



# Z24-003 Eco Village Bylaw Amendment and Zoning

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Public Hearing

August 13, 2024



# Agenda

1. Project Overview
2. Project Background
3. Eco Village Zoning
4. Next Steps
5. Q&A





# Project Overview



## Site Location

- **Address:** 13501 Denike St
- **67 acres** of District-owned Land
- **Land-Use Zone:** Institutional (I)
- **OCP Designation:** Administrative (A)
- Within the Urban Growth Boundary









## Eco Village Purpose and Intent

- Establishment of an environmentally sensitive residential development
  - Complements the existing solar site
  - Demonstrates sustainable residential development with a rural lens
- **67 acres** of District-owned land
  - **Over 50 acres** of land to be rezoned to Parkland
  - **11+ acres** of developable land
  - **100-200** units of medium density housing

# Project Values

## PROJECT VALUES

-  Working with First Nations and Indigenous perspectives
-  Protect, enhance, and restore natural features on-site
-  Create a sense of community
-  Build transportation connections to downtown and maintain and enhance existing trail networks
-  Plan for climate impacts
-  Provide mixed housing options

## What Will The Eco-Village Provide?



**Sewer Servicing**



**Housing**



**Climate Action**



**Recreational Trails**



**Environmentally Sensitive Areas  
(ESA) Protection**

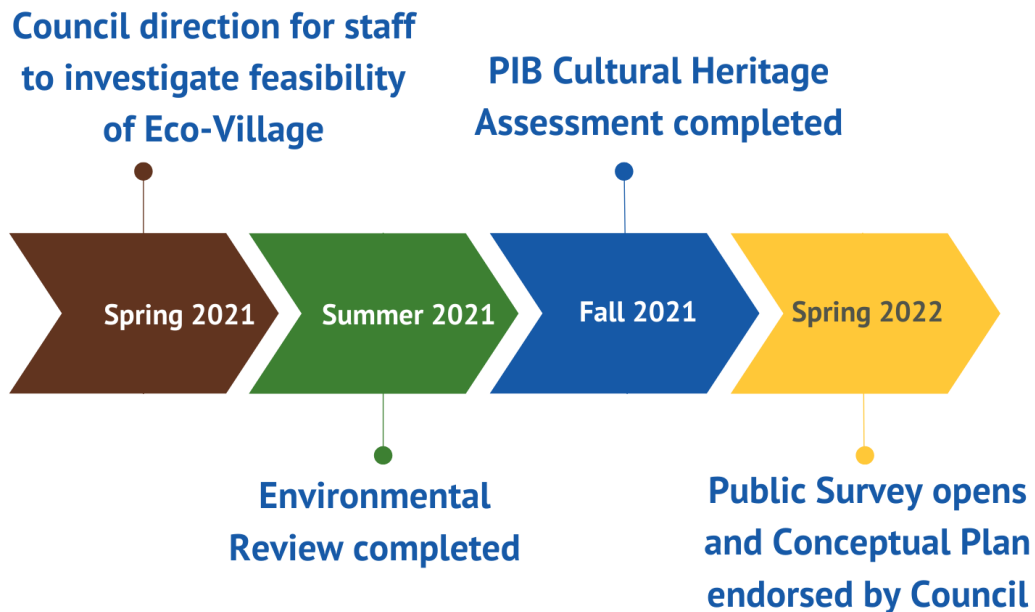


# Project Background

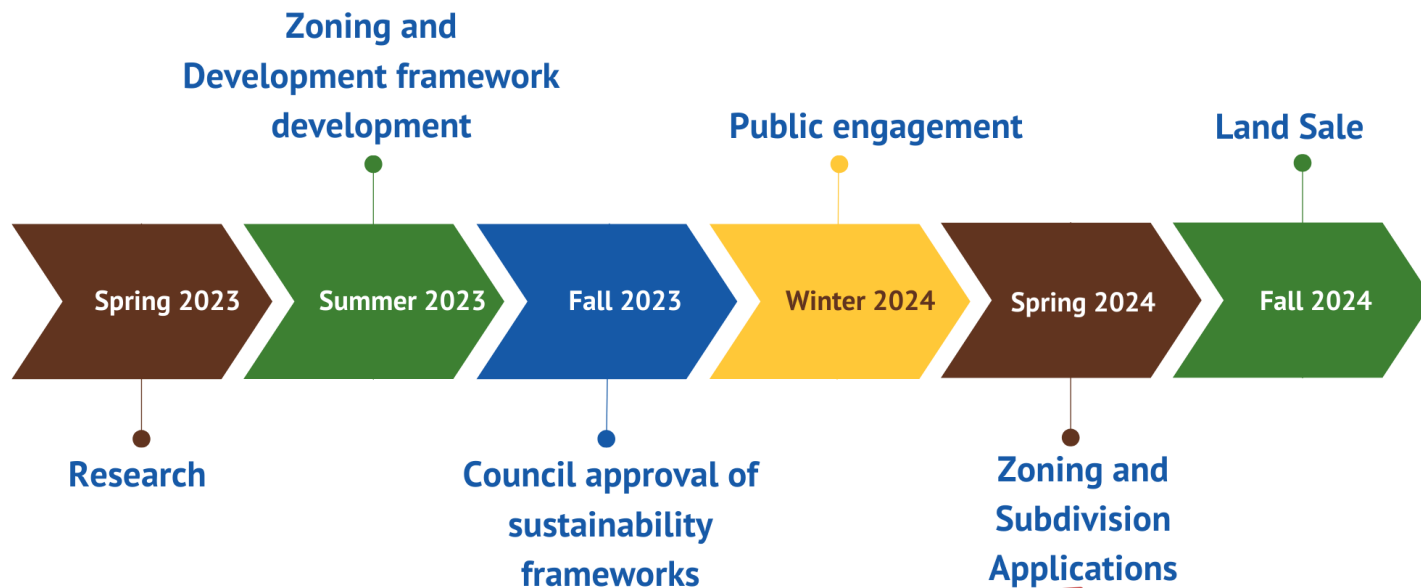


# Project Timeline

## WORK TO DATE



## NEXT STEPS



We are HERE!



## Site Conditions

- Largely undeveloped but surrounded by residential development
- Summerland Energy Centre is at the toe of Cartwright Mountain
- Extensive trail system used by recreational users
- Environmentally Sensitive Areas of ESA-1 and ESA-2



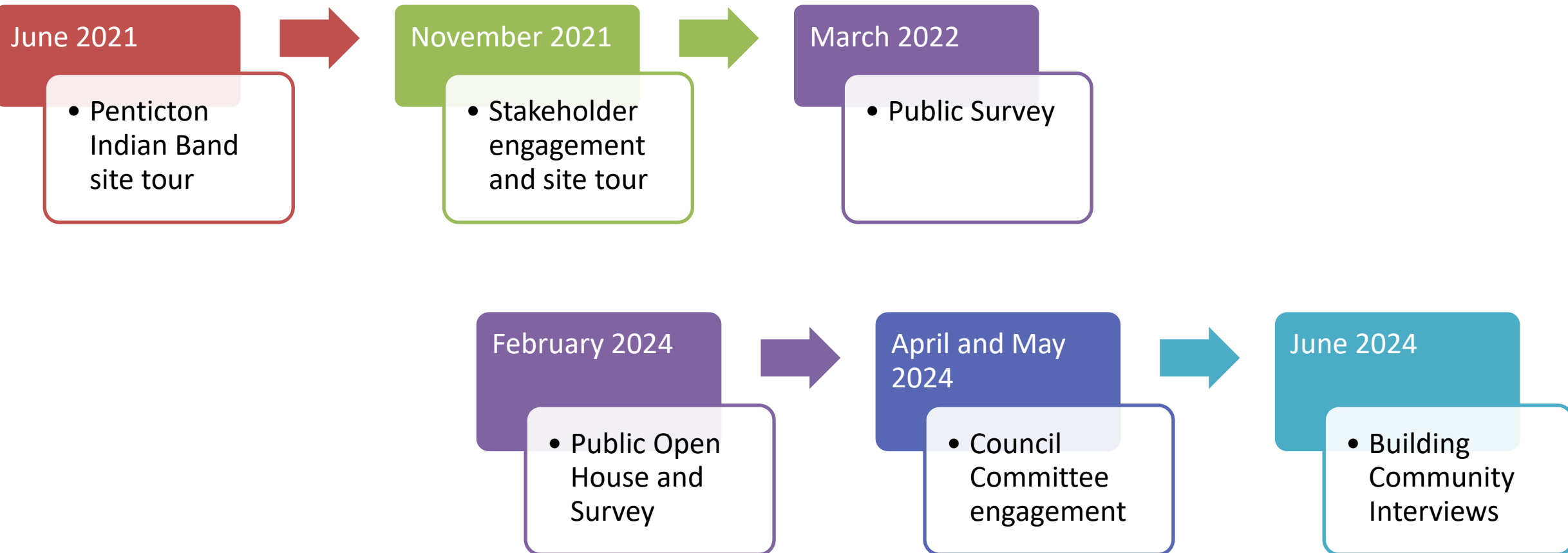
## Site Assessments

- Environmental Impact Assessment
- Wildfire Hazard Report
- Penticton Indian Band Cultural Heritage Assessment
- Additional work support by engineering, planning, urban design and environmental expertise





# Public Engagement



# Eco Village Zoning



# Proposed Zoning

- Comprehensive Development (CD) Zone is being utilized
- Medium Density Residential Development (23-60 units/ha)
  - **100-200 dwelling units**
- Supported by the Design Guideline (in progress) and Conceptual Plan (2022)

Bylaw Amendments	Existing	Proposed
OCP	<ul style="list-style-type: none"><li>• Administrative (A)</li><li>• Low Density Residential (LDR)</li></ul>	<ul style="list-style-type: none"><li>• Medium Density Residential (MDR)</li><li>• Parks (P)</li></ul>
Zoning	<ul style="list-style-type: none"><li>• Institutional (I)</li><li>• Residential Sub-Urban (RU3)</li></ul>	<ul style="list-style-type: none"><li>• CD9</li><li>• Parkland (P)</li></ul>

# Site Regulations

- Passive Solar
- Landscape retention and site permeability
- Requirements for Energy Step Code and Zero Carbon Step Code
- Minimizing site parking
- Compact Development





# Environmental Considerations

- **Building Design and Form**
  - Compact development
  - LEED-ND
  - Zoning
  - Design Guideline
- **Climate resilience and emission reductions**
  - Landscape retention
  - Building design and form
  - FireSmart
- **Environmentally Sensitive Areas (ESA's)**
  - Parkland zoning
  - Avoidance of development on ESA-1 lands
- **Infrastructure**
  - Envision Framework





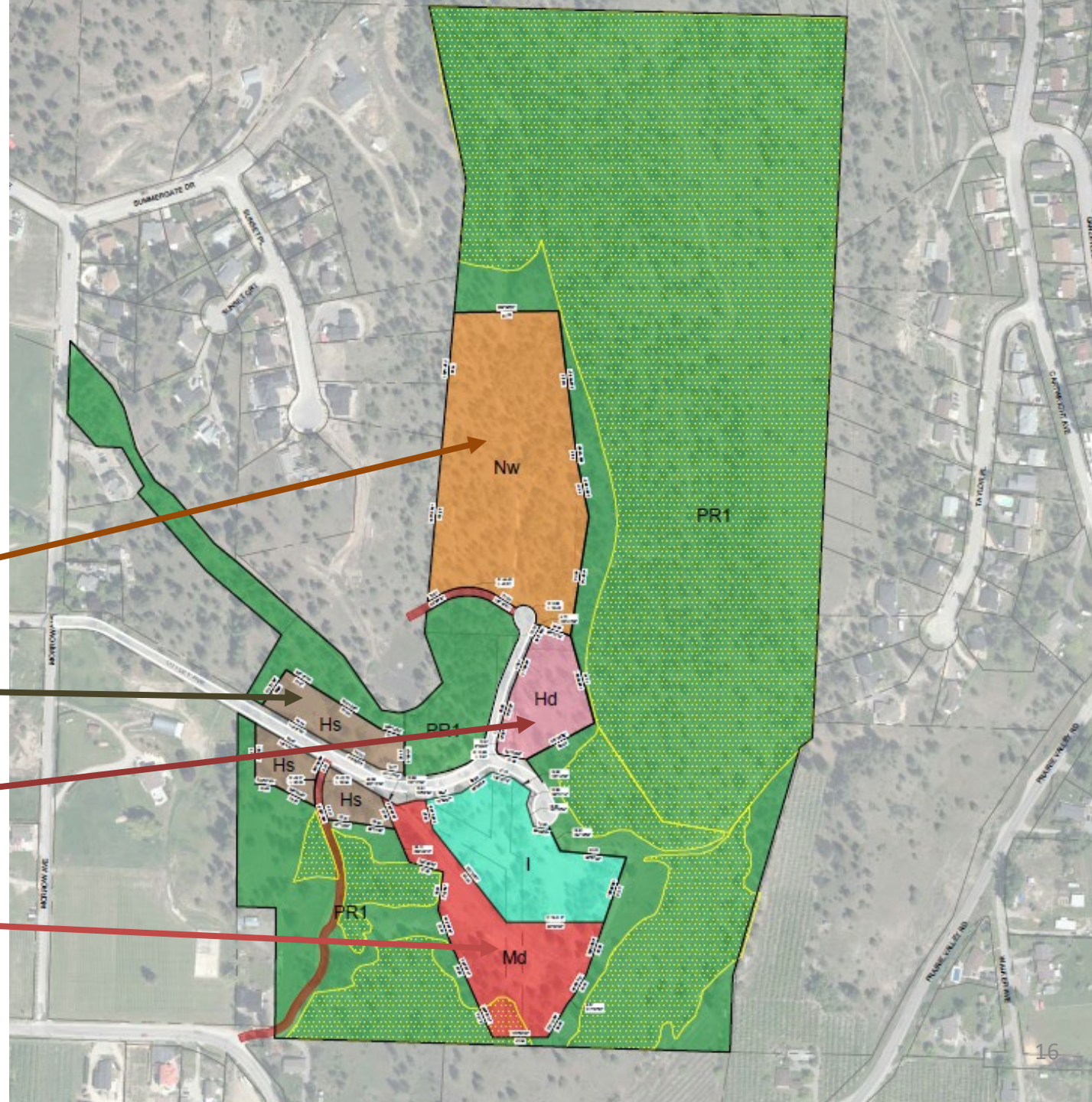
# Sub-area mapping

NeighbourWood (NW)

Hillside (Hs)

High Density (HD)

Mixed Density (MD)

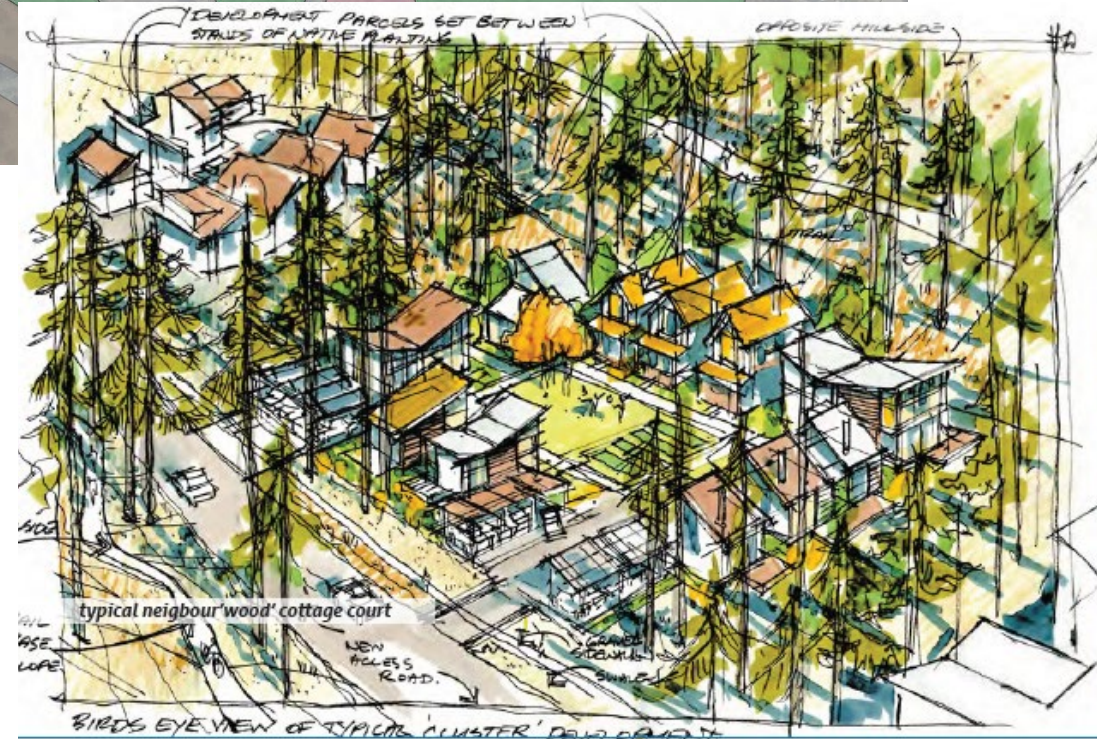






# NeighbourWood (Nw)

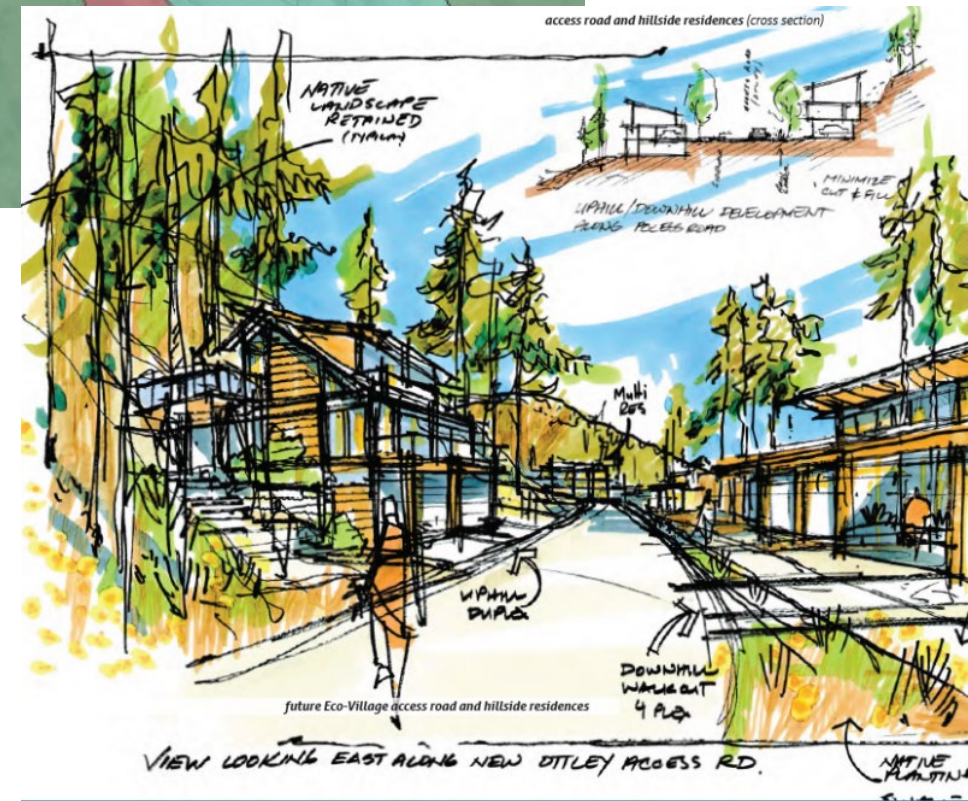
- ~ 2.37 ha (5.85 ac)
- Cluster housing style
- Housing footprint: 150 sq m to 200 sq m
- Maximum 2 storeys
- Strata/Subdivision





## Hillside (Hs)

- ~0.73 ha (1.8ac)
- Housing footprint: 125 sq m-175 sq m
- Street parking supported
- Up-slope 3 storeys; Down-slope 2 storeys
- Strata



# High Density (Hd)

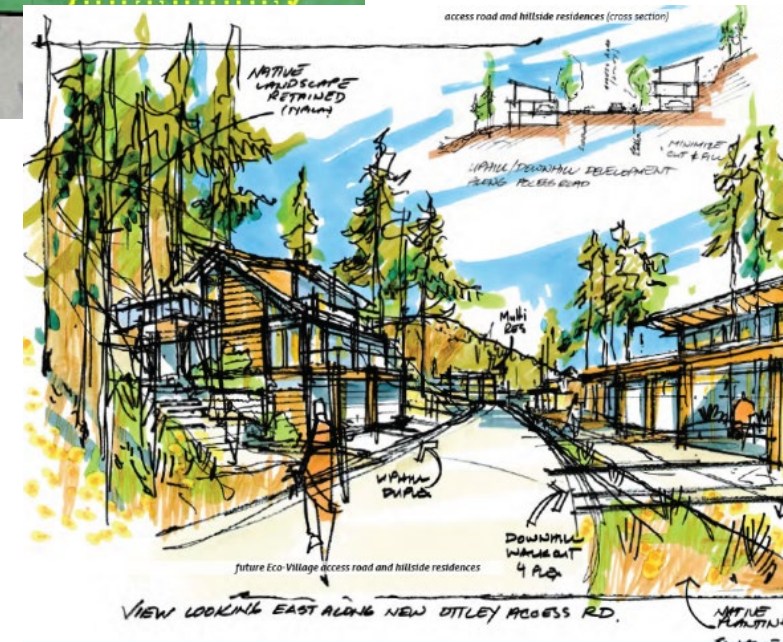
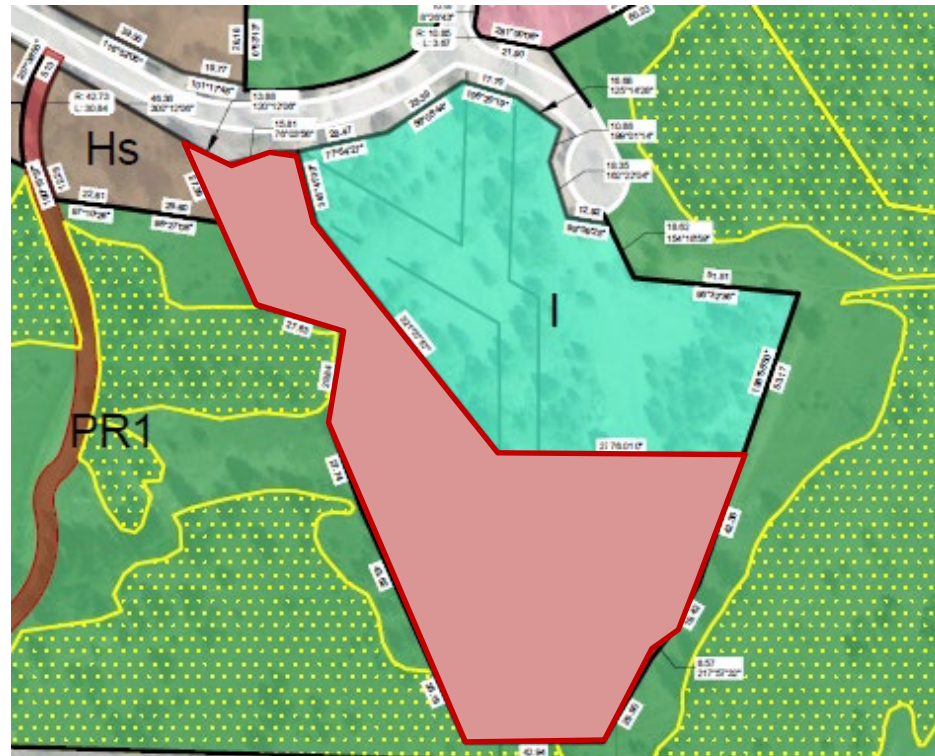
- ~0.49 ha (1.2 ac)
- Apartment buildings up to 4 storeys
- Commercial permitted as an accessory use
- Strata





# Mixed Density (Md)

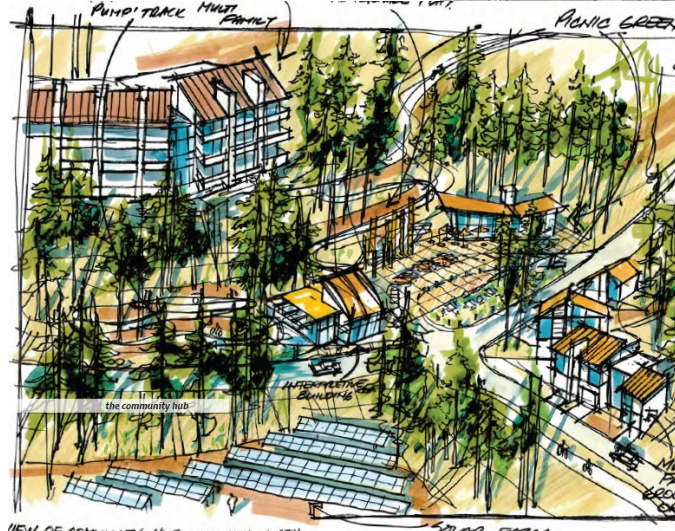
- ~1.10ha (2.7 ac)
- Mix of apartment and townhouses
- Apartment: Max 4 storeys
- Townhomes: Max 3 storeys
- Strata/subdivision





# Parks and Trails

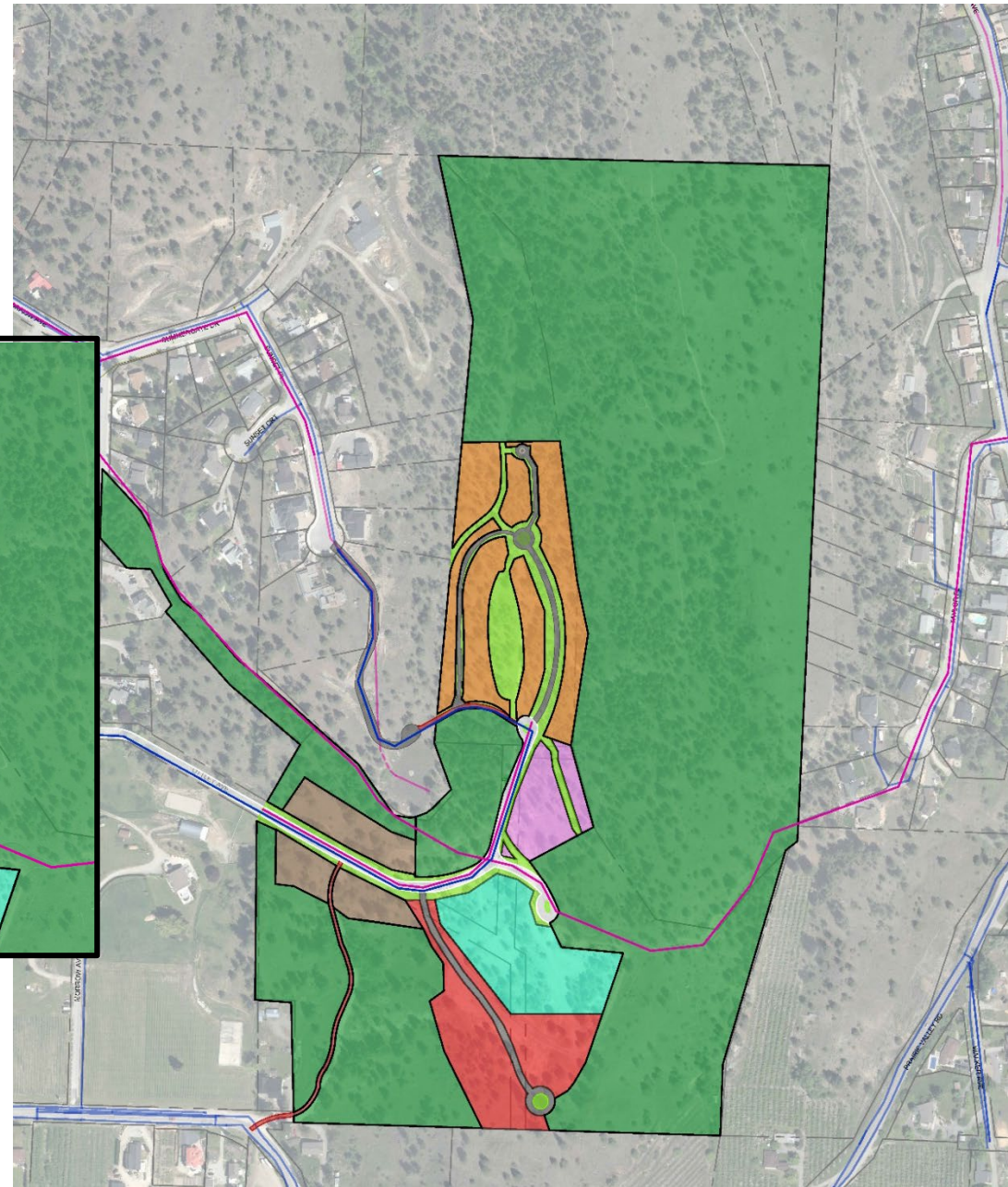
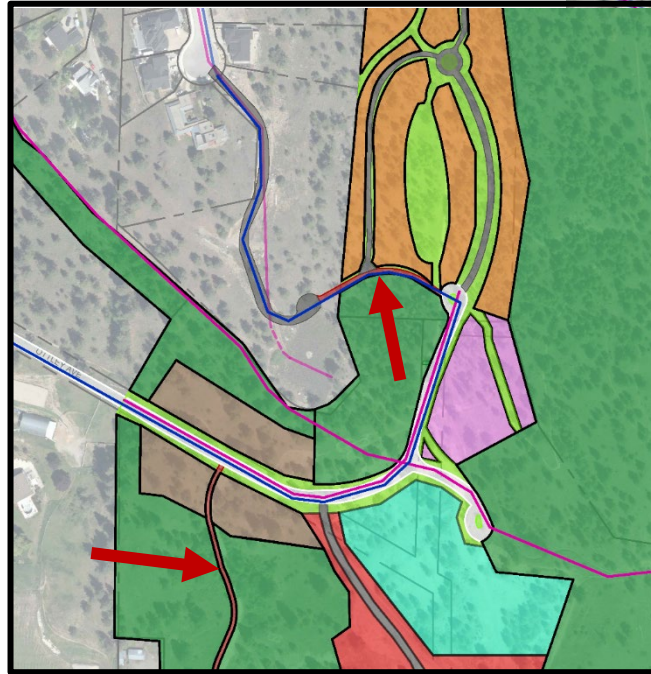
- 'Community Hub' to be established for public gathering
- Maintenance of the pumptrack
- Stormwater management on-site
- Trailhead development
- Retention and re-development of trails across the site





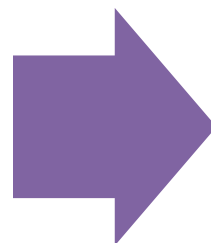
# Infrastructure

- Future sewer and water connections
- Public roads will be upgraded by developer
- Internal roads developers responsibility
- Emergency access roads are proposed for secondary access out of the site



## Next Steps

Summer 2024  
Finalize Zoning and  
Subdivision



Fall & Winter 2024  
Design Guideline  
refined &  
Land Sale Process