

## 15.10 CD10 - Comprehensive Development Zone

## CD10

### 15.10.1 Purpose

To provide zoning for a District of Summerland-led residential development called the 'Eco Village', which is comprised of four (4) sub-area zones as shown on the attached Schedule A forming a part of this zone: NeighbourWood (Nw), Hillside (Hs), High Density (Hd), and Mixed Density (Md). Lands planned for development must be designated as **Medium Density Residential** under the *District's* Official Community Plan.

### 15.10.2 NeighbourWood (Nw) Sub-Area

#### 15.10.2.1 Purpose

To provide a zone to accommodate the development of multiple low-scale residential housing units in close proximity to each other in the form of courtyard and clustered orientation with access to *Full Urban Services*. The goal is to minimize impacts of development on the natural environment and topography, and support retention of open vegetated spaces for recreational use and naturalized spaces within and surrounding well-designed residential *Uses*.

#### 15.10.2.2 Principal Uses

The following *Uses* and no other *Uses* shall be the *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Cluster Housing*

#### 15.10.2.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the secondary *Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Agriculture, Urban*
- (b) *Child Care Centre, Minor*, subject to Section 7.7;
- (c) *Home Occupation – Type 1*, subject to Section 7.6
- (d) *Outdoor Park*
- (e) *Secondary Suites*, subject to Section 7.3;
- (f) *Short Term Rental*, subject to Section 7.2

#### 15.10.3.4 Subdivision Regulations

- (a) Minimum *Lot Area* 2.0 ha
- (b) Minimum *Lot Width* 80.0 m

(c) Minimum *Lot Depth* 100.0m

#### 15.10.2.4 Development Regulations

- (a) Maximum *Lot Coverage* 40%
- (b) Maximum *Floor Area Ratio* 0.8
- (c) Maximum *Gross Floor Area per Dwelling* unit type:
  - i. *Single Detached Housing:* 200 m<sup>2</sup>
  - ii. *Duplex Housing:* 175 m<sup>2</sup> per unit
  - iii. *Multi-Unit Housing:* 150 m<sup>2</sup> per unit

#### 15.10.2.5 Siting Regulations (Buildings within a Strata Development)

- (a) Principal *Buildings and Structures:*
  - (i) Minimum *Front Setback* 3.0m
  - (ii) Minimum *Rear Setback* 6.0m
  - (iii) Minimum *Side Setback (Interior)* 1.2m
  - (iv) Minimum *Side Setback (Exterior)* 5.0m
  - (v) Minimum *Setback between Buildings/Structures* 6.0m
  - (vi) Maximum *Height* The lesser of 9.5m or 2 *Storeys*
  - (vii) Notwithstanding Section 15.10.2.5 (a)(vi), *Buildings* with a proposed parking only level below all residential living space *Storeys* shall have a maximum *Height* of 11.0 or 3 *Storeys*

#### 15.10.2.6 Additional Siting Regulations

- (a) All principle *Buildings and Structures* shall be oriented to have the long sides and window orientation facing north-south to allow for maximum solar gain.
- (b) If orientation is not possible due to landscape or topographical constraints, efforts to orient the building to provide optimal solar gain for that area is instead required.
- (c) All *Buildings and Structures* are encouraged to have a rooftop *Solar Energy Device*. Please see Section 7.11.3 for specific use regulations for *Solar Energy Devices*.

#### 15.10.2.7 Landscaping Regulations

- (a) A minimum of 30% of the natural landscape is to be retained, and any landscaping for the purposes of enhancement of the lands post-construction is to follow the recommendations included in *Eco-Village Concept Plan landscape guidelines*.
- (b) A minimum of 40% of lands are to be permeable surfaces through a combination of retained or replanted native/climate zone-appropriate vegetation, building materials, and site appropriate green infrastructure (i.e. vegetated swales, vegetated stormwater features, permeable paving etc).
- (c) A minimum 30% of the trees on-site are to be retained. A tree retention plan, completed by a professional arborist, is to be provided that outlines which trees are to be protected, maintenance and a proposed monitoring program to ensure protection of the retained tree canopy.
- (d) All landscape installations shall meet or exceed the current edition of the *British Columbia Landscape Standard* published by the British Columbia Society of Landscape Architects and the British Columbia Landscape and Nursery Association

#### 15.10.2.8 Other Regulations

- (a) No garbage collection facilities shall be sited in any required yard abutting a public *Highway*.
- (b) A minimum area of 20.0m<sup>2</sup> of outdoor common *Amenity Space* shall be provided per *Dwelling* unit.
- (c) All residential buildings shall meet the minimum requirements of the BC Building Code to meet **Step Level 4** of the Energy Step Code, as well as **Emissions Level 4** of the Zero Carbon Step Code.
- (d) Notwithstanding the requirements of Table 6.1 Parking & Loading Schedule, a minimum of one (1) parking space shall be provided per *Dwelling* unit. Attached garages and carports, shall be located in the front, facing an internal shared driveway, or recessed from the side of the dwelling unit.
- (e) Notwithstanding the requirements of Table 6.1 Parking & Loading Schedule, a minimum of 0.25 visitor parking spaces shall be allocated per *Dwelling* unit (i.e. minimum of four units for 1 parking space) and provided in a communal parking facility.
- (f) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and [Section 7: Specific Use Regulations](#).

### 15.10.3 Hillside (Hs) Sub-Area

#### 15.10.3.1 Purpose

To encourage *Multi-Unit Housing* and *Townhousing* formats in steep sloped areas of the project site, adjacent to a roadway, and to accommodate medium density residential development through compact development forms, with the intent to respect the natural landscape and existing topography through sustainable building considerations. Development must be designated as **Medium Density Residential** under the District's Official Community Plan.

#### 15.10.3.2 Principal Uses

The following *Uses* and no other *Uses* shall be the *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Multi-Unit Housing*;
- (b) *Duplex Housing*; and
- (c) *Townhouse Housing*

#### 15.10.3.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the *Accessory Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Secondary Suites*, subject to Section 7.3; and
- (b) *Home Occupation – Type 1*, subject to Section 7.6
- (c) *Short Term Rental*, subject to Section 7.2

#### 15.10.3.4 Subdivision Regulations

- |     |                          |                    |
|-----|--------------------------|--------------------|
| (a) | Minimum <i>Lot Area</i>  | 800 m <sup>2</sup> |
| (b) | Minimum <i>Lot Width</i> | 25.0 m             |
| (c) | Minimum <i>Lot Depth</i> | 30.0m              |

#### 15.10.3.4 Development Regulations

- |     |  |                                 |
|-----|--|---------------------------------|
| (a) | Maximum <i>Lot Coverage</i>                    | 50%                             |
| (b) | Maximum <i>Floor Area Ratio</i>                | 1.2                             |
| (c) | Maximum <i>Gross Floor Area</i> per unit type: |                                 |
|     | <i>Duplex</i> :                                | 175 m <sup>2</sup> (1884 sq ft) |
|     | <i>Multi-Unit</i> :                            | 150 m <sup>2</sup> (1614 sq ft) |
|     | <i>Townhousing</i> :                           | 125 m <sup>2</sup> (1345 sq ft) |

#### 15.10.3.5 Siting Regulations

##### (b) Principal *Buildings* and *Structures*:

(i)	Minimum <i>Front Setback</i>	1.5m
(ii)	Minimum <i>Rear Setback</i>	3.5m
(iii)	Minimum <i>Side Setback (Interior)</i>	1.5m
(iv)	Minimum <i>Side Setback (Exterior)</i>	3.0m
(v)	Maximum <i>Height</i>	
	Up-slope properties	The lesser of 11m or 3 <i>Storeys</i>
	Down-slope properties	The lesser of 9.5m or 2 <i>Storeys</i>
(vi)	Minimum horizontal distance between <i>Buildings</i>	3.0 m

#### a.10.3.7 Additional Siting Regulations

- (a) All principle buildings and structures shall be oriented to have the long sides facing north-south to allow for maximum solar gain.
- (b) If orientation is not possible due to landscape or topographical constraints, efforts to orient the building to provide optimal solar gain for that area is instead required.
- (c) No parking, loading or garbage collection facilities shall be permitted in any required yard abutting a public highway.
- (d) Parking facilities, which includes garages, and carports shall be located in the underground, or in enclosed surface parking facilities. No open-air surface parking lots are permitted.

#### 15.10.3.8 Landscaping Regulations

- (a) A minimum of 30% of the natural landscape is to be retained, and any landscaping for the purposes of enhancement of the lands post-construction is to follow the *Eco-Village Concept Plan landscape guidelines*.
- (b) A minimum of 40% of lands are to be permeable surfaces through a combination of retained or replanted native/climate zone-appropriate vegetation, building materials, and site appropriate green infrastructure (i.e. vegetated swales, vegetated stormwater features, permeable paving etc).
- (c) All landscape installations shall meet or exceed the current edition of the *British Columbia Landscape Standard* published by the British Columbia

Society of Landscape Architects and the British Columbia Landscape and Nursery Association

15.10.3.9 Other Regulations

- a) A maximum of two parking spaces per *Dwelling* unit, and all parking stalls must be enclosed within an attached garage.
- b) All residential buildings shall meet the minimum requirements of the BC Building Code to meet **Step Level 4** of the Energy Step Code, as well as **Emissions Level 4** of the Zero Carbon Step Code.
- c) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and [Section 7: Specific Use Regulations](#).

15.10.4 High Density (Hd) Sub-Area

15.10.4.1 Purpose

Higher density development that accommodates *Apartment housing*, with intent to respect the natural landscape and topography through sustainable building considerations. Development must be designated as **Medium Density Residential** as per the Districts Official Community Plan.

15.10.4.2 Principal Uses

The following *Uses* and no other *Uses* shall be the *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

(a) *Apartment Housing*

15.10.4.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the secondary *Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures*; and
- (b) *Home Occupation – Type 1*, subject to Section 7.6

15.10.4.4 Subdivision Regulations

- (a) Minimum *Lot Area* 1,400m<sup>2</sup>
- (b) Minimum *Lot Width* 30.0m

(c) Minimum *Lot Depth* 30.0m

#### 15.10.4.5 Development Regulations

- (a) Maximum *Lot Coverage* 60%
- (b) Maximum *Floor Area Ratio* 2.5

#### 15.10.4.6 Siting Regulations

- (a) Principal *Buildings and Structures*:
  - (i) Minimum *Front Setback* 6.0m
  - (ii) Minimum *Rear Setback* 4.0m
  - (iii) Minimum *Side Setback* 4.0m
  - (iv) Maximum *Height* The lesser of 15.0m or 4 *Storeys*
  - (v) Notwithstanding Section 14.5.6(a)(vi), any proposed enclosed surface parking level shall not be classified as a *Storey* or be counted toward the maximum *Height*.

- (b) Accessory *Buildings and Structures*:

- (i) Minimum *Front Setback* 6.0m
- (ii) Minimum *Rear Setback* 4.0m
- (iii) Minimum *Side Setback* 4.0m
- (vi) Maximum *Height* The lesser of 7.5 m or 2 *Storeys*
- (v) Notwithstanding Section 14.5.6(b)(vi), any proposed enclosed surface parking level shall not be classified as a *Storey* or be counted toward the maximum *Height*.

#### 15.10.4.7 Additional Siting Regulations

- (a) All principle buildings and structures shall be oriented to have the long sides facing north-south to allow for maximum solar gain.
- (b) If orientation is not possible due to landscape or topographical constraints, efforts to orient the building to provide optimal solar gain for that area is instead required.

- (c) No parking, loading or garbage collection facilities shall be permitted in any required yard abutting a public highway.
- (d) Parking facilities, which includes garages, and carports shall be located in the underground, or in enclosed surface parking facilities. No open-air surface parking lots are permitted.

#### 15.10.4.8 Landscaping Regulations

- (a) A minimum 30% of the natural landscape is to be retained, and any landscaping for the purposes of enhancement of the lands post-construction is to follow the *Eco-Village Concept Plan landscape guidelines*.
- (b) A minimum of 40% of lands are to be permeable surfaces through a combination of retained or replanted native/climate zone-appropriate vegetation, building materials, and site appropriate green infrastructure (i.e. vegetated swales, vegetated stormwater features, permeable paving etc).
- (c) All landscape installations shall meet or exceed the current edition of the *British Columbia Landscape Standard* published by the British Columbia Society of Landscape Architects and the British Columbia Landscape and Nursery Association

#### 15.10.4.9 Other Regulations

- (e) All residential buildings shall be certified under one of the LEED green building rating systems, or through a green building rating system requiring review by independent, impartial, third party certifying bodies.
- (f) All *Buildings* and *Structures* are required to have rooftop *Solar Energy Devices* installed that cover 60% of all solar-exposed roof *Structures*. Please see Section 7.11.3 for specific use regulations for *Solar Energy Devices*.
- (a) A minimum area of 5.0m<sup>2</sup> of indoor common amenity space shall be provided per dwelling unit.
- (b) A minimum area of 10.0 m<sup>2</sup> of outdoor common amenity space shall be provided per dwelling unit.
- (c) No more than 35 *Dwelling* units may be located in an *Apartment Building*
- (d) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and [Section 7: Specific Use Regulations](#).

### 15.10.5 Mixed Density (Md) Sub-Area

#### 15.10.5.1 Purpose

To accommodate *Apartment* and *Townhousing* uses south of the solar site, in a strata



corporation format, with the intent to provide a mix of density options for the area that respects the natural landscape and topography through sustainable building considerations. Development areas must be designated as **Medium Density Residential** under the District's Official Community Plan.

#### 15.10.5.2 Principal Uses

The following *Uses* and no other *Uses* shall be the *Principal Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Apartment Housing*; and
- (b) *Townhouse Housing*

#### 15.10.5.3 Accessory Uses

The following *Uses* and no other *Uses* shall be the secondary *Uses* in this zone subject to all applicable regulations of this Bylaw:

- (a) *Accessory Buildings and Structures*; and
- (b) *Home Occupation – Type 1*, subject to Section 7.6
- (c) *Short Term Rental*, subject to Section 7.2

#### 15.10.5.4 Subdivision Regulations (Strata Development Site)

- (a) Minimum *Lot Area* 2.0 Ha
- (b) Minimum *Lot Width* 30.0m
- (c) Minimum *Lot Depth* 60.0m

#### 15.10.5.5 Development Regulations

- a) Maximum *Lot Coverage* 60%
- b) Maximum *Floor Area Ratio* 2.5

#### 15.10.5.6 Siting Regulations (Strata Development Site)

- (a) Principal *Buildings and Structures*:
  - (i) Minimum *Front Setback* 6.0m
  - (ii) Minimum *Rear Setback* 7.5m
  - (iv) Minimum *Side Setback* 4.0m
  - (v) Minimum *Setback between Buildings/structures* 6.0m

- |       |   |   |
|-------|---|---|
| (vi)  | Maximum <i>Height</i> - Apartment Housing   | The lesser of 15.0m or 4 <i>Storeys</i> |
|       | Maximum <i>Height</i> - Townhouse Housing   | The lesser of 10.5m or 3 <i>Storeys</i> |
| (vii) | Notwithstanding Section 15.10.5.6(a)(vi), any proposed enclosed surface parking level shall not be classified as a <i>Storey</i> or be counted toward the maximum <i>Height</i> . |   |

(b) *Accessory Buildings and Structures:*

- |       |   |  |
|-------|---|--|
| (i)   | Minimum <i>Front Setback</i>  | 4.0m                                   |
| (ii)  | Minimum <i>Rear Setback</i>   | 3.0m                                   |
| (v)   | Minimum <i>Setback</i> between Buildings/structures   | 3.0m                                   |
| (vi)  | Maximum <i>Height</i>   | The lesser of 7.5m or 2 <i>Storeys</i> |
| (vii) | Notwithstanding Section 15.10.5.6(b)(vi), any proposed enclosed surface parking level shall not be classified as a <i>Storey</i> or be counted toward the maximum <i>Height</i> . |  |

15.10.5.7 Additional Siting Regulations

- (a) All principle buildings and structures shall be oriented to have the long sides facing north-south to allow for maximum solar gain.
- (b) If orientation is not possible due to landscape or topographical constraints, efforts to orient the building to provide optimal solar gain for that area is instead required.

15.10.5.8 Landscaping Regulations

- (a) Minimum 30% of the natural landscape is to be retained, and any landscaping for the purposes of enhancement of the lands post-construction is to follow the *Eco-Village Concept Plan landscape guidelines*.
- (b) A minimum of 40% of lands are to be permeable surfaces through a combination of retained or replanted native/climate zone-appropriate vegetation, building materials, and site appropriate green infrastructure (i.e. vegetated swales, vegetated stormwater features, permeable paving etc).
- (c) All landscape installations shall meet or exceed the current edition of the *British Columbia Landscape Standard* published by the British Columbia Society of Landscape Architects and the British Columbia Landscape and Nursery Association

#### 15.10.5.9 Other Regulations

- (a) No parking, loading or garbage collection facilities shall be permitted in any required yard abutting a public highway.
- (b) All *Apartment* buildings shall be certified under one of the LEED green building rating systems, or through a green building rating system requiring review by independent, impartial, third party certifying bodies.
- (c) All *Townhouse* buildings shall meet the minimum requirements of the BC Building Code to meet **Step Level 4** of the Energy Step Code, as well as **Emission Level 4** of the Zero Carbon Step Code.
- (d) All *Buildings* and *Structures* are required to have rooftop *Solar Energy Devices* installed that cover 60% of all solar-exposed roof *Structures*. Please see Section 7.11.3 for specific use regulations for *Solar Energy Devices*.
- (e) A minimum area of 5.0m<sup>2</sup> of indoor common amenity space shall be provided per dwelling unit.
- (f) A minimum area of 10.0 m<sup>2</sup> of outdoor common amenity space shall be provided per dwelling unit.
- (g) No more than 35 Dwelling units may be located in an *Apartment Building*
- (h) Parking facilities, which includes garages, and carports shall be located in the underground, enclosed surface parking facilities, or recessed from the side of the dwelling unit. No open-air surface parking lots are permitted.
- (i) In addition to the regulations listed above, other regulations may apply. These include [Section 4: General Regulations](#), [Section 5: Landscaping and Screening Regulations](#), [Section 6: Parking and Loading Regulations](#), and [Section 7: Specific Use Regulations](#).