Project Report public survey
Feedback Summary

April 4, 2022

Between March 9th and 28th, 2022, the District of Summerland solicited community feedback on the Summerland Eco-Village Concept through an online survey. 118 people completed the survey. The following presents a summary of results, followed by a list of project report updates and recommendations for next steps. Subsequent pages provide a more detailed summary of feedback.

Generally, level of support was distributed for the Eco-Village values, the concept's community hub program, the location and inclusion of a neighbourhood park in the project, the Eco-Village concept and the general direction of the project as presented in the report:

- 35-54% of participants indicated support. Of those who answered why, reasons for support included:
  - » the belief that this project is a model development integrating community, nature and technology; and
  - » expressions of appreciation for the Eco-Village program, including the community hub, green space, parkland, and trails.
- 16-25% expressed uncertainty or limited support. Some reasons included:
  - » an expressed need for affordable housing; and,
  - » expressions of concern for impact on - or reduction of - habitat and recreational use areas, including equestrian trail access.
- 30-45% of participants indicated lack of support. Of those who answered why, reasons for lack of support included:
  - » suggestion that the project's location is in conflict with project's sustainability and environmental objectives (greenfield development, car dependency concerns) and/or would cause traffic impact; and,
  - » concern that this would take investment away from other District priorities such as road improvements, as well as a lack of clarity around the District's role in implementation.

Respondents found low impact development was by far the most important characteristic of eco-design.

39% were not aware of the project's intent to create a large-scale natural park.

56% of respondents believe that the preservation of the green space around the eco-village is highly relevant to its viability as a truly sustainable development.

Updates to the Project Report

The following provides a list of updates to the *Summerland Eco-Village Concept report* based on survey feedback:

- addition of this engagement summary in the report's Appendix A | "Engagement To-Date" for ongoing reference;
- addition of ESA 1 (areas of highest environmental sensitivity) and wildlife movement on concept;
- emphasis on requirement to generally conform to FireSmart guidelines;
- emphasis on on-site stormwater management;
- emphasis on on-site food growing opportunities;
- explicit allowance of trails for equestrian use; and,
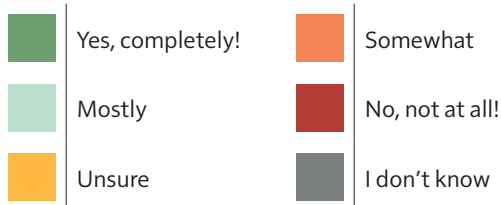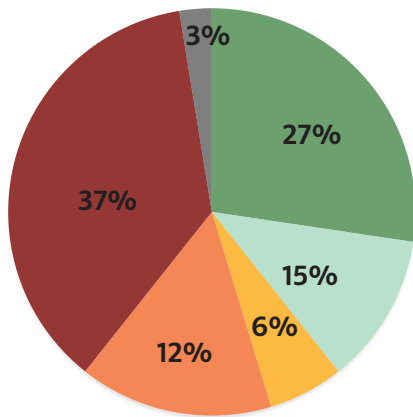- list of additional studies required at later stages.

Recommendations for next steps

The following provides a list of recommendations based on other comments received:

- ongoing communication and engagement with the community and key stakeholders.
- clarity around the relationship between the solar + storage project and Eco-Village project.
- clear communication of Eco-Village development process and the District's role in it, including project financing, implementation mechanisms, and development impact analyses and studies (detailed servicing, traffic impact assessment, environmental and archaeological impact assessments).

Summary of engagement results by question

1. Do you support the Eco-Village values?

■ Yes, completely!	■ Somewhat
■ Mostly	■ No, not at all!
■ Unsure	■ I don't know

2. Is there anything missing or that could be improved?

Suggestions for additional program included:

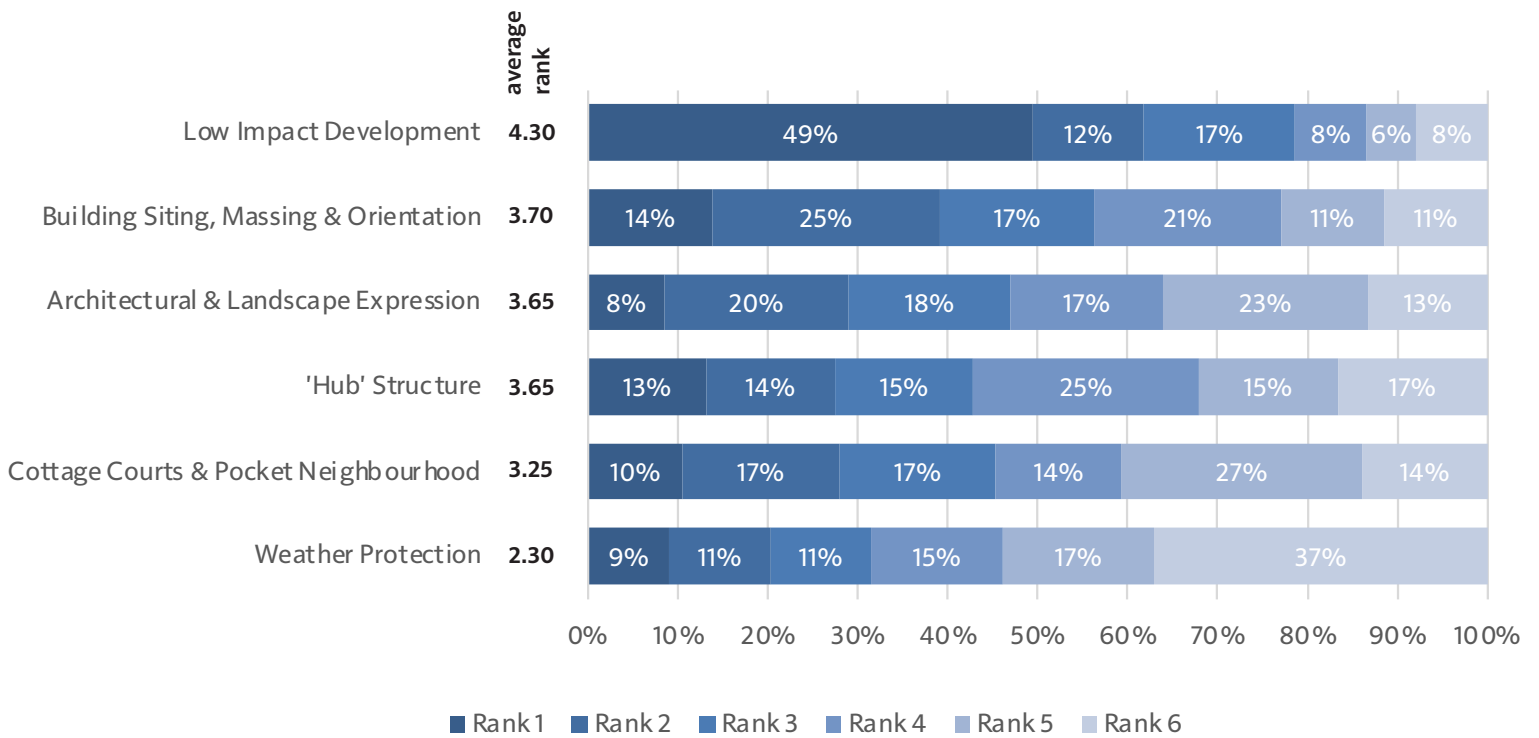|	
8	equestrian trail access
1	community gardens
1	parking
1	interpretation opportunity (past ownership)

Comments revealing specific concerns or a need for further clarification included:

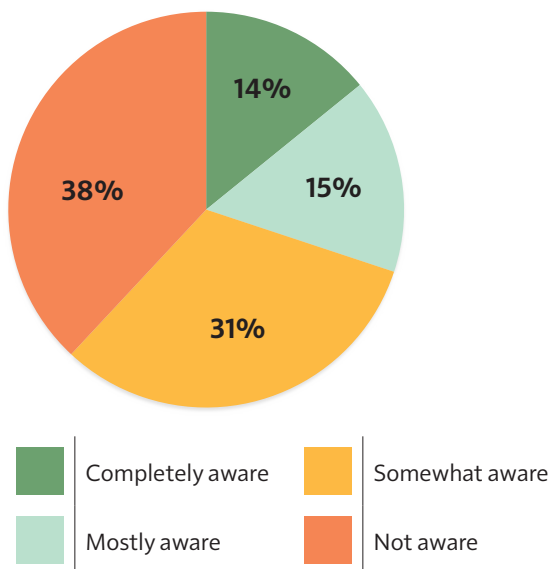|	
12	housing affordability, diversity and tenure
6	adjacent road, pedestrian and cycling infrastructure improvements
5	habitat / ESA protection or impact concerns
5	lack of support solar program (visual quality, cost)
4	loss / preservation of trails and recreation open space
3	adjacent neighbourhood integration and impact
3	program and density concerns, incl. rural character, residential and agricultural conflict, ground orientation, housing
2	forest fire hazard concerns
1	implementation of vision concern
1	job opportunity concerns
1	land use conflict concerns (residential & agricultural)
1	building: step code 4 requirement
1	topography concerns
1	entirely solar program preference

General comments or ones addressing topics beyond the project's scope included:

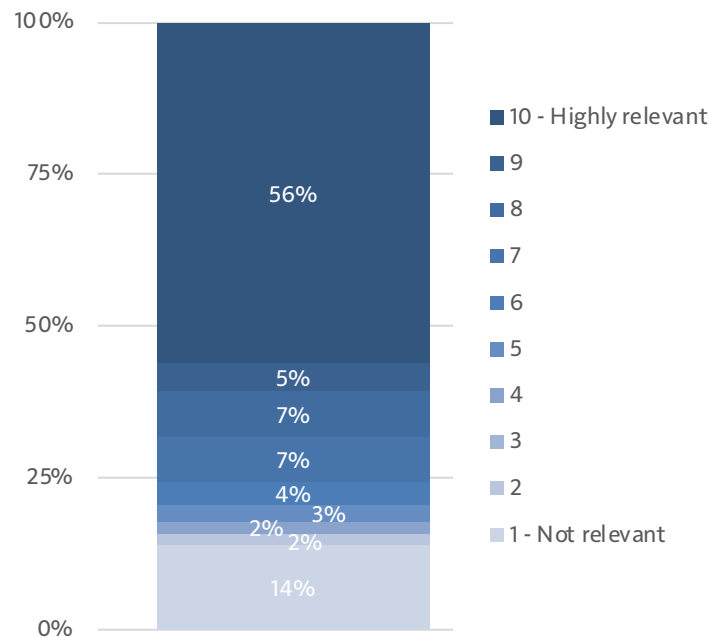|	
11	project cost concerns, leading some to question project premise or need for further clarification of investment
6	general expressions of support
6	general expression of lack of support
3	feedback unclear or disrespectful
2	preference for solar technology opportunities throughout town
2	lack of clarity on District role

3. Please rank the Eco-Design program ideas in order of importance (1 to 6).

	average rank	Rank 1	Rank 2	Rank 3	Rank 4	Rank 5	Rank 6
Low Impact Development	4.30	49%	12%	17%	8%	6%	8%
Building Siting, Massing & Orientation	3.70	14%	25%	17%	21%	11%	11%
Architectural & Landscape Expression	3.65	8%	20%	18%	17%	23%	13%
'Hub' Structure	3.65	13%	14%	15%	25%	15%	17%
Cottage Courts & Pocket Neighbourhood	3.25	10%	17%	17%	14%	27%	14%
Weather Protection	2.30	9%	11%	11%	15%	17%	37%

■ Rank 1 ■ Rank 2 ■ Rank 3 ■ Rank 4 ■ Rank 5 ■ Rank 6

4. To what extent were you aware of intent to create a large-scale natural park?

- 14% Completely aware
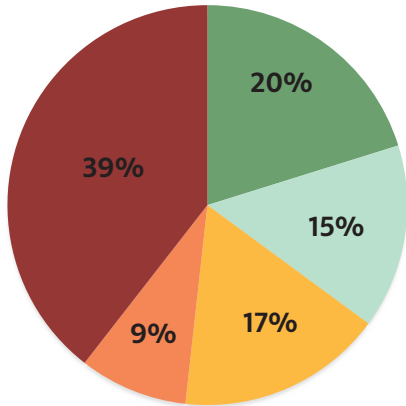- 15% Mostly aware
- 31% Somewhat aware
- 38% Not aware

5. On a scale of 1 to 10 (1 being not relevant, 10 highly relevant), to what extent does the preservation of the green space around the eco-village add to its viability as a truly sustainable development?

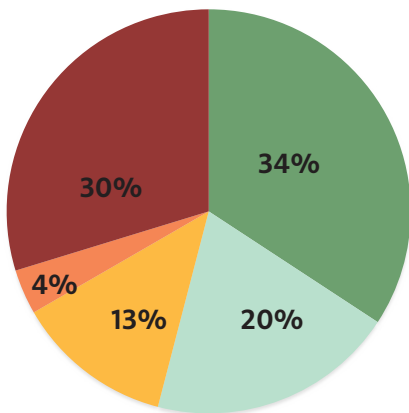|	
10 - Highly relevant	56%
9	5%
8	7%
7	7%
6	4%
5	2%
4	3%
3	2%
2	
1 - Not relevant	14%

6. The Concept suggests a Community Hub (Item G) to be established at the heart of the Eco-Village as a gathering space for the residents of the village and visitors.
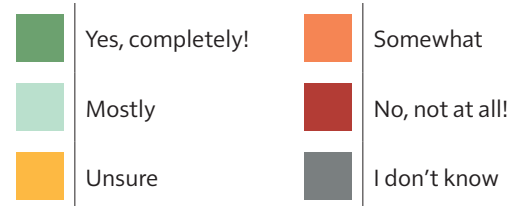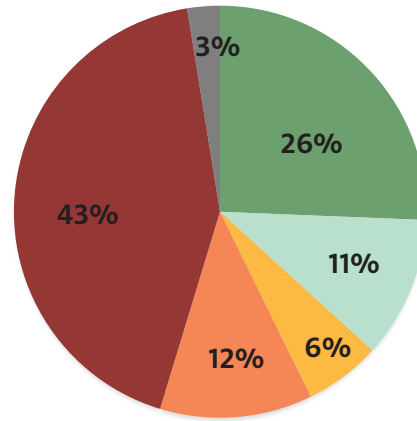   **How much are you in favour of the proposed 'Community Hub' inclusion?**

Strongly in Favour	Somewhat Not in Favour
Somewhat in Favour	Not in Favour
Neutral	

8. **In general, do you support the Eco-Village concept?**

Yes, completely!	Somewhat
Mostly	No, not at all!
Unsure	I don't know

7. The Concept includes protection of an environmentally sensitive habitat area and culturally significant vista points (Item H) as past of a Neighbourhood Park, and to act as a trailhead location for the larger Test of Humanity trail system.
   How much are you in favour of this neighbourhood park location and inclusion?

Strongly in Favour	Somewhat Not in Favour
Somewhat in Favour	Not in Favour
Neutral	

9. **Let us know why!**
   What do you like? What is missing?

expressions of support related the following:

14	model project, including integration of community, nature and technology
5	appreciation for community hub, green space, parkland, and trails
2	lighting and native plantings guidelines

comments related to next steps, communications and implementation included:

6	concerns around "District as developer"
4	requests for additional / continued project updates
1	importance of district involvement (through partnership) to realize the vision and values

comments related to housing, density and building form included:

10	concerns for sufficient affordable housing offering or expression of affordable housing as a priority
4	preference for lower density / townhouse option (incl. 2 storey maximum)
2	preference for no development on the site
1	preference for higher density option
1	support for building style proposed

comments related to roads, transportation and servicing included:

12	need for existing road and sidewalk improvements
5	importance of connectivity to greater Summerland (connection to Downtown / Summerland, pedestrian and cyclist safety, and economic development opportunities including home based business and use local builders).
4	concerns regarding existing or proposed servicing, including issues in Deer Ridge, scale of proposed servicing and investment.
1	landowner concern regarding pedestrian access via Taylor Place

comments related to preservation and recreation included:

9	recreational / parkland preservation and access concerns
7	habitat / ESA preservation or impact concerns
5	trail preservation concerns
3	equestrian trail access

comments questioning the project's sustainability or viability included the following reasons:

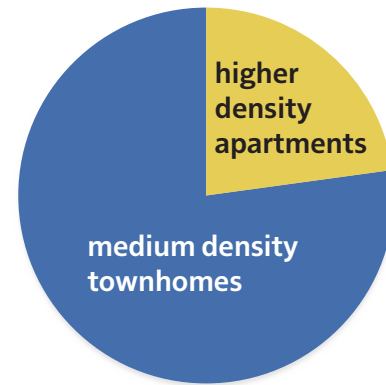| 11 | project cost and prioritization concerns |
6	project location concerns
5	car dependency and lack of transit concerns
5	too ambitious or innovative
4	unclear, unrelated or disrespectful comments
2	greenfield development concerns

comments related to solar technology and the form it takes included:

| 8 | solar farm lack of support, compatibility concerns or preference for integrated solar / solar on rooftops |
| 1 | solar farm preference |

comments related to emergency preparedness and prevention included:

| 4 | forest fire hazard or fire response concerns |
| 1 | communications and heating concerns if grid goes down |

10. **Considering landscape retention trade-offs, which of the Eco-Village options do you prefer?**
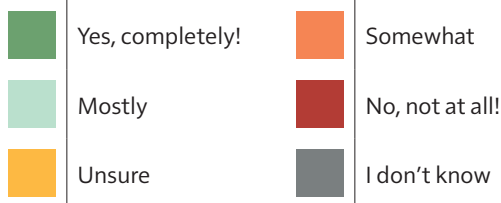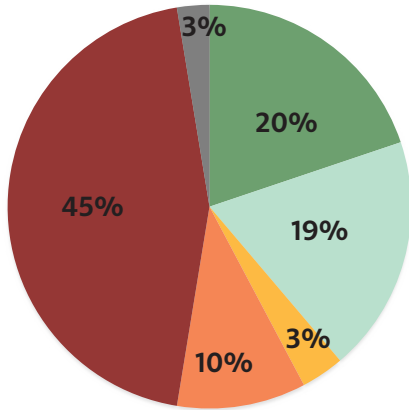

higher density apartments

medium density townhomes

11. **Let us know why!**

Answers pertained to the following:

18	preferences for lower density, including preference for fewer people and vehicles, topography challenges and location concerns
17	preference for townhouse product, including reference to ground orientation, senior and family friendliness
14	preference for higher density to maximize parkland, density and the number of people housed
13	need for more affordable, entry-level and rental housing, including land leasing suggestion
13	dislike of both or preference for no development at all
8	suggested consideration of character fit withing Summerland and rural setting
5	need for housing diversity, with reference to form, price points and tenures including expressions of interest in a hybrid concept
4	unclear, unrelated or disrespectful comments
3	concerns about future residents' commitment to Eco-Village values
2	concern about loss of recreational use or green space
2	concerns about extent of surface parking that will be required
2	concerns about car dependency and traffic increase
2	need for adjacent road improvement
1	request for micro power generation option
1	servicing capacity concern
1	project cost concern

12. **Overall, do you support the direction of the Eco-Village project as it is presented in the project report?**

🟩	Yes, completely!	🟧	Somewhat
🟩	Mostly	🟥	No, not at all!
🟨	Unsure	⬜	I don't know

13. **Let us know why!**
What do you like? What is missing?

Answers included:

10	model project or expression of support for the project or project values
8	preference for no development or concerns that this project is not a priority for the District
6	need for more housing and more affordable housing
6	project location concerns
6	reference back to previous comments
4	need for existing road and sidewalk improvements, including Prairie Valley Road
4	request for project updates and/or for further clarification
4	preference for developer implementation or questioning District role in the project
4	project cost concerns
3	support for community hub, green space, parkland, trails and native planting
3	addition of communal gardens and food growing opportunities
3	addition of composting toilets / need for additional sewer capacity
3	unclear / unrelated to project
2	support for housing
2	concerns about long-term impacts or impact to neighbours

2	recreational / parkland preservation
2	equestrian trail access
2	greenfield development concerns
2	integrated solar / solar on rooftops
2	forest fire hazard / Fire Smart
2	concerns about realizing the vision and values through to implementation
1	addition of geothermal
1	on-site stormwater management and treatment
1	lower density / townhouse option preference
1	pedestrian access Taylor Place landowner concern
1	too ambitious
1	habitat / ESA preservation or impact concerns
1	car dependency concerns / lack of transit

14. **Is there anything else you'd like to share about the Eco-Village project and project report?**

Answers included:

12	expression of support for the project and project values or that it is a model project
10	preference for no development or concerns that this project is not a priority for the District
6	need for existing road and sidewalk improvements, including Prairie Valley Road
6	habitat / ESA preservation or impact concerns
6	project cost concerns
5	need for more housing and more affordable housing
4	requests or support for maintaining trail access and connectivity, including equestrian use
3	unclear / disrespectful or unrelated to project
3	preference for integrated solar / solar on rooftops
6	reference back to previous comments
3	preference for developer implementation
3	support for community hub, green space, parkland, trails and native planting
3	concern about project's sustainability
3	car dependency, traffic impact and project location concerns
2	concern about implementation of the vision
1	project too ambitious
1	servicing capacity concern
1	green roofs suggestions
1	forest fire hazard concern
1	need for broader community engagement