



# 5300 BUCHANAN ROAD PROPOSED DEVELOPMENT

Public Hearing Presentation

# History of the Property

- **Owned by the Shaw Family for over 110 Years**
  - Ron Shaw's Great Grandfather Nehemia Shaw came to Valley in around 1908
  - Acquired Land on both sides of McKay Lane and Buchanan Road
- **Ron's Father Inherited the subject parcel in 1961**
- **Farmed as a working Orchard for about 40 Years**
- **Last farmed in 2000 and trees cut down**
- **Old Home was vacated by the Shaw's in 2013 and sat vacant for 6 years**
- **Property Acquired by Moyor Development Group in 2019 with the intent to Re-Develop**

# Land When Purchased





# Existing Vacant Home



# Renovated Home





# Review of Official Community Plan Vision for the Area

- **Page 28 – Section 2.3.2 – Buchanan Neighborhood**

- Limited resort and low density multi-unit residential development has occurred in this area.
- There is continued support for Low Density Multi-unit Residential and clustered housing where practical.

- **Preferred Future Land Uses:**

- Low density residential
- Low Density Multi-unit Residential
- Parks and Open Space
- Tourist Accommodation

# Comparison to Existing Multi-Family Properties along Buchanan Road

- **Davis Cove Resort** – 16 Units in 9 Individual Buildings
  - Lot Size 6174 m<sup>2</sup> = 386 m<sup>2</sup> per unit
- **Jackson Cove** – 15 Units in 1 Building
  - Lot Size 5807 m<sup>2</sup> = 387 m<sup>2</sup> per unit
- **Stonewater on the Lake** – 8 Individual Detached Units
  - Lot Size 3775 m<sup>2</sup> = 472 m<sup>2</sup> per unit
- **Proposed 5300 Buchanan Project** – 15 Units in 3 Buildings
  - Lot Size 6250 m<sup>2</sup> = 417 m<sup>2</sup> per unit



# Development Criteria & Goals

- **Consistent with Official Community Plan** – Vision for the Area
  - Low Density Multi-unit Cluster Housing
- **Maintain 3 meter ROW for Future Linear Pathway System**
  - To run along (Historic) McKay Lane
- **Provide for Parks and Open Spaces**
  - Contribution to Future Parks (approximately \$35,000)
  - Contribution to the Community Amenity Fund (approximately \$28,000)
- **Building Forms to Respond to the Natural Landscape**
- **Allow for Maximum amount of Green Space**
- **Create View Corridors Between Buildings to the Lake**
  - Duplexes versus More Compact Design – 6 plexes

# Acquisition of McKay Lane – Why?

- **Assist Immediate Neighbor to legalize existing buildings**
  - Historic Barn built in early 1900's which was encroaching on McKay Lane ROW
  - Currently being restored by Ron and Madeleine Shaw
- **Reduce Long Term Maintenance & Other Costs to the District**
  - District has been maintaining the Lane for essentially 2 residents
- **Provide for Future Linear Pathway**
  - Developer is required to provide a 3m ROW for Future Pathway

# Neighborhood Issues

- In Consultation with the Public the Developer was apprised of **4 Main Issues of Concern** with the Proposed Development
  - **Parking**
    - Each Unit will have a double garage per unit
    - Potential for Visitors to park in front of their Double Garage Apron
    - Additional Visitor Parking to be Provided Onsite
    - Unlikely for Visitors to Park along Buchanan
  - **Servicing** – Power, Sewer, Water
    - All done on-site
  - **Sidewalks and Offsite Improvements**
    - Developer to Provide \$15,000 Cash in Lieu To Fund Future Sidewalks on Opposite Side of Buchanan Road
    - Current Cost of Sidewalk in the Valley (provided by Concots Quantity Surveyor) is \$ 90-100 per m<sup>2</sup>
    - Developer is providing somewhat more than projected cost of... 81 lineal meters = 120 m<sup>2</sup> x \$100 = \$12,000
  - **Increased Traffic**
    - Reference Traffic Review Study
    - Strata to Restrict Short Term Rentals to Minimum 90 days
  - **View Corridors**

# Developer History

- Moyor Development Group
  - **Has developed 3 existing properties along Buchanan Road**
    - All on previously vacant land
  - **“Award Winning” *Stonewater on the Lake***
    - 2012 Thompson Okanagan Commercial Building Excellence Award
  - **5241 Buchanan** – Single Family Lakefront Residence
  - **5251 Buchanan** – Single Family Lakefront Residence