

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

**Meeting Date:** January 21, 2025  
**Meeting Type:** Regular Council Meeting

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

**Title:** Development Permit with Variance | DP000839 | 11551 Bottom Wood Lake Road  
**Description:** Multiple Unit Development Permit for the construction of an apartment building with variances to landscaping, site coverage and parking regulations.

**RECOMMENDATION**

THAT Development Permit with Variance DP000839 (Attachment A in the Report to Council dated January 21, 2025) for property at 11551 Bottom Wood Lake Road, legally described as LOT 1 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN 9194 EXCEPT PLAN 15147; PID: 006-438-318 be approved.

**EXECUTIVE SUMMARY**

This application proposes a four-storey apartment building containing 76 residential units. The property fronts Bottom Wood Lake Road and is within walking distance of public amenities (Beasley and Reiswig Park and the Rail Trail), restaurants, and other services. This infill project would provide the residents with various indoor and outdoor amenity spaces. The proposed building is designed to a scale that is consistent with neighbouring developments.

The developer proposes four Zoning Bylaw variances to redevelop the subject property. The request is to vary the landscaping buffer (rear and side yards), off-street parking setback (north) side yard, site coverage, and location of the loading stall.

Staff reviewed this application against the District’s Official Community Plan 2018-2038 (OCP). Staff support the Development Permit and proposed variances.

**BACKGROUND**

The property is in the Woodsdale neighbourhood of the District. Multiple properties along the Woodsdale Road corridor have been the subject of recent redevelopment proposals for mixed use or multi-family residential development. The Multiple Unit Development Permit Area guidelines inform the redevelopment of the parcel. There is an existing single family home on the subject property.

Property Information		
<b>Application Type</b>	Development Permit with Variance	Application Date: 2022-10-31
<b>Variations</b>	<ul style="list-style-type: none"> <li>❶ Indicates requested variance to the maximum allowable site coverage from 60% increased to 73%, a variance of 13%</li> <li>❷ Indicates requested variance to off-street parking setback required along the north side yard from 1.5m to 1.2m, a variance of 0.3m</li> <li>❸ Indicates requested variance to the location of off-street loading space, to be located within the front yard setback</li> </ul>	

	④ Indicates requested variance to minimum landscape setback from 3m to 1.2m north side yard and 1.9m rear yard.		
<b>Folio/Roll #:</b>	11576000		
<b>PID &amp; Legal Description</b>	006-438-318; LOT 1 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN 9194 EXCEPT PLAN 15147		
<b>Civic Address:</b>	11551 Bottom Wood Lake Road		
<b>Applicant:</b>	Focus West Developments	<b>Owner:</b>	McFar Developments Inc.
<b>OCP Designation:</b>	High Density Residential		
<b>Zoning Designation:</b>	RM5 – Medium Density Multiple Housing		
<b>Land Use Contract</b>	NA		
<b>ALR:</b>	NA		
<b>Parcel Size:</b>	0.43 ha (1.07 acres)		
<b>Development Permit Areas:</b>	Multiple Unit Development Permit Area		
<b>Water Supply:</b>	Municipal		
<b>Sewer:</b>	Municipal		
<b>Site Summary:</b>	<b>Zoning:</b>	<b>Use:</b>	
<i>North:</i>	RR3 – Rural Residential 3 RM5 – Medium Density Multiple Housing (pending)	Single-family dwelling with an application for Multiple-dwelling housing	
<i>East:</i>	RM4 – Low Density Multiple Housing & RM5 – Medium Density Multiple Housing	Multiple dwelling housing	
<i>South:</i>	RM4 – Low Density Multiple Housing & RM5 – Medium Density Multiple Housing	Multiple dwelling housing	
<i>West:</i>	RR2 – Rural Residential 2	Single-Family Dwelling	

## DISCUSSION/ANALYSIS

The development fronts Bottom Wood Lake Road and is within walking distance of Wood's Lake and Beasley Park, restaurants, and transit stops and has direct access to Highway 97 (Attachment B).

### Official Community Plan: Multiple-Unit Development Permit Area (s.21.5)

Staff reviewed OCP section 21.5 – Multiple-Unit DPA guidelines to evaluate this development proposal. The purpose of the Multiple-Unit DPA is to ensure multiple-unit residential development in Lake Country is built to a high aesthetic standard that enhances neighbourhoods and benefits the community. The applicant's development checklist is included as Attachment F.

The applicant proposes a four-storey multi-family building containing 76 units, a mix of studio, one, two, and three-bedroom units. The proposed buildings incorporate large shared interior amenity spaces including community gardens, dog run/wash, gym, bike wash, and rooftop patio. The building architecture complements neighbouring structures, with finishes including various colours of Hardie panelling, composite, and stucco. Coloured elevations showing details are available in Attachment C.

The proposed landscaping design enhances the development and activates the front yard of the property with the inclusion of community garden space (Attachment E). Proposed screening between adjacent uses would buffer the development from adjacent multi-family land uses.

A ground-level parking area is provided along the north side and at the rear of the property and hidden from view along Bottom Wood Lake Road with the main access point from the west property line.

The proposal is in accordance with the Multiple-Unit DPA guidelines.

## Zoning Bylaw 561, 2007

As noted previously, the developer proposes constructing a 76-unit apartment building. The proposal would provide 104 on-site vehicle parking spaces to comply with the bylaw requirement for apartment housing (103).

The RM5 zone regulates development on the subject property. The purpose of the RM5 zone is to provide for medium-density apartments and compatible secondary uses on serviced urban lots. The development proposes to vary the following four Zoning Bylaw regulations (Attachment D):

1. To vary the maximum allowable site coverage from 60% to 73%, a variance of 13%
  - Landscaping requirements are proposed to reduce the percentage of hardscaping by using gravel mulch past wheel stops in the parking stalls and permeable pavers as a parking surface at the loading stall. The drive aisle was designed to provide the Fire Department with access to the building and therefore the dimensions of the drive aisle contribute to the increased coverage of the site. The proposed development would be required to meet the Subdivision and Development Servicing Bylaw requirements for stormwater management. The associated design would be evaluated through the Building Permit process.
2. To vary the setback to off-street parking required along the north side yard from 1.5m reduced to 1.2m, a variance of 0.3 m
  - The proposed landscaping design would screen vehicles, including headlights, from adjacent properties.
3. To vary the location of off-street loading space, to be located within the front yard setback
  - The inclusion of a loading space is requested within the front yard setback to encourage delivery and moving vehicles to be parked on-site instead of along the street when attending the subject property.
4. To vary the minimum landscaping setback (Level 3) from 3m to: 1.2m north side yard, and 1.9m rear yard, a variance of 1.8m and 1.1m, respectively.
  - The proposed landscaping plan would screen the development from adjacent properties by including privacy fencing and tree plantings to naturalize the perimeter of the proposed development. Firesmart materials were incorporated into the design.

DEVELOPMENT REGULATIONS		
CRITERIA	RM5 Zone	PROPOSAL
Site Coverage	40%	36%
Site Coverage + Hardscaping	60%	①73%
Height	16.5 m/4 storeys	16.3m/4 storeys
Density	Base FAR = 1.0	0.95
Min. Front Yard (West)	6.0 m	9.3m
Min. Side Yard (North) excess of 2.5 storeys	7.5m	13.4m
Min. Side Yard (South) excess of 2.5 storeys	7.5m	6.1m
Min. Rear Yard (East)	9.0m	9.7m
Private Open Space	1,637.5m <sup>2</sup>	1,737.9m <sup>2</sup>
Parking-Loading Stall location	NA	②location within the front yard
Off-street parking setback (north side property line)	1.5m	②1.2m north side yard

Landscaping	RM5 Zone	PROPOSAL
Side and Rear	Level 3 Buffer: a minimum 3.0 m landscape buffer is required to separate uses from adjacent properties and will consist of a vegetative buffer or a continuous opaque barrier)	④ 1.2m north side yard and 1.9m rear yard  3m south side yard
<p>① Indicates requested variance to site coverage            ② Indicates requested variance to landscape buffer/off-street parking of side property line (north) setback            ③ Indicates requested variance to the location of the off-street loading space            ④ Indicates requested variance to the minimum landscape buffer width</p>		

PARKING REGULATIONS		
CRITERIA	RM4 ZONE REQUIREMENTS	PROPOSAL
Total Required Vehicle Parking	103	104
Visitor Parking	11	11
Bicycle Stall Class I	38	38
Bicycle Stall Class II	8	8

The proposed development would meet the demand for additional residential units triggered by population growth and the historic pace of development, as it aligns with the provincial demand for housing needs. District staff support the proposal, which would be consistent with the OCP's Future High-Density Residential destination and comply with the District's Housing Needs Reports (2023 and 2024).

Staff supports the proposed variances.

#### IMPACT ON INFRASTRUCTURE, SERVICES AND STAFF CAPACITY

The works and servicing requirements of the Subdivision and Development Servicing Bylaw are evaluated through the Building Permit process. Development in the RM5 zone would require improvements, including sidewalks, curb and gutter and landscaping. Connection to the water distribution system, community sewer, storm sewer, sediment and erosion control, street lighting, and underground utilities would also be needed. In addition, pedestrian and cycling improvements to Bottom Wood Lake Road would be required in accordance with the Mobility Master Plan.

#### 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.
- Development Permit applications do not require public notification.

#### ALTERNATE RECOMMENDATIONS

- THAT Development Permit with Variances DP000839 (Attachment A to the Report to Council dated January 21, 2025) for the property at 11551 Bottom Wood Lake Road legally described as LOT 1 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN 9194 EXCEPT PLAN 15147; Roll 11576000; PID 006-438-318 to allow for a residential development not be approved.
- THAT Development Permit with Variances DP000839 (Attachment A to the Report to Council dated January 21, 2025) for the property at 11551 Bottom Wood Lake Road legally described as LOT 1 DISTRICT LOT 169 OSOYOOS DIVISION YALE DISTRICT PLAN 9194 EXCEPT PLAN 15147; Roll 11576000; PID 006-438-318 to allow for a residential development be deferred pending receipt of additional information as identified by Council.

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Respectfully Submitted,  
**Sheeja Vimalan, Planner**

## Report Approval Details

Document Title:	Development Permit with Variances - DP000839 -11551 Bottom Wood Lake Road.docx
Attachments:	<ul style="list-style-type: none"> <li>- Attachment A-DP000839-Draft Permit.pdf</li> <li>- Attachment B-DP000839-Location Map and Orthophoto.pdf</li> <li>- Attachment C-DP000839-Site Plan and Colour Renderings.pdf</li> <li>- Attachment D-DP000839-Site Plan-Variations.pdf</li> <li>- Attachment E-DP000839-Landscape Plan.pdf</li> <li>- Attachment F-DP000839-DPA Guideline Checklists.pdf</li> </ul>
Final Approval Date:	Jan 17, 2025

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

**Carie Liefke, Manager of Current Planning - Jan 16, 2025 - 4:36 PM**

**Steven Gubbels, Development Engineering Manager - Jan 16, 2025 - 5:08 PM**

**Matthew Salmon, Infrastructure & Development Engineering Director - Jan 17, 2025 - 9:31 AM**

**Jeremy Frick, Director of Development Approvals - Jan 17, 2025 - 10:06 AM**

**Reyna Seabrook, Director of Corporate Services - Jan 17, 2025 - 10:18 AM**

**Paul Gipps, Chief Administrative Officer - Jan 17, 2025 - 11:30 AM**