

# Eco Village FAQ

This FAQ is intended to answer commonly asked questions about the future Eco Village site. The document will be updated with new questions as they arise.

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## Project Overview

### What is an Eco Village?

Broadly speaking, an Eco Village is a residential development that prioritizes environmental sustainability through environmentally conscious development and design. This can include buildings, infrastructure, landscape planning, and transportation. An Eco Village can have non-residential components, such as commercial and institutional, which can support the creation of a sense of place and provide some limited community services and amenities for residents.

### Why is Summerland pursuing this project?

The District saw an opportunity following the approval of the solar project to continue enhancing the surrounding area with an environmental lens. The District has demonstrated itself as a leader in sustainability through a number of community and corporate initiatives and projects over the years. The Eco Village project presents a unique opportunity for District to support environmentally conscious development and planning of District-owned land.

### Why was the location on Cartwright Mountain chosen?

Following the development of the Solar Facility, it presented an opportunity to continue facilitating environmentally conscious development in the surrounding area. The lands proposed for the future Eco Village development on Cartwright Mountain are currently District-owned land within the District Urban Growth Boundary (UGB). Further, existing concerns with private septic systems for residents of Deer Ridge also presented an opportunity for upgrades with new sewer infrastructure, which can provide connections for the Eco Village project.

### How many acres of land are proposed for development?

Based on current assessments, of the 60 acres (24.24 ha), it is estimated there is 14 acres (5.66 ha) of land that can be developed for the Eco Village. The remaining approximately 40+ acres (16 ha) will be zoned and subdivided as Parkland to ensure long-term protection of existing trails and recreational uses.

### Is housing affordability being considered as part of the project scope?

While no direct affordability considerations are being considered at this time, the diversity of housing that will be in the final zoning document will support a variety of housing costs, from cottage style low impact housing, to townhomes and multi-unit 4-storey apartments.

## Project Work to Date

### What reports and assessments have been done to date?

District of Summerland Sustainability (Eco) Village Environmental Impact Assessment (2021); Wildfire Hazard Assessment and Mitigation Report (2021); Desktop Review of Available Bio-Physical Information and Environmental Sensitivity (2021); Penticton Indian Band Cultural Heritage Assessment (2021), Eco Village Conceptual Plan (2022), and a Geotechnical report (2021).

In addition to these studies we have had a civil engineer, urban designer, Architect, and landscape architect, as part of contracted support supporting staff in the development of the concept plan and on-going planning and development and engineering work.

### Will the District be responsible for any of the development costs?

**No.** Once a developer has been awarded the design, and the sale of the lands are finalized, the entirety of the project construction, development and planning costs will be in the hands of the developer. The District will not be responsible for any fees associated with certification for any of the sustainability frameworks used.

### Is there a cost impact to District tax payers?

Council has approved funds for the development of the Concept Plan and the implementation of this plan to prepare and support the future land sale later in the Fall this year. In addition, there will be administration costs attributed to the Zoning bylaw amendment application and registration for the final subdivision.

The land sale is expected to provide a source of revenue to the District (with consideration for the costs to date and expected future costs related to zoning and subdivision). A land appraisal will be conducted this year to confirm the possible land sale potential for the Eco Village development area.

### What engagement has taken place to date?

In **November 2021** a site tour and design charrette workshop took place over two days as part of the development of the Eco Village Concept Plan. The 2-day workshop engaged with staff, select stakeholders, and Council.

In **March 2022** another a public online survey was released, this engaged with 82 people and feedback was received in order to share with the Council at the time to determine steps moving forward for the Eco Village project. The results of this survey can be found at [www.summerland.ca/ecovillage](http://www.summerland.ca/ecovillage)

On **February 28 2024** a public open house was hosted in Summerland that provided updates on zoning work and next steps for the Eco Village.

### When can residents provide comments or feedback for this project?

As part of the recent open house on February 28<sup>th</sup> 2024, an online survey is now open until March 20<sup>th</sup> 2024 to receive feedback on zoning and site design for the Eco Village. The survey can be found here: [www.summerland.ca/ecovillage](http://www.summerland.ca/ecovillage). Paper copies are also available at the Development Services office at Municipal Hall.

Any questions not answered here or other inquiries can be made to:

Odessa Cohen, Sustainability Coordinator, [ocohen@summerland.ca](mailto:ocohen@summerland.ca), 250 404 4068

## Environmental Considerations

### What environmental and sustainability focused features are being proposed for the project?

**Buildings:** As of May 1 2023 the BC Building Code has mandated Step 3 for Part 9 Buildings and Step 2 for Part 3 buildings of the Energy Step Code, this would also apply to any new builds in the Eco Village. In addition to the Energy Step Code, any future Provincial requirements as part of the Zero Carbon Step Code will also apply to any new buildings. As part of LEED-ND certification, buildings are to be built to one of the recognized LEED frameworks for homes, or any other equivalent green building program. Therefore, energy efficiency, climate resilience, low emissions, water conservation, and building orientation are expected to be part of all final designs.

**Recreation:** over 40 acres of the District-owned lands will be subdivided and rezoned to Parkland to retain existing recreation and trail systems. Through zoning and development guidelines, trails within the development area are expected to be retained, moved or enhanced where necessary and feasible, and trail wayfinding has been included as part of the design guidelines for the Eco Village. Green and open space will also be built into the design requirements for the development areas.

**Landscape:** Landscaping will be established across the site through zoning requirements for retention of the existing native trees and natural landscape, and increased site permeability. The use of green infrastructure design requirements for stormwater management and infrastructure design will also be requested through Design Guidelines.

**Infrastructure:** The Deer Ridge Sewer project is proposed to have areas residents taken off private septic servicing and put onto Municipal sewer servicing. This is intended to mitigate existing environmental concerns for the soil and water from current septic contamination. The sewer infrastructure will also provide a future connection for the Eco Village. A water main will also be installed, providing water servicing for the solar facility and Eco Village, and the development of Denike Road will provide access to the solar site and Eco Village.

**Indigenous Values:** Staff have continued to establish a working relationship with Penticton Indian Band for this project by extending invites for engagement opportunities and the initial feasibility process. A Cultural Assessment was conducted by Penticton Indian Band with recommendations from that document to have an Archeological Impact Assessment and a Traditional Ecological Knowledge Keeper assessment completed prior to development.

#### **Will any of the Environmentally Sensitive Area (ESA) 1 Lands be developed?**

**No.** Any identified ESA 1 lands are outside of the proposed development area, and are found within the proposed parkland area. The approximately 40+ acres (16 ha) of parkland land will be subdivided and rezoned to Parkland for the long term preservation of the trails and landscape.

#### **How will active transportation or pedestrian networks be established for the project?**

Within the project site some of the existing trails will need to be re-arrange where development areas are proposed. The re-arrangement will either occur within the development area where trail connections are possible, or be moved outside of the development area and re-developed for continued use. Bike lanes, while not possible on the extension of Denike Road, the design guidelines will provide support for bike lanes and multi use pathways where feasible in all other development areas.

#### **Is the Solar project going to tie into the residential homes in the Eco Village?**

**No.** The solar project is part of Summerland Electrical Utility, and will be separate from the final development area for the proposed Eco Village. While residential development is proposed to be located around the solar site, it will not be directly connected as part of the development area.

#### **Will solar be part of the Eco Village design?**

**Yes.** While the Summerland Energy Centre (Formally known as the Solar and Storage Facility) will not be a direct energy source for the Eco Village, other passive solar considerations will be requested by the District through Zoning and Design guidelines. This will be done through building orientation to maximize solar gain, the support of rooftop solar panels, ensuring zoning does not limit solar panel use on homes and buildings, and the use of solar infrastructure such as path and road lighting.

### Will wildfire hazards be addressed in the development?

**Yes.** As part of the project assessment a Wildfire Hazard Report (2021) was conducted for the lands on Cartwright Mountain in order to understand possible risks. Recommendations are provided within the report that will be expected to be adhered to as part of the overall project package once the land sale takes place. Design guidelines for the project will also refer to the BC FireSmart program to ensure landscaping considerations are made.

### How will the District ensure the environmental and sustainability goals will be adhered to?

First, the use of a site-specific zone, called a comprehensive zone, will provide specific land use and development requirements for developers that differ from those seen in other zones in the Districts Zoning Bylaw.

Second, A Design Guideline has been created that provide more specific infrastructure and building design guidelines such as steep slopes, parking, landscaping, and build form to name a few. This document is to be used in tandem with the site-specific zoning of the development area.

Third, caveats on title will be used to reaffirm the use and requirements of the sustainability frameworks LEED-ND and Envision, the Concept Plan, and Guideline document for design and development of the Eco Village. Caveats are used to ensure decisions made on that property are made based on those documents registered on title.

Lastly, as part of the RFP process, the District will be requiring the submission of neighbourhood design plans from Developers that are to align with the required sustainability frameworks, concept plan, design guideline and landscape plan. The review of these submissions will be critical to their ability to meet and adhere to the zoning and environmentally conscious design guidelines of the project.

### Will existing trail systems be maintained in the Eco Village?

**Yes.** Trails that run through the project site are expected to be either incorporated into the final neighbourhood design where feasible, or re-aligned into the Parkland adjacent to the project site. Further, trail heads that exist within the project site are expected to be retained and worked into the final design to ensure recreation and active transportation connectivity is retained.

Outside the project area approximately 40+ acres (16 ha) of land will be rezoned to Parkland and subdivided with those trails and recreational lands. This will protect a large number of existing trails, which are currently not within Parkland zoning or District management in their current state.

### How is green space being incorporated in the Eco Village?

Green space will be incorporated into the Eco Village using the zoning, Landscape Guideline, and Design Guideline documents. These documents provide more details and specifications when it comes to green space allotment through amenity space requirements, the type of vegetation to be used on site, and how much existing landscape and vegetation is to be retained on site for the final development design.

This does not include the proposed Parkland which will be separate from the Eco Village with regards to zoning requirements.

### Will development occur on steep slopes?

**Yes.** Some areas proposed for development will require building into the slope, however Design Guidelines will indicate parameters for developers to follow to ensure reduce possible slope concerns

through construction considerations and practices. Mapping has shown there are steep slopes of 15% or greater on site, however the majority of development has been aligned with the lower grade areas of the project site.

## Project Development Considerations

### Who will be developing and constructing the lands?

Following the re-zoning, subdivision and registration of subdivision for the Eco Village project site, a request for proposal (RFP) will be put out for a private developer in 2024. The RFP will ask developers to provide a preliminary neighbourhood design that meets the vision of the Eco Village, and adheres to the requested sustainability frameworks, in addition to site specific zoning, design and landscaping guidelines.

### When can you buy a home in the Eco Village?

Because the Eco Village is being developed by a private developer, residents and the public will be able to purchase homes once the developer is ready to promote sale of homes/properties on site. This will likely not be available till after 2025.

### When is development/construction anticipated to begin?

The RFP process will take place in 2024, and following a detailed review by Council of all submitted designs, the developer will be awarded. Development and construction could begin at the earliest in late 2025. Pending the final development approvals for the site, these time frames are estimates.

### What type of housing is proposed for the Eco Village?

Single Family cottage style homes, townhomes (duplex, triplex and quadplex) up to 3 storeys, and multi-unit apartments up to 4 storeys. In addition to residential development, non-residential development such as commercial, will also be permitted to provide for community services and amenities like a daycare, coffee shop, medical/healthcare space or convenience store.

### How many homes are possible in the Eco Village?

Estimates vary, but it is possible to have between 100-150 dwelling units in the Eco Village, which would be comprised of single family 2 storey cottage style homes, townhomes (duplex, triplex and quadplex) up to 3 storeys, and apartments up to 4 storeys.

### Are there servicing upgrades planned?

**Yes.** The Deer Ridge Sewer project proposes that residents will be taken off septic servicing and put onto Municipal sewer servicing, which will mitigate existing environmental concerns for the soil and water. The sewer infrastructure will also provide a future connection for the Eco Village. A water main will also be installed, providing water servicing for the solar facility and Eco Village, and the development of Denike Road will provide access to the solar site and Eco Village.

### Why is the District not developing the lands themselves?

While the District of Summerland owns the lands where the Eco Village project site is located on, it was determined that in the best interests of the District taking on the full responsibility of developing the lands should not be conducted by the District. Instead the District will provide direct development and

design standards and guidelines for the project, which will ensure any future development must adhere to those standards.

### Is a new road being developed?

Denike road is being developed to provide improved access to the Solar Facility and future Eco Village. The new road will have a water line built underneath for future water connections to both sites as well. The current access of Prairie Valley is not sufficient for site access and will be decommissioned and proposed for future use as a bike or trail connection to the site from Prairie Valley.

Denike Road is expected to be paved out as part of the Eco Village development and the responsibility of the future developer. This includes any internal private roads, the developer will also be responsible for the development and design of them.

### What Design Guidelines are being developed for the Eco Village?

A design guideline is currently in the works with staff, which will be presented to Council alongside the rezoning application for the development area of the Eco Village. The Guideline will provide developers with high level guidance that adheres to the projects goals and objectives and the project values. The Design Guidelines will include provisions for the environment, building orientation, building style and design, roads, bike lanes, sidewalks and other transportation corridors, and landscaping. In addition to the Design Guidelines, the site specific zoning requirements, LEED-ND and Envisions Sustainability Framework will also require tools for the developer to use to finalize their design.