

# COMMITTEE REPORT



**Date:** January 25, 2018

**RIM No.** 0940-00

**To:** Agricultural Advisory Committee (AAC)

**From:** Community Planning Department (AC)

**Application:** Z17-0077 & DP17-0180 / DVP17-0181    **Owner:** 4638 Lakeshore Road Ltd. Inc.  
No. BC1079452

**Address:** 4638 Lakeshore Rd    **Applicant:** Strandhaus Development Inc –  
Steve Nicholson

**Subject:** Proposed 4 storey mixed use building adjacent to farmland.

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## 1.0 Purpose

The applicant is proposing to rezone the subject property from the C<sub>2</sub> – Neighbourhood Commercial zone to the C<sub>3</sub> – Community Commercial zone. The applicant has also applied for a Development Permit to construct 9 residential units above a 10,400 square feet of commercial space and two floors of underground parking. A development variance permit has also been applied for to reduce the agriculture buffer width from 3.0m to 2.0m for an 8.0m portion along the southern property line. The property is located in an agricultural interface area. Community Planning Staff would like the AAC to comment on the proposed rezoning proposal and the agricultural buffer design located along the southern parcel boundary.

## 2.0 Proposal

### 2.1 Site Context

Parcel Summary – 4638 Lakeshore Road:

Parcel Size: 0.467 acres (1,890 m<sup>2</sup>)  
Elevation: 352.5 to 354.5 metres above sea level (approx.)

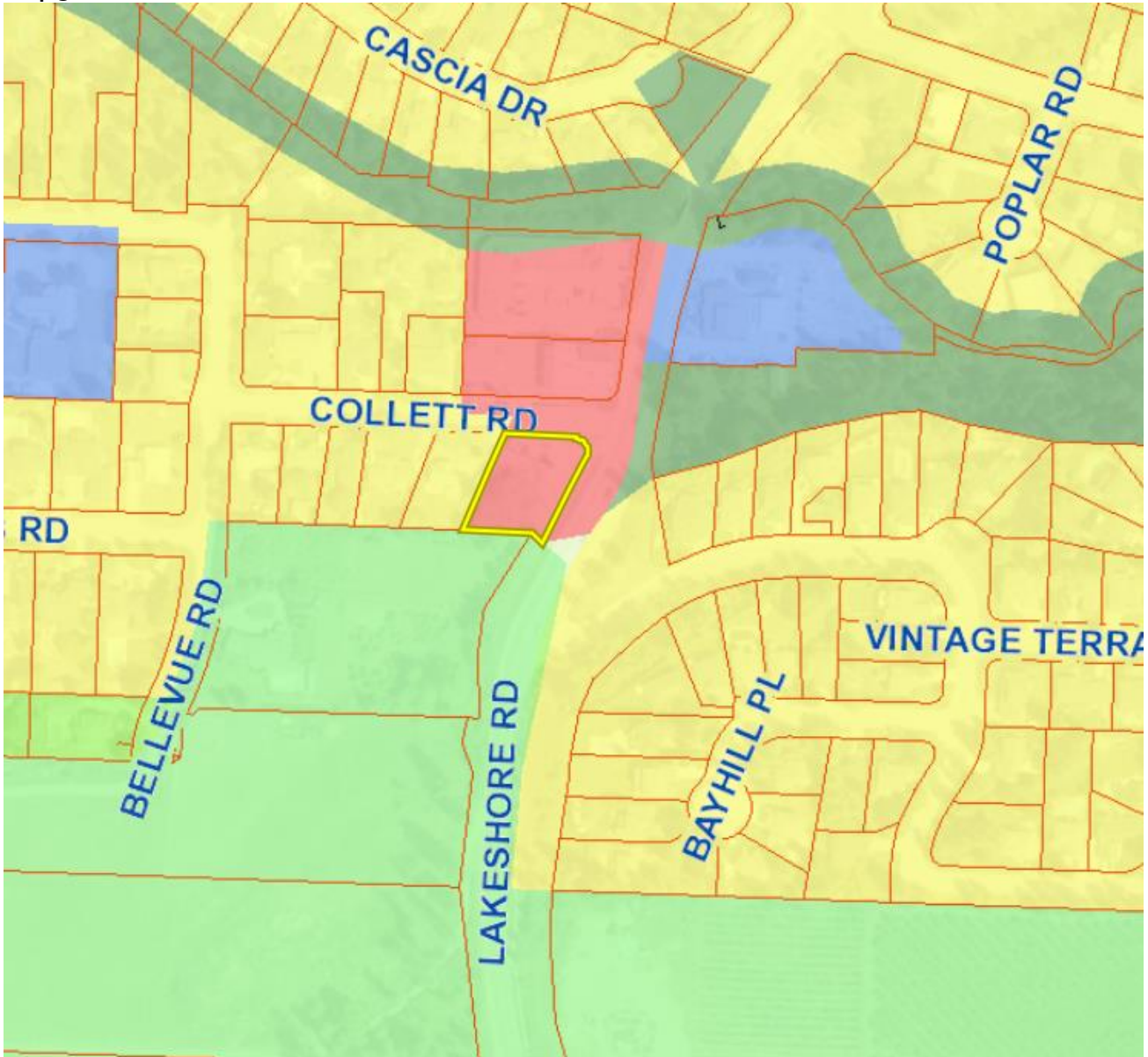
Map 1 - Neighbourhood



Map 2 – Agricultural Land Reserve



Map 3 – Future Land Use



2.2 Neighbourhood Context

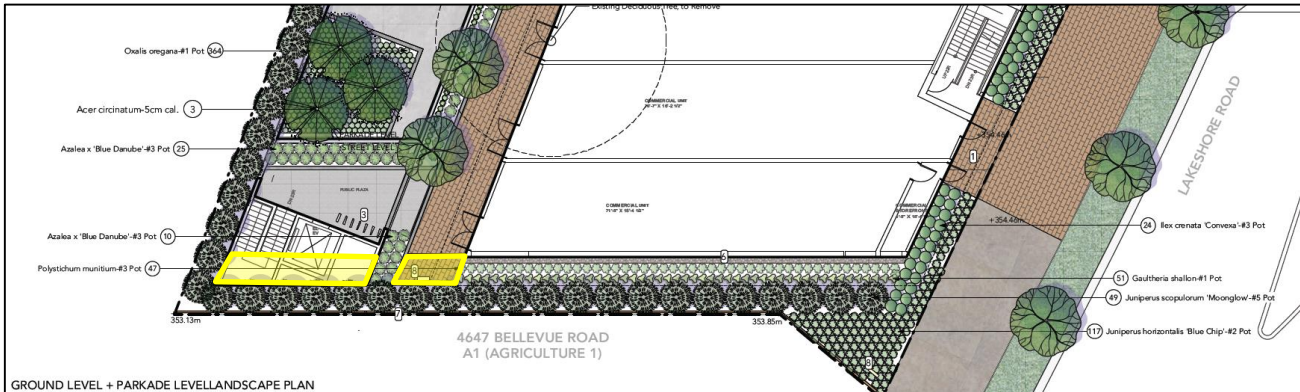
The subject property lies within the North Okanagan Mission city sector outside the Permanent Growth Boundary. The surrounding neighbourhood has a mix of commercial, institutional, park, residential, and agricultural land uses. The subject property only borders ALR agricultural land on one side (southern property line). Zoning and land uses adjacent to the property are as follows:


**Table 1: Zoning and Land Use of Adjacent Property**

Direction	Zoning	ALR	Land Use
North	C2 – Community Commercial	No	Commercial
South	A1 – Agriculture 1	Yes	Agriculture
East	RU1 – Single Detached Housing P3 – Public Parks (with HRA)	No	Park, Commercial & Residential
West	RU1 – Single Detached Housing	No	Residential

3.0 Community Planning

Staff are looking for comments from the AAC regarding the proposed agricultural buffers on the subject property. The southwest corner of the buffer is proposed to be interrupted by the staircase and the elevator area for the underground parking and commercial retail unit within the parkade. The reduction in buffer width by 1 metres is proposed for an 8.0 metre length along the southern property line.



 Variance area for landscape buffer reduction

Along the southern boundary proposed ALR buffer of 22 juniper trees (moonglow) with shrubs along the building (Gaultheria shallon).

Staff are also looking for comments from the AAC in regards to the proposed rezoning from C2 – Neighbourhood Commercial to C3 – Community Commercial. The main differences in the zones are:

- C2 allows 2 ½ storeys in height while C3 allows 4 storeys;
- C2 permits 40% site coverage while C3 permits 50% site coverage;
- The Floor Area Ratio (FAR) which limits the amount of density permitted on a site is effectively tripled between the C2 and the C3 zone.
- The C3 zone permits many more land uses than the C2 zone (see table 1 in Attachment 'B' for a detailed summary).

**Report prepared by:** Adam Cseke, Planner  
**Approved for Inclusion:** Terry Barton, Urban Planning Manager  
**Approved for Inclusion:** Ryan Smith, Community Planning Manager

**Attachment:**

Schedule 'A' - Applicant Rationale Statements & Agrologist Report

Schedule 'B' - Building Plans

Schedule 'C' - Landscape Plans

'Attachment A' – ALC Landscape Buffer Specifications (1993)

'Attachment B' – Guide to Edge Planning (Landscape Buffer sections) by Ministry of Agriculture (2005)