



# Z24-003 Eco Village OCP Bylaw Amendment and Rezoning

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Planning Council Meeting

July 2 2024

## Site Location

- **Address:** 13501 Denike St
- **66 acres** of District-owned Land
- **Land-Use Zone:** Institutional (I)
- **OCP Zoning:** Administrative (A)
- Within the Urban Growth Boundary



# Proposed Rezoning

- Comprehensive Development (CD) Zone is being utilized
- Medium Density Residential Development (23-60 units/ha)
  - **100-200 dwelling units**
- Supported by the Design Guidelines (draft) and Conceptual Plan (2022)

| Land Use Designations | Existing  | Proposed  |
|-----------------------|---|---|
| OCP Designation       | Administrative (A)<br>Low Density Residential (LDR) | Medium Density Residential (MDR)<br>Parks (P)     |
| Zoning Designation    | Institutional (I)<br>Residential Sub-Urban (RU3)    | Parkland (P)<br>Comprehensive Development 9 (CD9) |

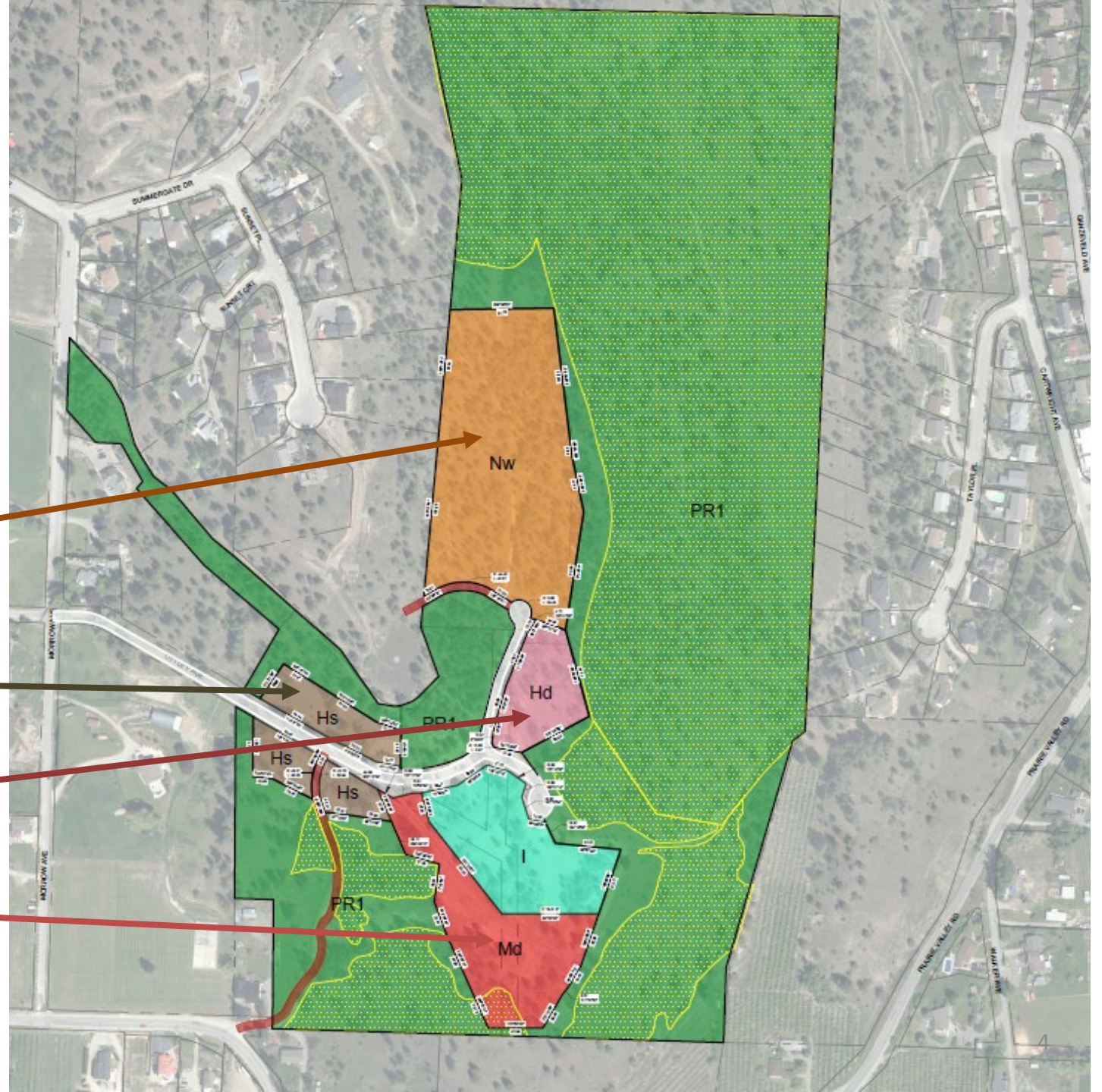
# Sub-area mapping

NeighbourWood (NW)

Hillside (Hs)

High Density (HD)

Mixed Density (MD)



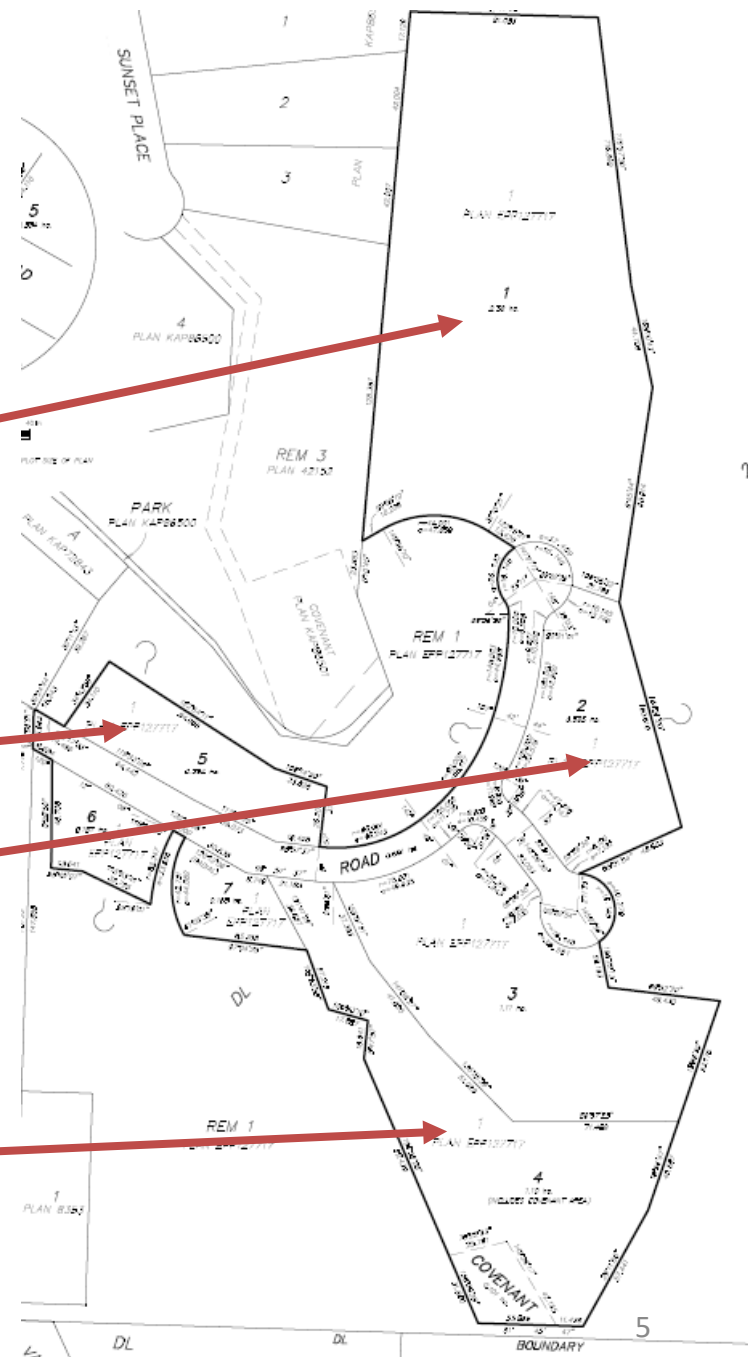
# Subdivision Plan

Neighbourhood: 2.38 ha (5.88 ac)

Hillside: 0.70 ha (1.74ac)

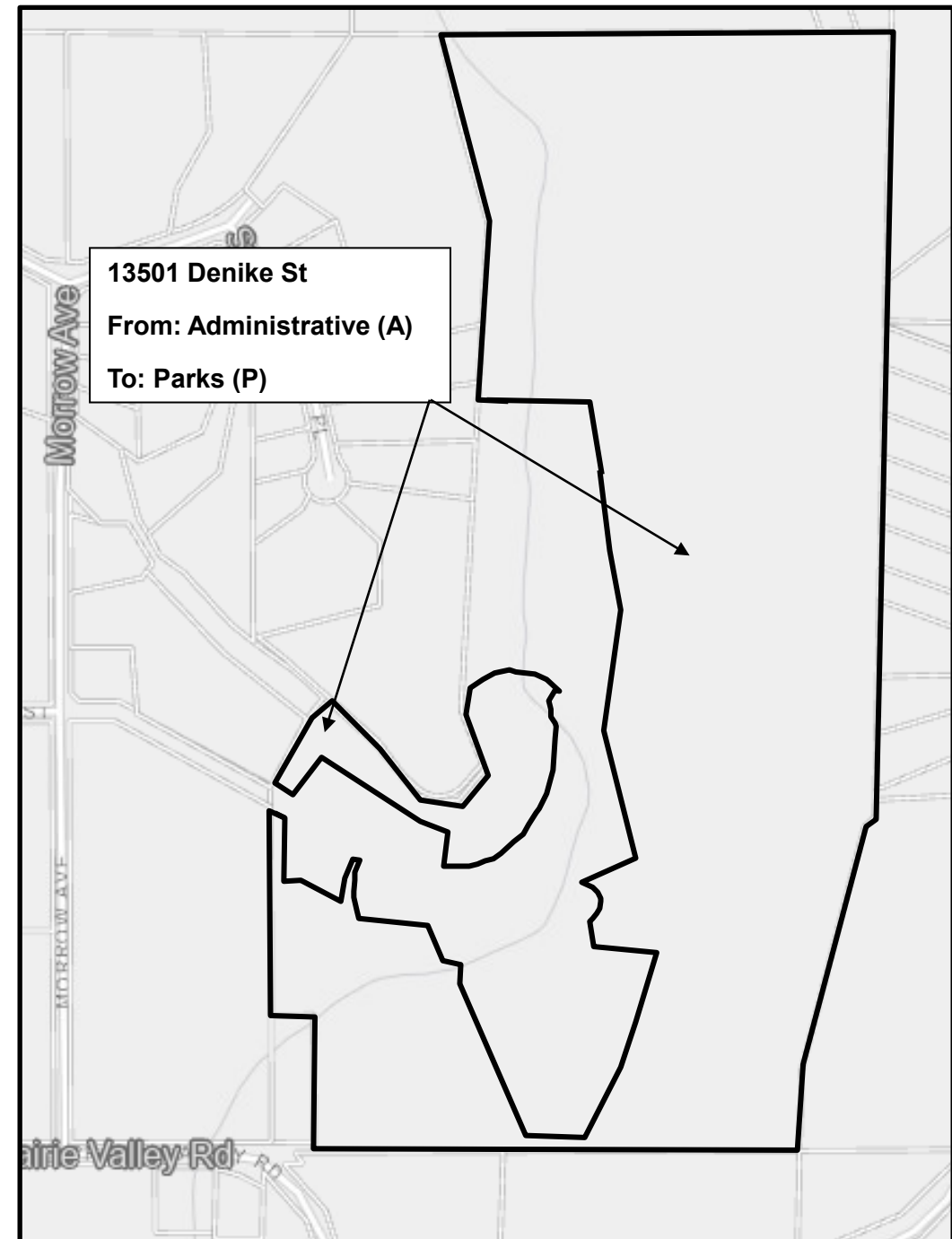
High Density: 0.59 ha (1.46 ac)

Mixed Density: 1.10ha (2.72 ac)



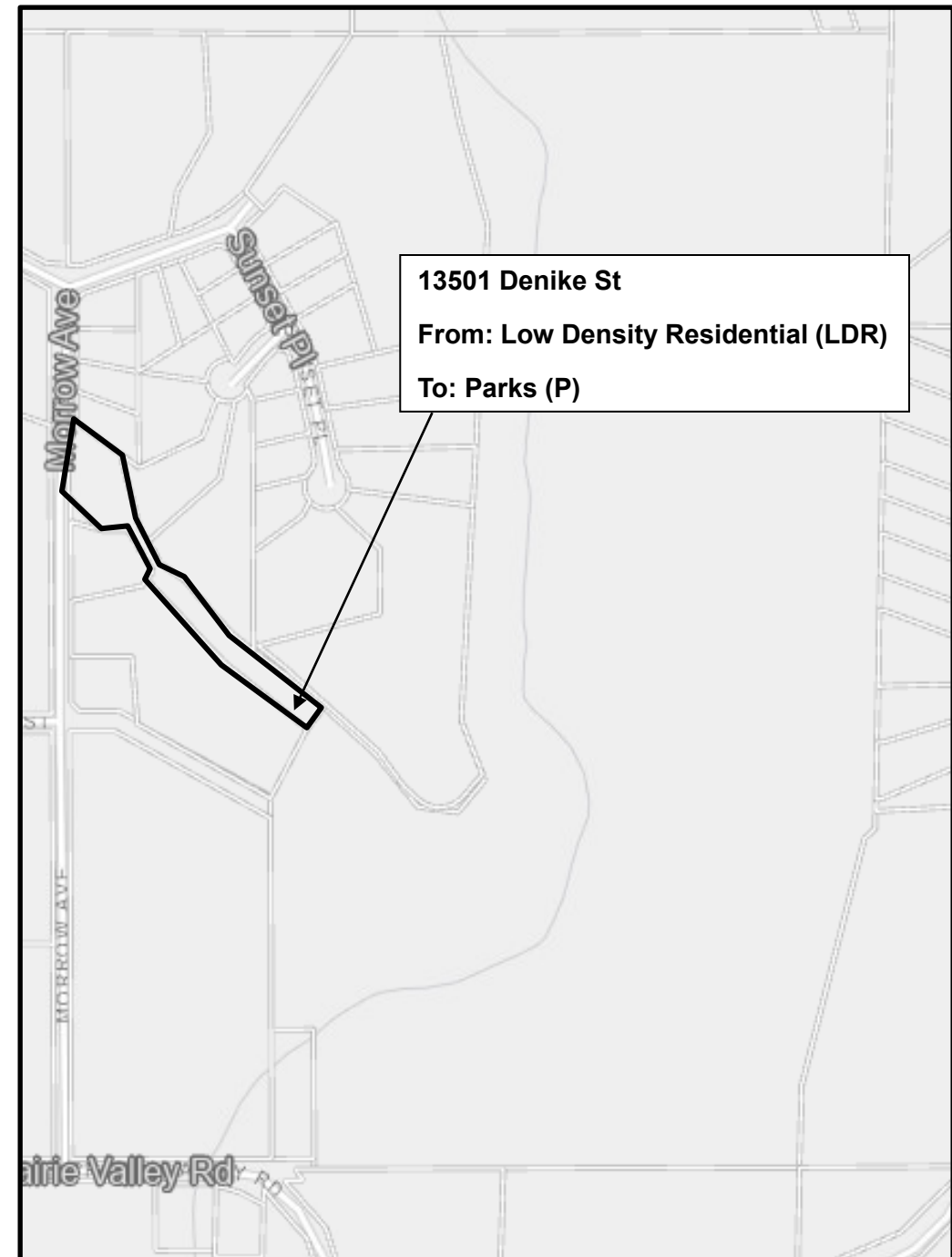
# OCP Amendment

- Administrative (A) to Parks (P)
- Does not include Solar Facility, to remain Administrative (A)



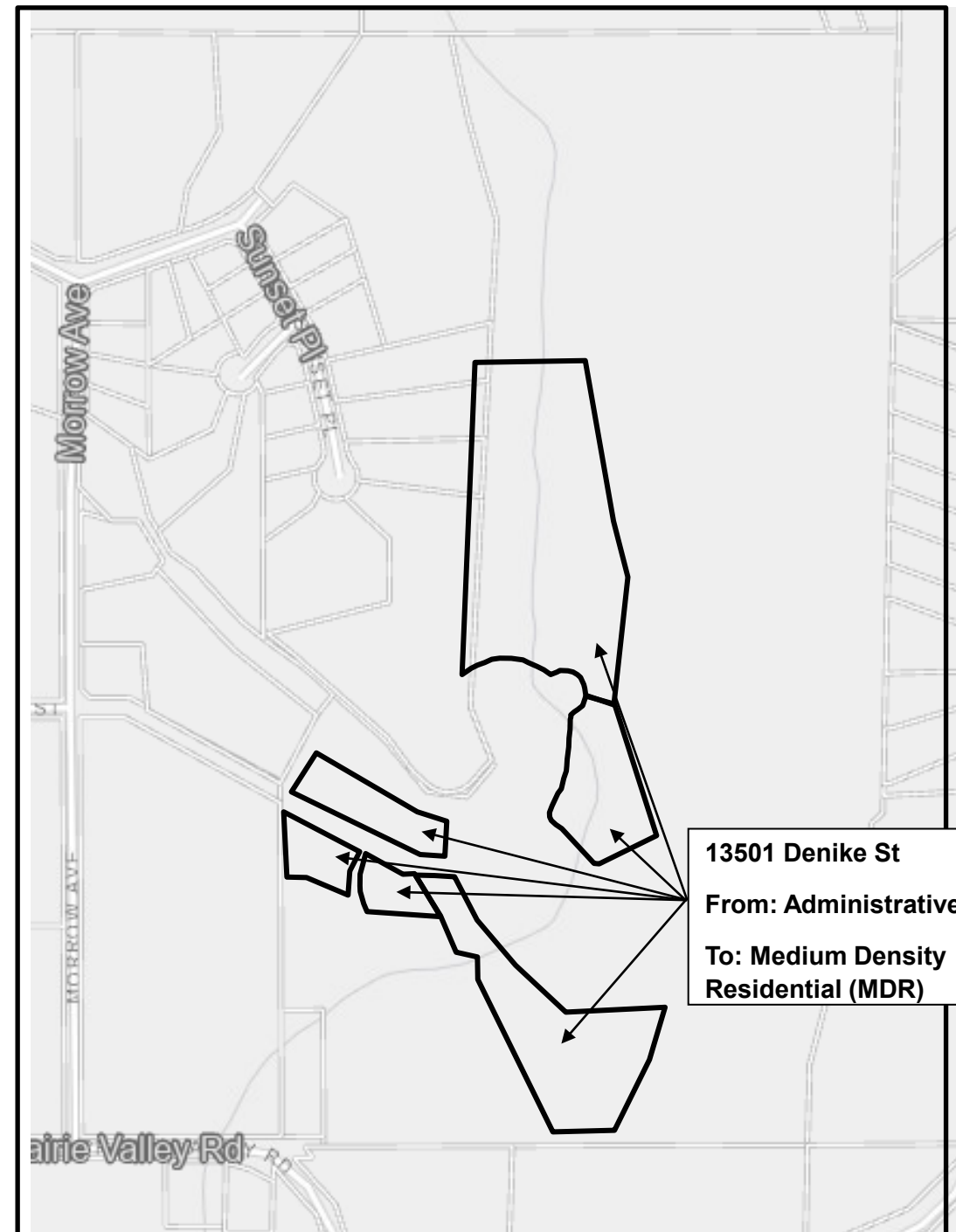
# OCP Amendment

- Low Density Residential (LDR) to Parks (P)
- Does not include Solar Facility, to remain Administrative (A)



# OCP Amendment

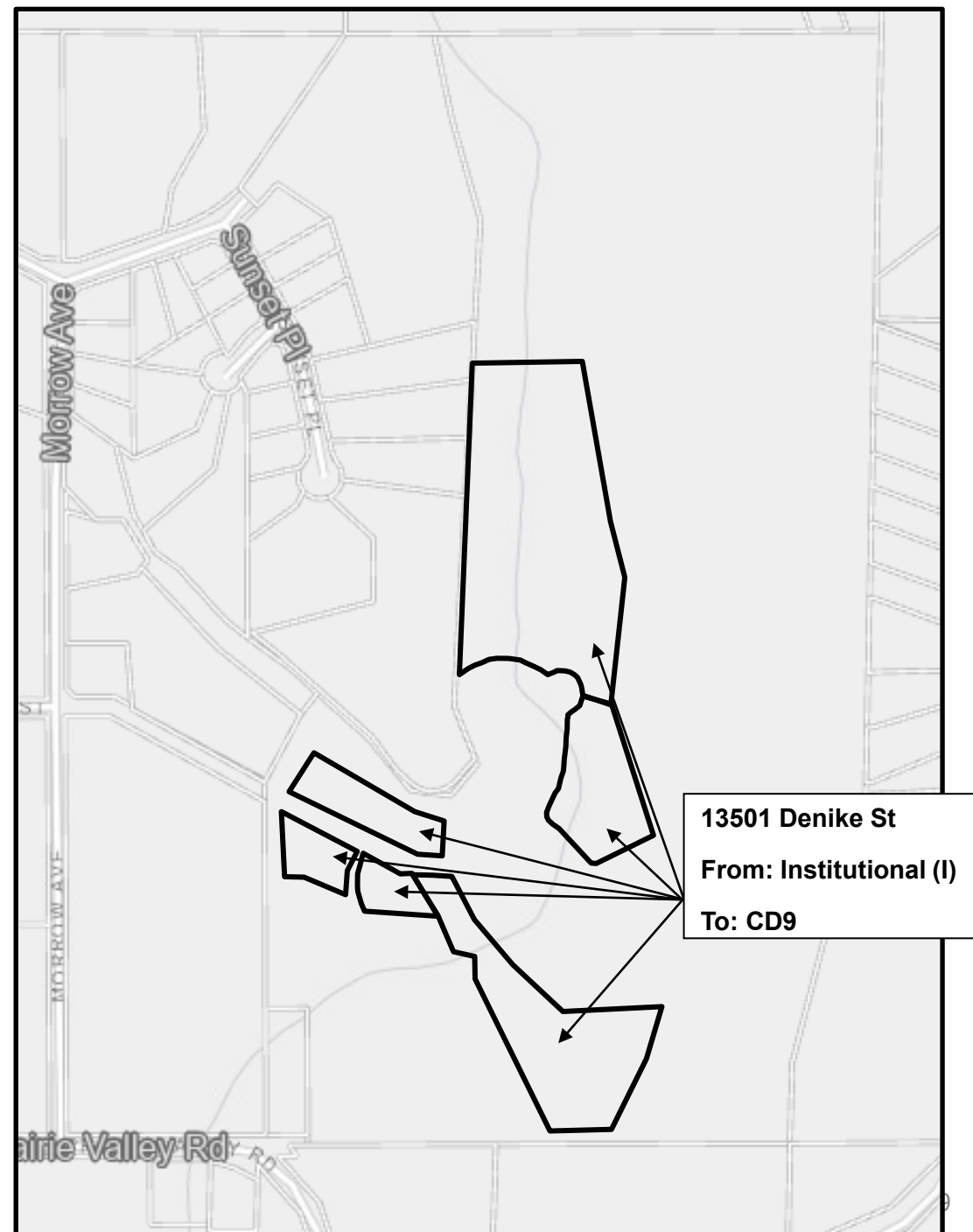
- Development Areas
- Administrative (A) to Medium Density Residential (MDR)





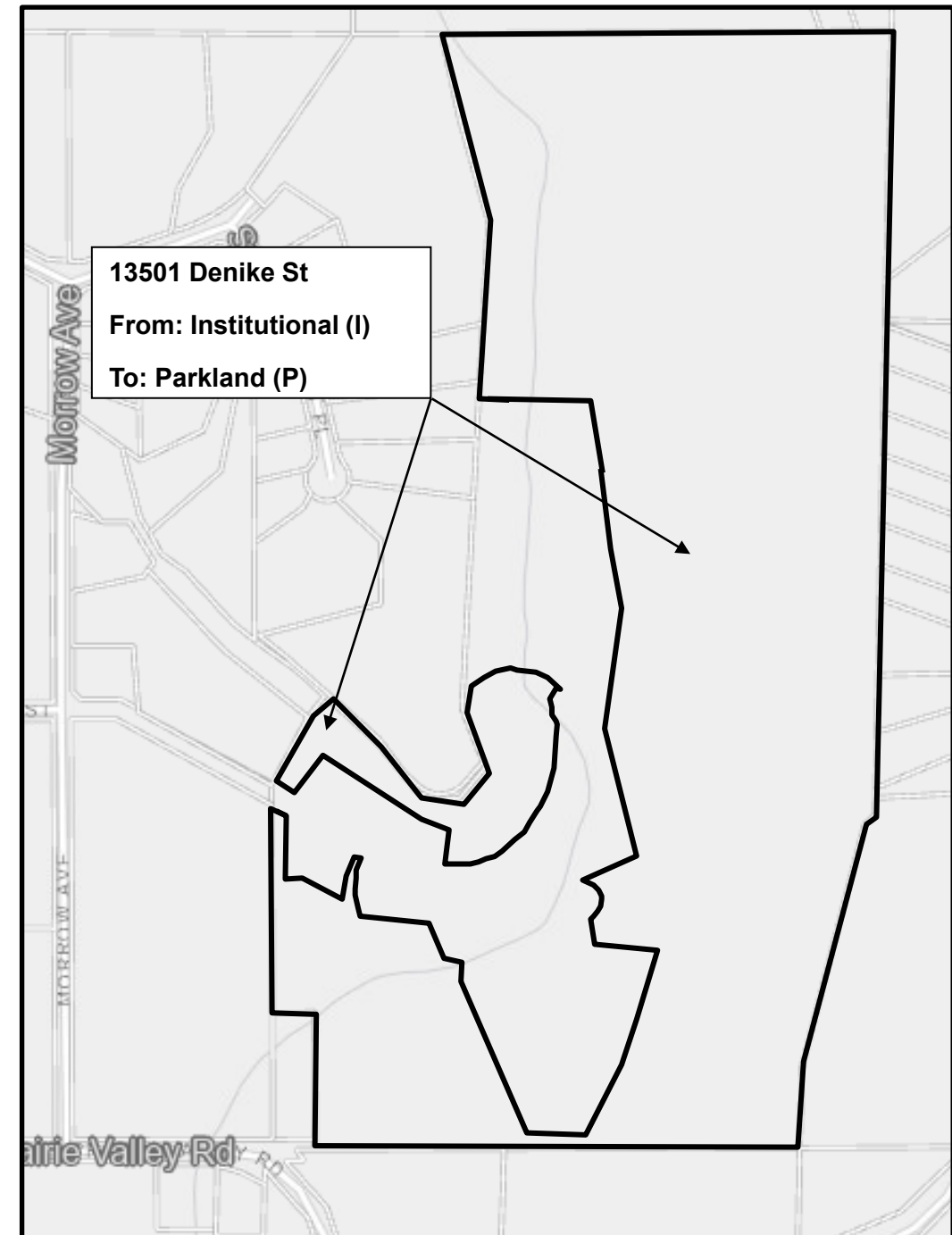
# Zoning Amendment

- Development areas
- Institutional (I) to Comprehensive Development-9 (CD9) Zone



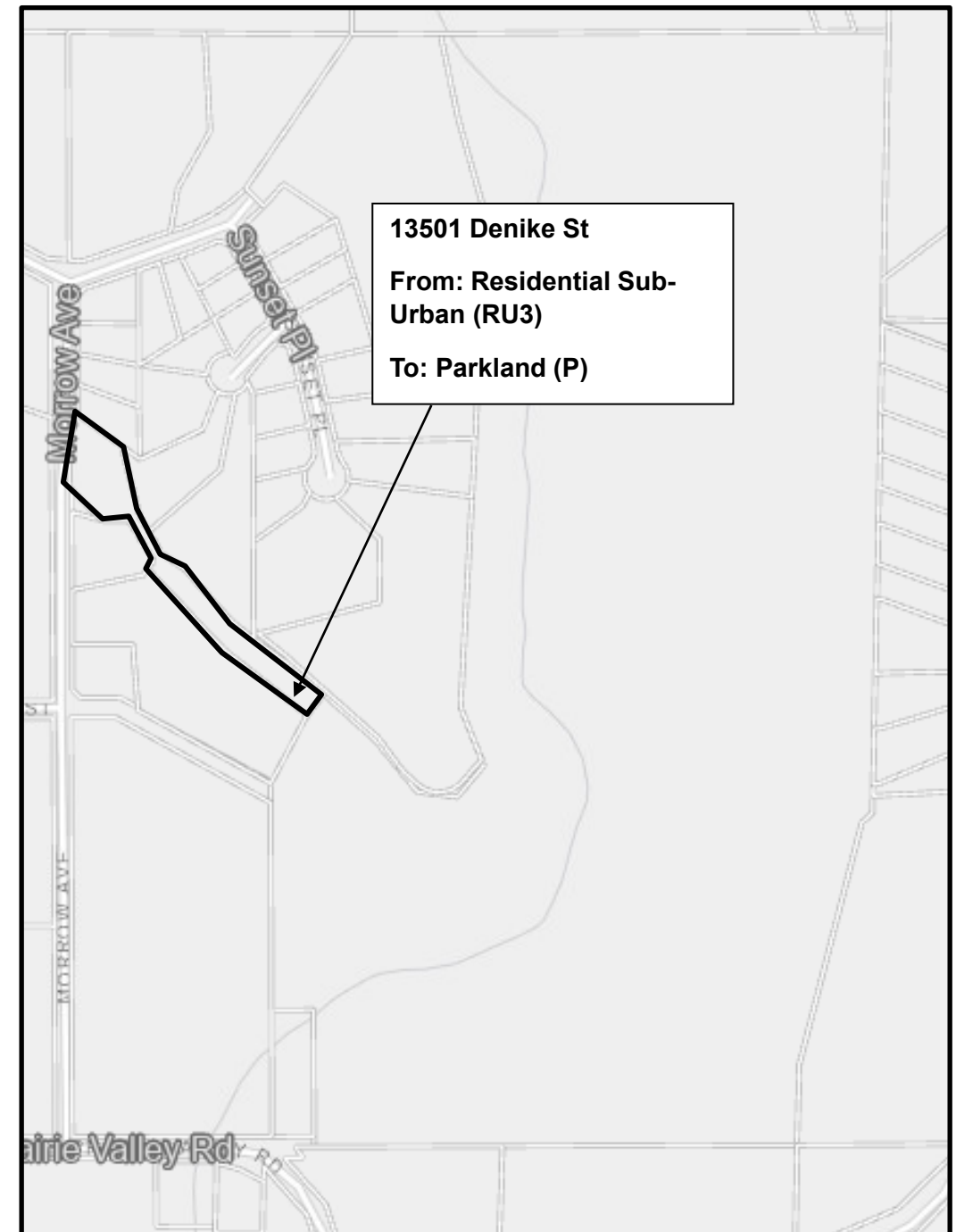
# Zoning Amendment

- Institutional (I) to Parkland (P)
- Solar Facility to remain Institutional (I)



# Zoning Amendment

- Residential Sub-Urban (RU3) to Parkland (P)
- Solar Facility to remain Institutional (I)



# Comprehensive Development Zone 9 (CD9) Overview

## Overview of Sub-Areas

- NeighbourWood (NW):
  - 2.38 ha (5.88 ac)
  - Housing footprint: 150 sq m to 200 sq m
  - Maximum 2 storeys
  - Strata Development
- Hillside (HS)
  - 0.70 ha (1.74ac)
  - Housing footprint: 125 sq m-175 sq m
  - Townhomes: Up-slope 3 storeys; down-slope 2 storeys
  - Strata or Fee Simple Subdivision

## Overview of Sub-Areas

- High Density (HD):
  - 0.59 ha (1.46 ac)
  - Apartment buildings up to 4 storeys
  - Commercial permitted as an accessory use
  - Strata or Rental
- Mixed Density:
  - 1.10ha (2.72 ac)
  - Mix of apartment and townhouses
  - Apartment: Max 4 storeys
  - Townhomes: Max 3 storeys
  - Strata development

## CD9 Uses

### Principle Uses include:

- *Cluster Housing*
- *Duplex Housing*
- *Townhouse Housing*
- *Apartment Housing*

### Accessory Uses include:

- *Accessory Buildings and Structures*
- *Home Occupation Type 1*
- *Short term rental*
- *Secondary Suites*
- *Outdoor Park*
- *Child Care, Minor*
- *Agriculture, Urban*

### Accessory Uses include:

- **High Density Sub-Area only:**
  - *Child Care Centre, Major*
  - *Personal Service Establishment*
  - *Health Services*
  - *Recreation Service, Indoor*
  - *Eating and Drinking Establishment*

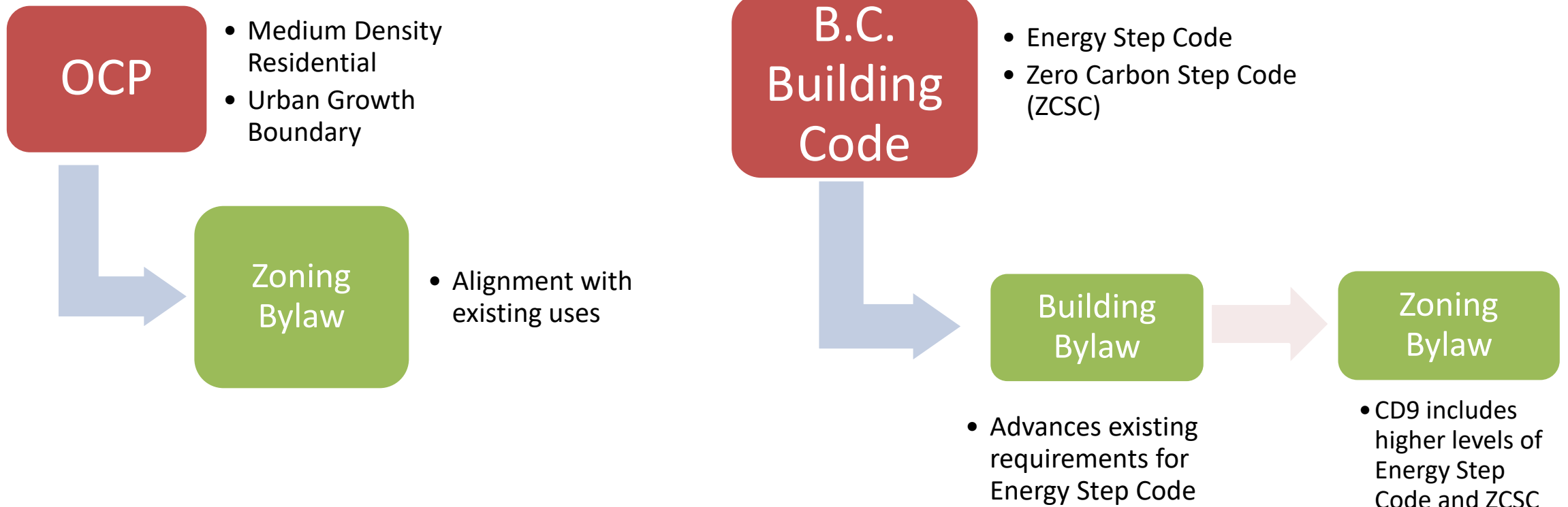
# Additional Site Regulations

- Passive Solar
- Landscape retention and site permeability
- Requirements for Energy Step Code and Zero Carbon Step Code
- Minimizing site parking
- Compact Development



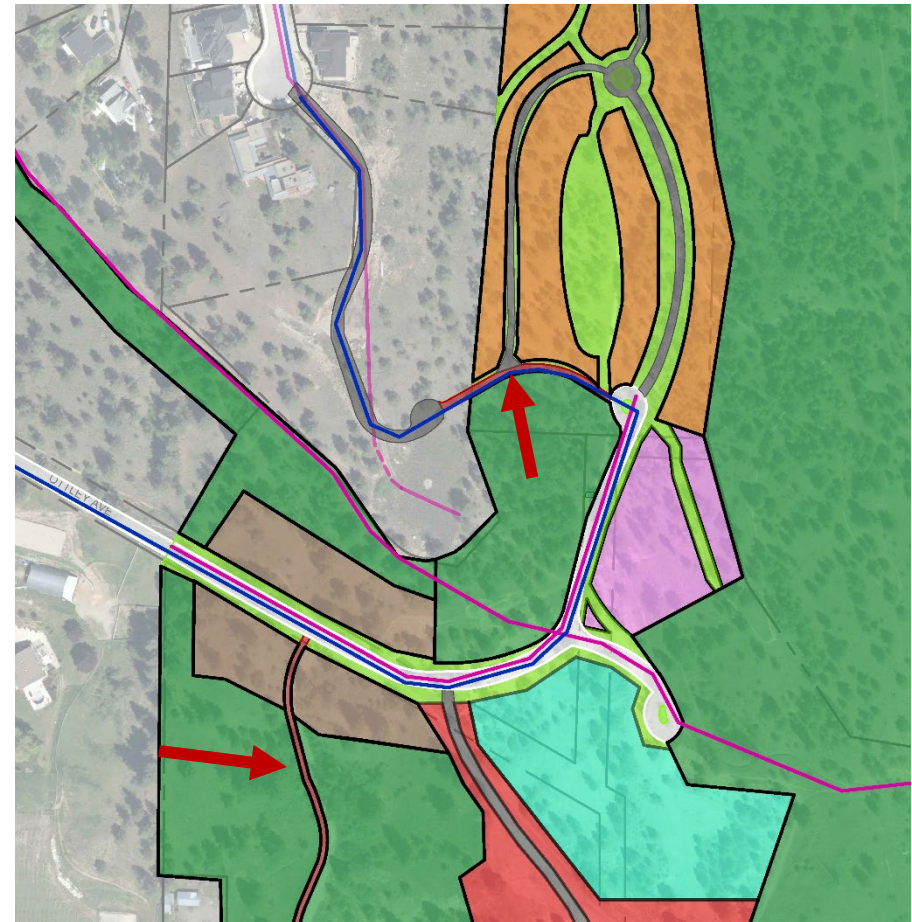


# Strategic Alignment with District's Bylaws



# Infrastructure

- Water and future sewer connection provided by District
- Public roads will be upgraded by developer
- Internal strata roads developer's responsibility
- Emergency access roads are proposed for secondary access out of the site





# Project Background

# Timeline

2021

- Feasibility investigation for Eco Village
- Council tour with PIB of Eco Village site
- Site assessments of Eco Village completed
- Stakeholder site tour and Design Charrette

2022

- Public survey #1 completed
- PIB Major Projects Committee Presentation
- Eco Village Concept Plan completed

2024

- Public Open House and public survey #2 completed
- Engagement with Council Committees
- Engagement with building community

## Next Steps:

- **Summer 2024:** Land use and subdivision finalized
- **Fall 2024:** Land Sale

## Public Consultation – External Agencies

- External referrals sent June 10 to: **Agricultural Land Commission, BC Assessment Authority, Canada Post, Fortis Gas, School District No. 67, Ministry of Forests, Lands and Natural Resource Operations Shaw Cable, and Telus, Interior Health (Penticton), Ministry of Agriculture**
- Penticton Indian Band referral: Sent June 19, 2024 (deadline Aug 13)

# Builder Community Engagement

- Consideration of multi-developer land sale;
- Need to find a balance with trade-offs of requiring multiple building or neighbourhood design requirements
- Consider a non-design RFP process. Too costly to put together a full design with no guarantee of project award.
- Support around using covenants on title to reinforce and ensure project specifications for building and design are met
- Consider including road specifications in design guideline to specify to developers road width and to reinforce reduced infrastructure impacts on land.
- Maintaining Energy Step Code at Step 4 in due to higher cost to builder, efficiency and effectiveness in the Okanagan Interior, and diminishing returns of implementing Step Code 5 when combined with ZCSC EL-4.

# Advisory Planning Commission

- The APC considered this application at their April 26<sup>th</sup> meeting. Below is a summary of their comments:
  - Concerns with minimal/limited road access;
  - Concerns with connectivity to other neighbourhoods in the area;
  - Concerns with availability of infrastructure to reduce car dependency;
  - Concerns with higher density outside of downtown core;
  - Concerns with alignment of proposed development with existing character of surrounding neighbourhoods;
  - District should engage with developers and building community to review project;
  - Implement Step Code 5 instead of Step Code 4

## Advisory Planning Commission

The following resolution Failed:

***THAT the Advisory Planning Commission support OCP Amendment Bylaw No. 2024-025 and Zoning Amendment Bylaw No. 2024-026 for the Eco Village Comprehensive Development Zone (CD10) to be applied to 13501 Denike Street.***

New motion:

***THAT the Advisory Planning Commission request that staff consider an Expression of Interest from a collection of developers to gauge feed back on the project.***

**Unanimously CARRIED**



# Community Climate Action Advisory Committee

- The APC considered this application at their May 3<sup>rd</sup> meeting. Below is a summary of their comments:
  - Concerns with how affordability is addressed and accommodated in the project and proposed residential development
  - Active transportation or other sustainable modes of transportation need to be considered on site to reduce personal vehicle use.
  - Request that Energy Step Code be higher at Step 5, concerns with being outdated in the long term if we only ask for Step 4
  - Inclusion of care-share infrastructure to support carpooling and reduce personal vehicle use
  - Overall, support from the CCAAC for this project

# Community Climate Action Advisory Committee

The following resolution was passed:

***THAT the Community Climate Action Advisory Committee support the OCP Amendment Bylaw No. 2024-025 and Zoning Amendment Bylaw No. 2024-026 for the Eco Village Comprehensive Development Zone (CD10) to be applied to 13501 Denike Street.***

***THAT Council incorporate an aspect of ride-sharing within the Eco Village plan.***

# Staff Recommendation

***THAT Official Community Plan Amendment No. 2024-025 for 13501 Denike Steet (Eco-Village) be read a first and second time;***

***THAT the process, as outlined in this report, dated July 2, 2024 be considered appropriate consultation for the purpose of Section 475 of the Local Government Act;***

***THAT Zoning Bylaw No. 2024-026 for 13501 Denike Street (Eco-Village) be read a first and second time;***

***AND THAT a Public Hearing be held on August 13, 2024 to receive public feedback on Official Community Plan Amendment No. 2024-025 and Zoning Bylaw No. 2024-026 for 13501 Denike St (Eco-Village).***