed by Council on the ___ day of _____, 2024.

Issued by the Corporate Officer of the District of Lake Country this ___ day of _____, 2024.

**The PERMIT HOLDER is the current land owner.
The Security shall be returned to the PERMIT
HOLDER.**

Corporate Officer, Reyna Seabrook



PROJECT INFORMATION

LEGAL DISCRPTION: LOT B, PLAN KAP21443, D.L. 117, ODYD
 CIVIC ADDRESS: 3386 WOODSDALE ROAD, LAKE COUNTRY, BC V4V 1X6
 PID: 007-488-394

CURRENT ZONING: C1 - TOWN CENTRE COMMERCIAL
 PROPOSED ZONING: C1 - TOWN CENTRE COMMERCIAL
 FUTURE LAND USE: MIXED USE COMMERCIAL

OWNER INFORMATION

KOFOED GROUP

DRAWING LIST

ARCHITECTURAL DRAWING INDEX

- A0 COVER SHEET
- A1 PROJECT INFO
- A2 SURVEY
- A3 SITE PLAN
- A4 FIRST FLOOR PLAN
- A5 SECOND FLOOR PLAN
- A6 THIRD FLOOR PLAN
- A7 ROOF PLAN
- A8 ELEVATIONS
- A9 ELEVATIONS
- A10 BUILDING SECTIONS
- A11 BUILDING SECTIONS
- A12 FLOOR AREAS

- L1.0 LANDSCAPE NOTES
- L1.1 MATERIALS PLAN
- L1.2 PLANTING PLAN

ARCHITECTURE

AXOarchitecture
 #207 - 3030 PANDOSY STREET
 KELOWNA, BC V1Y 0C4
 PH 250.469.3190

CONTACT: ANDREA VAN NIEKERK
 andrea@axoarchitecture.ca

LANDSCAPE DESIGNER
THE FIELD ROOM

PH 250.300.4286

CONTACT: SARAH ENNS
 thefieldroom@gmail.com

SURVEY

ADVANCED SURVEYING LTD.
 3396 SEXSMITH ROAD
 KELOWNA, V1X 7S5
 PH 250.765.4600

CONTACT: BRET CHRISTENSEN
 bret@advancedsurveying.ca

GEOTECHNICAL

INTERIOR TESTING SERVICES LTD
 1-1965 MOSS COURT
 KELOWNA, BC V1Y 9L3
 PH 250.860.6540

CONTACT: JEREMY BLOCK
 jeremy@interiortesting.com

URBAN PLANNING CONSULTANT
URBAN OPTIONS PLANNING CORP.

#202-1470 ST. PAUL STREET
 KELOWNA, BC V1Y 2E6
 PH 250.575.6707

CONTACT: BIRTE DECLoux
 birte@urbanoptions.ca

DRAFTING CONSULTANT

IHS DESIGN
 #202-1470 ST. PAUL STREET
 KELOWNA, BC V1Y 2E6
 PH 250.212.7938

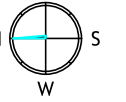
CONTACT: CHRIS VICKERY
 chris@ihdesign.com

CIVIL ENGINEERING

JAYRO CONSULTING INC.

PH 250.300.5319

CONTACT: RIM ROE
 jim-jayro@outlook.com



SUMMARY (ZONING ANALYSIS TABLE BASED ON C-1)

SITE DETAILS							
Site Area:	Minimum				Proposed		
	(acres)	(m2)	(ft2)	(acres)	(m2)	(ft2)	(ft2)
	0.0494	200 +/-	2153 +/-	0.345 +/-	1,398.5 +/-	15,053	

Site Width:	Minimum				Proposed		
	(m)	(ft)	(m)	(ft)	(m)	(ft)	(ft)
	6	19.7 +/-	27.75 +/-	91.0			

Site Depth:	Minimum				Proposed		
	(m)	(ft)	(m)	(ft)	(m)	(ft)	(ft)
	30	98.4 +/-	50.29 +/-	165.0			

DEVELOPMENT INFORMATION

Unit Floor Areas:	Level 1 (ft2)		Level 2 (ft2)		Level 3 (ft2)	
	+	-	+	-	+	-
CRU 1	995.0					
CRU 2	1,345.0					
Unit A - 1 BED AND DEN	840.0		820.0		820.0	
Unit B - 1 BED AND DEN	760.0					
Unit C - 1 BED AND DEN		775.0		775.0		
Unit D - 1 BED		1,300.0		1,300.0		
Unit E - 1 BED AND DEN		760.0		760.0		
Unit F - 1 BED AND DEN		670.0		670.0		
Unit G - 1 BED		760.0		760.0		
Unit H - 1 BED AND DEN		855.0		855.0		
TOTAL	3,940.0	5,940.0	5,940.0	15,820.0	1469.7	m2

Gross Floor Area:	Total Area (ft2)		Total Area (m2)	
	+	-	+	-
COMMERCIAL LEVEL 1	2,475.0		229.9	
RESIDENTIAL LEVEL 1	2,350.0		218.3	
RESIDENTIAL LEVEL 2	7,050.0		655.0	
RESIDENTIAL LEVEL 3	7,050.0		655.0	
ROOF LEVEL	550.0		51.1	
TOTAL	19,475	1,809.3		

Floor Area Ratio:	Maximum		Proposed	
		3		
Parking beneath building bonus FAR:	0.2 x 48%	0.10	3.10 +/-	1.05
Total				

Building Height:	Maximum				Proposed	
	(m)	(ft)	(m)	(ft)	(m)	(ft)
	16.5	54.1	11.3 +/-	37.0		
	4	Storeys	3	Storeys		

Building Setbacks (from property line):		Required		Proposed	
		(m)	(ft)	(m)	(ft)
Front - Woodsdale	(South)	2.0	6.6 +/-	2.0 +/-	6.6
Parking		2.0	6.6 +/-	11.0 +/-	36.1
Side - Park	(East)	0.0	0.0 +/-	2.0 +/-	6.6
Rear	(North)	0.0	0.0 +/-	1.5 +/-	4.9
Parking		1.5	4.9 +/-	1.5 +/-	4.9
Side - Access Driveway	(West)	0.0	0.0 +/-	2.0 +/-	6.6
Parking		1.5	4.9 +/-	0.0 +/-	0.0

Parking Stalls:		Required		Proposed	
commercial	2 per 100m2 GFA	4.6		5	
residential	1 stall per unit	18.0		18	
		23		23	
		Allowed		Proposed	
		9.2		11	
	40% 5.0m long car parking stalls			48%	

Loading:		Required		Proposed	
	C1 1 per 1900m2 GFA	1		1	

Bicycle Parking - Class I:		Required		Proposed	
commercial	0.2 per 100m2 GLA	0.46		1	
residential	0.5 per unit	9		9	
		10		10	

Bicycle Parking - Short Class II:		Required		Proposed	
commercial	0.6 per 100m2 GLA	1.4		4	
residential	0.1 stall per unit	1.8		2	
		3.2		6	

Private Open Space:		Required		Total Required		Total Proposed	
Type	# OF UNITS	/Unit (m2)	(m2)	(ft2)	(m2)	(ft2)	(ft2)
1 BED/ 1 BED AND DEN	18	10.0	180.0 +/-	1938	368 +/-	3,962	

Unit A	3		42 +/-	450
Unit B	1		8 +/-	90
Unit C	2		33 +/-	360
Unit D	4		17 +/-	186
Unit E	2		17 +/-	180
Unit F1	1		16 +/-	170
Unit F2	1		13 +/-	140
Unit G	2		9 +/-	93
Unit H	2		9 +/-	93
Roof deck			204 +/-	2,200
TOTAL			368.1 +/-	3,962

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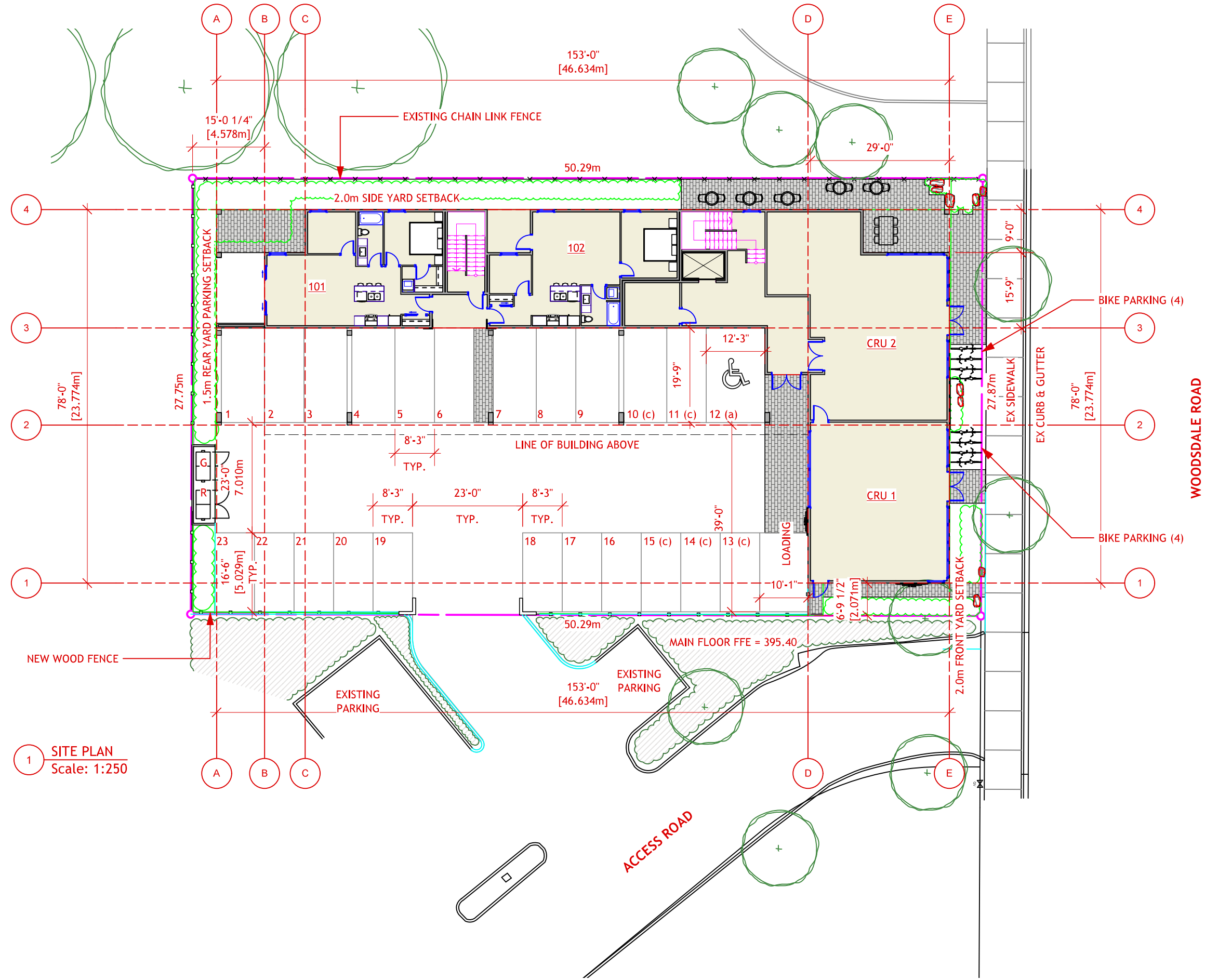
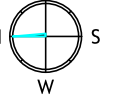


WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

PROJECT INFO

DATE: 11/08/2022

SCALE: N/A
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP1



1 SITE PLAN
Scale: 1:250

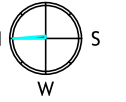
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WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

SITE PLAN
DATE: 11/08/2022

SCALE: 1:250
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP3



WEST (SIDE) ELEVATION

1. STONE VENEER - PANGEA 3 COURSE ASHLAR FRONTIER
2. HARDIEPANEL - ARCTIC WHITE W/ EASY TRIM
3. HARDIEPANEL - AGED PEWTER W/ EASY TRIM
4. HORIZONTAL LAP SIDING - HARDIEPLANK KEYSTONE GREY
5. VERTICAL 'WOOD APPEARANCE' SIDING - NORTHWOOD NORWAY TEAK
6. ALUMINUM DECK RAIL - BLACK W/ FROSTED PRIVACY GLASS
7. ALUMINUM SOFFIT - BLACK
8. VINYL WINDOW FRAMES - BLACK (EXTERIOR)
9. HARDIE 24" HORIZONTAL PANEL - KEYSTONE GREY

*OR EQUIVALENT



SOUTH (FRONT) ELEVATION

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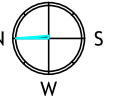


WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

ELEVATIONS

DATE: 11/08/2022

SCALE: 3/32" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP8



EAST (SIDE) ELEVATION

1. STONE VENEER - PANGEA 3 COURSE ASHLAR FRONTIER
2. HARDIEPANEL - ARCTIC WHITE W/ EASY TRIM
3. HARDIEPANEL - AGED PEWTER W/ EASY TRIM
4. HORIZONTAL LAP SIDING - HARDIEPLANK KEYSTONE GREY
5. VERTICAL 'WOOD APPEARANCE' SIDING - NORTHWOOD NORWAY TEAK
6. ALUMINUM DECK RAIL - BLACK W/ FROSTED PRIVACY GLASS
7. ALUMINUM SOFFIT - BLACK
8. VINYL WINDOW FRAMES - BLACK (EXTERIOR)
9. HARDIE 24" HORIZONTAL PANEL - KEYSTONE GREY

*OR EQUIVALENT



NORTH (REAR) ELEVATION

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WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

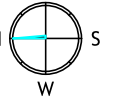
ELEVATIONS

DATE: 11/08/2022

SCALE: 3/32" = 1'-0"

ISSUED FOR: DEVELOPMENT PERMIT

SHEET: DP9



SECTION A-A

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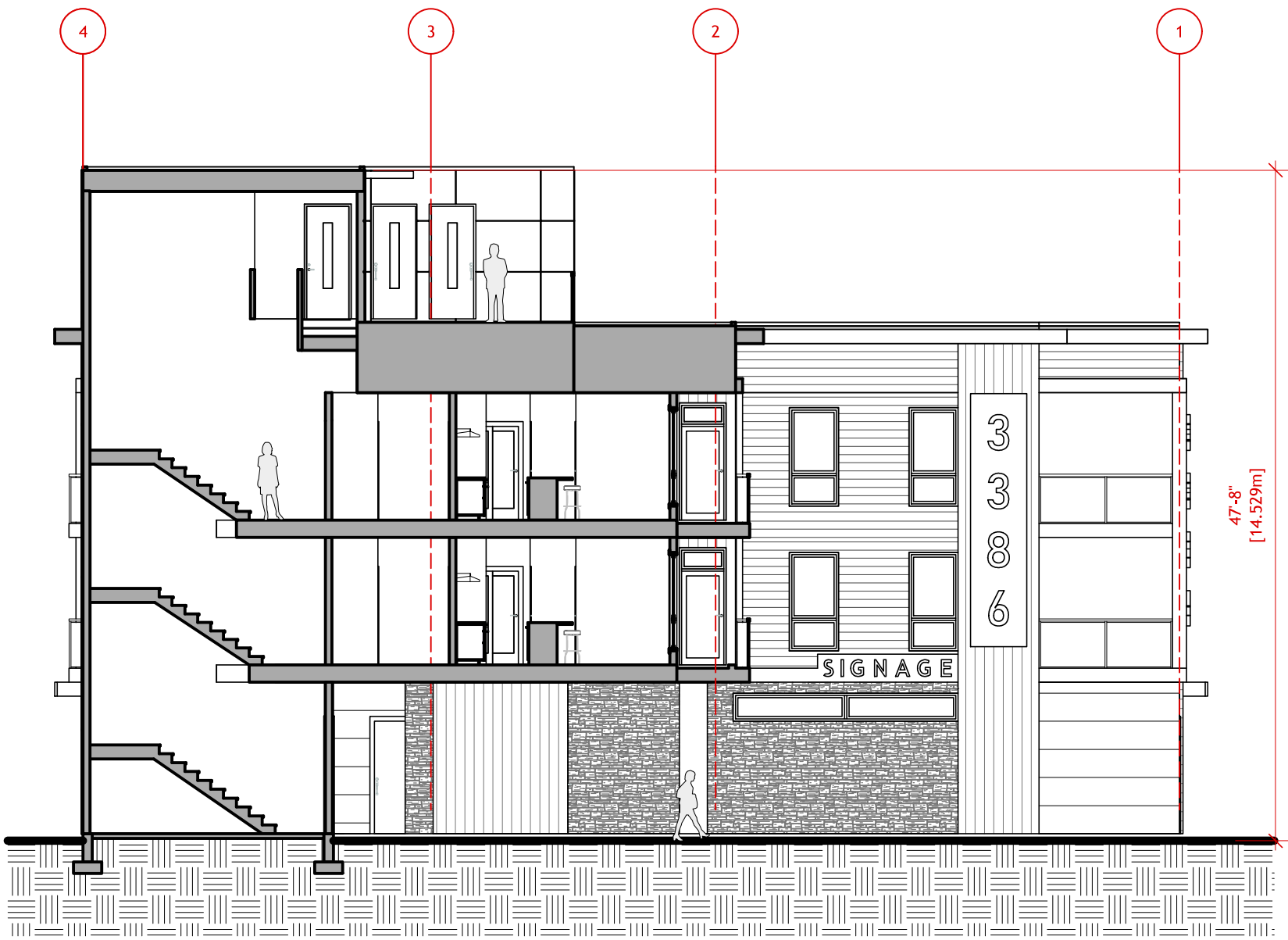
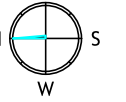


WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

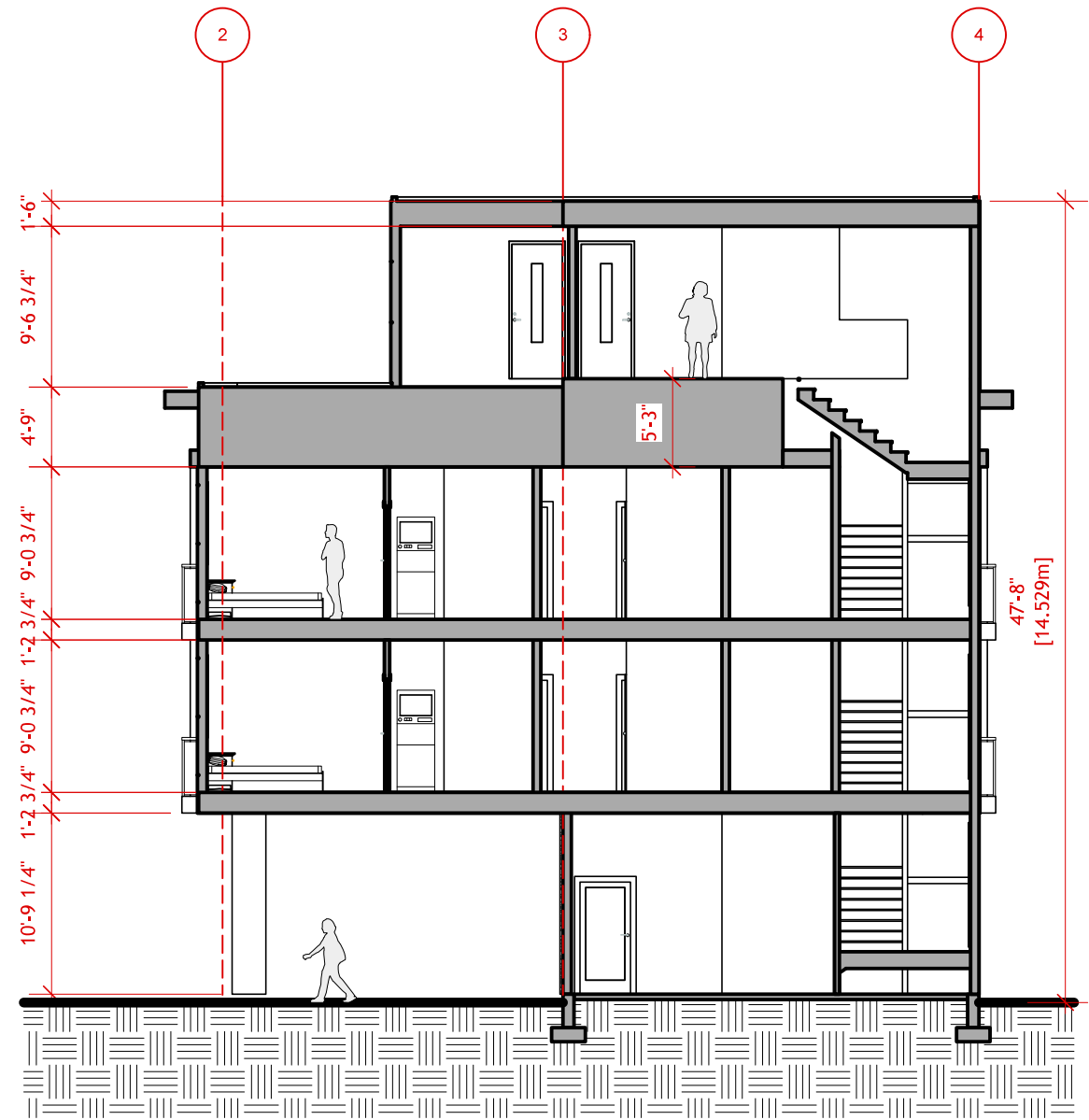
BUILDING SECTIONS

DATE: 11/08/2022

SCALE: 3/32" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP10



SECTION B-B



SECTION C-C

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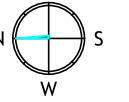


WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

BUILDING SECTIONS

DATE: 11/08/2022

SCALE: 3/32" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP11



- 1. STONE VENEER - PANGEA 3 COURSE ASHLAR FRONTIER
- 2. HARDIEPANEL - ARCTIC WHITE W/ EASY TRIM
- 3. HARDIEPANEL - AGED PEWTER W/ EASY TRIM
- 4. HORIZONTAL LAP SIDING - HARDIEPLANK KEYSTONE GREY
- 5. VERTICAL 'WOOD APPEARANCE' SIDING - NORTHWOOD NORWAY TEAK
- 6. ALUMINUM DECK RAIL - BLACK W/ FROSTED PRIVACY GLASS
- 7. ALUMINUM SOFFIT - BLACK
- 8. VINYL WINDOW FRAMES - BLACK (EXTERIOR)
- 9. HARDIE 24" HORIZONTAL PANEL - KEYSTONE GREY

*OR EQUIVALENT

AXOarchitecture
250-469-3190
andrea@axoarchitecture.ca



WOODSDALE MIXED USE
3386 WOODSDALE ROAD
LAKE COUNTRY, BC

MATERIALS BOARD

DATE: 11/08/2022

SCALE: 1/32" = 1'-0"
ISSUED FOR: DEVELOPMENT PERMIT
SHEET: DP13



3386 WOODSDALE ROAD

LAKE COUNTRY, BC

MIXED USE SITE, LANDSCAPE PLAN

- L 1.0 Notes, Precedent Images
- L 1.1 Materials Plan
- L 1.2 Planting Plan

LANDSCAPE GENERAL NOTES

- 1 | Plant material and construction methods shall conform to minimum standards established in the current edition of the MMCD as well as the District of Lake Country Landscape Standards. Where standards and specifications differ, District of Lake Country construction and landscape supplemental specification to take precedence.
- 2 | The landscape design designated herein reflects the minimum District of Lake Country Landscaping and Screening - Zoning Bylaw 561, Section 8.
- 3 | Shrub bed to have a vertical spade cut edge at the fence and property line interface.
- 4 | Shrubs, grasses, and perennials to be placed within defined planting beds. All planting beds shall have a min. Of 450mm (18") of imported growing medium and 75mm (3") of Natures Gold organic landscape mulch (or approved equal) unless otherwise noted.
- 5 | Decorative rock areas shall have a minimum of 75mm (3") of decorative round rock. Landscape fabric shall be installed below all rock areas.
- 6 | Minimum slope of 2% for all hard and soft landscape areas to ensure positive drainage away from buildings. Refer to Civil Engineering plans for drainage information.
- 7 | Underground Utilities: Before commencing Construction of Works and Services, the Contractor must locate all underground utilities and structures that might be affected by the Construction of Works and Services and must consult with all public and private utilities to locate any other utilities or underground structures that are reasonably apparent from an inspection of the area in which the Works and Services are to be constructed.

PLANTING NOTES

- 1 | Final planting selections may vary depending upon availability at the time of construction. Substitutions to be reviewed and approved by The Field Room prior to installation.
- 2 | Flower bulbs to be planted in the fall and disbursed evenly throughout the front bed along Woodsdale Road.

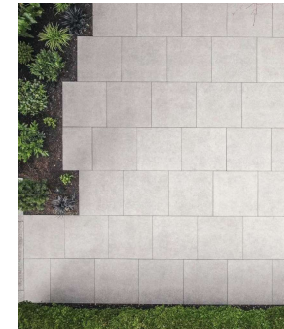
IRRIGATION NOTES

- 1 | Irrigation design, products, + install to meet the requirements of the City of Kelowna Water Use Regulations Bylaw no. 10480, and specifications Bylaw no. 7900. Part 6 - Schedule 5.
- 2 | For install see City of Kelowna Irrigation Details and Drawings, part 6C - Schedule 5.
- 3 | The irrigation system shall be equipped with an approved backflow prevention device, water meter, and shut off valve located outside the building and accessible to The City.
- 4 | An approved smart controller shall be installed with scheduling times taking into consideration microclimate, soil type, + slope.
- 5 | A flow sensor + master valve shall be connected to the controller and programmed to stop flow to the system in case of a water leak.

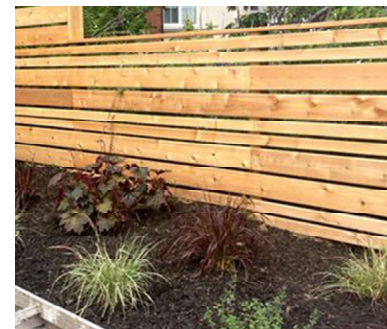
PRECEDENT IMAGES



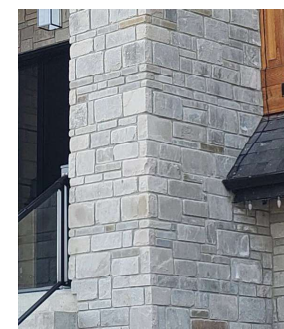
Informal seating



Patio hardscape



Privacy Fence & Garbage Enclosure



Stone Entrance Piers



Plant pallet



Bike Rack

revision . issue

DESCRIPTION	DATE	NO.
Issued for DP	Aug 11	04
Revised	Aug 05	03
Client review	Apr 15	02
Meeting	Mar 15	01



CLIENT

Kofoed Contracting Ltd.
Merlin Kofoed
(250) 801-3939

PROJECT

3386 Woodsdale Road
Lake Country BC

SHEET TITLE

Landscape Plan

design by . Sarah Enns

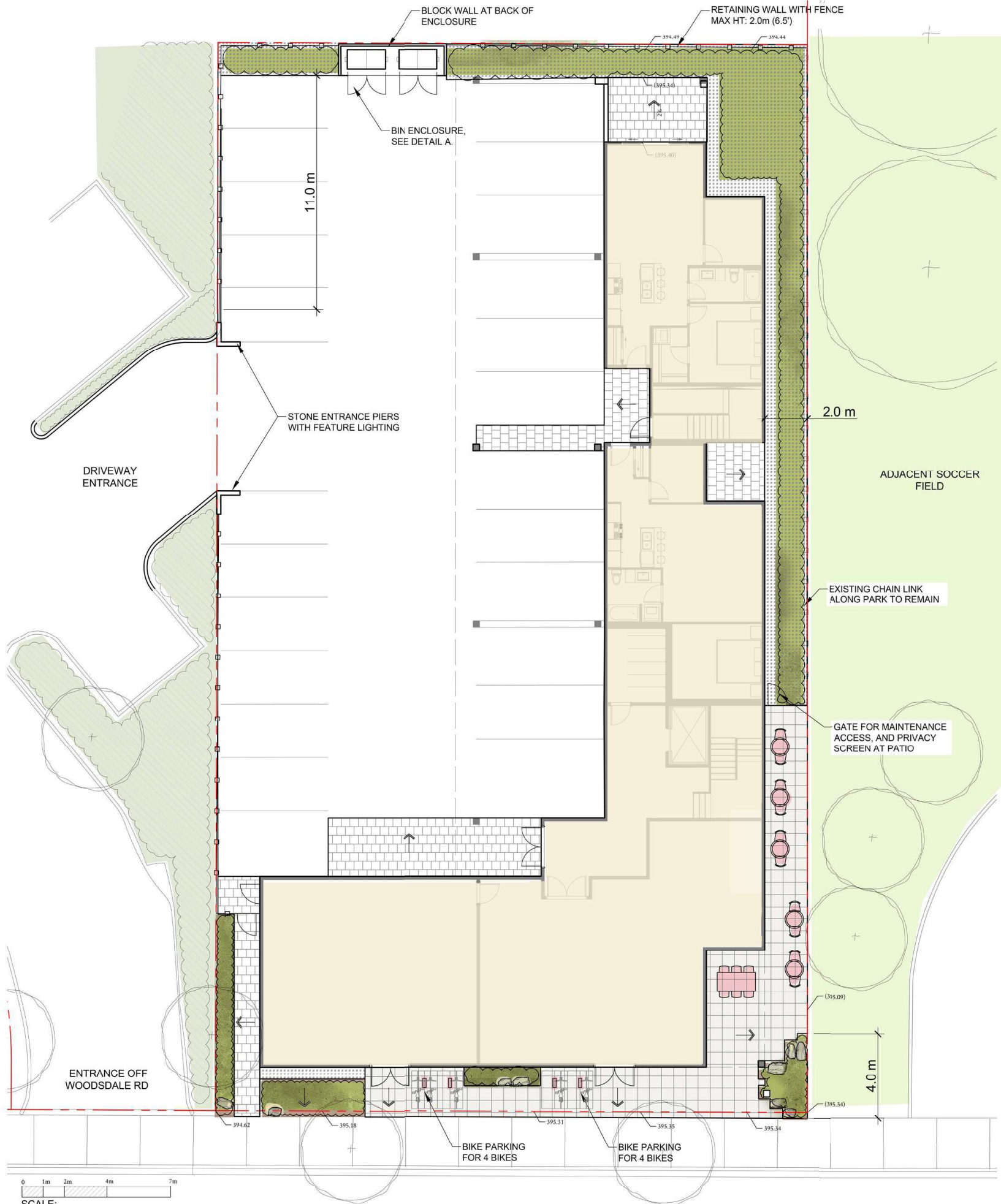
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date . August 2022

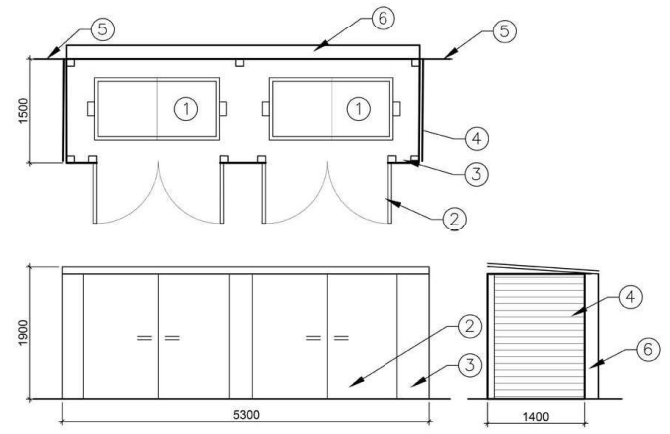
NORTH	SCALE 1: 100
	PAGE 24" x 36"

SHEET NUMBER

L-1.0



- LEGEND**
- EXISTING OFFSITE TREE
 - CAFE PAVER
TYPE: ABBOTSFORD CONCRETE ARISTOCRAT
SIZE: 23.5" x 23.5"
COLOUR: TO BE DETERMINED
 - ENTRANCE/PATIO PAVER
TYPE: ABBOTSFORD CONCRETE CLASSIC STANDARD
COLOUR: TO BE DETERMINED
 - WATER DRAINAGE DIRECTION
 - GRADE MARKER SHOWN FOR REFERENCE ONLY
 - PROPOSED PLANTING BED
MULCH: ORGANIC
 - PROPOSED PLANTING BED
MULCH: ROUND ROCK
 - OFFSITE PLANTING TO BE AMENDED WITH ADDITIONAL SCREENING TO PARKING AREA
 - LANDSCAPE BOULDERS
 - ROCK MAINTENANCE EDGE ALONG BUILDING
 - BIKE RACK
TYPE: LANDSCAPE FORMS, RING
COLOUR: TO BE DETERMINED
 - PRIVACY FENCE
HEIGHT: 1.8m (6")
TYPE: WOOD, HORIZONTAL SLATS
 - EXISTING CHAIN LINK



1. Waste and recycling bins
 2. Swing gates with latch
 3. Front/back/roof panel
 4. Side panel
 5. Perimeter fence
 6. Concrete block wall
- NOTES**
 A. Front and side panels to be horizontal wood slat, consistent with fence

A BIN ENCLOSURE

revision	issue
Issued for DP	Aug 11 04
Revised	Aug 05 03
Client review	Apr 15 02
Meeting	Mar 15 01
DESCRIPTION	DATE NO.



CLIENT
Kofoed Contracting Ltd.
 Merlin Kofoed
 (250) 801-3939

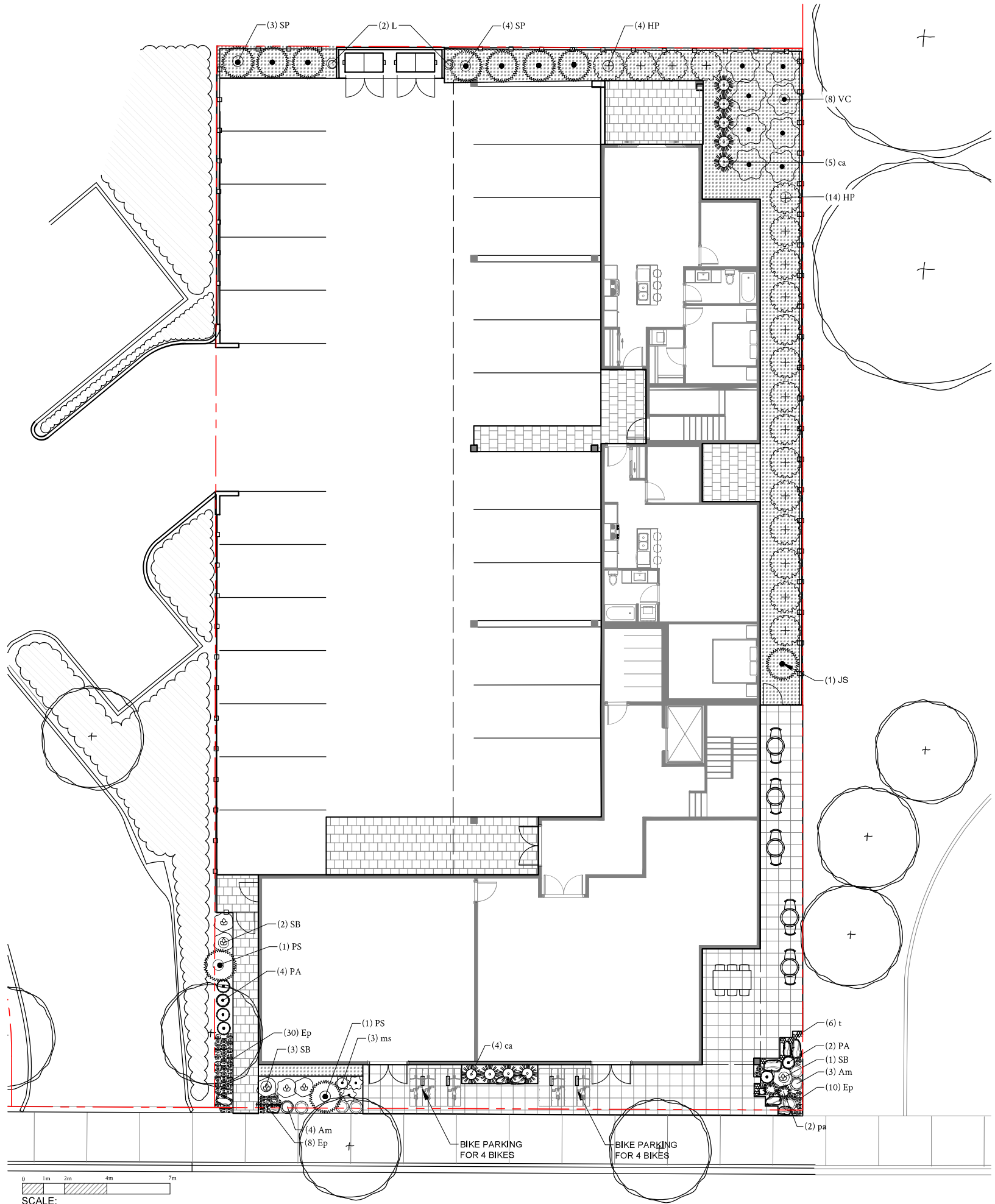
PROJECT
3386 Woodsdale Road
 Lake Country BC

SHEET TITLE
Landscape Plan

design by . Sarah Enns
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NORTH	SCALE 1: 100
	PAGE 24" x 36"

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- LANDSCAPE BOULDERS
- ROCK MAINTENANCE EDGE ALONG BUILDING
- BIKE RACK
TYPE: LANDSCAPE FORMS, RING
COLOUR: TO BE DETERMINED
- PRIVACY FENCE
HEIGHT: 1.8m (6')
TYPE: WOOD, HORIZONTAL SLATS
- EXISTING CHAIN LINK

PLANT LIST

SHRUBS		KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
HP	18	+		Hydrangea paniculata 'Jane' PPAF, PBRAF	Lime light hydrangea	#2 Pot	1.5m (5') O.C.
JS	1	+		Juniperus scopulorum 'Medora'	Medora juniper	#2 Pot	0.9m (3') O.C.
PS	2	+		Pinus strobus 'Blue Shag'	Blue shag dwarf white pine	#2 Pot	1.2m (4') O.C.
PA	6	+		Picea abies 'Little Gem'	Little gem norway spruce	#2 Pot	0.6m (2') O.C.
SP	7	+		Salix pupurea 'Nana'	Dwar arctic willow	#2 Pot	1.5m (5') O.C.
SB	6	+		Spiraea betulifolia 'Tor'	Tor Birch leaf spirea	#2 Pot	0.9m (3') O.C.
VC	8	+		Viburnum carlesii 'SMVCB'	Spice koreanspice viburnum	#2 Pot	1.5m (5') O.C.
PERENNIALS		KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
Am	7	+		Achillea x 'Moondust'	Moondust yarrow	#1 Pot	0.6m (2') O.C.
Ep	48	+		Echinacea purpurea 'Pow Wow Wildberry'	PowWow wildberry coneflower	#1 Pot	0.3m (1') O.C.
GRASSES		KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
ca	9	+		Calamagrostis x acutiflora 'Karl Foerster'	Karl foerster reed grass	#2 Pot	0.9m (3') O.C.
pa	2	+		Pennisetum alopecuroides 'Hameln'	Hameln dwarf fountain grass	#1 Pot	0.9m (3') O.C.
ms	3	+		Miscanthus sinensis 'Adagio'	Dwarf maiden grass	#1 Pot	0.9m (3') O.C.
GROUND COVER		KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
t	6	+		Thymus	Creeping thyme (Coccineus group)	#1 Pot	0.3m (1') O.C.
VINES + BULBS		KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
L	2	+		Lonicera heckrottii 'Goldflame'	Goldflame honeysuckle	#1 Pot	as shown
n/a	30	+		Tulipa 'Peach Blossom'	Double early tulip	bulb	see note
OFF SITE		KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING
*To be field fit, layout and spacing to be approved by The Field Room.							
SHRUBS, PERENNIALS & GRASSES		BOTANICAL NAME	COMMON NAME	PLANT SIZE	SPACING		
	Picea abies 'Little Gem'	Little gem norway spruce	#2 Pot	0.6m (2') O.C.			
	Salix pupurea 'Nana'	Dwar arctic willow	#2 Pot	1.5m (5') O.C.			
	Spiraea betulifolia 'Tor'	Tor Birch leaf spirea	#2 Pot	0.9m (3') O.C.			
	Achillea x 'Moondust'	Moondust yarrow	#1 Pot	0.6m (2') O.C.			
	Echinacea purpurea 'Pow Wow Wildberry'	PowWow wildberry coneflower	#1 Pot	0.3m (1') O.C.			
	Calamagrostis x acutiflora 'Karl Foerster'	Karl foerster reed grass	#2 Pot	0.9m (3') O.C.			
	Miscanthus sinensis 'Adagio'	Dwarf maiden grass	#1 Pot	0.9m (3') O.C.			

revision . issue

Issued for DP	Aug 11	04
Revised	Aug 05	03
Client review	Apr 15	02
Meeting	Mar 15	01
DESCRIPTION	DATE	NO.

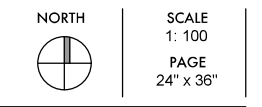


CLIENT
 Kofoed Contracting Ltd.
 Merlin Kofoed
 (250) 801-3939

PROJECT
 3386 Wooddale Road
 Lake Country BC

SHEET TITLE
 Landscape Plan

design by . Sarah Enns
 project number . 22004
 date . August 2022



SHEET NUMBER
 L-1.2

Schedule B



August 10, 2022

District of Lake Country

Planning Department
10150 Bottom Wood Lake Road
Lake Country, BC
V4V 2M1

Re: Development Permit/Development Variance Permit Applications for 3386 Woodsdale Road
District of Lake Country

Dear Planning Staff;

We are pleased to submit the following applications for the property addressed 3386 Woodsdale Road:

- Comprehensive Development Permit for the form and character of the proposed mixed use residential and commercial development.
- Greenhouse Gas Reduction Development Permit.
- Development Variance Permits;
 1. To vary the required parking setback to west property line abutting residential land use from 1.5m required to 0.0m and reduce the landscape buffer as well.
 2. To vary the amount of short length parking stalls from 40% permitted to 48% proposed.
 3. To vary the width of the landscape buffer to the east side from 3.0m required to 2.0m proposed and to use Level 3 landscape buffer adjacent to ALR.
 4. To vary location of refuse or recycling bin from 3.0m setback to property line required to the 0.0m setback proposed.

The subject property is zoned *C1 – Town Centre Commercial* with a future land use designation of *Mixed-Use Commercial* in the Official Community Plan. The C1 zone and Mixed-Use Commercial land use designation both support the proposed development. When the previous owner re-zoned the land, a covenant was registered against the 'state of title' limiting the building height and stipulating a minimum setback to Woodsdale Road. Through pre-application meetings with Planning Staff, we've reviewed the proposal and the considered uses, which include rental units with some seasonal short-term rental, a café and office.

The Woodsdale neighbourhood is a mixed-use community. Uses range from agriculture and community gardens to denser multiple-unit and service commercial use. The Woodsdale neighbourhood is within the Urban Containment Boundary for the District of Lake Country. It has excellent road access, is fully serviced, and is centrally located near Highway 97 and the Town Centre. Due to the proximity to Wood Lake, Woodsdale is an attractive location for tourist-oriented

development. For these reasons, the proposed development of the subject property is a good fit for the neighbourhood.

Layout

The vehicle entrance to the site utilizes a previous access easement on the west property line through the neighbouring property at 3350 Woodsdale Road. The pedestrian access to the commercial units is from the Woodsdale frontage. The ground floor is designed to provide two commercial units facing Woodsdale Road along with two residential units. It is planned that a café will utilize one of the commercial units and the landowner will use the other. The remainder of the ground floor is designed as a parking and landscape space.

The building has a unique design given that the second and third stories covers a portion of the parking area. Providing covered parking is ideal in our climate to shelter vehicles from heat in the summer and snow in the winter. The main access to the residential portion of the building and a loading bay located at the south end of the parking lot.

Building details

The proposed 3-storeys building features a roof-top patio common amenity space. As noted, the ground floor is designed with two commercial units located adjacent to Woodsdale Road, meeting the required for 100% commercial frontage as required in the C1 zone for mixed-use development. The second and third floors of the building each provide 8 – one bedroom plus den units. Each of the units include a balcony area to provide private outdoor space for each unit.

The exterior design of the building is a contemporary form with clean simple lines. We believe the form will work well with the variation of building types currently found in the Woodsdale area. The palette drawings on the colours of the natural environment incorporating grey and brown tones. The specific finish materials selected for this project is comprised of:

- Stone veneer – Pangea “Frontier 3 course Ashlar”,
- “Hardie” siding products in “Artic White” used as a base finish and “Keystone Grey” and “Aged Pewter” as a contrast wall finish.
- The inset balcony areas are to be finished with Nortwood Norway Teak Vertical 'wood appearance' vertical siding.
- The flat roof is trimmed with “Black” coloured trim elements.
- The doors and windows utilize “Black” coloured frames and trims. The balconies and rooftop patio areas are finished with Black glass paneled railing. This complements the “Black” coloured soffit panels.

The landscape plan incorporates shrub plantings along the bulk of the east property line, between the ground floor residential units and the neighbouring sports field. The portion closer to Woodsdale Road has been finished with a paved patio area to provide an outdoor seating for what is anticipated as an eating establishment to provide snacks and food options for visitors and participants of the adjacent sports field.

The area facing Woodsdale Road is proposed to be finished with concrete pavers to “connect” the commercial store fronts to the road frontage. Areas of greenery are found disbursed through the front yard creating natural boundaries. Bike parking is located at the front with a terrace on the east side of outdoor use of café patrons. A solid fence for privacy is planned for the western property line with the entrance flanked by stone piers with ground level lighting to create a wayfinding opening to the development. Visible addressing will be located here. At the north end of the property a shrub bed is planned along with a fence on top of the retaining wall. Located within this landscape area is the refuse and recycling bin enclosure. This enclosure is to be finished with materials that are comparable to the fence that is located along the parking lot. Again, inspiration is taken from the natural environment and native drought resistant plants have been selected.

Variations sought

Our plans do not incorporate the permitted 4th floor as the site is relatively small and the proposed development requires variations as part of this development application;

1. To vary the required parking setback to west property line abutting residential land use from 1.5m required to 0.0m and reduce the landscape buffer as well.

The request to vary the setback to the parking stalls along the west side of the property is considered to have minimal impact to the neighbouring property to the west. This area is occupied by a parking lot and landscaping for the neighbouring Sunscape residential development with a registered access easement that provides access to the subject property. The existing landscape area creates a good buffer and the residential units at Sunscape will not be impacted by this variance request.

2. To vary the amount of short length parking stalls from 40% permitted to 48% proposed.

The request to vary the ratio of short length parking stalls is thought to have minimal impact on the site development. This is because the logical orientation of the parking lot requires a drive aisle through the middle of the lot. This layout results in an approximate equal number of stalls on each side of the drive aisle. However, owing to the width of the lot, this layout results in parking stalls on one side of the aisle being the standard 6.0m length, while the stalls located along the west side of the lot are shorter. The covered stalls are full length and are expected to be utilized by the residential tenants.

3. To vary the width of the landscape buffer to the east side from 3.0m required to 2.0m proposed and to use Level 3 landscape buffer adjacent to ALR.

The request to vary the required landscape buffer along the east side of the subject property is thought to have minimal impact on the neighbourhood. Sports fields and a park are located adjacent to the site on the ALR lands. Although the Zoning Bylaw requires a 3.0m width at the Level 5 standard, the requested variance to a 2.0m width at the Level 3 standard is more consistent with the actual use of the neighbouring property as a sports field rather than an active agricultural property.

The OCP speaks to encouraging commercial growth in the Woodsdale area. In recent years changes have occurred to increase and update the residential stock as well as update existing “tired” commercial facilities. We believe the addition of this project will be a step to increase amenities to the area which offset the directives of preservation of buffers to agricultural land in the ALR.

4. To vary location of refuse or recycling bin from 3.0m setback to property line required to the 0.0m setback proposed.

The request to vary the required setback to the refuse and recycling bins is thought to have minimal impact as this portion of the property. It is located approximately 6.0m from the neighbouring existing building. The neighbouring property is heavily landscaped with mature plantings along this edge and the refuse and recycling bin enclosure will incorporate a solid concrete block wall along the common property line to provide a solid barrier between the properties. The enclosure will minimize odor and visible mess.

We believe that this project is a good fit for the property and the neighbourhood. The commercial units facing Woodsdale Road have the potential to provide complementary uses to the adjacent sports field and be a benefit to the community. Through the use of contemporary design and quality finish materials, the proposal will meet the OCP objectives for the area. Furthermore, the resulting development will be good infill and will contribute to the desired goals for the neighbourhood as noted in the Official Community Plan. We look forward to hearing your comments and feedback on the project.

Should you have any questions please call Urban Options Planning Corp. at 250.575.6707.

Regards,
Urban Options Planning Corp.



Birte Decloux, RPP MCIP
on behalf of Bluewood Properties Ltd.