

Eco-Village Concept

v2 | 31 Jan 2024

The following illustration presents the Eco-Village concept. Acknowledging the forested nature of the site, architectural and landscape designs will generally conform to FireSmart principles. Areas of highest environmental sensitivity are avoided and on-site stormwater management will mimic pre-development conditions.



A | Hillside & Solar residences

The entry and edges of the Eco-Village site are framed with ground-oriented homes.

B | Community hub

A ‘community hub’ forms the heart of the Eco-Village. Intended to serve as a gathering space, programming ideas include: interpretive information on the solar+ storage project, environmental habitat values and indigenous cultural heritage in the area. Facilities such as public washrooms, bicycle repair and pop-up recycling stations might also be explored over time while adjacent green space provides opportunity to manage stormwater and accommodate on-site food production.

C | Upland residences

These areas offer opportunities for more dense forms of housing subject to further regulation of site coverage, building height, setbacks, etc.

D | Valley Neighbour’wood’ clusters

Space in this gentle yet narrow area is optimized as homes are arranged to share access, enjoy a serene wooded character and shared central green spaces for community gardening.

E | Wetland Habitat + Nature Park

The ‘neighbourwood’ residential program ends where sensitive wetland ecosystems begin. This area is proposed as dedicated nature park. Beyond the development area, trail connectivity is maintained through interventions such as, foot bridges and boardwalks spanning over sensitive wetland habitat.


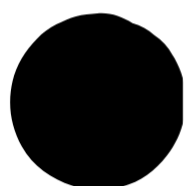
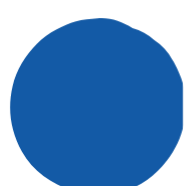
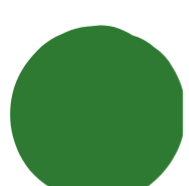
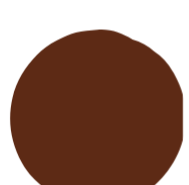

F | Ridgeline park & trailhead

The ridgeline park offers incredible views to Summerland, Okanagan Lake and Giants Head and helps to protect identified environmentally sensitive areas. Recreational programming will reflect a light touch on the land with interpretive signage will allow visitors to respectfully enjoy the view while protecting cultural and environmental values.

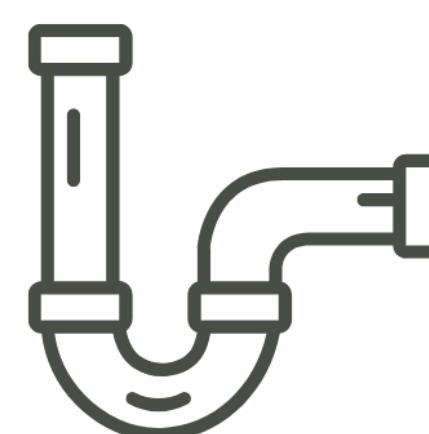
Additional highlights include:

- The sequence and experience of public parks, trails and open space is given priority, recognizing the destination ridgeline park and trailhead.
- Access is provided along a simple network of roads designed to accommodate sidewalks in their cross sections while also allowing street sharing (i.e. pedestrians, cyclists and vehicles share the same road space).
- Parking is incorporated within small, discrete “pods” and along the public road to avoid the impacts of large, contiguous surface parking.

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: Planning is underway to provide the Deer Ridge neighborhood with sewer services, which will extend to the future Eco-Village site, reducing environmental concerns with Prairie Creek, due to failures on private septic services.



Housing: A diverse set of housing, such as cottage-style dwellings, townhouses, and multi-unit apartments are being proposed for the project. Cluster and compact development design will be encouraged.



Climate Action: The vision of the project is to conceptualize a neighborhood that embodies strong sustainability components, this will be achieved through building and neighborhood design, with consideration for emission reduction and adaptation and resilience.



Recreational Trails: Existing trails and parkland will be retained or re-developed through development areas, and the remaining will be subdivided and rezoned into 'Parkland,' making up approximately 40 acres.

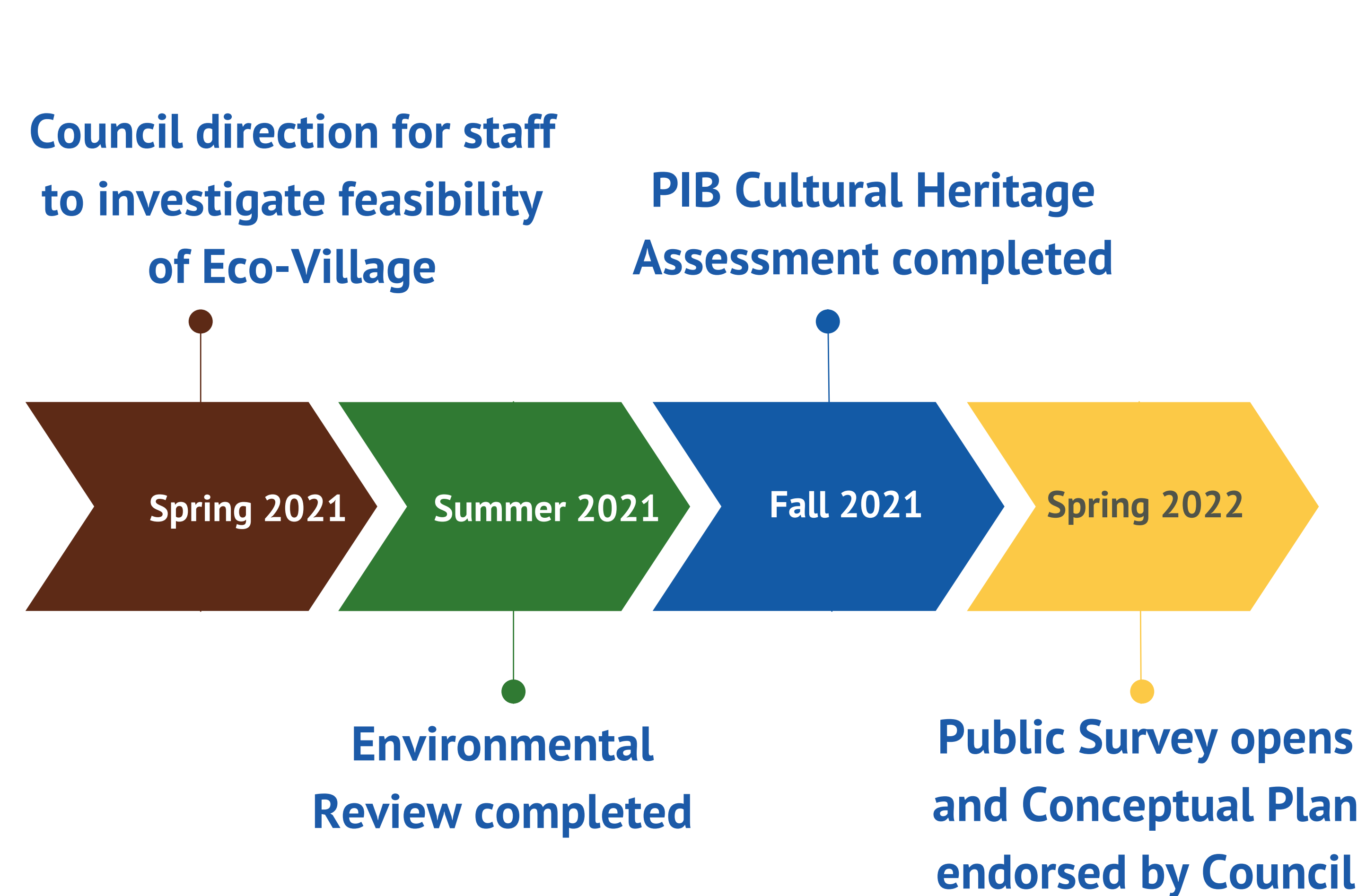


Environmentally Sensitive Areas (ESA): A large portion of the District owned lands for this project are ESA 1, which cannot be developed. These identified lands will be incorporated into the proposed 'parkland' zoning to provide long term protection.

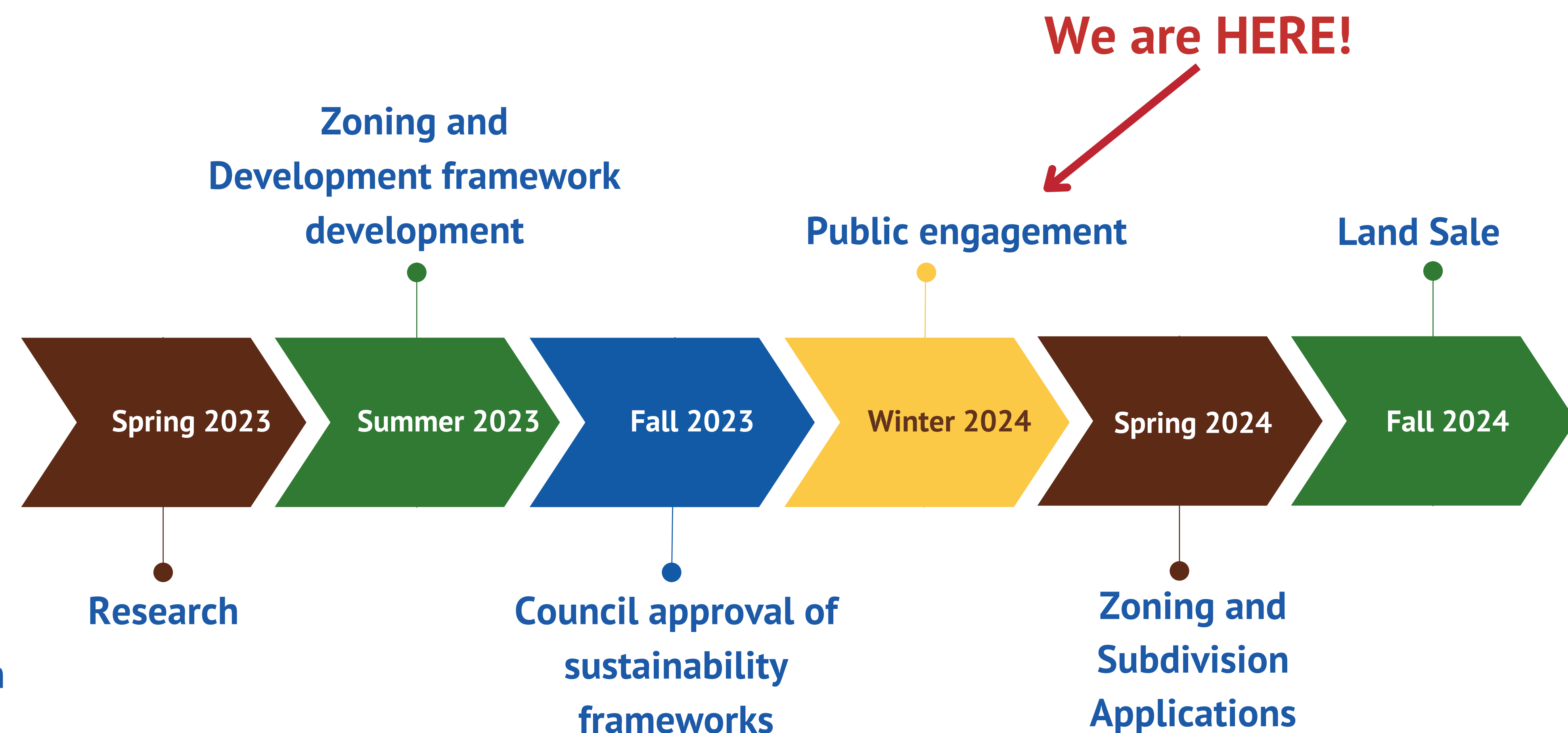
By The Numbers

- **66 acres** of District-owned land
- **40 acres** of environmentally sensitive land to be protected/conserved as parkland
- **14 acres** of developable land
- **100+** units of 'cottage-style' residences, townhomes, and apartment style housing are being conceptualized

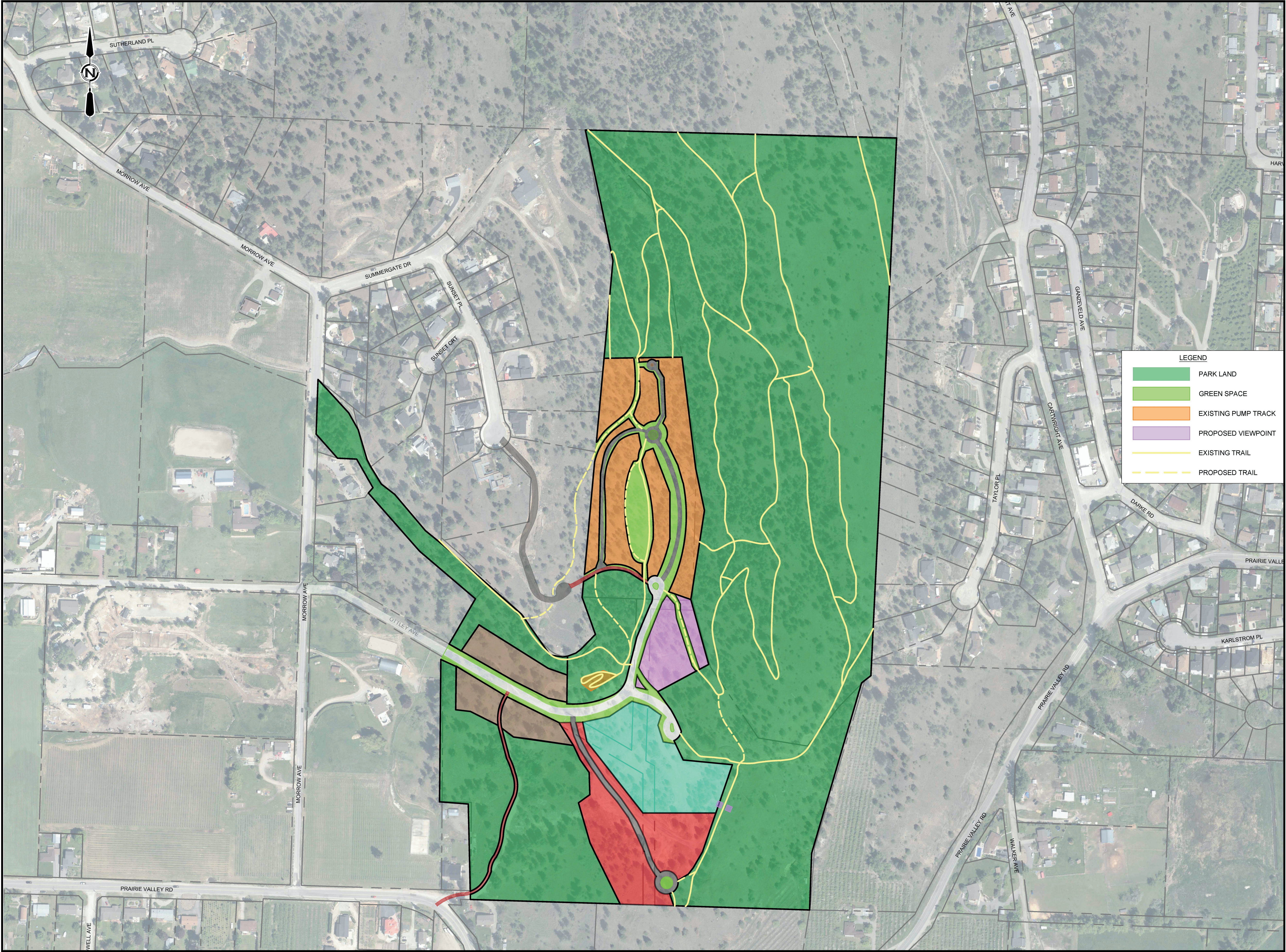
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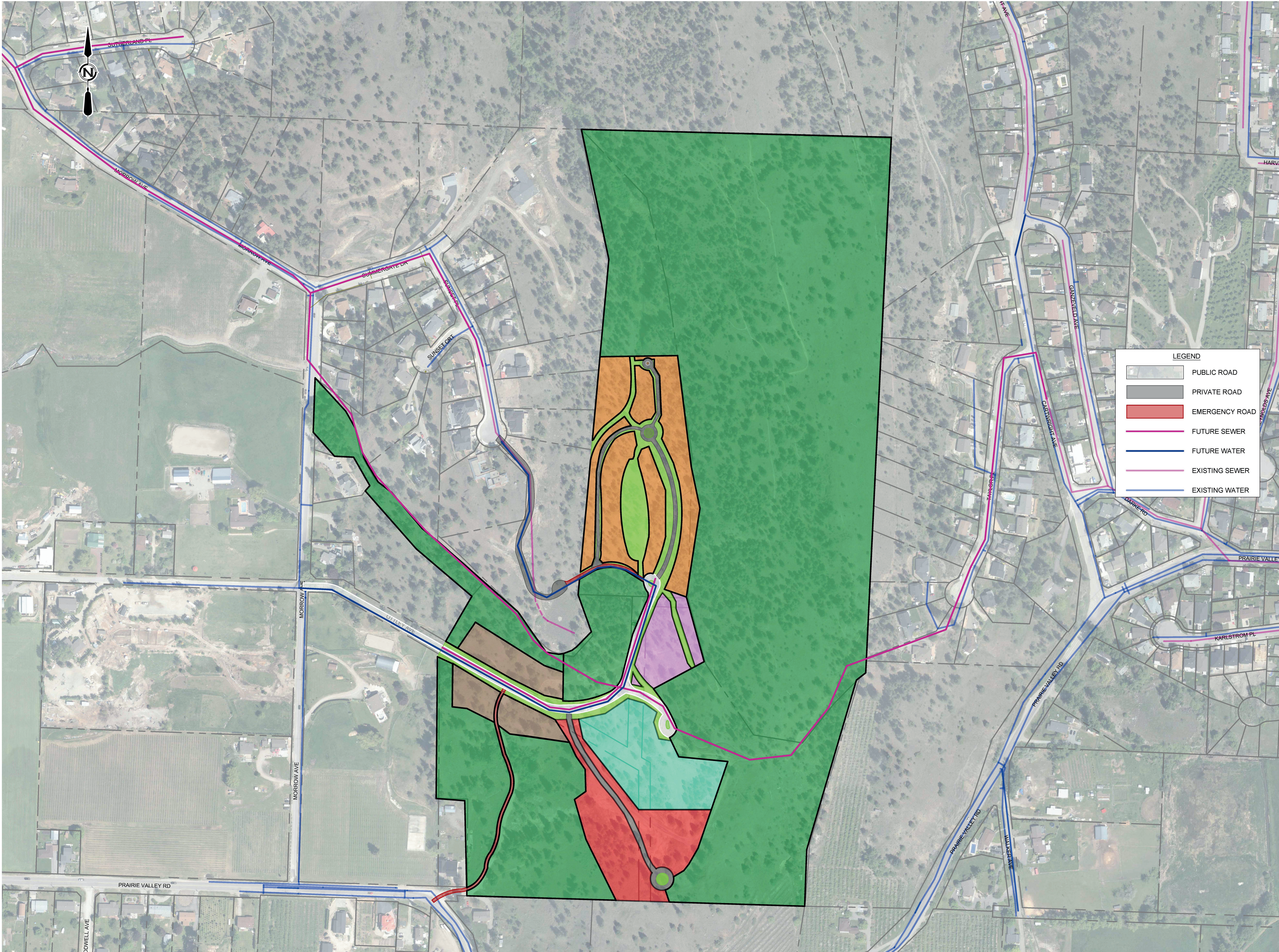
NEXT STEPS



Map 1: Trails and Parks

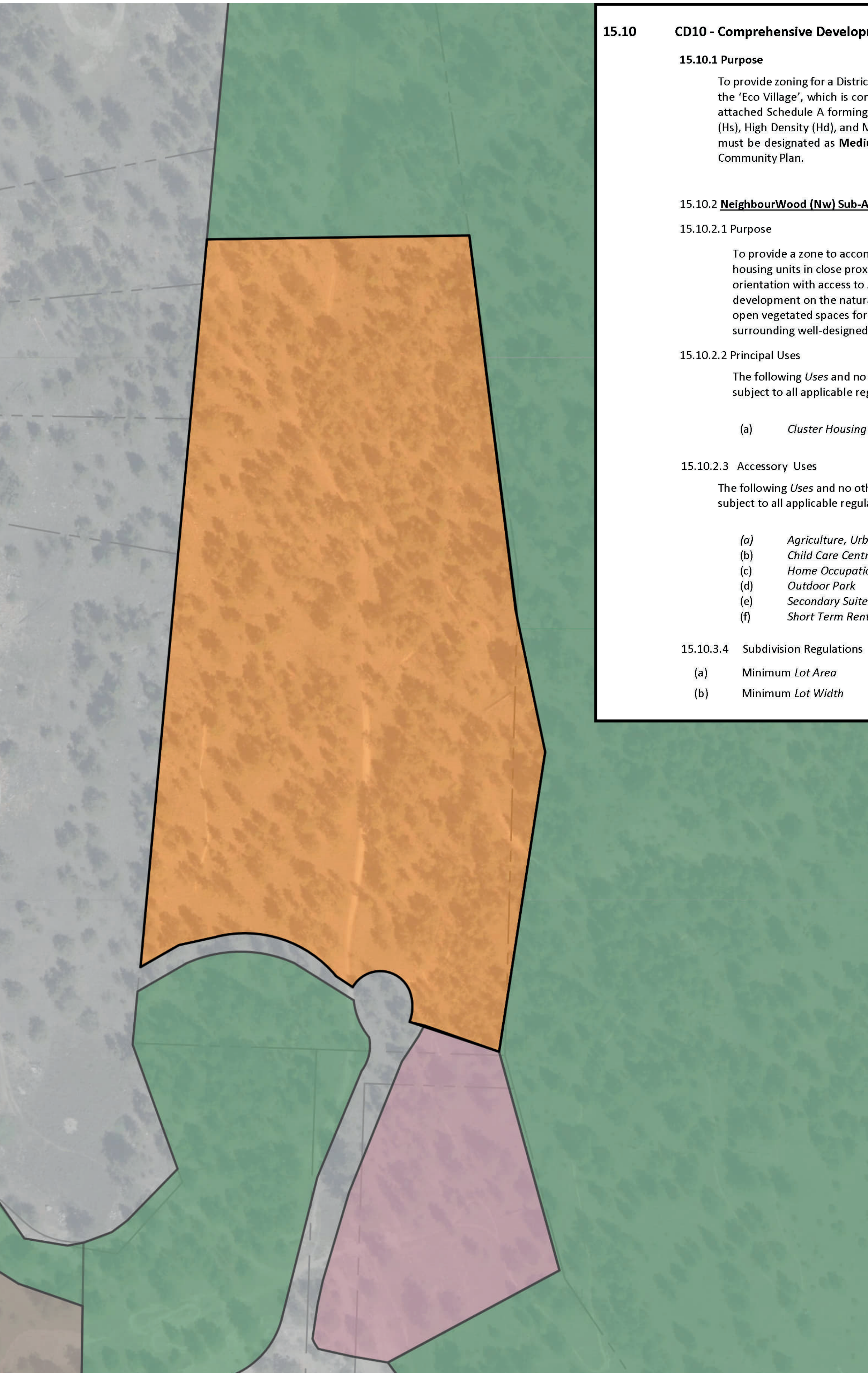


Map 2: Infrastructure



Map 3: Eco Village Zoning

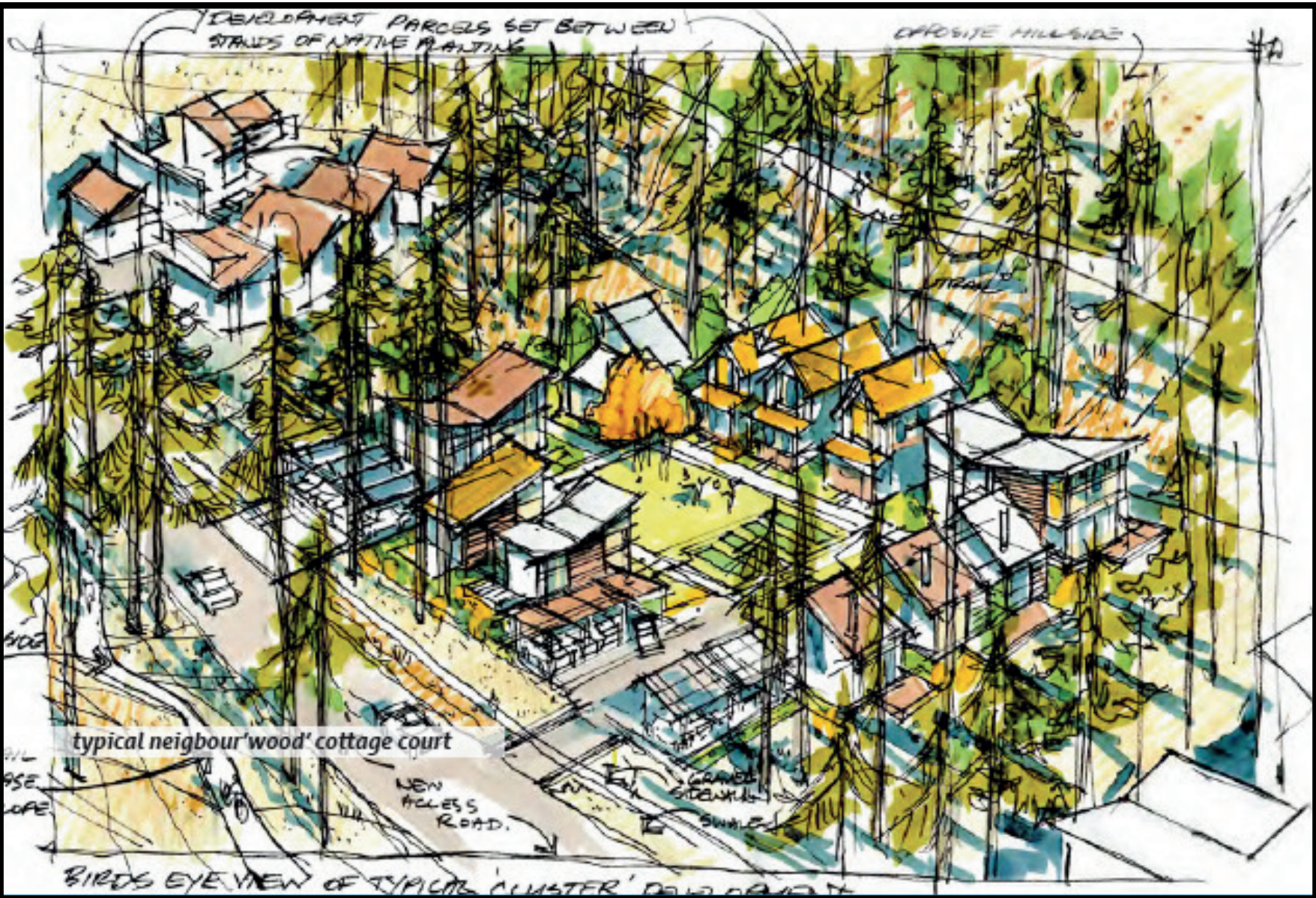




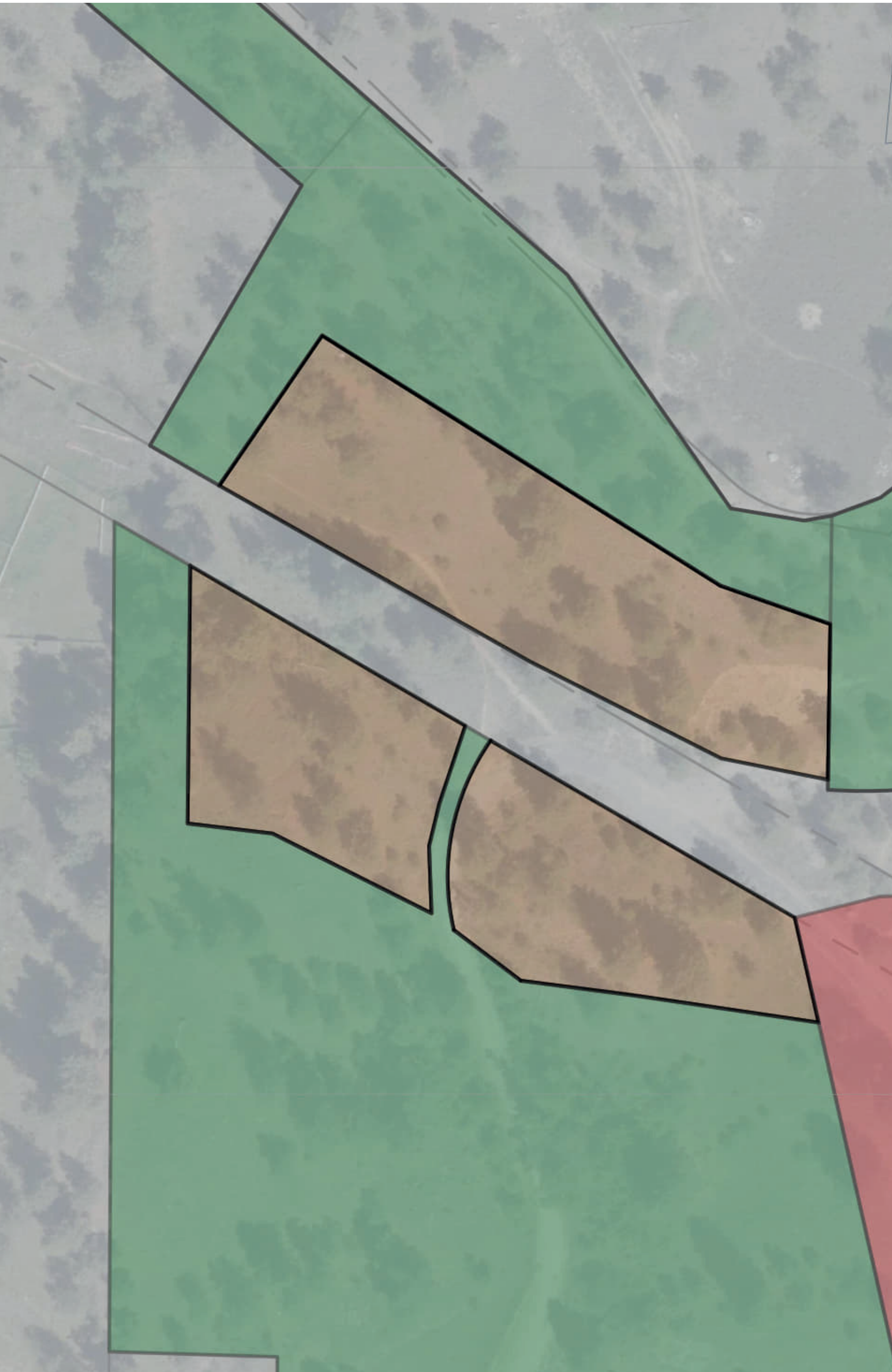
15.10	CD10 - Comprehensive Development Zone	CD10
15.10.1	Purpose	
	To provide zoning for a District of Summerland-led residential development called the 'Eco Village', which is comprised of four (4) sub-area zones as shown on the attached Schedule A forming a part of this zone: NeighbourWood (Nw), Hillside (Hs), High Density (Hd), and Mixed Density (Md). Lands planned for development must be designated as Medium Density Residential under the <i>District's</i> 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 <i>Full Urban Services</i> . 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 <i>Uses</i> .	
15.10.2.2	Principal Uses	
	The following <i>Uses</i> and no other <i>Uses</i> shall be the <i>Principal Uses</i> in this zone subject to all applicable regulations of this Bylaw:	
(a)	Cluster Housing	
15.10.2.3	Accessory Uses	
	The following <i>Uses</i> and no other <i>Uses</i> shall be the secondary <i>Uses</i> 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 m²
ii.	Duplex Housing:	175 m² per unit
iii.	Multi-Unit Housing:	150 m² 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. 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.	
(b)		
(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 <i>Eco-Village Concept Plan landscape guidelines</i> .	
(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 <i>British Columbia Landscape Standard</i> 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 20.0m² of outdoor common <i>Amenity Space</i> shall be provided per <i>Dwelling</i> 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 <i>Dwelling</i> 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 <i>Dwelling</i> 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 .	



Hillside (Hs) Sub-Zone



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 ² |
| (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 ² (1884 sq ft) |
| | <i>Multi-Unit:</i> | 150 m ² (1614 sq ft) |
| | <i>Townhousing:</i> | 125 m ² (1345 sq ft) |

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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](#).

15.10.3.5 Siting Regulations

(b) Principal Buildings and Structures:

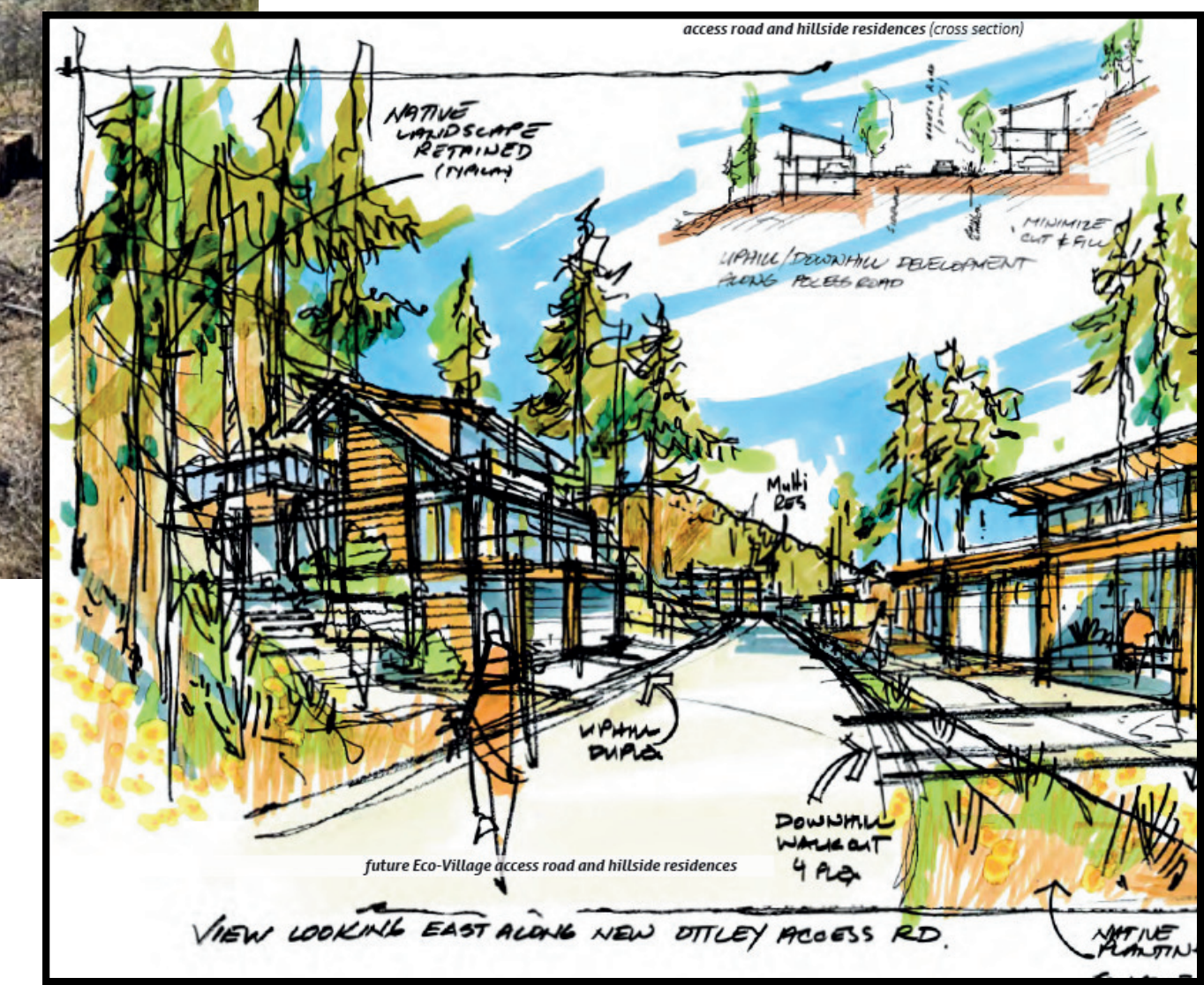
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|-------|--|---------------------------------|
| (i) | Minimum <i>Front Setback</i> | 1.5m |
| (ii) | Minimum <i>Rear Setback</i> | 3.5m |
| (iii) | Minimum <i>Side Setback (Interior)</i> | 1.5m |
| (iv) | Minimum <i>Side Setback (Exterior)</i> | 3.0m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

a.10.3.7 Additional Siting Regulations

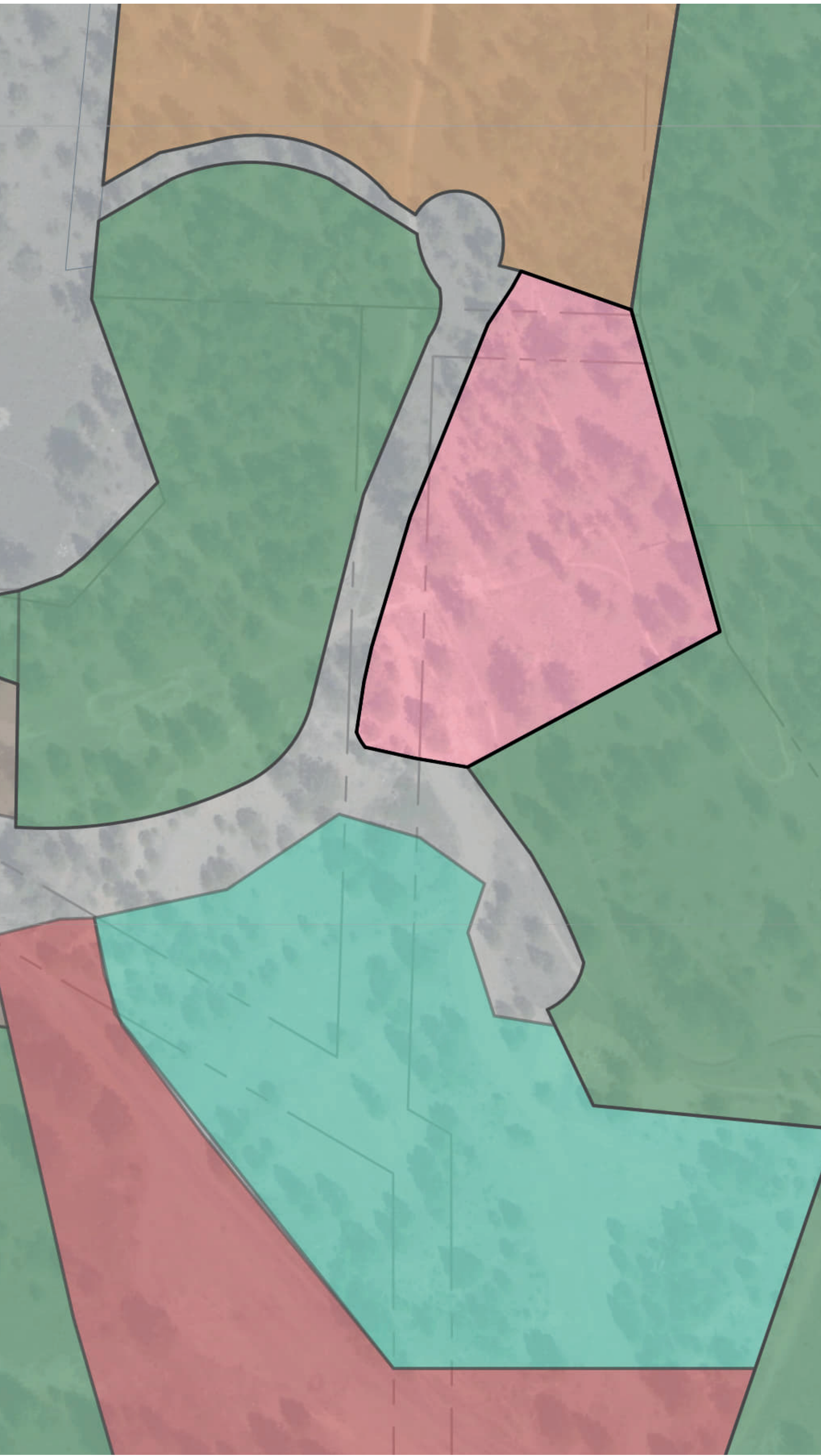
- (a) All principle buildings and structures shall be oriented to have the long sides facing north-south to allow for maximum solar gain.
- (b) If orientation is not possible due to landscape or topographical constraints, efforts to orient the building to provide optimal solar gain for that area is instead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



High Density (HD) Sub-Area



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* 1,400m²
- (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.

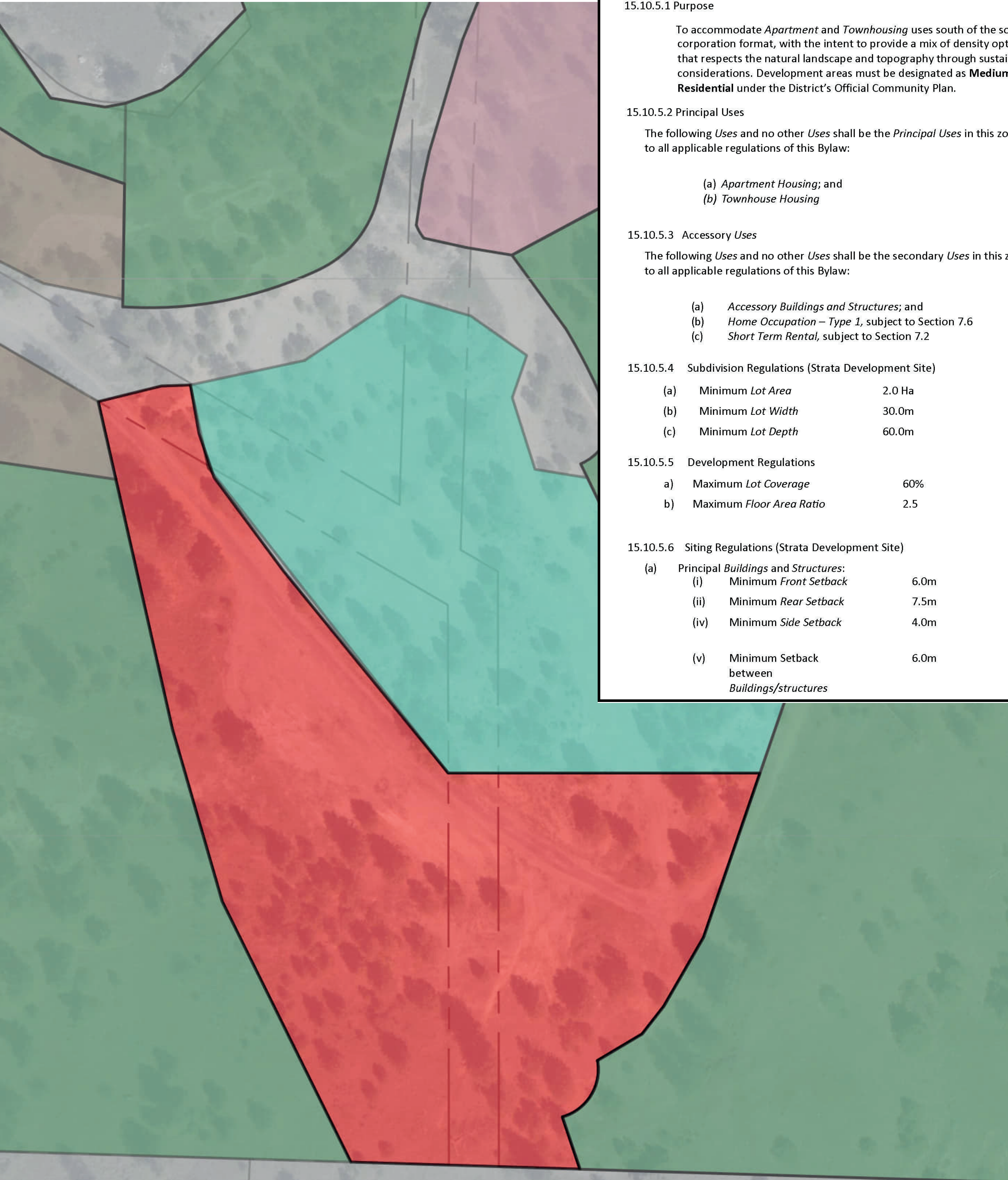
15.10.4.8 Landscaping Regulations

- (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 5.0m² of indoor common amenity space shall be provided per dwelling unit.
- (b) A minimum area of 10.0 m² 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](#).

Mixed Density (MD) Sub-Area



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 *Height- Apartment Housing* The lesser of 15.0m or 4 *Storeys*
- Maximum *Height- Townhouse Housing* The lesser of 10.5m or 3 *Storeys*
- (vii) Notwithstanding Section 15.10.5.6(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* 4.0m
- (ii) Minimum *Rear Setback* 3.0m
- (v) Minimum Setback between *Buildings/structures* 3.0m
- (vi) Maximum *Height* The lesser of 7.5m or 2 *Storeys*
- (vii) Notwithstanding Section 15.10.5.6(b)(vi), any proposed enclosed surface parking level shall not be classified as a Storey or be counted toward the maximum *Height*.

15.10.5.7 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 5.0m² of indoor common amenity space shall be provided per dwelling unit.
- (f) A minimum area of 10.0 m² 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](#).

