

WELCOME!

Downtown OCP Amendment Open House

March 5, 2024 1:00 – 3:00 PM & 5:00 – 7:00 PM

Thank you for attending the open house!

Project team members from the District of Summerland and project consultant Urban Systems are available to discuss the project or answer any questions you have!

Please read the information posters provided and complete a comment sheet.

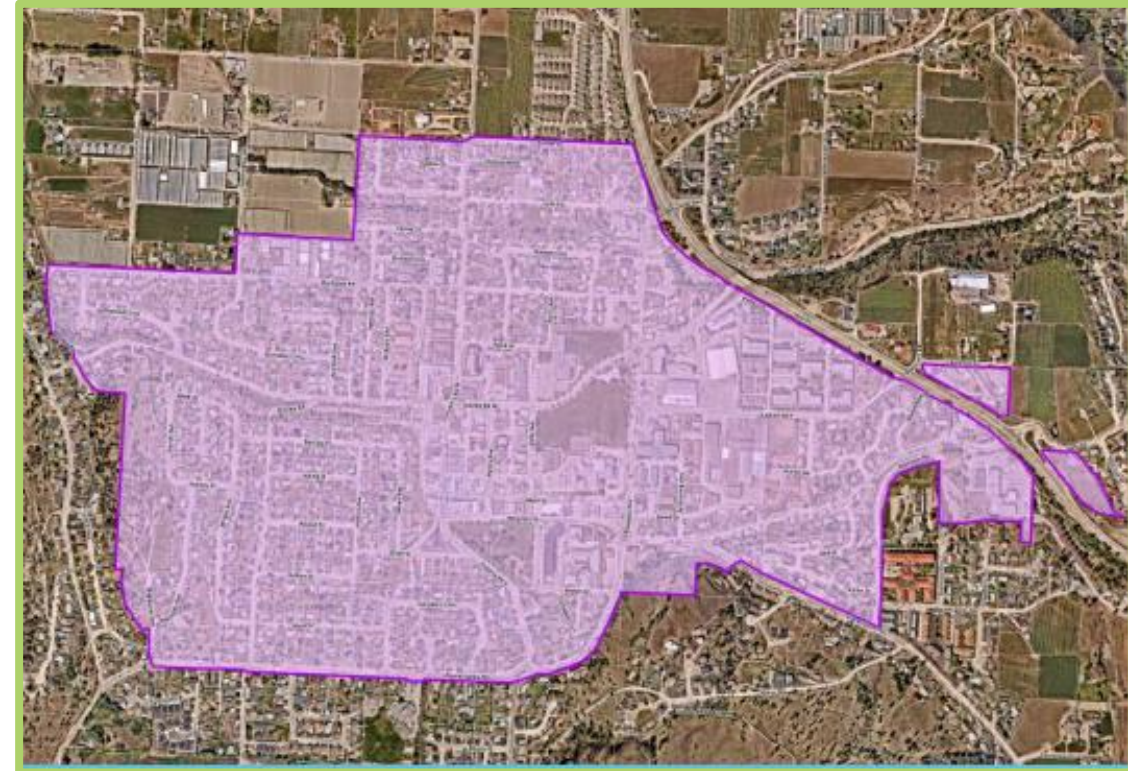
For more information on the proposed OCP amendments, please visit the District's Planning and Building webpage at <https://www.summerland.ca/planning-building/overview>

Open House Purpose

This Open House is being held to give Summerland residents, local businesses and other stakeholders an opportunity to:

- Learn about the background and history behind the proposed OCP amendments!
- See work done to date and next steps in the planning process!
- Review the draft OCP amendments, including targeted lands and key policies being proposed!
- Ask questions and have discussion with District and consulting team members!

Please fill in a comment sheet with any feedback or input you have on the proposed OCP amendments.



OCP Amendment Planning Area (Above)

Downtown Neighbourhood Action Plan (DNAP)

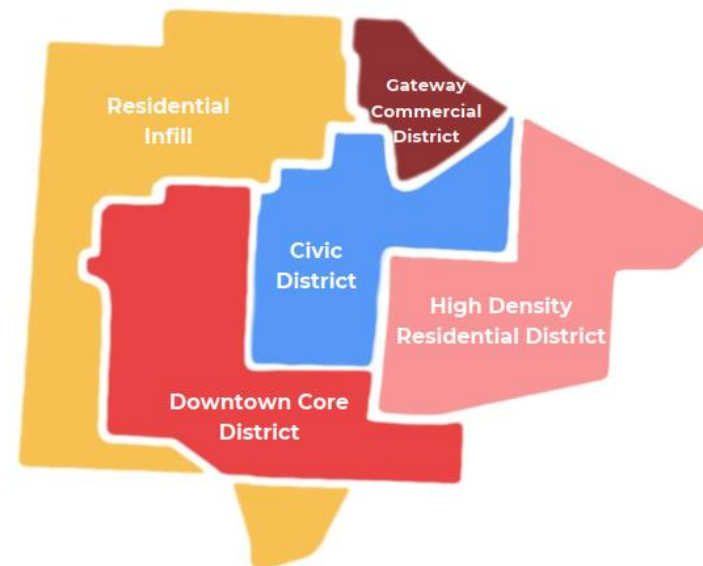
What is the DNAP?

- In 2022, the District adopted the Downtown Neighbourhood Action Plan (DNAP) to create a strategy and roadmap for the revitalization of Summerland's downtown.
- The DNAP was developed through extensive engagement with downtown business owners, residents, and other key stakeholders. Feedback and input informed all aspects of the Plan.
- The Plan includes recommended "Big Moves and Catalyst Projects" to support achieving the community vision for the Downtown:

"By **2042** we have reimagined an **inspiring** place to live in the **heart** of Summerland. Downtown Summerland leads a unique community forward while remaining **rooted** in its agricultural history. Summerland's established quality **amenities** are enhanced by neighbourhood **vibrancy** which is cultivated by our residents in gathering places and on safe streets. A strong sense of place and **connectivity** defines our Downtown core as the hub of a **welcoming** community."

The DNAP includes several recommendations for the downtown, including:

- Creating unique districts in the downtown (image below) that focus on specific land uses and built forms where they are most supported by the community and compliment and align with existing development and infrastructure.
- Adopting OCP amendments to support the realization of the downtown districts and overall community vision by enabling and directing desired future growth and development to appropriate areas.



Some of the downtown districts, such as the Gateway Commercial and Residential Infill Districts, have been expanded to core areas around the downtown as part of the proposed OCP amendments.

OCP Amendment Overview



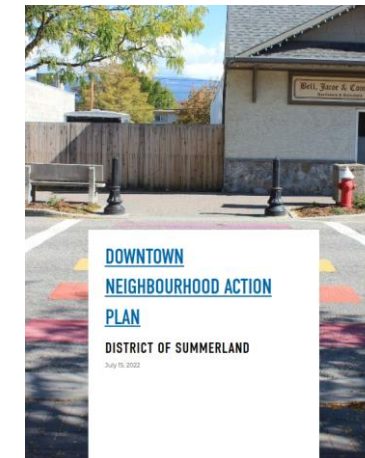
OCP Amendment Background:

- The District is proposing a series of amendments to the existing Official Community Plan (OCP) bylaw.
- OCPs are long-term planning documents and bylaws that establish the vision, goals, policies, and strategies for the future growth and development of a community.
- OCPs include policies and direction that address areas such as land use, infrastructure, transportation, housing, environment, arts and culture, parks, and economic development.
- The proposed OCP amendments are focused on lands within Summerland's downtown and surrounding core area.
- The amendments don't change or alter existing land uses and development, they are future-oriented to manage growth and development over the next 10-20+ years

The proposed OCP amendments do not address recent BC legislation (Bill 44) requiring local governments to adopt zoning bylaw amendments to allow small-scale multi-unit developments in single-family areas. The OCP amendments are focused solely on enabling and directing future land use in the downtown and core area of Summerland as envisioned in the DNAP.

The District is proposing these amendments for several reasons, including:

- Implementing key recommendations included in the District's Downtown Neighbourhood Action Plan (DNAP).
- Encouraging new housing through updated policies that better enable and support development.
- Promoting sustainable development in the community by directing growth to the downtown and core areas as per the District's existing Growth Management Strategy in the OCP.
- Creating a vibrant, active, and complete downtown that attracts residents, businesses, and visitors.



OCP Amendment Overview



The proposed OCP amendments for the downtown and surrounding core area include:

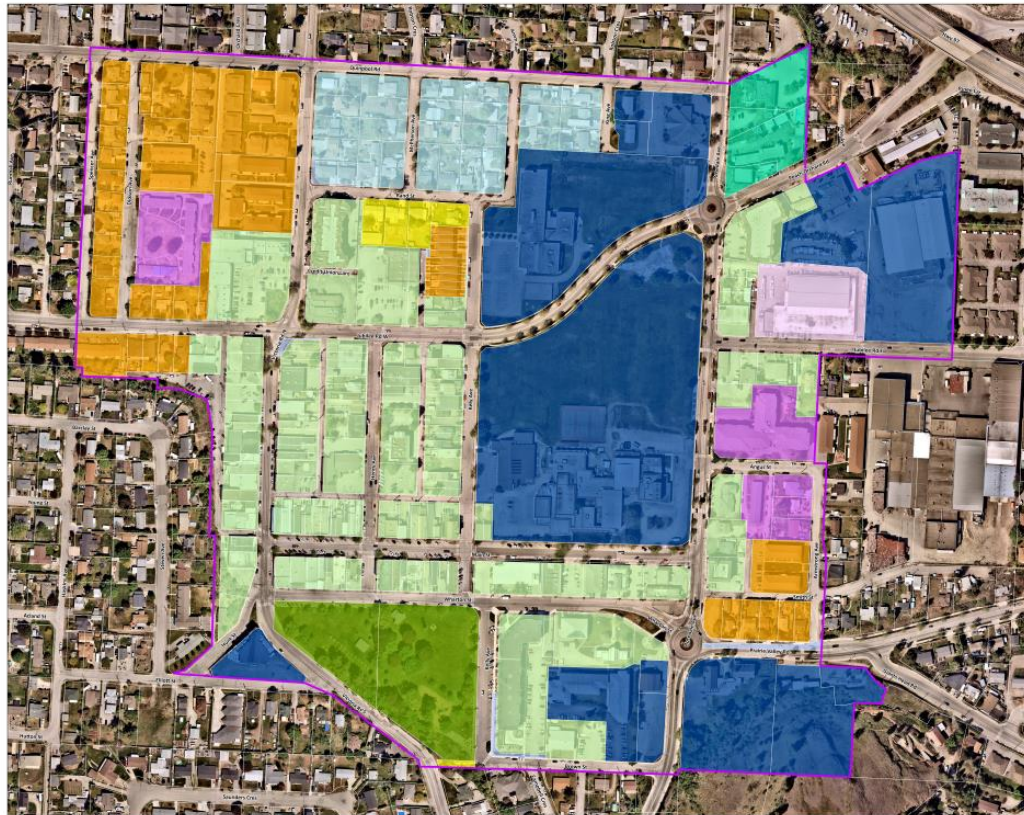
- New and updated “land use designations” and related policies that specify how the downtown and core areas will be developed in the future for different land uses, including residential, commercial, mixed-use, and recreation uses:
 - Permitted land uses, densities, and building types
 - Urban design, building character, and form
 - Servicing, access, and transportation
 - Other policies/guidelines to support a vibrant downtown
- Updated land use map that applies the new land use designations to properties within the downtown and core areas.
- Completing a technical analysis of downtown infrastructure, land uses, connectivity, and other conditions to understand potential impacts of future growth and development that would be enabled through the proposed OCP amendments.

<p>Low-Density Residential (LRD) Areas for smaller-scale residential infill in single-family core areas surrounding the downtown.</p>	<p>Medium-Density Residential (MDR) Areas for medium-density residential, such as apartments up to 4 storeys and townhomes that buffer between low and high-density uses.</p>	<p>High-Density Residential (HDR) Areas for higher-density residential, such as apartments up to 6 storeys and complimentary commercial uses.</p>
<p>Downtown High-Density Residential (DHDR) Areas best able to accommodate the highest-density residential development over the long-term.</p>	<p>Downtown Core (DC) Areas with ground-oriented commercial and retail uses and opportunities for mixed-use buildings up to 4 storeys in height to create a vibrant downtown.</p>	<p>Downtown Core Intensification (DCI) Areas for higher-density mixed-use buildings up to 6 storeys that include with ground-level commercial and retail uses.</p>
<p>Gateway Commercial (GC) Areas for tourist-based retail and accommodation commercial uses located at key access points into the downtown.</p>	<p>Parks, Recreation, and Open Space (PR) Areas with existing or planned future park and recreation spaces and facilities required to accommodate a growing downtown population.</p>	<p>Administration (AD) Areas clustered around each other that support the downtown remaining and growing as the central hub for existing and future cultural, civic, and institutional uses.</p>

Proposed New Land Use Designations (above)

Existing Vs Proposed Designations

Existing Land Use Designation Mapping

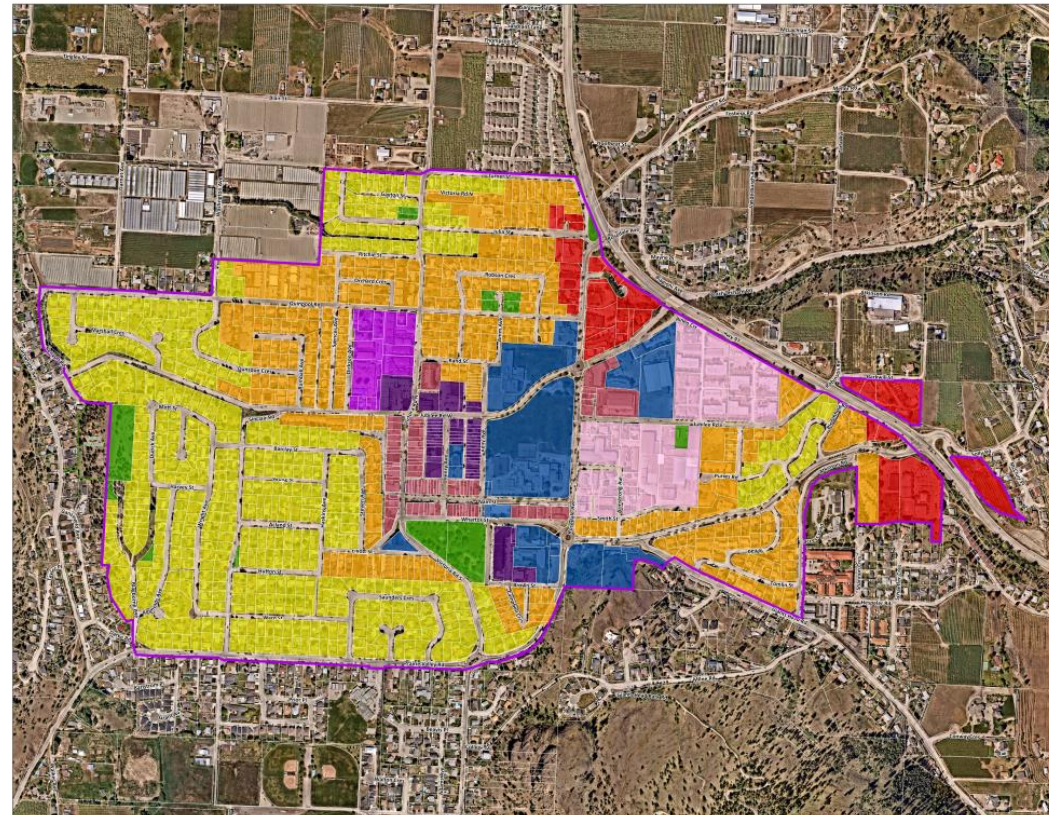


DISTRICT OF SUMMERLAND
Downtown Neighbourhood Action Plan: Existing Land Use

- Existing Downtown Boundary
- Downtown Existing OCP Land Use
 - Administrative
 - Downtown Commercial (LDRC)
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - No OCP
 - Service Commercial
 - Tourist Commercial

NAD 1983 UTM Zone 12N
 The District of Summerland does NOT warrant the accuracy or completeness of this information and the representations are being made by providing this site only in reliance on the information is with it OCP DOWN RISE and not that of the District.

Proposed Land Use Designation Mapping



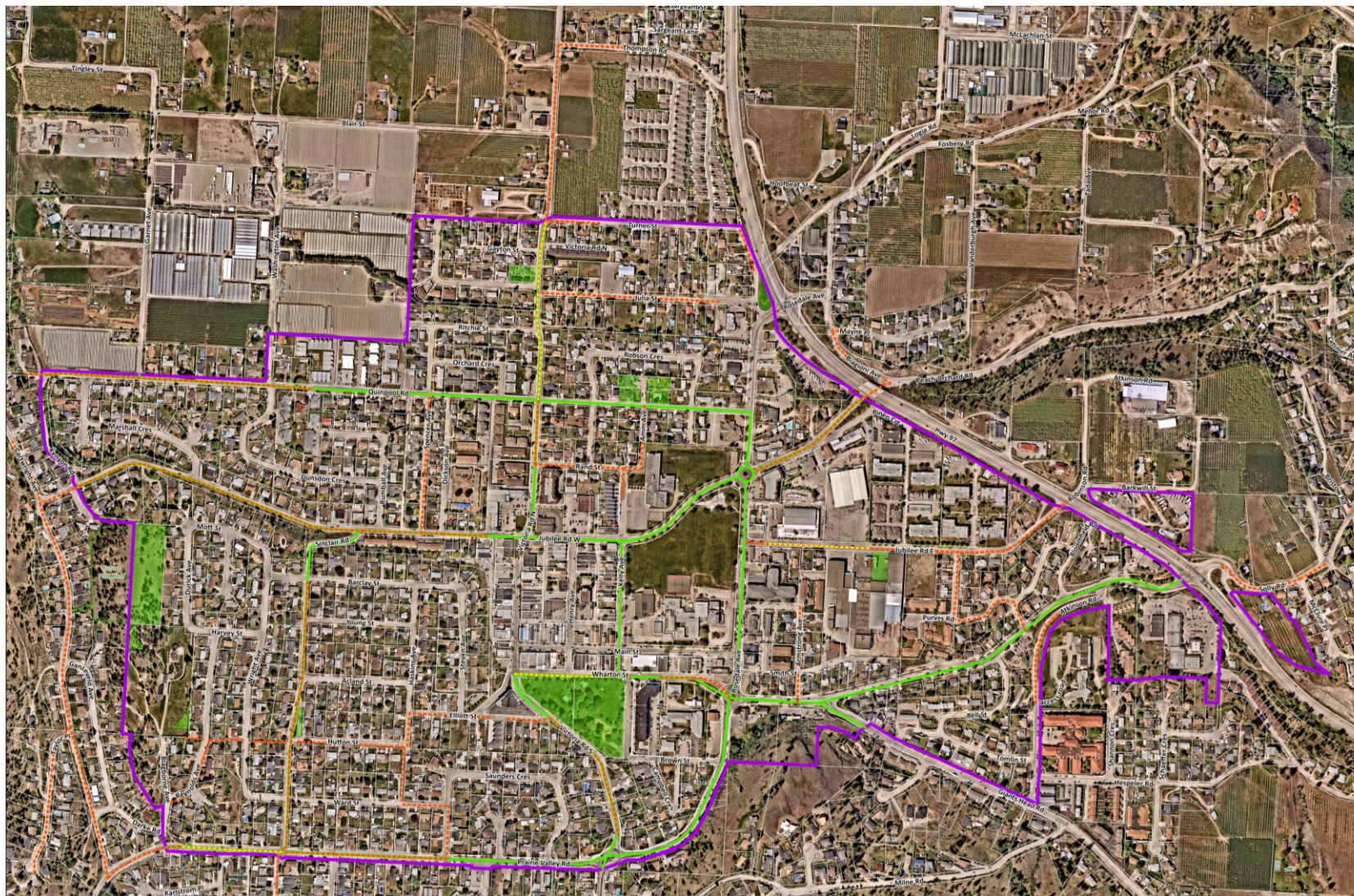
DISTRICT OF SUMMERLAND
Downtown Neighbourhood Area Plan: Proposed Land Use

- Proposed Downtown Boundary
- Downtown OCP Land Use
 - Administrative
 - Park & Green Space
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Downtown High Density Residential (DHDR)
 - Downtown Core
 - Downtown Core Intensification (DCI)
 - Gateway Commercial

NAD 1983 UTM Zone 12N
 The District of Summerland does NOT warrant the accuracy or completeness of this information and the representations are being made by providing this map. Any reliance on this information is with it OCP DOWN RISE and not that of the District.



Proposed Connectivity Map



Downtown Neighbourhood Area Plan: Proposed Connectivity

- Proposed Downtown Boundary
- Park & Green Space
- Proposed Bicycle Network
- Sidewalk Planned Improvements
 - One side of Street
 - Both sides of Street



Low-Density Residential (LDR)

Designation Intent:

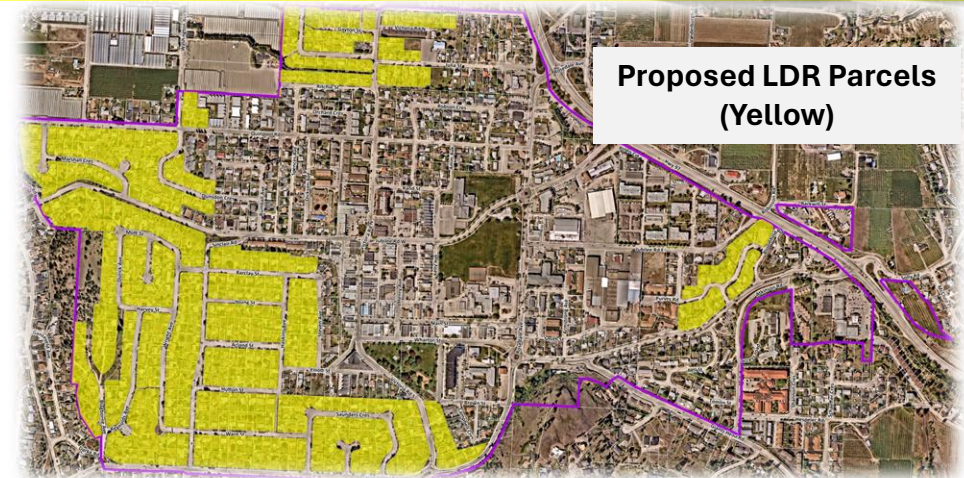
- To support residential infill housing options that range from single detached housing with suites and carriage houses to small scale multi-unit housing forms. The LDR designation exists in areas with undeveloped land planned for future infrastructure expansion and in mature residential neighbourhoods with access to the District's water and sanitary sewer systems.

Policy Overview:

- Principal uses include single detached, duplex, triplex, quadplex, townhousing, courtyard and cluster housing, secondary suites and carriage homes.
- Maximum of four (4) dwelling units per lot and building heights of three (3) storeys.
- Building orientation towards streets and laneways.
- Screened parking and retention of vegetation where possible.
- Through the Zoning Bylaw, zones will be created to accommodate specific lot sizes based on servicing and environmental limitations of existing parcels.

Note: Due to recent provincial housing legislative changes, the District is required to increase densities in areas designated "Low Density" within the Urban Growth Boundary and where municipal servicing is available.

Development / Build Out Example



Medium-Density Residential (MDR)

Designation Intent:

- To support medium density housing developments near existing or proposed low density residential areas to act as a buffer between high- and low-density housing areas. Medium Density Residential (MDR) encourages infill development through street oriented low-rise apartments and a mix of small-scale multi-unit housing.

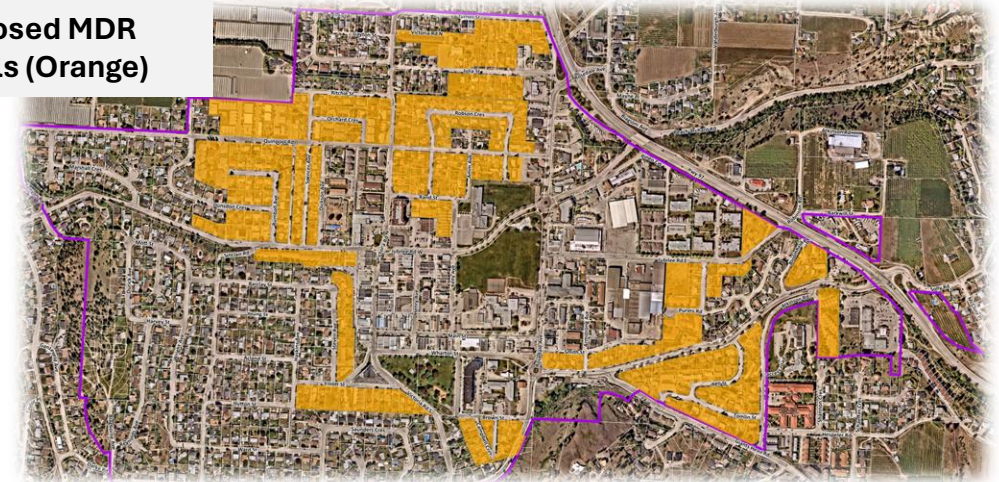
Policy Overview:

- Principal uses include apartments (to a maximum of four storeys), multi-plex units, rowhouses, bareland strata housing developments, cluster housing, and townhouses.
- Maximum building heights of four (4) storeys.
- Site location generally require frontage along collector roads and near schools, parks, and commercial areas.
- Design that is sensitive to surrounding built form and height, particularly for buildings that are three (3) or more storeys in height.
- Parking for residents should be provided in a concealed, screened, or underground structure.
- Increase densities of land use within the MRD designation may be permitted if a proposed project is consistent with the Multiple Family Development Permit Guidelines.

Development / Build Out Example



Proposed MDR Parcels (Orange)



High-Density Residential (HDR)

Designation Intent:

- To direct apartments up to six (6) storeys in height and accessory uses such as personal service, health services, care facility, and office uses that serve residents to areas located along major transportation routes near the Downtown core or Lower Town that have appropriate servicing and transportation.

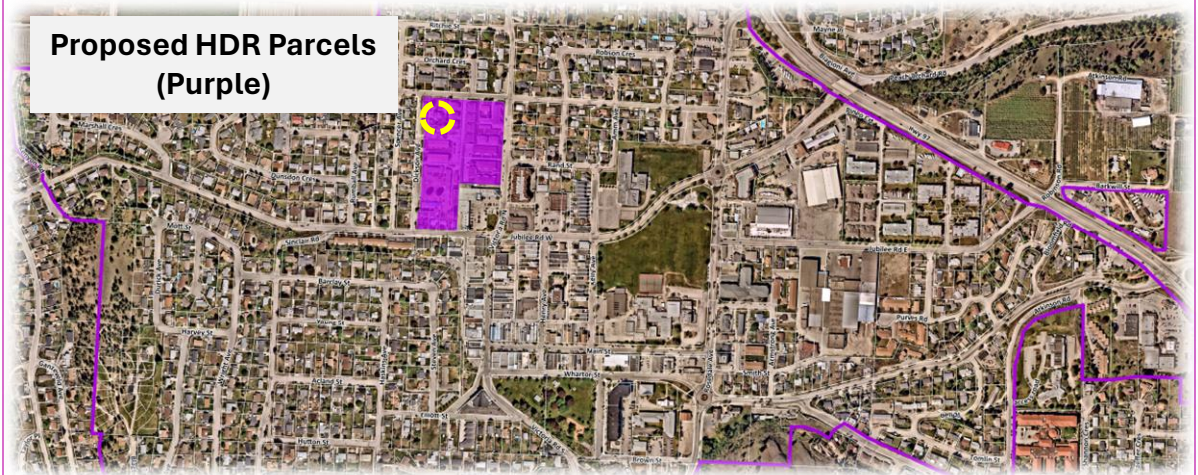
Policy Overview:

- Principal uses include multi-storey apartments and townhouses, with accessory uses such as personal service, health services, care facility, and office uses that serve residents in the area.
- Minimum Building Height of three (3) Storeys to a maximum of six (6) Storeys.
- Ground level units should have individual private exterior entrance in addition to the common entry and corridors serving non-ground level units.
- Commercial services should be encouraged on the ground floor and compliment, not compete, with the retail services.
- Development should compliment and be sensitive to adjacent buildings and uses.
- Parking should be within a concealed structure or underground.
- Densities will generally be accommodated with a functional site plan and attractive architectural design.

Development / Build Out Example



Proposed HDR Parcels (Purple)



Downtown High-Density Residential (DHDR)

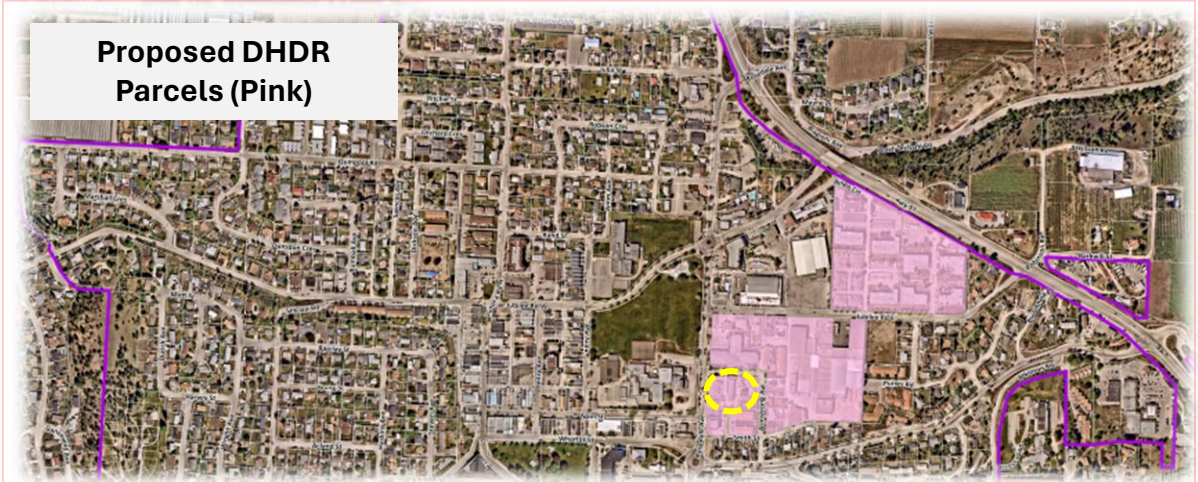
Designation Intent:

- To establish areas located along and near major transportation routes close to and in the Downtown core to accommodate the densest development in the community over the long-term, with support for building heights a minimum of (4) four storeys and above to offer residents a compact, walkable, and livable neighbourhood with integrated uses and facilities.

Policy Overview:

- Principal uses include multi-storey apartments that may contain ground-level dwelling units and support services such as day care, indoor recreation, and office uses that do not compete with commercial uses in the Downtown Core.
- Building height minimum of four (4) storeys or higher, as enabled through applicable zoning requirements.
- Ground level units should have individual private exterior entrance in addition to the common entry and corridors serving non-ground level units.
- Design should be sensitive to surrounding built form and height, particularly for buildings that are six (6) or more storeys in height
- Design should ensure that on-site amenity spaces are created to allow for livable and fulling communities.
- Parking should be within a concealed structure or underground.

Development / Build Out Example



Downtown Core (DC)

Designation Intent:

- To support a ground-oriented retail environment in the Downtown with mixed-use buildings up to four (4) storeys in height that include ground-floor commercial and residential uses on upper storeys to maintain the Downtown as a vibrant, pedestrian oriented commercial hub for the community.

Policy Overview:

- Principal uses include multi-storey apartments located above ground floor retail commercial uses, such as retail stores, restaurants and cafés.
- Maximum building height of four (4) storeys.
- Commercial retail units are to be located on the ground floor and residential units are to be located above the ground floor.
- The third and fourth storeys are strongly encouraged to be recessed appropriately to limit the massing on the street below.
- Storefronts should be double fronting along Wharton Street to increase vibrancy and neighbourhood character.
- Traditional storefront design should be used to increase vibrancy and enhance the downtown experience.
- Parking should be within a concealed structure or underground.

Development / Build Out Example



Downtown Core Intensification (DCI)

Designation Intent:

- To compliment the Downtown Core Intensification (DCI) designation by supporting higher density mixed-use buildings with building heights up to six (6) storeys that include multi-storey apartments located above ground floor retail commercial uses that create a compact, walkable, and vibrant Downtown for residents and businesses.

Policy Overview:

- Principal uses include multi-storey apartments located above ground floor retail commercial uses, such as retail stores, restaurants and cafés
- Maximum building height of six (6) storeys.
- Commercial retail units are to be located on the ground floor.
- Residential units are to be located above the ground floor.
- Parking should be within a concealed structure or underground.
- Living and activity spaces should be oriented toward streets and public spaces.
- Incorporating public art into new development and public spaces is encouraged.

Development / Build Out Example



Proposed DCI Parcels (Red)



Gateway Commercial (GC)

Designation Intent:

- To support tourist based commercial uses in areas that surround the main access points that provide entry into the downtown core and greater Summerland, including tourist accommodation and tourist-based retail as well as additional residential density in the form of new mixed-use development, that do not compete with the uses in the Downtown Core.

Policy Overview:

- Principal uses include hotels, motels, and other tourist-orientated businesses, and mixed-use development with ground floor commercial and apartment residential located above the ground floor
- Maximum building height of six (6) storeys.
- Public art, seating, landscaping, and attractive placemaking should be part of new developments.
- Parking should be within a concealed structure or underground.
- Interpretive signage, plaques or other medium that provides historic information of a place, people, and/or event should be incorporated into development wherever possible.
- Living and activity spaces should be oriented toward streets and public spaces.

Development / Build Out Example



Proposed GC Parcels (Red)



Parks, Recreation, and Open Space (PR)

Designation Intent:

- To support the creation of new parks, and recreation within Summerland, especially the Downtown area where most future residential growth is anticipated. With a proposed increase in intensification and population, the development of future parkland is required to support a high-quality of life for current and future residents.

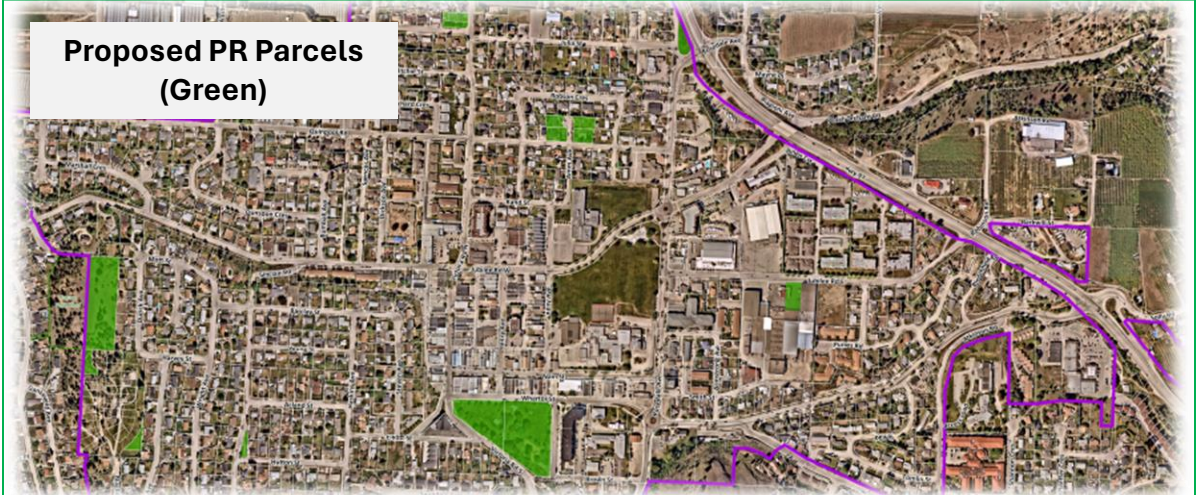
Policy Overview:

- Principal uses include indoor and outdoor recreation spaces and facilities, including active and passive recreation areas.
- Ensure a variation in park amenities and types to meet the needs of the community.
- Monitor community needs to ensure that sufficient land is being allocated to parkland.
- Ensure that new residential developments are designed to be within walking and cycling distance of parks and greenspace.
- Ensure that parkland and recreation areas are well serviced, maintained, and connected via pathways or sidewalk connections.

Development / Build Out Example



Proposed PR Parcels (Green)



Administration (AD)

Designation Intent:

- To maintain and grow the downtown as the cultural centre and central hub for existing and future civic and institutional uses in Summerland that support the needs associated growth and densification in the downtown, while adding to its vibrancy and a position as a destination for residents and visitors.

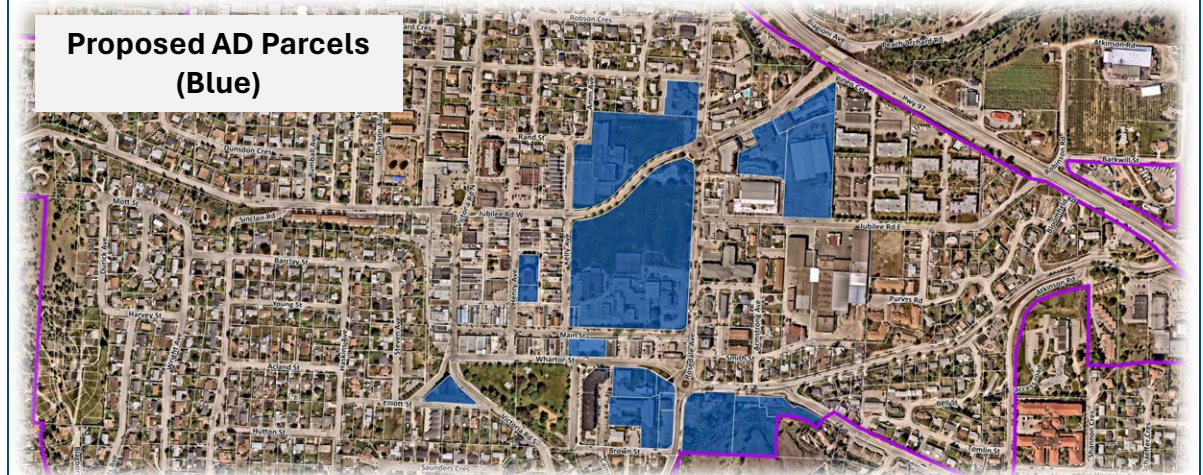
Policy Overview:

- Principal uses include civic and administrative uses such as museums, art galleries, libraries, government offices, education, and leisure facilities.
- Encourage arts and culture in civic projects and during redevelopment projects in the Downtown Core area and Gateway Commercial district areas.
- Retain and expand civic facilities and land to accommodate population growth.
- Retain and protect significant cultural and historical assets in the community.
- Continue to ensure that the downtown core is the community hub for cultural activities and civic pride.
- Administrative and civic uses such as places of worship, schools, daycares, and other minor facilities will continued to be supported in residential areas outside of the Downtown core.

Development / Build Out Example



Proposed AD Parcels (Blue)



Next Steps & Timeline



Next Steps for the OCP Amendments include:

- Collect feedback from the community engagement (March 2024)
- Finalize OCP amendments, mapping, and amendment bylaw (April 2024)
- 1st and 2nd Reading at a Regular Council Reading (April 2024)
- Public Hearing (May 2024)
- 3rd Reading and Adoption (May 2024)

**Thank you for attending!
Please complete a
comment sheet with any
input or feedback you have
on the open house and
proposed OCP
amendments!**

Summerland residents, business owners, and other stakeholders will have another opportunity to provide feedback at the Public Hearing required as part of the amendment adoption process!



Downtown Capacity Analysis Project

The District of Summerland is undertaking a Downtown Capacity Analysis concurrently with the proposed OCP amendments to analyze and assess how future growth and development in the downtown will impact District transportation and servicing systems.

It will also help identify investments and upgrades to District infrastructure, transportation systems, and community amenities needed to support anticipated growth in the downtown and surrounding areas.

Please see the following posters for more information on the project and work completed to date!

What is Smart Growth?

Smart Growth means reinvesting back into a community's downtown and main streets, which are the economic, social, and cultural engines of communities.

Smart Growth is an approach to development that encourages:

- A mix of land uses on the same block or in the same building that bring people together at different times of the day
- Compact design that makes efficient use of land through infill and encouraging the downtown to “grow up” and not out
- Diversity of housing options for all families, life stages, and income levels
- Walkable and attractive streets with a distinct sense of place
- Variety in transportation options, including transit and active transportation
- A supportive local government and regulatory framework that supports development



Smart Growth is essential in protecting open spaces, agricultural land, and sensitive environmental areas. By directing growth and development to existing and centrally located areas (e.g. downtowns) where existing infrastructure is in place to support it, we can meet our long-term needs while being environmentally and financially sustainable!

Downtown Capacity Analysis Overview

Project Background

- The District is undertaking a *Downtown Capacity Analysis* of Summerland’s downtown and surrounding core area.
- This analysis is supporting the proposed OCP amendments for Summerland’s downtown and core by understanding current “Smart Growth” conditions in the Downtown and potential impacts associated with future development by:
 - Identifying areas in the Downtown and core areas that are most likely to be developed and/or redeveloped in the next 10-20 years
 - Modelling how development and future buildout in the areas might occur based on the proposed OCP amendments and policies regarding land use and development.
 - Projecting potential increases to the area’s population, traffic, and servicing (water and sewer) demands generated from future development and building
 - Identifying where existing servicing and transportation capacity may and may not be able to support future demands

The District was awarded funding from the Union of British Columbia Municipalities (UBCM) to cover 100% of the costs associated with this project!

How will this project support the District?

- By understanding how future land use and development in the Downtown and core areas, as enabled by the proposed OCP amendments, will impact District transportation and servicing systems.
- By identifying capital upgrades to District infrastructure proactively that may be required long-term for anticipated growth and development.



Example Density / Development Modelling

Downtown Capacity Analysis Overview

The Downtown Capacity Analysis involved rigorous GIS (mapping) and technical analysis to understand existing conditions (Baseline Assessment) and potential future conditions (Infill and Redevelopment Scenarios) as seen below:

Current housing mix and densities in the downtown.

- Assess existing housing types, densities, ages, tenures, and redevelopment potential of existing residential lots for future infill.

Current infrastructure and servicing in the downtown.

- Assess existing municipal servicing (e.g. water, sewer, stormwater) including level of service, capacity, and life cycle of infrastructure.

Current transportation infrastructure and services in the downtown.

- Assess existing street network, including roads, intersections, sidewalks, and cycling networks for connectivity through the downtown and existing traffic flows.

Current amenities and daily need providers in the downtown.

- Assess proximity and access to daily needs and amenities, such as parks, recreation facilities, retail and commercial areas, and public services (e.g. healthcare facilities).

Identify infill and redevelopment areas in the downtown.

- Identify preferential areas that will most likely see future redevelopment and infill in the short to long-term (e.g.5-20 years).

Develop models to show future development scenarios.

- Develop infill and redevelopment scenarios that model development based on proposed OCP amendments and long-term growth projections for Summerland.

Assess potential demands / impacts on services and infrastructure.

- Identify servicing and transportation demands from infill and development scenarios and areas where improvements are required to meet growth demands.

Identify potential actions to support future growth and development.

- Develop potential actions, such as servicing, transportation, and other upgrades to services and amenities needed to meet projected growth demands.

Downtown Capacity Analysis Overview

The Analysis looks at four key lenses and analysis a range of indicators based on available data and information:



HOUSING LENS AND INDICATORS

Key Indicators

- Mix of housing types
- Proportion of multi-unit housing (existing)
- Proportion of multi-unit housing (permitted)
- Housing density
- Proportion of rental housing



DAILY NEEDS LENS AND INDICATORS

Key indicators

- Land use mix
- Proportion of commercial space
- Proximity to daily needs (individual or mix of needs)

Additional indicators

- Activity clusters
- Employment lands



TRANSPORTATION LENS AND INDICATORS

Key indicators

- Street Network Intersection Density
- Street Network Connectivity
- Street network density
- Sidewalk coverage
- Proximity to cycling facilities
- Proximity to transit

Additional indicators

- Proximity to frequent transit
- Transit service levels
- Cycling network coverage
- Proximity to shared vehicles
- Proximity to shared bicycles
- Proximity to electric mobility

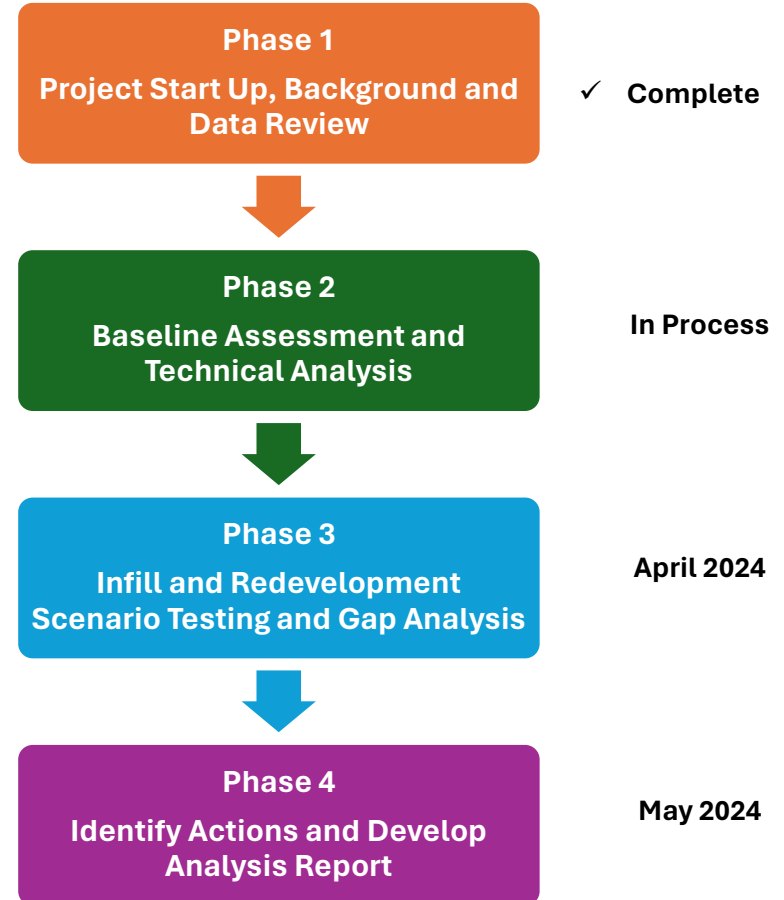


INFRASTRUCTURE LENS AND INDICATOR

Key Indicators

- Infrastructure Lifecycle Cost

Project Phases and Timeline:



Downtown Demographics / Indicators



Current demographic conditions in the downtown and core areas are summarized in the infographics below (based on most recent available information):

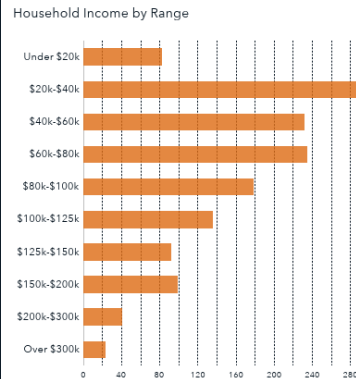
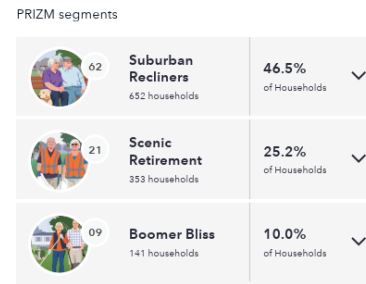
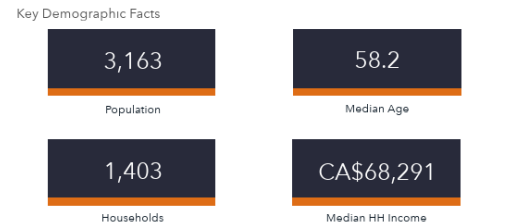
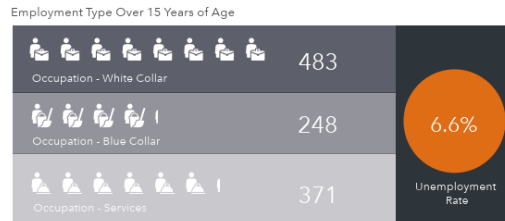
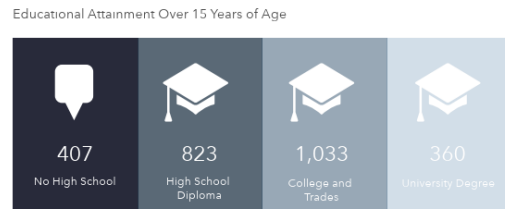
DEMOGRAPHIC PROFILE

Downtown Summerland

esri Canada

Source: This infographic contains data provided by Environics. The vintage of the data is 2023.

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Real Estate Report

Downtown Summerland

esri Canada

The values for dwelling type (e.g. single-detached, semi-detached, apartment building, five story) represent the number of household units that indicated they live in this type of structure and not the actual number of structures.

3,163 Total Population	1,403 Total Households	2.1 Average People Per Household	CA\$68,291 Median Household Income
615 Single-Detached House	57 Semi-Detached House	408 Apartment, Building < Five Story	15 Apartment, Building > Five Story

Private Dwellings by Period of Construction

Bars show comparison to S9070004, BC

Avg. Spending of Shelter by Household

CA\$13,689

Dwelling Ownership

72.8%
Ownership

esri Canada

Source: This infographic contains data provided by Environics. The vintage of the data is 2023.

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This information provides context on current conditions within the downtown and surrounding area and serves as a baseline for future infill and redevelopment scenario development and modeling!

