

REPORT TO COUNCIL DEVELOPMENT PERMIT & DEVELOPMENT VARIANCE PERMIT



Date: October 1, 2024
To: Council
From: City Manager
Address: 3386 Woodsdale Rd
File No.: DP2022-027-C & DVP2022-012
Zone: C1 – Town Centre Commercial

1.0 Recommendation

See District of Lake Country Report to Council dated October 1, 2024*.

2.0 Purpose

To issue a Development Permit and Development Variance Permit for the form and character of a mixed-use building with variances to landscaping and parking standards.

3.0 Development Planning

Development Planning recommends support for the Development Permit and Development Variance Permit to facilitate an 18-unit residential apartment with two ground oriented commercial units within a single building. The proposal is consistent with key Form and Character Design Guidelines in the Official Community Plan (OCP) including:

- The scale and architecture of buildings should be complimentary to neighbouring structures.
- Buildings should be scaled such that there are interesting visual elements to engage pedestrians and the pedestrian realm.
- Landscaping should be used to enhance the property and provide a buffer between adjacent land uses.

This proposal is for a three-storey mixed-use building containing 20 units (18 residential & 2 commercial). The development fronts Woodsdale Rd with access being provided on an adjacent property via an access agreement. Required parking is screened from the public realm with both covered and open-air stalls. Large amenity spaces are being provided both at grade, surrounding the Commercial Retail Units (CRU's), as well as a roof top amenity space for the residents. The primary building finishes include Stone Veneer, Hardie panels, and wood like siding.

3.2 Variances

The applicant has requested several variances for the project.

- 1) To vary the required off-street parking setback from 1.5 m required to 0 m proposed: The setback variance request for the parking stalls on the west side of the property will have minimal impact on the neighboring property. The adjacent property affected is currently occupied by a parking lot and

*Updated by District of Lake Country

landscaping for the use of the adjacent residential development. The access to the subject property, through a registered access easement, passes through this area.

- 2) To vary the required number of allowable small stalls from 40% maximum to 48% proposed: Modifying the ratio of short-length parking stalls is not expected to significantly affect the site development due to the parking lot's layout with a drive aisle in the middle, and a balanced number of stalls on each side.
- 3) To vary the minimum landscape buffer abutting ALR: Modifying the landscape buffer along the east side of the property is believed to have minimal impact on the both the subject property and the adjacent property. It is currently operating as sports fields and a park, not actively being farmed.
- 4) To vary the setback for refuse or recycling bins from the required 3.0 m to 0 m proposed: The proposal to adjust the required distance for the refuse and recycling bins is not expected to significantly impact this area of the property or the adjacent neighbour. The proposed location is approximately 6.0m away from the neighboring building and is landscaped with mature plants along this boundary. Additionally, the bins are enclosed to mitigate potential impacts.
- 5) To vary the minimum size of an off-street loading space from 28 m² to 15 m²: The proposal to reduce the minimum size of the loading space is believed to be minimal given the location and the expected demand of the stall. The loading space is located at the end of the drive aisle so potential overhang into the drive aisle will not impact maneuverability of other vehicles.

4.0 Subject Property & Background

Subject Property Map: 3386 Woodsdale Rd



The subject property is located on Woodsdale Rd, midblock between Reiswig Rd and Bottom Wood Lake Rd. The surrounding area to the south and east is predominantly located within the ALR. Adjacent, to the east of the subject property, is Beasley Park. Located to the north and west are other multiple unit residential properties. Two transit stops are located on this block which will support the proposed project.

5.0 Zoning Bylaw Regulations Summary

AREA & UNIT STATISTICS	
Gross Lot Area	1,398 m ²
Total Number of Units	18
1-bed	6
2-bed	12
Net Commercial Floor Area	217 m ²

DEVELOPMENT REGULATIONS		
CRITERIA	C1 ZONE	PROPOSAL
Total Maximum Floor Area Ratio		
Base FAR	3.10	1.05
Max. Height	3 Storeys (12.4 m)	3 Storeys (11.3 m)
Setbacks		
Min. Front Yard (South)	2.0 m	2.0 m
Min. Side Yard (East)	0 m	2.0 m
Min. Side Yard (West)	0 m	2.0 m
Min. Rear Yard (direction)	0 m	1.5 m
Amenity Space		
Private Open Space	240 m ²	368 m ²
Landscaping		
Buffer abutting ALR	3.0 m	2.0 m ^❶
Refuse or Recycling Bin Setback	3.0 m	0.0 m ^❷
<p>❶ Indicates a requested variance to minimum setback adjacent to ALR from 3.0 m required to 2.0 m proposed. ❷ Indicates a requested variance to minimum setback for Refuse or Recycling from 3.0 m required to 0 m proposed.</p>		

PARKING REGULATIONS		
CRITERIA	C1 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	23 stalls	23 stalls
Residential	18	18
Commercial	5	5
Loading Space	1	1
Accessible	1	1
Ratio of Parking Stalls	Max. 40% Small	48% Small ^❶
Parking Setback from Property Line	1.5 m	0 m ^❷
Loading Stall minimum size	28 m ²	15.6 m ² ^❸
Bicycle Stall Class I	10	10
Bicycle Stall Class II	4	6
<p>❶ Indicates a requested variance to minimum ratio of stalls shorter than 6 m from 40% permitted to 48% proposed. ❷ Indicates a requested variance to minimum setback to the west property line from 1.5m required to 0 m proposed. ❸ Indicates a requested variance to the minimum loading space size from 28 m² to 15.6 m² proposed.</p>		

6.o Application Chronology

Application Accepted: August 10, 2022
Neighbour Notification Received: TBD

Report prepared by: Jason Issler, Planner II
Reviewed by: Nola Kilmartin, Development Planning Department Manager

Attachments:

Attachment A: Draft Development Permit DP2022-027-C & DVP2022-012
Schedule A: Site Plan & Floor Plans
Schedule B: Elevations & Sections
Schedule C: Landscape Plan