



Summerland Eco Village

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Agenda

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





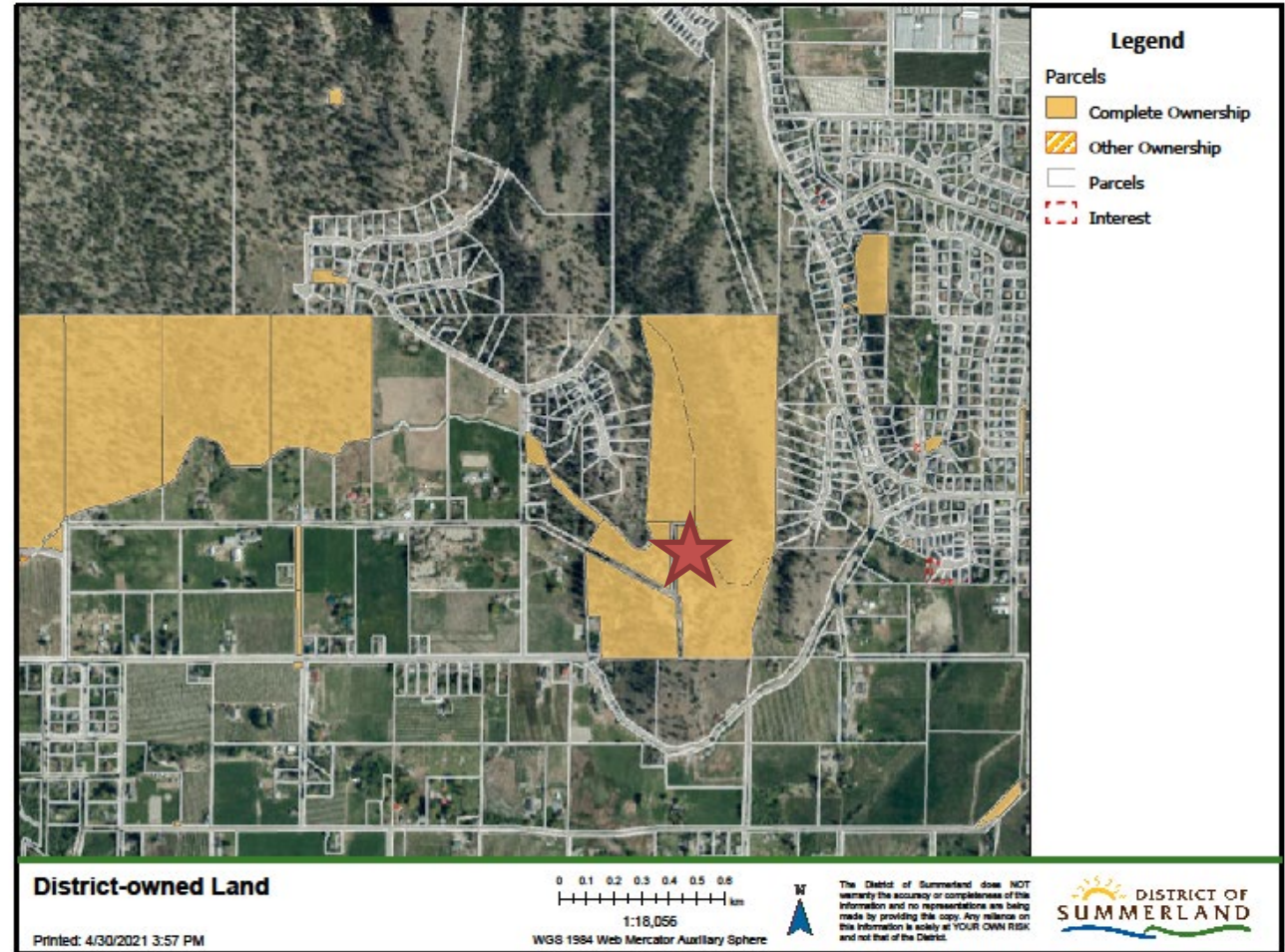
Project Background

Project Timeline



Site Location

- **Address:** 13500 Prairie Valley Road, 12591 Morrow Ave
- **Zone:** Institutional
- **Within the Urban Growth Boundary**



Site Conditions

- Undeveloped but surrounded by residential development
- Extensive trail system used by recreational users
- Summerland Energy Centre is at the toe of Cartwright Mountain
- 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

- **November 2021:** site visit and design charrette with neighboring landowners, staff, and Council and Mayor
- **March 2022:** public survey to obtain feedback on specific project details
- Used to inform the conceptual plan design, hone in on project values and support guidance of project development



Project Overview

Eco Village Concept Plan

- Developed with consultants to conceptualize the development of the site
- Used to support the Zoning and Design guideline
- Conceptualizes the projects values



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

How will we ensure the project values are adhered to?

- LEED-Neighborhood Design and Envision Sustainability Frameworks
- Eco Village Conceptual Plan (2022)
- Zoning and Design Guidelines
- Environmentally Sensitive Development Permit (ESDP)

What Will The Eco-Village Provide?



Sewer Servicing



Housing



Climate Action



Recreational Trails



**Environmentally Sensitive Areas
(ESA) Protection**

- **66 acres** of District-owned land
- **Over 40 acres** of land to be rezoned to Parkland
- **14 acres** of developable land
- **100+** units of medium density housing

Eco Village Zoning

Zoning Approach

- Comprehensive Development (CD) Zone is being utilized
- Medium Density Residential Development
- Will be supported by the Design Guidelines and Conceptual Plan (2022)

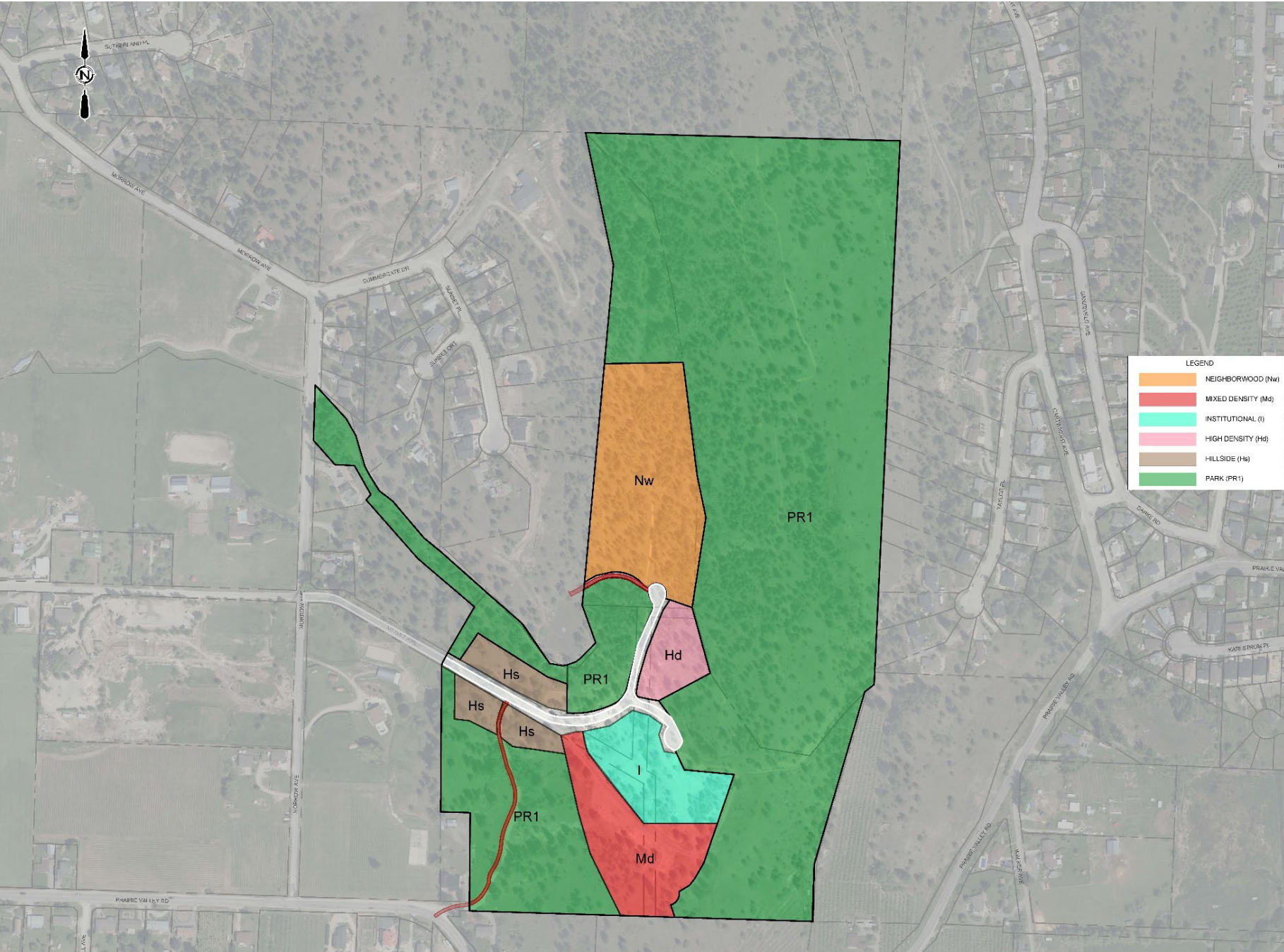


Zoning Approach

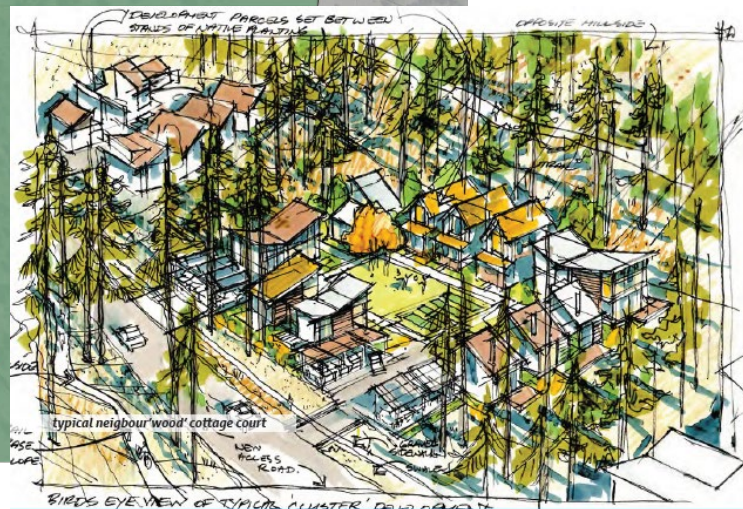
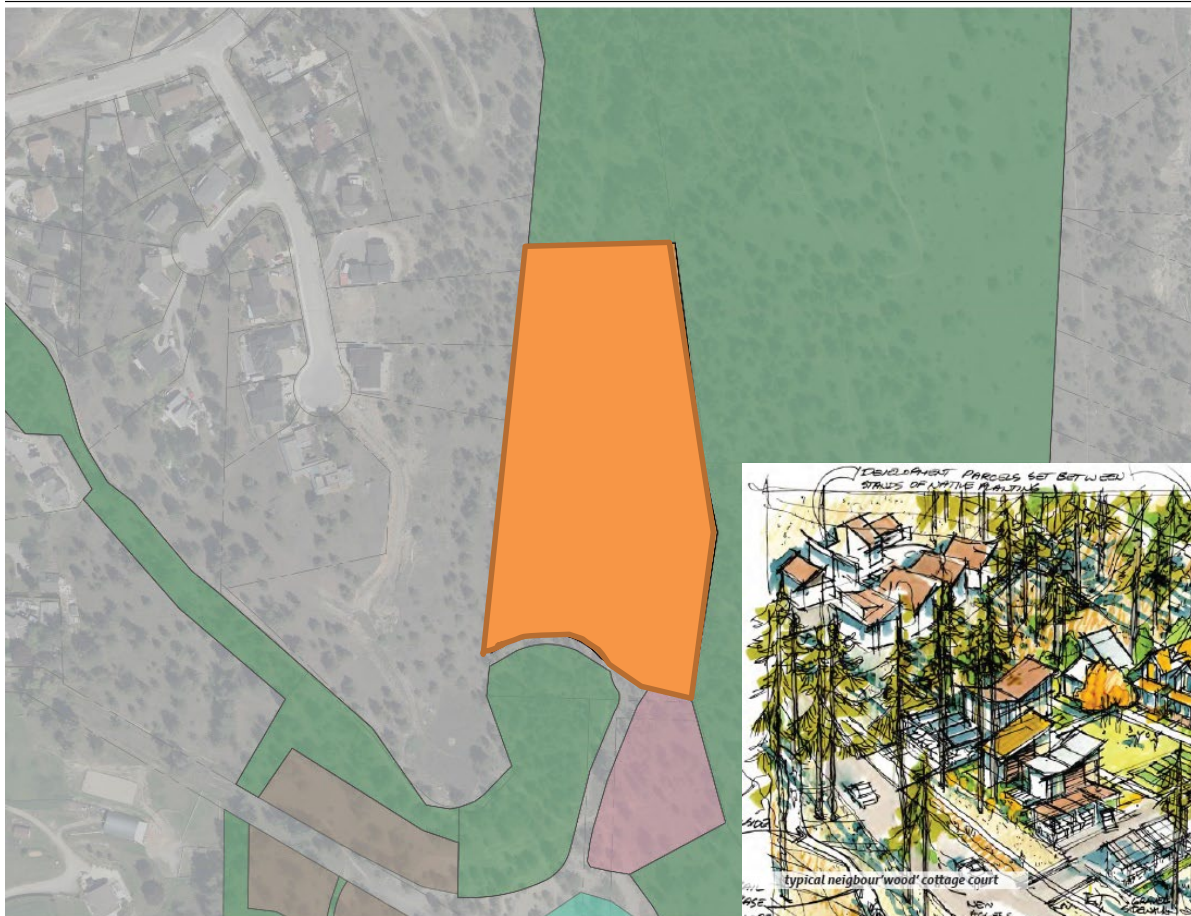
- Retention of natural landscape and trees
- Passive solar
- Limitations on residential parking (areas designated for visitors)
- Compact development style
- Limiting dwelling size (attainable)



Map 3: Zoning



NeighbourWood (Nw)



- ~ 2.45 ha (6.05 ac)
- Housing footprint: 150 sq m to 200 sq m
- Cottage style housing
- Clustered development style
- Integration of existing trail system
- Strata housing format

Hillside (Hs)



- ~0.85 ha (2.0 ac)
- Housing footprint: 125 sq m-175 sq m
- Townhouse development along Denike Road
- Up-slope and Down-slope development opportunities
- Retention of wildlife corridors

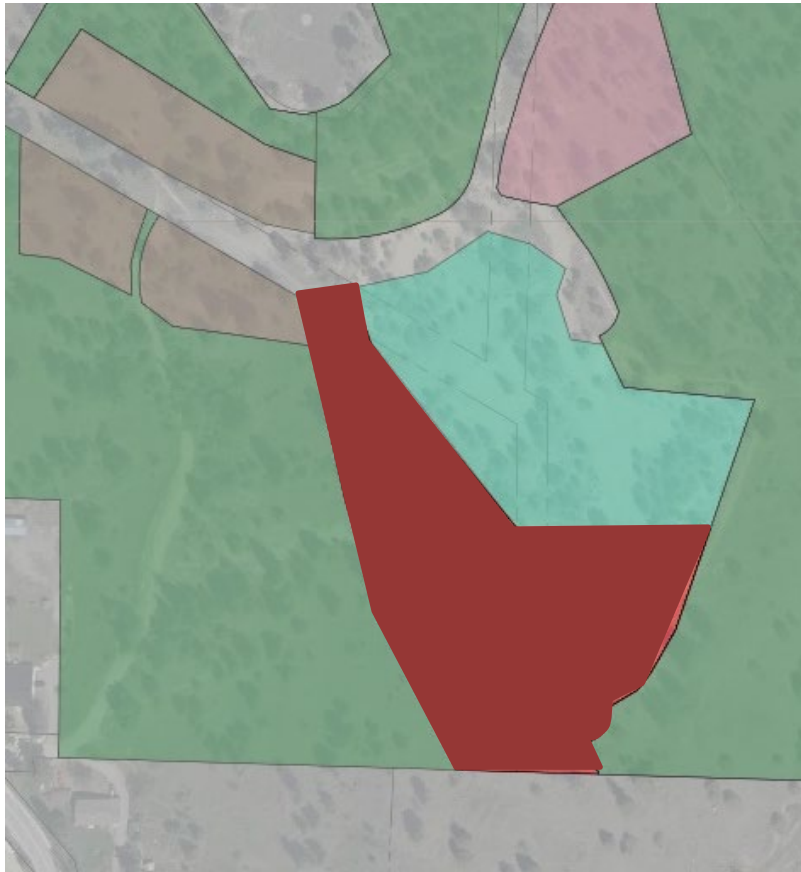
High Density (Hd)



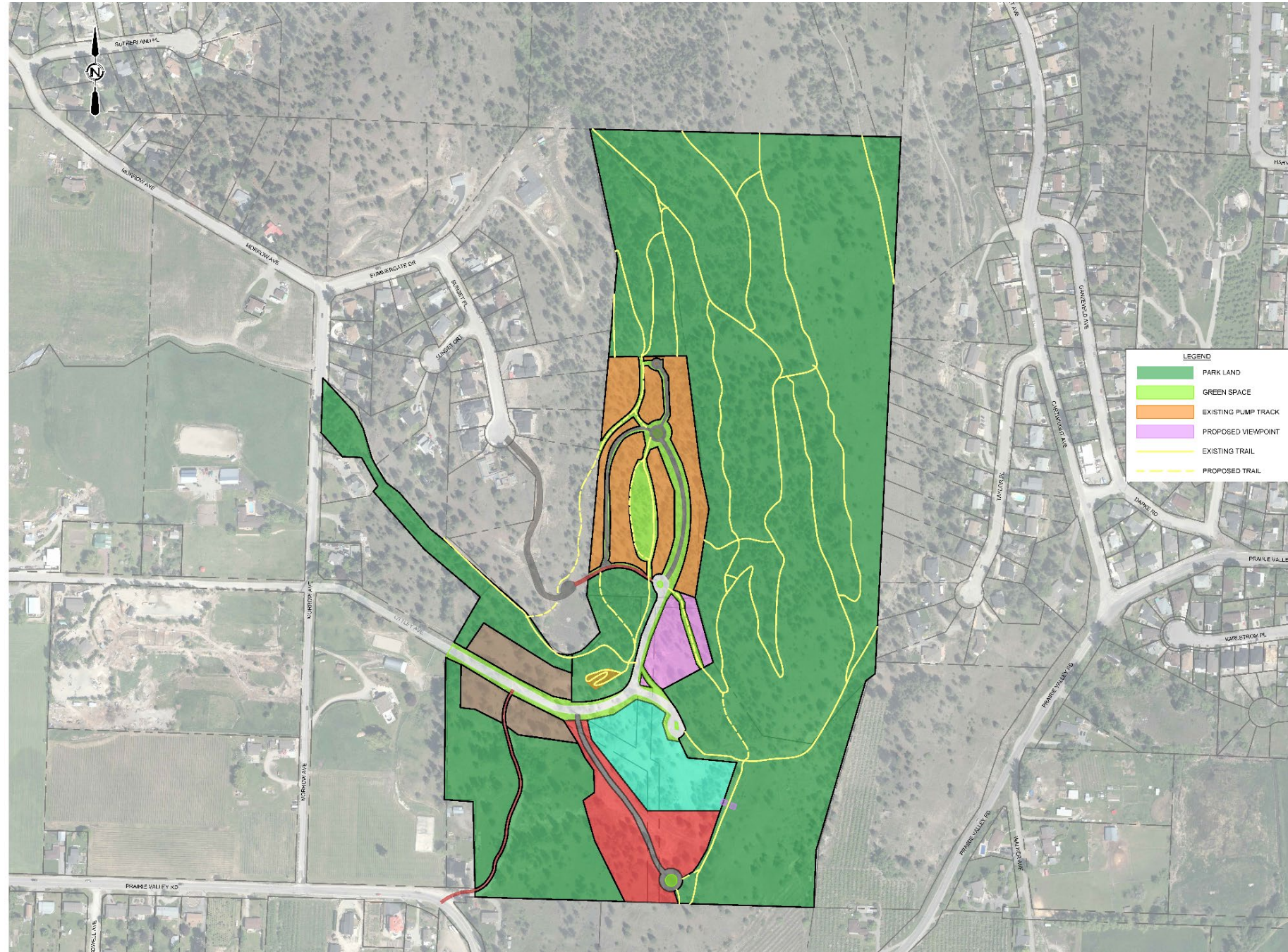
- ~0.30 ha (0.70 ac)
- Apartment buildings up to 4 storeys
- Underground parking
- Outdoor amenity space

Mixed Density (Md)

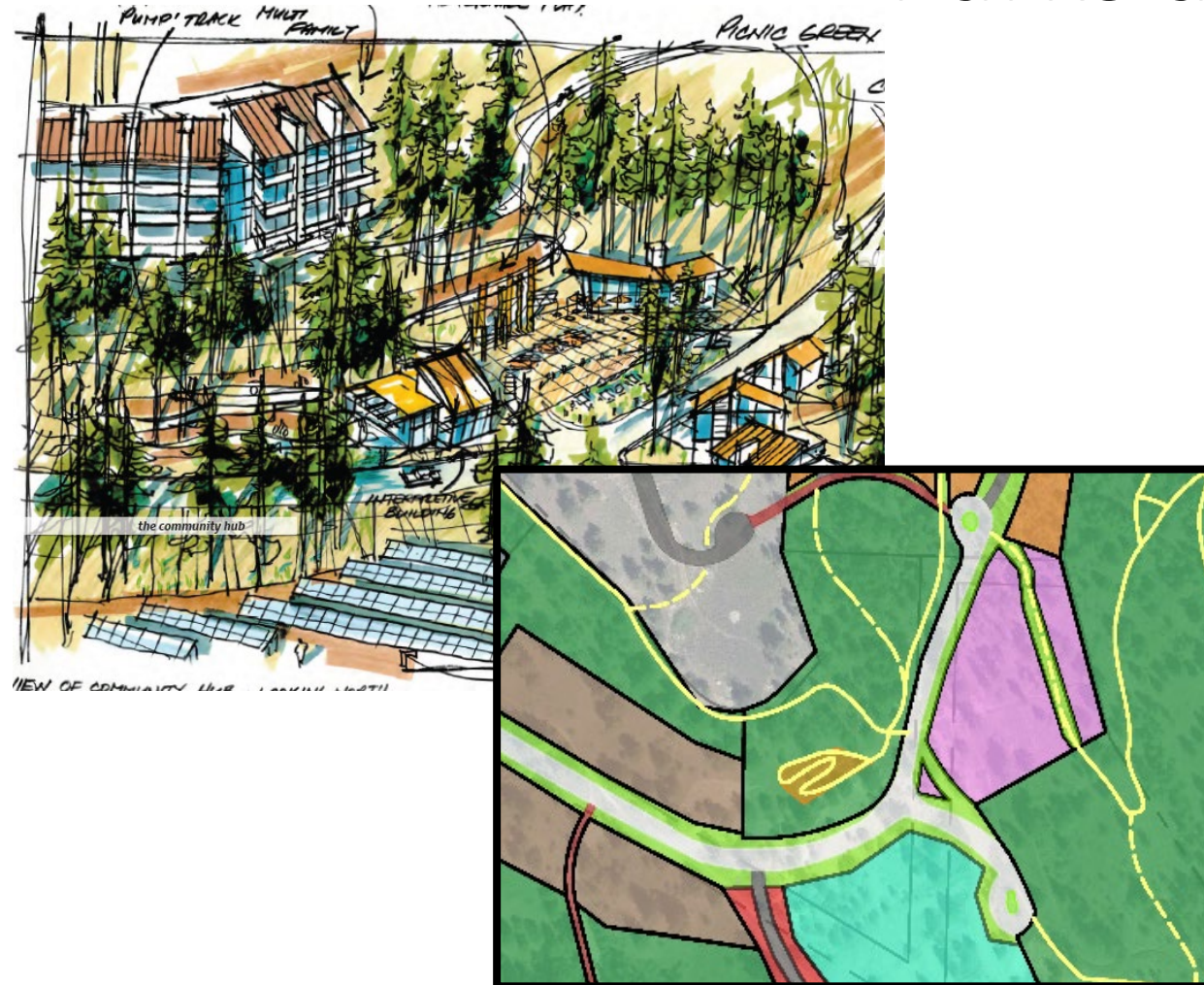
- ~0.80 ha (2.0 ac)
- Mix of apartment (max 4 storeys) and townhouses
- Strata Housing format
- Trail network opportunities
- Above and below ground parking



Map 1: Trails & Parks

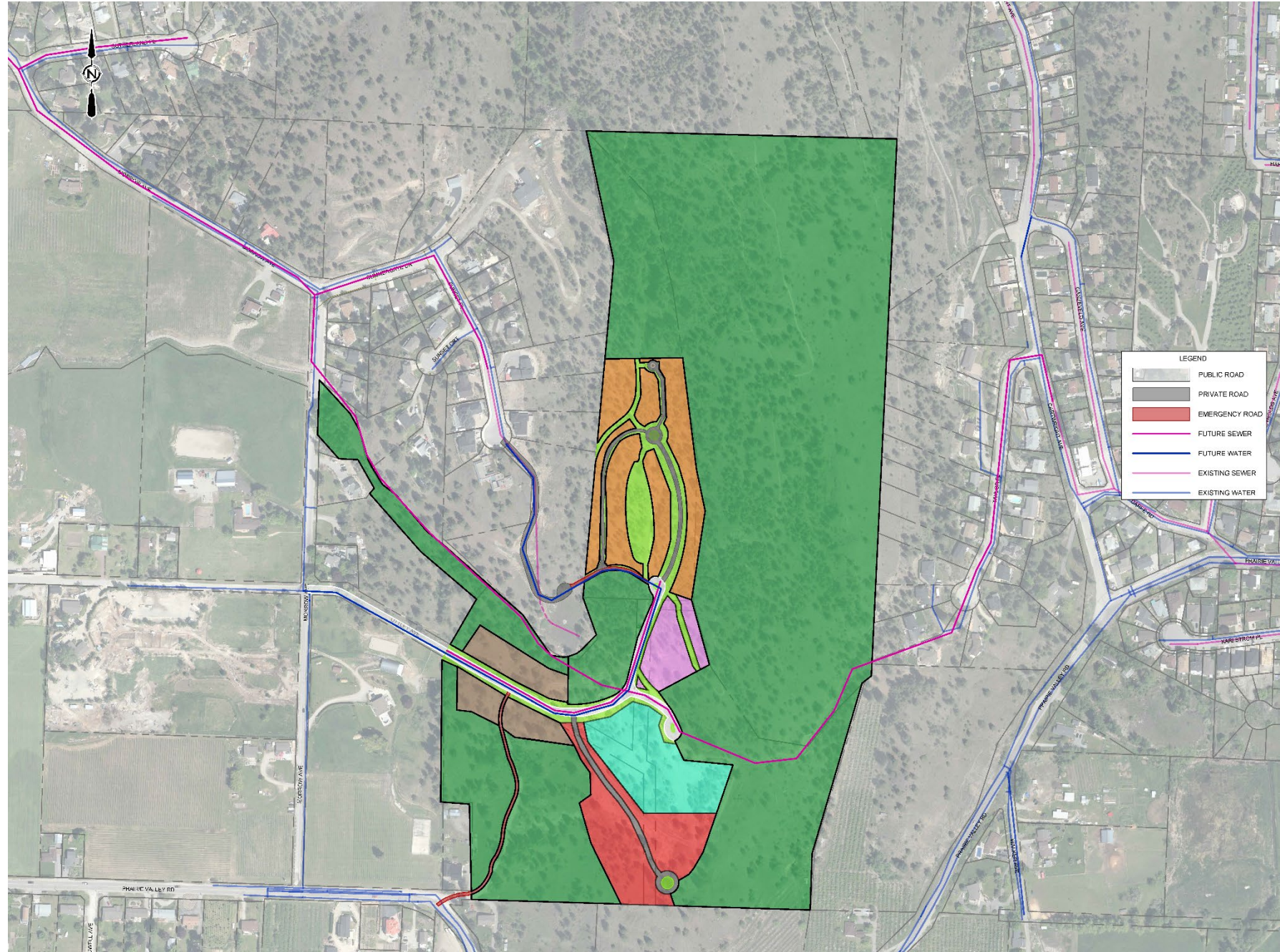


Parks and Trails



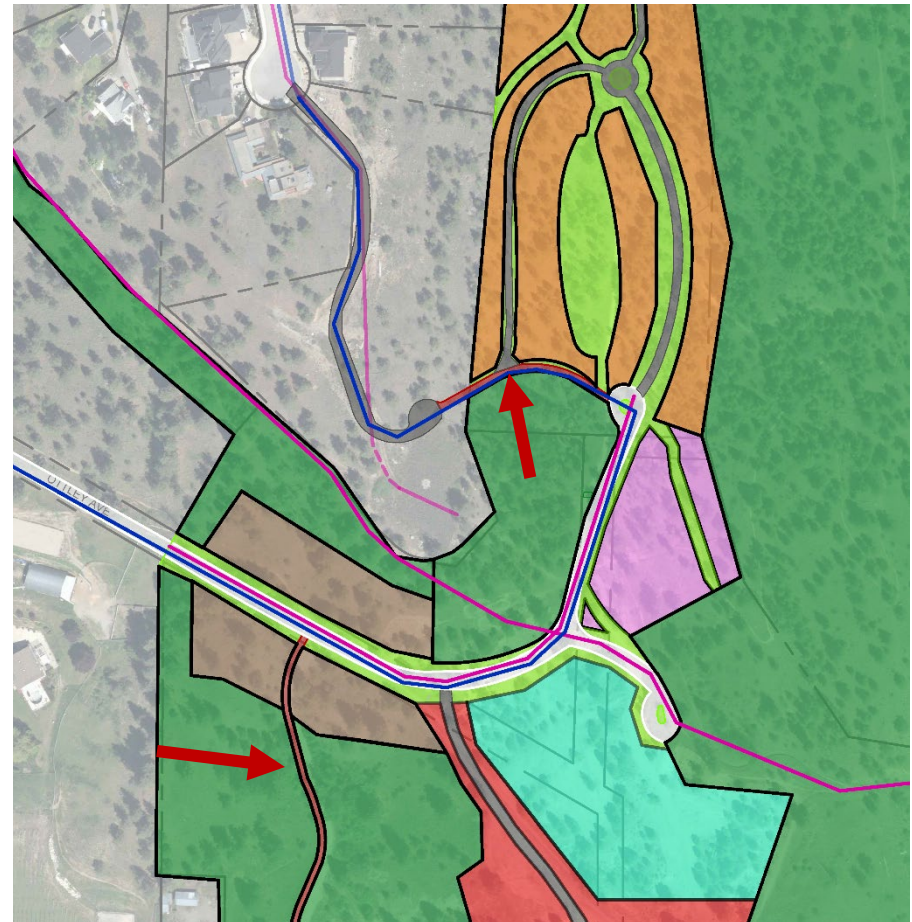
- Community Hub to be established for public gathering
- Maintenance of the pumptrack
- Stormwater management on-site
- Trailhead development
- Retention and re-development of trails across the site

Map 2: Infrastructure



Infrastructure

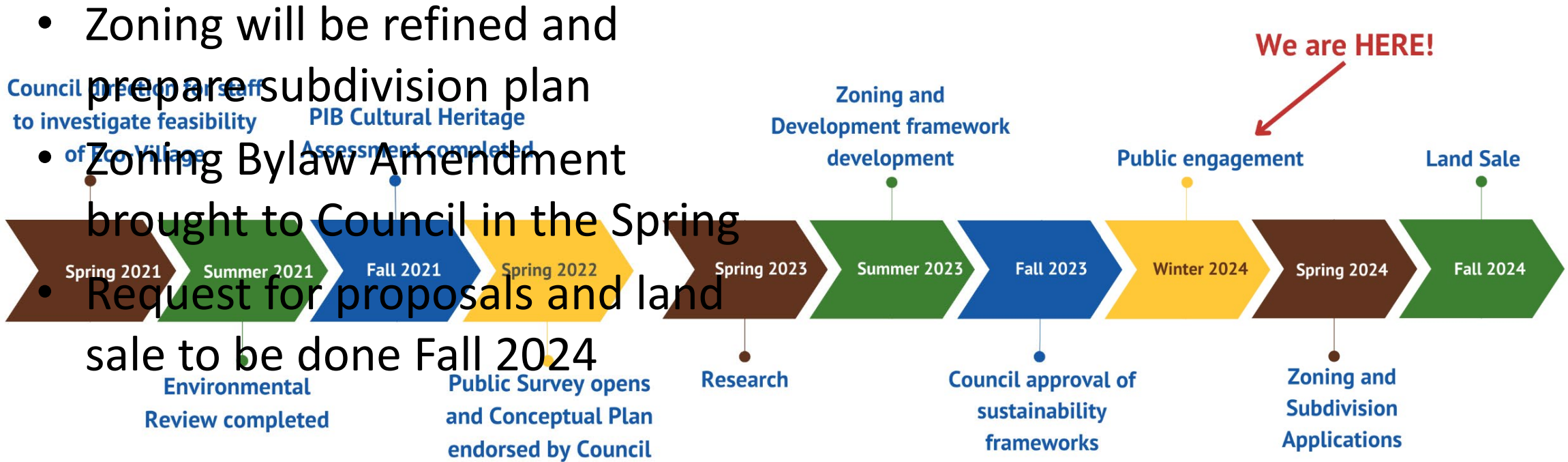
- Future sewer and water connections
- Public roads will be upgraded by developer
- Emergency access roads are proposed for secondary access out of the site





Next Steps

Project Timeline





Questions?