

# The New Monaco Neighbourhood

# Application for Rezoning

October 3, 2013

*Submitted by:*

The New Monaco  
Enterprise Corporation



October 3, 2013

Mayor and Council  
District of Peachland

**Re: Rezoning Submission for the New Monaco Neighbourhood**

Dear Mayor and Council:

We are pleased to submit our application for rezoning for the New Monaco neighbourhood property.

The concept for this neighbourhood has been developed over the past half decade in close consultation with residents and businesses in Peachland, as well as with yourselves and your staff.

The vision for the neighbourhood is a leading edge, sustainable neighbourhood that forms a strong piece of the future Peachland as a center for jobs, business, innovation and high amenity urbanism.

We are excited about how the vision for this project is progressing and we look forward to reviewing and refining the concept with you this fall and winter.

Regards,



**Mark Holland RPP LEED**

Vice President of Development  
New Monaco Enterprise Corporation

# Overview

In June 2011, the District of Peachland Council voted unanimously to include the 125 acre New Monaco neighbourhood into their Official Community Plan (Bylaw # 1975) with a density of 2,800 homes, a 100 room hotel and 250,000 sqft of commercial and retail space.

The New Monaco plan that Council approved went on to win the top neighbourhood planning award in Canada in 2012 – by the Canadian Institute of Planners.

This document is the next step in the path to constructing the New Monaco project – an application to rezone the site from its current rural agricultural zoning to support the development of the approved vision of a higher density, mixed use neighbourhood.

New Monaco envisions creating a new neighbourhood that is socially, environmentally and economically sustainable, where residents live, work, shop, learn and play. New Monaco is intended to be built around a thriving commercial mixed use village to enable pedestrian access for residents' daily needs.

New Monaco aims to be the healthiest neighbourhood in Canada with a compact village and walkable residential areas overlooking Lake Okanagan. It is intended to be reminiscent of a European village but will have a distinctly Okanagan style that is relaxed, progressive, sustainable and distinctive.

This document outlines the vision for the neighbourhood that the developer aspires to, the proposed zoning bylaw and guidelines, and the technical information and reports that support the application.

*The New Monaco neighbourhood site*



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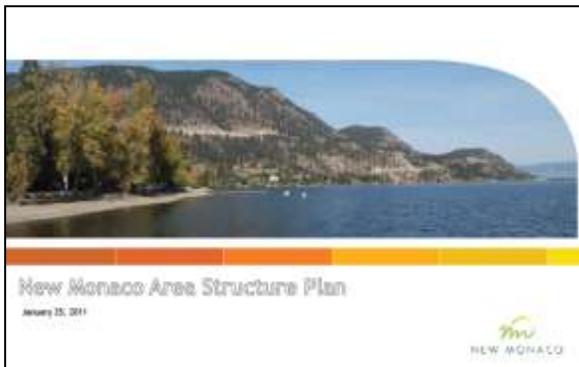
# Summary of Application

## Rezoning summary

In accordance with the density and uses approved by Council in June 2011 (bylaw 1975), as the Area Structure Plan for the New Monaco site, this application requests that the site be rezoned with the intent of permitting the development of a sustainable neighbourhood that will provide jobs, business opportunities, homes, seniors housing, medical services, education, arts and culture, parks, trails and other community amenities for Peachland.

Consistent with the Areas Structure Plan approved for the New Monaco neighbourhood, the zoning change requested is from the site's current agricultural zone (A-1) to a new Comprehensive District zone (CD) to permit:

- 2800 residential units
- 100 room hotel
- 250,000 sqft of commercial space (including retail, office, light industrial and hospitality uses – see zoning bylaw for detailed list of permitted uses)



## Conversion of residential to commercial density

Following several years of discussion with the Peachland community and analysis of the market, it has become clear that the New Monaco neighbourhood's primary role for the future of Peachland is in supporting career jobs and services not currently available.

In support of this employment and economic development role that Council has noted is its highest priority for the New Monaco lands in Peachland, a further density conversion option is also requested if market demand supports it.

This zoning proposes to include:

- The discretionary ability to transfer one residential unit of density to 2,500 sqft of commercial density; and/or
- The discretionary ability to transfer one residential unit of density for 5 hotel rooms; and/or
- The discretionary ability to transfer one conventional residential unit of density for 5 seniors assisted housing units.

Any transfers of use would be managed through a careful and detailed record of all development permits issued as development proceeds in the New Monaco neighbourhood to ensure that no additional development rights have been granted should these transfers be activated.

# Existing policies

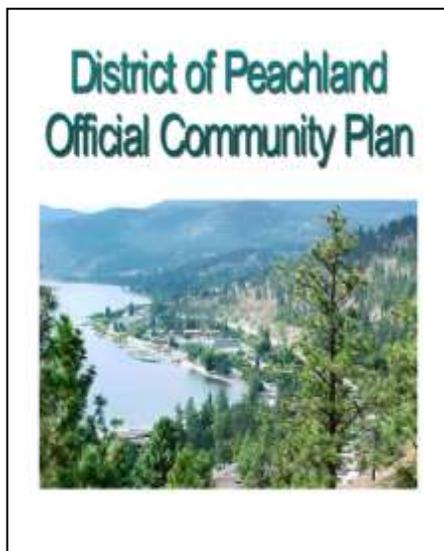
The New Monaco site has been a rural agricultural site for the past century and while the Official Community Plan has been amended to include the New Monaco neighbourhood, other policies require updating to include the New Monaco development.

## **1. The Official Community Plan No. 1600; 2001**

- The site is designated for the New Monaco neighbourhood in the Official Community Plan.

## **2. Area Structure Plan (Bylaw 1975)**

- Council approved the New Monaco Area Structure Plan (ASP) in June 2011 (Bylaw 1975). This application is in alignment with the approved ASP.



## **3. Zoning Bylaw No. 1375; 1996**

- The site is currently designated as an A-1 (Agricultural) zone. This application is to rezone the site from A-1 to a new Comprehensive Zone (CD).

## **4. Sewer Phasing Plan; 2003**

- The site is not shown on the plan map to be connected to the municipal sewer within the timeline of the plan as the sewer plan was approved before this neighbourhood was planned. An update to the sewer plan is proposed to include New Monaco in the sanitary plan.

## **5. Water Master Plan; 2007**

- The site was not assessed as an area to be serviced by the municipal water system within the time period of the plan because the plan for New Monaco was not complete at the time of the Water Master Plan (WMP) adoption. An update to the WMP to include New Monaco is associated with this application. The WMP update is supported by many studies into water supply and infrastructure.

## **6. Road Network Plan; 2004**

- This plan did not show a conceptual future road network as the area was still agricultural at that time. This application includes a proposed new road network, including a future connection to the existing road network in the adjacent area of Peachland.

# The New Monaco Site

## Address

The New Monaco site is located on the north eastern edge of the community of Peachland, BC. Its upper boundary is aligned with Highway 97C and its lower boundary is aligned with Highway 97. Its southwestern boundary abuts the properties along Walker Road.

The New Monaco property carries the physical address of:

3599 Highway 97N  
Peachland, BC  
V0H 1X0

## Contamination

The site has no known contamination as outlined in the Site Contamination Phase 1 report included in the appendices to this application.

## Title Certificate and survey

A copy of the legal survey and the title certificate of the site is included in the appendices to this application.

The site is approximately 125 acres and currently divided into two parcels with a legal description of:

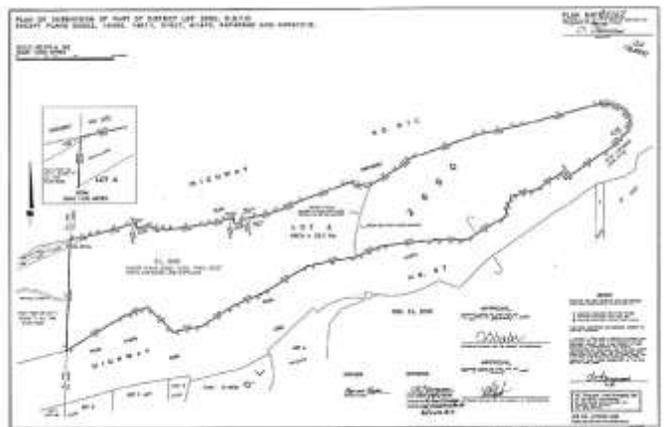
- Lot A, District Lot 2690 - Osoyoos Division, Yale District Plan KAP83267
- Lot 1, Block 1, District 449 – Osoyoos Division Yale District plan B368

A subdivision application is expected following approval of the zoning in order to restructure the site parcels around the new site plan.

*View of eastern edge of the New Monaco neighbourhood*



*Survey map of the site*



# Regional Context

The District of Peachland is located on the south western boundary of the Central Okanagan Regional District (CORD), one of three regional districts that encompass the entire Okanagan Valley. The CORD includes rural areas as well as the communities of Lake Country, Kelowna, West Kelowna and Peachland.

Well managed regional growth is needed in order to sustain environmental integrity, quality of life and property values within the CORD. The current Central Okanagan Regional Growth Strategy was created through cooperation of all governments in the Central Okanagan and in 2000, the District of Peachland Council endorsed the Regional Growth Management Strategy.

- *“The Strategy reflects the common understanding on the regional vision, the regional statement (goals), growth management objectives, and general growth management policies required for the future.”* The Growth Management Strategy For the Regional District of Central Okanagan – Schedule A – Bylaw 851.

From a regional point of view, the New Monaco neighbourhood is planned to accommodate growth in Peachland along the regional transit corridor in a compact and sustainable form.

The development program for New Monaco is closely aligned with the overall vision for a prosperous region and as such, New Monaco is in full alignment with the Central Okanagan Regional Growth Strategy.

The Growth Strategy goes on to outline a clear vision for the Central Okanagan:

- *“The Central Okanagan:*
  - *Is a region that protects and respects its natural attributes. The region’s green spaces and water resources are managed to ensure their long-term health and sustainability.*
  - *Is a place where people live and work in communities that are distinct in character, prosperous, healthy and inclusive.*
  - *Is a region that promotes economic competitive advantage in its natural assets and the unique skills of its workforce. Investment decisions reflect a commitment to both economic and environmental sustainability.*
  - *Is a region that values and supports its rural communities and agricultural industries.*
  - *Is a centre for arts, culture, tourism and recreation. Our parks, trail systems, recreation areas and sports venues are extensive and attract thousands of visitors a year.*
  - *Is an area that actively promotes a transportation system that is energy-efficient, affordable, accessible and convenient. The needs of all residents, including youth, seniors, and those without access to a car, are considered in our planning decisions.*
  - *Is part of a larger region and ecosystem. Our development and growth management decisions respect our neighbouring Okanagan communities. Valley-wide cooperation is supported to sustain the health of our water, air and lands.”*

The New Monaco neighbourhood plan is fully in accordance with these regional goals.

# Municipal Context

The District of Peachland is one of the most attractive communities in the Central Okanagan, offering a destination waterfront, a charming downtown, and a range of neighbourhoods with spectacular views of Lake Okanagan and the surrounding mountains.

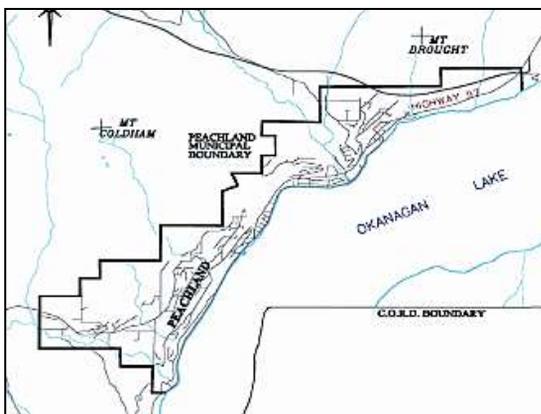
The District has remained relatively small, growing to its current population of just over 5,000 residents over the past 100 years. Population increased by 4.9% from 2001 to 2006 reaching 4,883 residents and in 2007, it reached 5,300 (BC Statistics).

The District of Peachland's Official Community Plan (2008) projects up to 3.3% annual population growth, reaching 8,334 residents by 2022, including approximately 1343 new residential dwellings by 2022 (assuming a 2.3 person/household size).

In the past 10 years, in order to accommodate and manage growth well, Council's strategic view to the future led it to work with the community to develop a new plan for its downtown to accommodate over 1,000 new residents. It also approved two new master-planned communities in the upper areas of the community – the Ponderosa Pincushion golf course-oriented neighbourhood in upper central Peachland and the New Monaco neighbourhood on its eastern edge.

Combined, these newly planned projects will support Peachland's growth over the next many decades in an organized and strategic manner. They will also provide jobs for families, new recreational opportunities for locals and to attract tourism to Peachland. This will help balance the currently residential municipal tax base with more commercial uses and provide critically important resources to support the upgrades of the community's water and sewer systems.

*Map of Peachland*



*Peachland's charming downtown*



# Peachland's OCP

Peachland's Official Community Plan (Bylaw # 1600 – approved in 2001 and consolidated Nov 2011) outlines the vision and objectives for the community. The core community-wide objectives of the OCP include:

- **“Liveability** - *To enhance health, safety, welfare and diversity of all residents and groups of the community.*
- **District of Peachland as a Town Centre** - *To promote compatibility with neighbouring urban areas and the Central Okanagan Regional District.*
- **Growth Management** - *To provide for the orderly, well balanced and functional use of land in a cost effective manner.*
- **Transportation** - *To provide for the safe and convenient movement of people and goods within and through the District.*
- **Economic Development** - *To strengthen and diversify the local economy.*
- **Environment** - *To preserve, protect and enhance the Districts natural environment.” (OCP p.3)*

With the 2011 adoption of the New Monaco Area Structure Plan, the current vision for the New Monaco site was incorporated into the 2001 Official Community Plan – and this application is in full compliance with the vision and policies for the New Monaco neighbourhood as outlined in the ASP.

Beyond the New Monaco ASP, the OCP further outlines more detailed objectives that are directly relevant to the New Monaco application including (summarized from the OCP document):

- **Environment (Section 5.3)**
  - To protect environmentally sensitive areas;
  - Maintain water quality in creeks and control storm runoff;
  - Utilize best environmental management and sustainable development practices;
- **Hillsides (Section 6.2)**
  - Minimize development on slopes over 30% and optimize density with multi-family; development and utilize massing methods of terracing and setbacks;
  - Use attractive means of slope retention;
- **Sustainable development (Section 6.3)**
  - Promote water and energy conservation;
  - Promote green friendly development;
  - Support better public transportation infrastructure;
- **Housing (Section 7.3)**
  - Provide a range of residential opportunities for Peachland residents;
  - Manage growth to minimize negative impacts;
  - Ensure new residential development can be efficiently serviced without excessive costs to the community;
  - Foster a sense of community in all residential areas;

- **Transportation (Section 8.3)**
  - Provide a road system that ensures safe and efficient movement of goods and people;
  - Provide for safe and convenient pedestrian and bicycle access to key areas;
- **Economic development (Section 9.3)**
  - Recognize the historical importance and promote agrarian activities in the community;
  - Support and promote further commercial interests;
  - Encourage home businesses;
- **Community Services (12.3)**
  - Support locally based arts and cultural organizations which contribute to community identity;
  - Support the development of special institutional uses and activity such as health care as a part of the strategy for economic development;
- **Parks, trails, recreation and natural areas (13.3)**
  - Expand the public park system as the population grows in Peachland;
  - Support the development of a trail system within Peachland with links to outside areas;
  - Preserve and protect natural areas for environmental, aesthetic and economic reasons; and
  - Enhance public open space and parks wherever residential densities are increasing.

*Peachland's waterfront*



*Aerial view of Peachland and the New Monaco site*



# The New Monaco Site

## Location

The 125 acre New Monaco Site is located between Highways 97 and 97C on the eastern edge of Peachland.

*Aerial views of the New Monaco neighbourhood site*

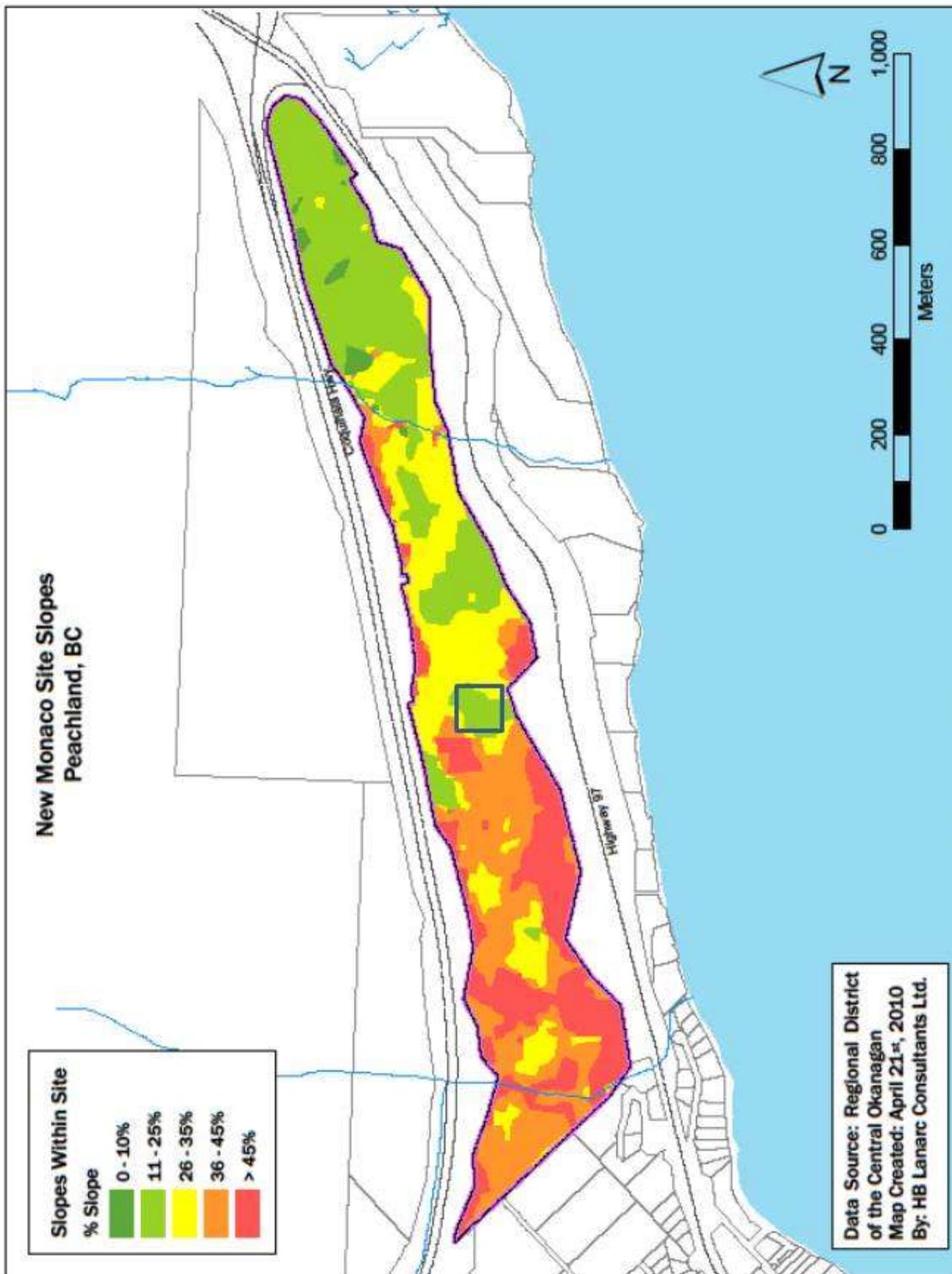


## Topography

The overall topography of the site slopes down toward Okanagan Lake, more gently in the northeastern portion of the site (+/- 10% slopes) to more steeply in the southwestern portion of the site (frequently over 25% slopes).

The internal topography is comprised of a series of slopes, terraces and bluffs, punctuated by gullies (See appendices for geotechnical study results). The northeastern area and other terraces throughout the site offer significant development potential capable of supporting the development density approved in the Area Structure Plan (June 2011).





## Ecosystem

The site's ecosystem is that of the Ponderosa Pine Bunchgrass biogeoclimatic zone and as such, with the exception of the gullies that have streams in them, the natural vegetation is sparse and comprised of drought tolerant grasses and underbrush punctuated by areas of primarily Ponderosa pine trees. Some deciduous trees such as Aspen occur where channelled or natural water sources permit.

There is a limited amount of habitat for species recognized to be at risk on the site, primarily located on the western area of the site in the talus slopes and groves of pine trees.

The presence of Highways 97 and 97C make the New Monaco site less desirable as wildlife habitat as both highways pose significant threat to the well-being of animals if they attempt to move up or down the slope. Currently the Drought Creek corridor accommodates some wildlife movement and access in this corridor will be maintained.

While none of the streams on the site are fish-bearing, setbacks from any stream area will be maintained in accordance with environmental regulations.

*Images of vegetation from the New Monaco neighbourhood site*



## Agriculture

The land is not in BC's Agricultural Land Reserve (ALR).

The site currently has a mix of natural areas, oldfield range land, and a small orchard.

In the context of industrialized agriculture today, the small agricultural uses on the site are marginal however, on principle, New Monaco has maintained the orchard's productivity by giving the operation to a local family free of charge.

New Monaco has developed a food system strategy to explore ways to increase the profile of the food system in the village in the future.

*Oldfield areas on the site*



*The small orchard on the site*

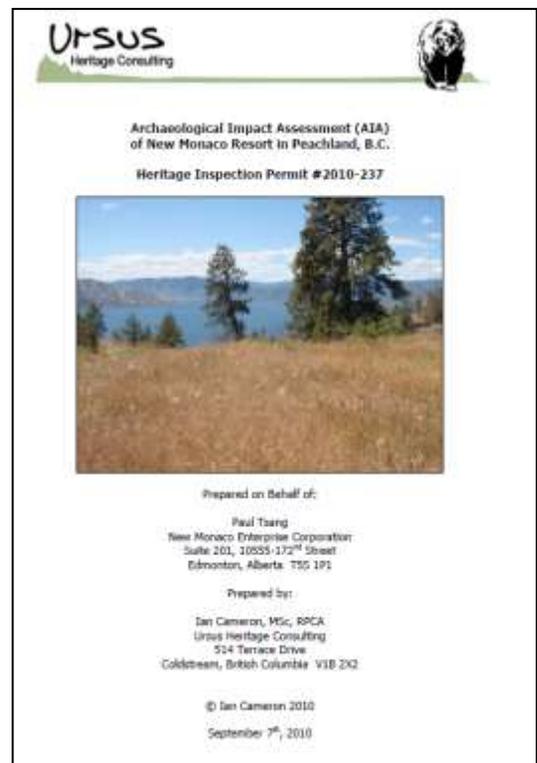


## Archaeology

An Archeological Impact Assessment was prepared by Ursus Heritage Consulting in October 2010 under permit by the Archeology Branch of the Province of British Columbia. That study highlighted two locations that held temporary First Nations' camping spots believed to be associated with the historical Fir Brigade Trail located along that hillside.

These sites have been identified, located and will be protected from disturbance during construction in accordance to the study's guidelines. Following construction, effort will be made to more fully highlight the heritage and culture of the First Nations through the management of these sites.

The archaeological report is available in the appendices to this application.



# The New Monaco Planning Process

When the New Monaco team purchased the site in 2007 from the Ryder family whose family had owned it for three generations, there was no pre-planned concept for the project – either in the minds of the New Monaco team or in Peachland’s Official Community Plan. The New Monaco team knew that in the context of a small community a parcel of land as large as the New Monaco neighbourhood needed to be planned in partnership with the community.

Consultations started immediately with the community to identify what Peachland needed to prosper in the future. The vision and concept for the New Monaco neighbourhood that is at the heart of this rezoning application is the direct result of this planning partnership with the community over the past half-decade.

*Public consultation event at community center*



Since 2007, in consultation with a close working relationship with the District of Peachland’s staff and Council, the scope of community consultation that has occurred to lead to this application has included:

- Many public information meetings
- Regular updates with the Peachland Rotary and Lions
- Workshops with the Peachland Arts Council
- Meetings with the Seniors Association and Seniors Housing Society
- Meetings with the Peachland Wellness Society
- Working sessions with the Historical Society and other experts in heritage
- Working sessions with the Economic Development Commission and Chamber of Commerce
- Meetings with those promoting trails in and around Peachland, including the Central Okanagan Regional District
- Meetings with the Mayor’s Task Force on climate change
- Meetings with land owners near the New Monaco site
- Newsletters, media releases and media interviews regularly to update the community on the project’s progress
- A comprehensive website covering all aspects of the project

## Sponsorships

As a responsible corporate citizen in the Peachland and Okanagan community, New Monaco has provided sponsorship support for:

- Peachland Rotary fund raising events over several years;
- Peachland Chamber Business Excellence Awards sponsor over several years;
- Peachland Chamber golf tournament sponsor over several years;
- Peachland Lions Club golf tournament sponsor over several years;
- Peachland Community Arts Council annual arts festival over several years;
- Peachland Schoolhouse Bats Project – founding sponsor;
- Peachland Elementary School – PAC fundraiser sponsor over several years;
- World of Wheels sponsor – 2011;
- Peachland Historical Society – heritage day sponsor – 2011;
- Peachland’s Paddlefest – 2013;
- The Building Sustainable Communities Conference in the Okanagan;
- The Annual Conference of the Canadian Academy of Sports and Exercise Medicine;
- A Keynote evening presentation hosted by UBC for World Water Day; and
- Others.

## University of British Columbia Partnership

In addition, New Monaco has built a working partnership with the University of British Columbia who granted New Monaco a Memorandum of Understanding regarding the development of a lasting relationship. New Monaco has undertaken a range of projects with UBC to better connect the University to Peachland including:

- Sponsoring three scholarships for undergraduate students;
- Committing land on the New Monaco site for research into drought tolerant grasses;
- Sponsoring a five year artistic documentation with the Faculty of Creative and Critical Studies of the changes New Monaco will bring to the landscape;
- Partnering with the Faculty of Creative and Critical Studies a project to develop an Okanagan Aesthetic;
- Hosting workshops between UBC and Peachland Arts Council;
- Establishing and managing several health research practicums;
- Coordinating the development and sponsorship of a significant research project into innovative energy and water technology options for Peachland and New Monaco; and
- Continuing to develop additional projects such as creating a sustainable financial model for developments in the Okanagan, exploring more advanced real estate statistical models, modeling tools for greenhouse gas emissions from new development, and others.

# Approvals Process Overview

In accordance with BC's Local Government Act, the development approvals process in Peachland includes several steps:

## Official Community Plan (OCP)

- The first step in approvals is to amend the Official Community Plan to include a proposed project in the overall community plan. New Monaco worked with Peachland from 2007 to 2011 to develop a concept for New Monaco that would be right for Peachland. Council unanimously approved the amendment to the Peachland OCP in June 2011 to include the New Monaco neighbourhood in its formal community plan.
- This process required full public consultation and was granted approval through a Public Hearing process by Council.

## Area Structure Plan (ASP)

- The next step in approvals is to create an Area Structure Plan that outlines a basic structure for a site plan and set of policies for the project, including ensuring the site can be serviced and provided access. Peachland Council unanimously approved New Monaco's ASP in June 2011 as part of its OCP amendment.
- This process required full public consultation and was granted approval through a Public Hearing process by Council.

## Rezoning

- This application is for this stage of approvals – that of rezoning the site from its current rural agricultural zoning to a new mixed use, sustainable neighbourhood zoning. The purpose of this stage of approvals is to:
  - Establish a list of approved land uses for the site;
  - Identify basic form of development constraints (height, setbacks);
  - Establish a viable transportation network plan and parking standards;
  - Develop the project's policy and vision to a higher level of detail; and
  - Establish a probable phasing process for the project.
- This process requires full public consultation and if successful, is granted approval through a Public Hearing process by Council.

*Public consultation dialogue*



### Phased Development Agreement (PDA)

- A PDA is generally a part of the zoning process for any project as large as New Monaco. The PDA establishes the responsibilities and commitments of the developer to the community in exchange for the rights of zoning – and secures that commitment in order to establish certainty for both parties. The PDA addresses issues such as:
  - Community amenities to be contributed
  - Community Amenity Charges (CAC) to be paid
  - Parks and trails to be provided
  - Basic standards that parks and public realm standards will meet
  - A servicing framework for the provision of water and sanitary systems
  - Affordable housing to be provided
  - Access agreements from highways and for the internal road network
  - Others as required.
- This process requires full public consultation and if successful, is granted approval through a Public Hearing process by Council.

### Subdivision

- The next stage of approvals after zoning is to create a plan for the site that divides it into smaller parcels to support staged development. This stage of approvals is primarily technical and secures future property line boundaries within a site. It also triggers park dedications to the community within the site.
- This process is handled by municipal staff and if it meets the public interest and associated criteria, it is granted approval solely by the local Approving Authority – a staff person within the local government.

### Development Permits

- The next stage of approvals is focused on creating designs for individual buildings and landscapes. At this stage, building form, character, design, construction standards and many detailed issues are dealt with.
- This process requires public consultation and if successful, is granted approval through a Public Hearing process by Council.

### Building Permits

- This stage of approvals is entirely technical and is completed by municipal staff to ensure that a building and landscape design meets building codes and other bylaws.
- This process involves no public consultation and is approved by municipal staff.
- Construction typically follows receipt of a building permit.

### Occupancy Permits

- This final stage of approval is issued by municipal staff when a development meets the requirements of the building permit and is deemed ready for inhabitation and use.
- This process involves no public consultation and is approved by municipal staff.



# The New Monaco Neighbourhood Plan

## **A model of sustainable development in the Okanagan**

The New Monaco project has embraced the goals of sustainability and will be a comprehensive mixed used community on a major transit line where opportunities to live, work, shop, learn and play are all within walking distance.

A comprehensive approach to sustainability has been taken addressing social, economic and environmental objectives - as discussed in more detail later in this application.

*Community plaza*



## **An award-winning concept**

Working with the Peachland community and the University of British Columbia, the New Monaco neighbourhood concept has evolved from a small idea, to a cutting edge neighbourhood plan – one that was honoured with the highest award in Canada for neighbourhood planning in 2012 by the Canadian Institute of Planners.

The following outlines the highlights of the community plan proposed in this application.

*Top award for New Monaco Neighbourhood ASP 2012*



# An Economic Future for Peachland

The concept for the New Monaco neighbourhood is closely connected to its important role in Peachland's future – namely a key locations for jobs and employment – in order to balance the current primarily residential tax base in the community. Options for employment and careers are also critical to the Peachland's future to attract young families to support the town's school and other family facilities.

The Okanagan has been a rural valley of smaller towns and cities, with an agricultural, tourism and retiree economy for over a century. In the 1990s the valley began to change as it became a serious destination for growth and in just over 20 years, over 100 new wineries have opened and the airport was expanded and became a recognized international destination for multiple airlines – now the 9<sup>th</sup> busiest airport in Canada.

In 2005, UBCO opened with a new campus and the population demographics began to change. UBCO graduates over 1,000 highly educated young people every year, many of whom want to stay and build careers in the Okanagan. The Okanagan economic community is embracing this potential and much effort is being exerted to attract entrepreneurs from other urban centers.

Entrepreneurs, young professionals and academics seek urban amenities and a diversity of opportunities for their families. There are a limited number of these opportunities currently in the Okanagan. New Monaco will offer a wide range of urban amenities, all with direct transit links to downtown Peachland, downtown Kelowna, UBCO and the airport. It is expected that many young professionals will choose to locate in the New Monaco neighbourhood which will add a new demographic and contemporary urban economy to Peachland.

## Economic development study for Peachland

In 2011, the District undertook an economic development and impact study for Peachland on its future. A number of observations and recommendations emerged from that study including:

- *“The planned major developments in Peachland will generate many positive benefits for the community. From a municipal finance perspective, the future looks far better with the developments than without them.*
- *From a financial perspective it is clear that faster growth is better. Peachland has large costs for supporting new and existing infrastructure and assets, so new growth provides additional taxpayers to share these costs. In addition, revenue from development related fees and permits will be an important part of total municipal revenue during the transition to a much larger and more diversified tax base.*
- *Supporting expanded commercial development through Peachland would capture more of the new household spending generated in the new developments, thereby enhancing the commercial tax base and improving the range of shopping and services available locally.*
- *This is a more general point, but it is important to remember that Peachland is part of a growing metropolitan region and shares a common housing market, retail market, labour market and economy with the rest of the Central Okanagan and the communities to the south.”*

*(Executive Summary – Economic Impact Analysis of Major Development Projects in Peachland. Vann Struth Consulting Group – 2011)*

# New Monaco's Economy

The New Monaco neighbourhood's commercial village center, with high visibility and access from two of BC's busiest Interior highways, is planned to be a sustainable economic center with 250,000 sqft of commercial office, retail, recreation and cultural facilities.

The New Monaco neighbourhood will have an emphasis on several economic sectors that will form the cornerstones of the economy in Peachland and in the Okanagan.

## Health and Medical Services

The New Monaco neighbourhood is planned to have a strong health and medical services cluster that will offer a comprehensive scope of health services that span a range from wellness-oriented services such as preventative medicine, fitness and nutrition, through diagnostic services such as MRIs, through to the offices of medical doctors and other health practitioners. Assisted seniors housing is also planned to be part of the health services offered.

*Health, wellness and medical professionals*



## Food, Retail and Tourism

The New Monaco village center is planned to offer a high quality and ever changing retail, food and tourism experience. This is planned to include a full service business hotel with conference facilities, a restaurant row that spans from fine dining with gold medal winning master chefs to on site brew pub and boutique restaurants of various ethnicity.

The village will also include a great Okanagan wine shop, one of a kind artisan market and weekly performances and events.

*Urban amenities attract residents, shoppers and tourists*



## High Tech

The New Monaco neighbourhood is planned to include a cluster of high tech companies who are increasingly moving to and growing in the Okanagan and whose employees want the urban amenities that larger centers offer along with the natural and recreational value of the Okanagan Valley.

### *High tech energy*



## Arts and Artisans

The New Monaco neighbourhood's urban and shopping area is planned to have a strong presence of artists and artisans, including artist studios, galleries, education and events.

### *Artist studios and galleries*



## Education

The New Monaco neighbourhood is being planned to offer a wide range of ongoing formal and informal educational experiences. New Monaco is building relationships with the educational institutions in the Valley, most notably with University of British Columbia Okanagan. The New Monaco team is working with UBCO's Okanagan Sustainability Institute to make the community a model of progressive development. In addition, the New Monaco team is building a strong relationship with Okanagan College to support facilities and programs for a wide range of training programs.

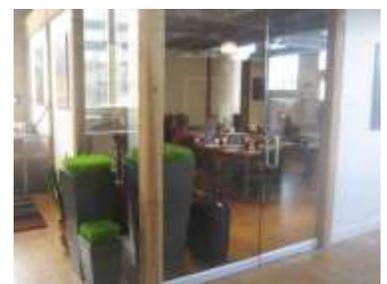
### *Arts center*



## Professional services

The New Monaco neighbourhood will attract many in the professional services sectors such as finance, legal and other professional offices.

### *Professional offices*



# Zoning for Economic Success

The New Monaco neighbourhood is proposed to have a Comprehensive District (CD) zoning that is focused on supporting a wide range of businesses and employment options in order to be able to attract and support a broad and diverse economy into Peachland over the next several decades.

## *Tourism in downtown Peachland*



As noted at the beginning of this application, the zoning bylaw for the New Monaco neighbourhood also proposes to include the ability to be able to transfer some residential density into commercial uses if the currently approved 250,000 sqft of commercial / retail space and tourism capacity proves inadequate to meet the market demand for businesses and employment in the New Monaco neighbourhood.

However, if the demand for commercial space is only marginal, there would be no change to the currently approved uses and density. This density transfer option is discussed later in this application.

## *Shopping amongst artisan studios*



## *Medical imaging services*



# Housing

The Okanagan Valley has succumbed to sprawl in many areas. Most Okanagan residents have to drive a long distance to access basic shopping and services – adding to traffic problems among other concerns. Growth will continue in the Okanagan, more low density sprawling will add more vehicular uses which will further stress the capacity of highway 97 and other key connecting road network.

In contrast to generic suburban sprawl, the New Monaco neighbourhood plan is focused on creating a refined urban design experience of the project and has assembled some of the best urban designers in Canada recognized for their award winning work (such as Granville Island).

Residents of the New Monaco neighbourhood will have all their basic needs met within 800m of where they live (work, live, shop, learn, play) and all can be accessed easily without a vehicle.

A transit connection will conveniently link the New Monaco neighbourhood to downtown Peachland as well as to West Kelowna for additional shopping and recreational opportunities.

The majority of the first phase of development in the New Monaco neighbourhood will be focused on commercial space, however, it is important to concurrently bring some residential units into the project's early phases as part of mixed use buildings as well as to support the commercial retail village.

Approximately one third of the approved residential density is planned to be integrated into the village center with the remaining residential to be built in other areas. Future residential would include a smaller percentage of single family and a larger percentage of multi-family homes in order to provide a complete range of housing types and prices as one of the effort to create a well rounded and balance community.

*Some of the housing types envisioned for New Monaco*



# The Healthiest Neighbourhood in Canada

The New Monaco neighbourhood is being planned with a goal of creating the healthiest neighbourhood in Canada and the New Monaco team has been working with UBCO, IHA and others to create a multi-level strategy for achieving that goal. The strategy includes four cornerstones of a healthy community:

1. Provide a comprehensive range of health and medical services in the neighbourhood;
2. Design the community to stimulate and support a healthy, happy and active lifestyle;
3. Create a culture of health in the community through health promotion and healthy food; and
4. Undertake long term monitoring and research into ongoing health performance.

*Pedestrian oriented street design to encourage walking*



The majority of the implementation of these cornerstones will occur during later planning, design, approvals and operational stages in the project, however at this time the zoning and concept site planning supports this goal by including:

- A broad range of health, wellness and medical services as permitted uses in the zoning bylaw;
- A conceptual site layout that includes a fine-grained network of pedestrian trails, greenways and parks and an inspiring natural landscape to encourage walking;
- A diverse and well-programmed public realm concept to support socializing, the arts and learning;
- The presence of community gardens and access to healthy food throughout;
- A housing diversity that supports all ages and “aging in place” in order to maintain family and social networks over time;
- Partnerships with the university and other agencies over time to learn from and refine the health program in New Monaco; and
- Others.

# Arts, Culture and Heritage

The New Monaco team is committed to supporting and deepening the experience of arts and culture in Peachland and has engaged in direct consultation with the Peachland Arts Council and others in the local arts community to identify needs and potential for enhancing the arts. In addition, the New Monaco team has worked to draw the fine arts faculty (Faculty of Creative and Critical Studies) at UBC Okanagan into the community through projects, workshops and presentations.

While the location and design of arts and culture elements will be determined at the development permit stage, the New Monaco neighbourhood is planning to include:

- Art galleries;
- Artist studios;
- Public art;
- Performance spaces including a larger outdoor area in the central park;
- Opportunities for art education; and
- Opportunities for children and art.

*Arts opportunities for children*



The New Monaco team has undertaken an archaeological assessment and consulted with experts in Peachland's heritage, including the Peachland Historical Society, and is planning to protect and promote the visibility of Peachland's history through:

- Protecting existing First Nations campsites found on the site and including interpretive information about them and other information on First Nations;
- Working with the Historical Society to develop a naming strategy for many aspects of the New Monaco neighbourhood (eg: streets, lanes, trails, lookouts, others) with names of historical significance and providing additional interpretive information on the names;
- Drawing influence from historical buildings and other elements from Peachland's past to influence various aspects of the design of the New Monaco neighbourhood; and
- Others.

*Renovated heritage school bldg in Peachland*



# An Okanagan Aesthetic

## A neighbourhood gateway to the Okanagan

The New Monaco neighbourhood sits at the gateway to the Okanagan – it is one of the first views of the Okanagan that all travelers along the Coquihalla Connector (Hwy 97C) encounter.

Beautiful architecture has always been a pride of the residents in the region where they live. The design strategy for addressing this unique position and both respecting the importance of views of the Lake from the Highway and the opportunity to showcase some beautiful Okanagan Inspired Architecture at this gateway position would draw travellers into Peachland.

- Maximizing the views of the lake from highway 97C along the site's western and central areas which is about 2/3 of the entire New Monaco upper property line;
- Providing an easy access into Peachland and the New Monaco neighbourhood from the highway;
- Providing a strong presence of an attractive village center including elements that will draw travelers into the New Monaco neighbourhood and Peachland before they travel elsewhere in the Okanagan. These attractions will include a major hotel, a major Okanagan wine center, a destination food and artisan market, excellent shopping and events;
- Lobbying the Ministry of Tourism to move the existing tourism booth along Highway 97C into the New Monaco neighbourhood to provide additional rationale for travellers to stop in Peachland when they arrive in the Okanagan; and
- Others.

*Intersection of Highways 97 and 97C*



*Artist sketch of early concept for the neighbourhood*



The New Monaco team wants to reach further than simply building in accordance with generic good planning principles – it wants to move forward on developing a design aesthetic that is fundamentally “of and about the Okanagan.” This work involves developing guidelines for design that address the Okanagan climate, views, lifestyle, history, culture, and many other aspects.

The New Monaco team is working with UBCO on a project to develop an Okanagan Aesthetic – and will use the results of its research to help shape the next stage of design in the neighbourhood. The Peachland community will be centrally involved in this work.

*Notice at UBC for Okanagan Aesthetic project*



*Presentation by UBC arts professors to Peachland Arts Council*



As a first key step in this work, the New Monaco team put together a broad range of building images and in June, 2013, invited the Peachland community to comment on what types of buildings they preferred and why. As these images covered a range of architectural styles, the resulting cluster of building images that were most preferred, create a strong basis from which to develop robust design guidelines.

These guidelines will shape any building built in the New Monaco neighbourhood to ensure it will be seen as attractive by the majority of Peachland residents. The result of this work is outlined later in this application.

*Building images Peachland residents preferred most from public meeting on building character options*



# The Proposed New Monaco Site Plan

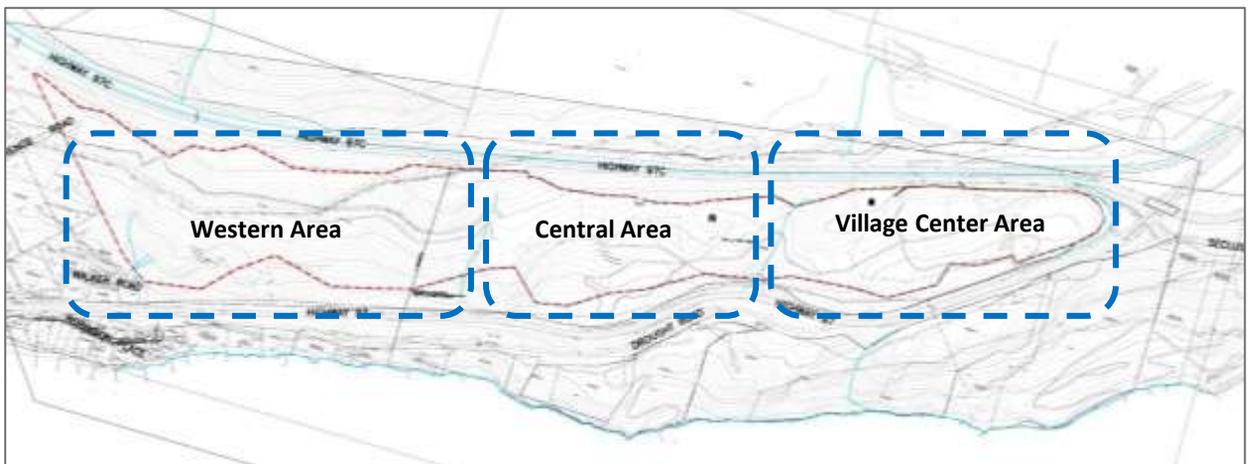
The concept plan for the New Monaco neighbourhood is structured to create a medium / higher density urban village surrounded by housing and natural areas, based on its varied and often steep topography, in the tradition of European hill towns.

The overall site plan has the site structured into three subareas, based on topography and natural features.

The proposed overall structure for each subarea of the New Monaco neighbourhood is based on aligning the majority of the road network with the site's topography so the main streets run across the hill and thereby keep steep streets to a minimum.

Each subarea is described in more detail below.

*Three subareas of the New Monaco neighbourhood*



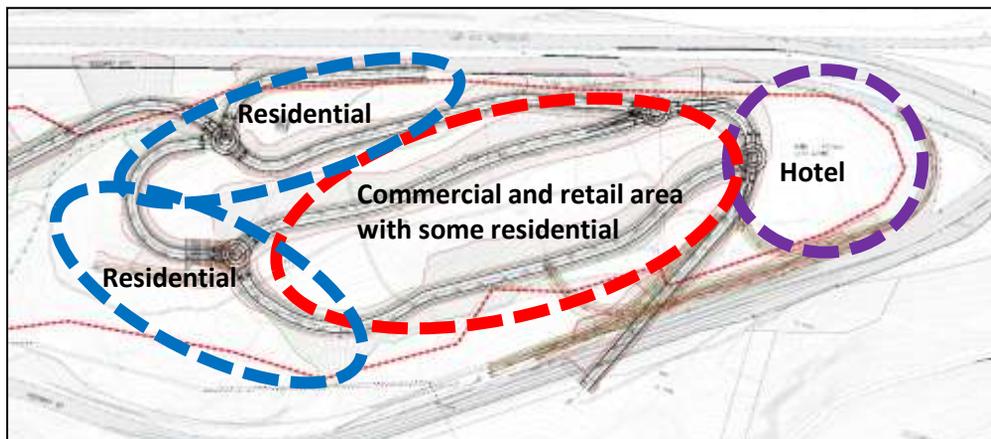
# The Village Center Area

*The eastern village center is planned to be a higher density mixed use commercial village center with residential and community amenities.*

## Land uses

- **Commercial**
  - The village is planned to have the commercial / retail area focused on the center of the village area. Retail is planned for the ground floor of most east/west streets, with commercial / office / institutional uses on upper floors.
- **Hotel**
  - A large hotel site is proposed for the eastern tip of this area to accommodate a major hotel and conference facility in a highly visible location.
- **Residential**
  - Residential uses are planned to be located primarily on the western and upper areas of the village, with some residential units integrated into the central village area on upper floors - typically above commercial / retail ground floor uses.

*Proposed village structure*



## Streets and parking

### ○ *Street layout*

- The structure of the site plan for the village center is based on several east/west streets with less than 5% slopes, along with north/south roads along the eastern and western edges connecting them.
- Roundabouts are used to manage traffic safely at most intersection points
- This structure helps manage the cut/fill for development by keeping it in line with the natural topography and ensures the main walking streets have grades that are comfortable for children and the elderly.

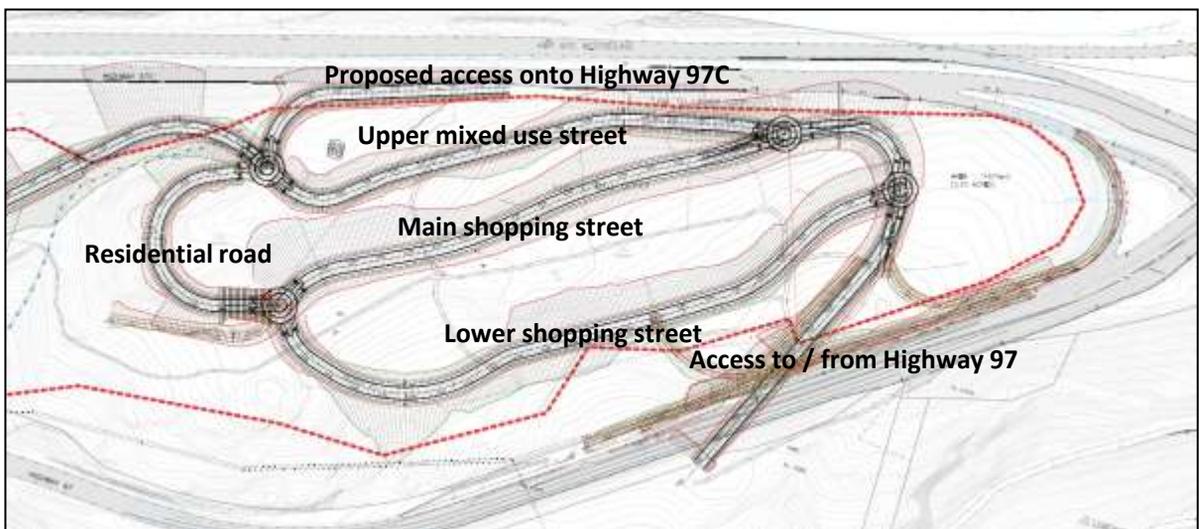
### ○ *Parking*

- Street parking is proposed along all major streets where it is feasible. In addition, underground parking will be provided in several locations to accommodate the full parking requirement. Parking for residential buildings is also expected to be located in underground parking under the residential buildings.

### ○ *Transit*

- A transit stop is planned to be located in the village to connect it to both Peachland and the regional rapid bus line.

*Proposed village street structure*



## Open space

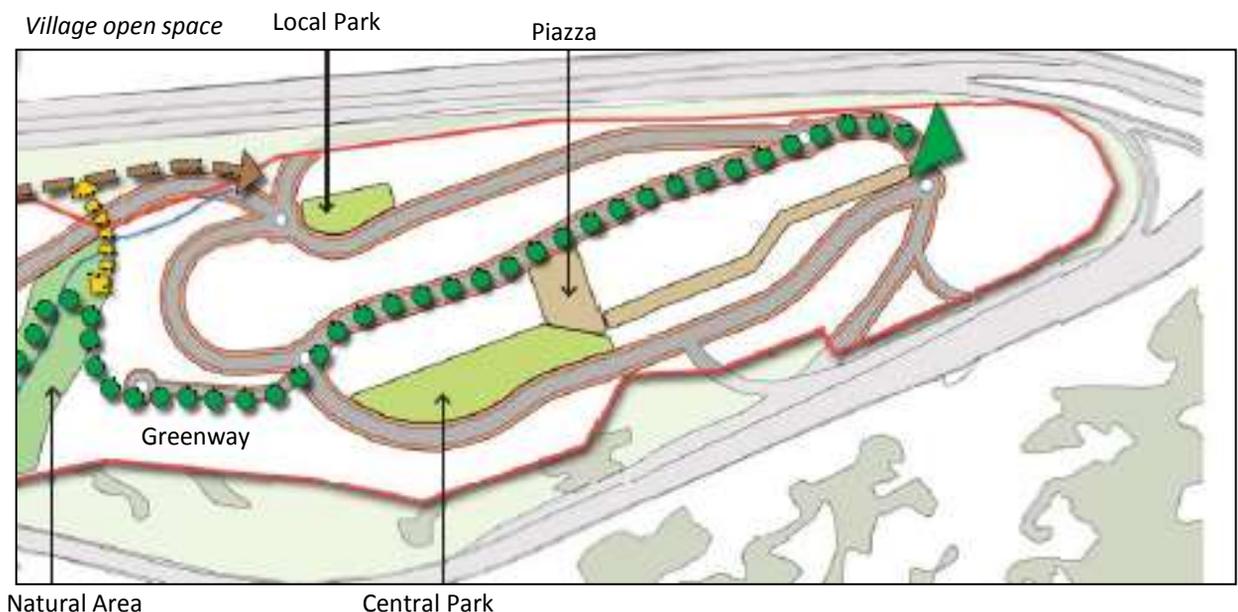
### ■ *Parks and greenways*

- A central green park area is planned for the village, connected to the piazza by a grand set of stairs to form the social hub of the village. The park is planned to be fully programmed with performance and festival space, playgrounds, and flexible use areas to support a diversity of events and activities throughout the year.
- A smaller local park is planned for the upper part of the village, around the site of a First Nations encampment site that was discovered in archaeological surveys. This local park would be programmed for all to use, with special attention to the needs of the residential buildings immediately around it.

- A greenway is planned to start at the main central park and extend west across the village to connect with the central area – to serve as a primary pedestrian link between the village and the residences in the central area.

### ○ *Natural areas*

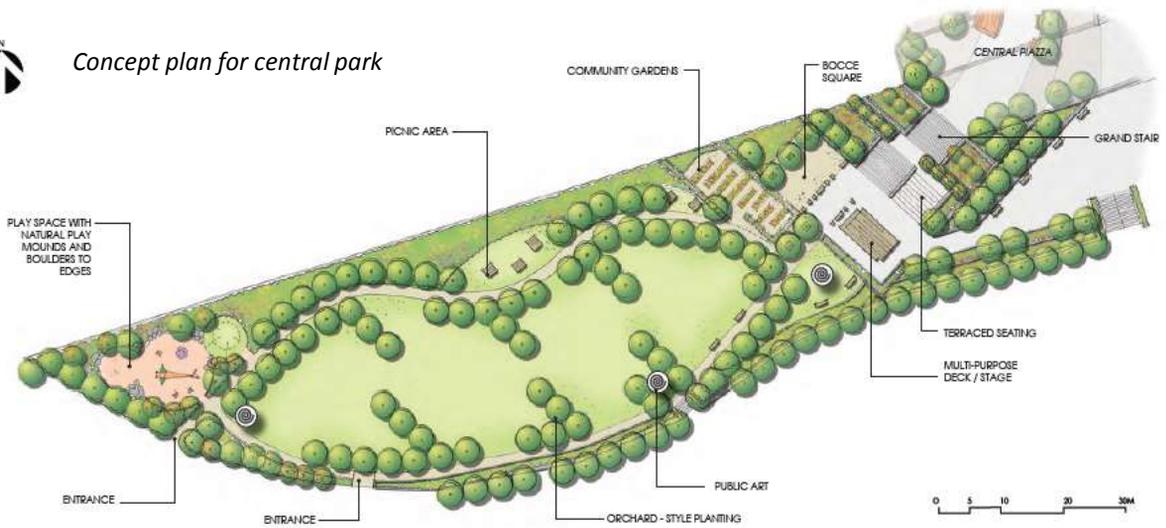
- The majority of the village area will be highly urban but the natural area along the Drought Creek corridor will be preserved for ecosystem health. A limited number of trails and seating areas will be provided in this area to allow resident to enjoy its unique experience while not negatively impacting the natural creek and hillside ecosystem.



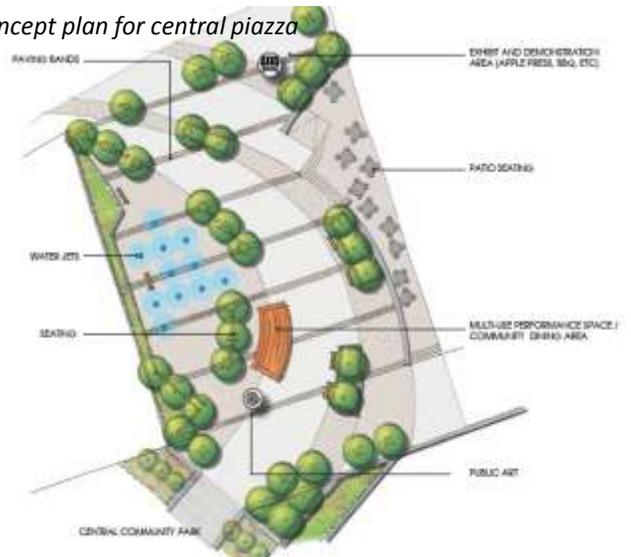
## Concept plans for the central park, neighbourhood park and piazza



Concept plan for central park



Concept plan for central piazza



Concept plan for neighbourhood park



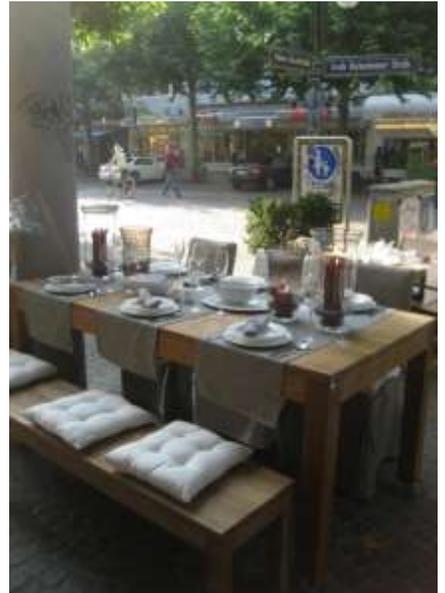
- **Sidewalks**

- The sidewalks on the major shopping streets in the center of the village are planned to be as wide as possible, to support a vibrant social life and the festive atmosphere of an outdoor European village market place. Specific sidewalk design will occur at subsequent Development Permit stages.

- **Piazza**

- A piazza is planned to be located in the vicinity of the center of the village, next to the central market area. This piazza is planned to be programmed with activities throughout the year, and be a major location for arts and culture activities.
- A concept plan for the piazza is presented later in the Parks and Open Space section of this application.

*Images of the proposed village center experience*



*Images of the proposed village center experience*



# The Central Subarea

The central subarea is planned to accommodate medium-high density residential, vacation homes, resort recreation and commercial, along with some community amenities.

## Land uses

### ○ Residential

- The central area is planned to be primarily residential. The residential is structured around taller buildings in the upper part of the site where the property meets Hwy 97C, mid-scale buildings in the center of the area, and lower buildings closer to Hwy 97 (design guidelines are discussed later in this document). The homes are planned to be a mix of townhouses, apartments and some single family.

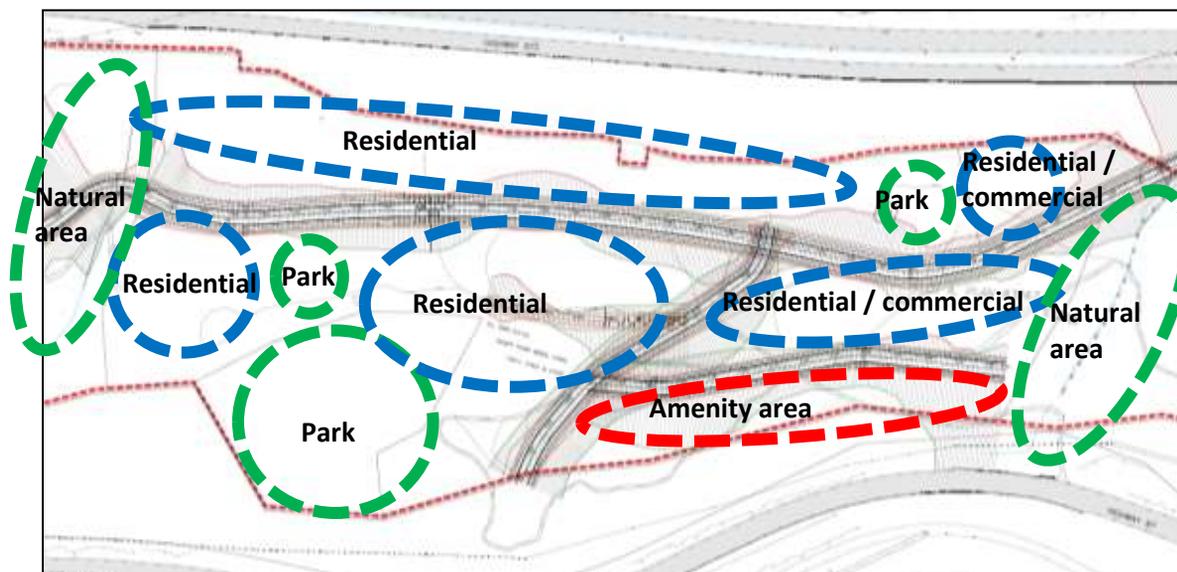
### ○ Commercial

- A portion of the central may include commercial uses, especially for resort and tourist attractions.

### ○ Amenity

- An amenity complex is planned for the lower central area, currently planned to include resort-style amenities, a chef's lodge, a spa resort and an event facility with supporting landscaped and recreation areas. The specific design of this facility will be addressed during the development permit stage of approvals that would follow subdivision.

*Proposed central area structure*



## Streets and parking

### ○ *Street layout*

- The street layout in the central subarea is structured around a central east/west street with an intersection to a street aligned more north/south, down the hill to a right in/ right out connection to Highway 97 (proposed connection). Smaller lanes access the north/south street to provide access buildings in the lower part of the central area.

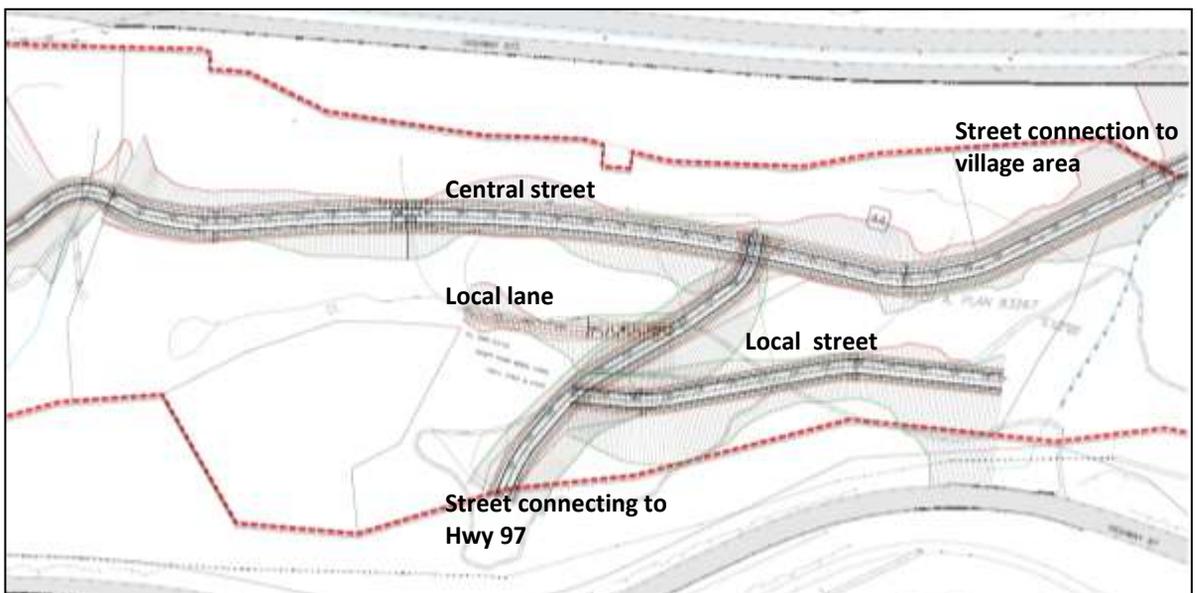
### ○ *Parking*

- Street parking is proposed along most all streets for visitors to the area. Parking for individual buildings is planned to be located under the buildings, built back into the hill. Townhouses or other useful building space is to be encouraged to cover up any parking structures and make streetscapes attractive.

### ○ *Transit*

- The central area is planned to have a transit stop for a local shuttle, connected to the village area and other areas of Peachland and West Kelowna – pending an agreed upon transit plan with the District of Peachland and BC Transit.

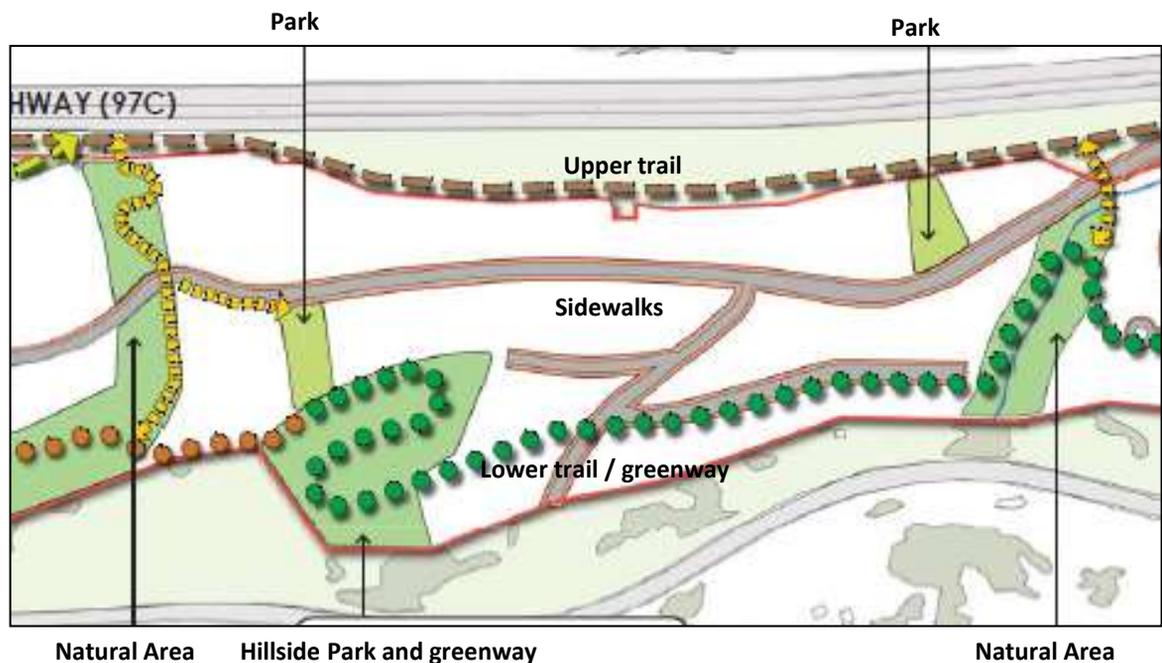
*Proposed central area road structure*



## Open space

- **Parks**
  - Two neighbourhood parks are proposed for this area – one on the eastern area and one in the upper western area. These parks are planned to have a range of programming for local uses including playgrounds, community garden plots, a First Nations' interpretive site, hard surface play areas, and others. The specific design of these parks will include community input and be done at such time as development permits are sought for the central area.
- **Natural areas**
  - Natural areas exist on three sides of the central area including the east (Drought Creek), south (steeper non-agricultural areas) and west (steep and dry gully). These areas will be preserved with limited human access, with the exception of the south non hillside where a necklace of small park spaces and lookouts are planned to connect the village greenway up and across to the western area. This trail and park space necklace is planned to be a main public trail to encourage exercise and social interaction.

*Proposed central area parks and open space*



- **Sidewalks and trails**

- The central area will support a fine grained network of trails and sidewalks to support comfortable and safe pedestrian movement. The main streets in the central area are planned to include sidewalks.
- A network of trails are planned for the natural areas around the central area, connecting all areas of the site.
- A lower trail is proposed to extend the village greenway up and over to the western area.
- An upper trail is proposed along the upper property line, pending the approval of the Ministry of Transportation and Infrastructure (MOTI) for some access to their land for this trail.

- **Private open space**

- The combination of apartment construction and structured parking under buildings will create private open space on terraces above parking garages. In addition, private open space is expected to be provided in balconies, terraces and rooftops.
- The program for this private space is planned to include community gardens for building residents, small playground spots for young children, gathering areas for residents and other similar amenities.
- Extensive gated private landscapes will not be encouraged as it is important that residents move and mingle in the larger neighbourhood to build social relationships and stay healthy.

*Images of the experience envisioned for the central area open space*



SEATING



COMMUNITY GARDEN



PLAYGROUND



NATURAL VEGETATION



DOG PARK



MULTI-SPORT COURT

## Concept plans for three parks in central area

Concept plan for upper neighbourhood park



Concept plan for eastern neighbourhood park



Concept plan for lower area hillside park and greenway



*Images of the experience envisioned for the central area - human scale streets lined by townhomes, street trees, with taller buildings set in behind where they are less seen*



# The Western Subarea

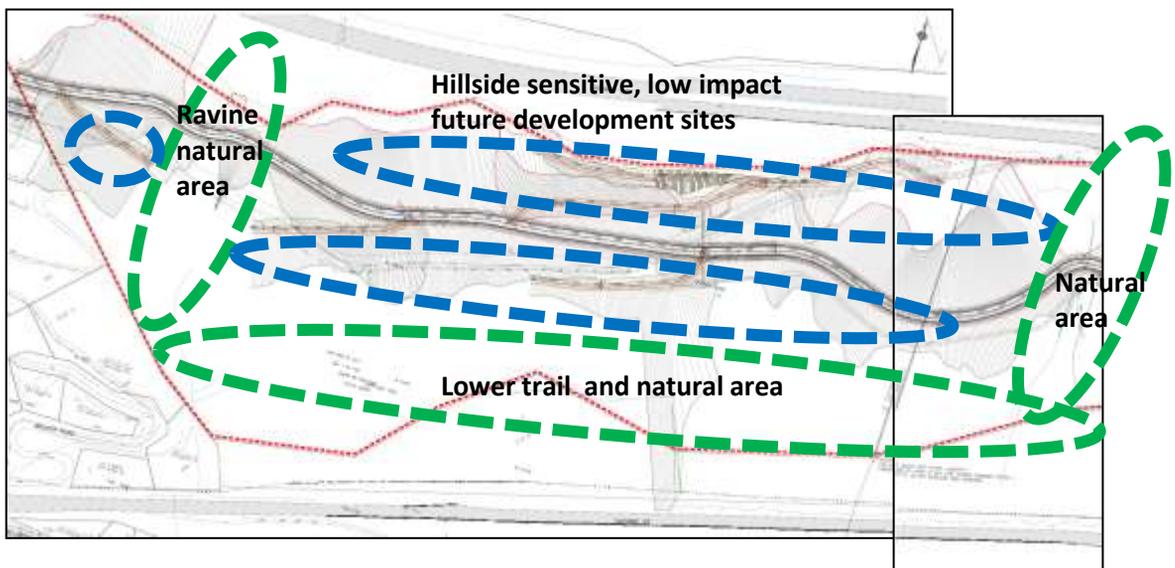
*The western subarea* is planned to be the least developed due to its steeper topography. Development considered for this area includes a low impact mix of residential, vacation and possible agriculture uses (vineyards, etc...).

It is expected that this area would be developed at a later stage, except for construction of water, sanitary and emergency access infrastructure in the initial phases.

## Land uses

- *Residential*
  - The majority of any development that may occur in the western area is expected to be residential, either in smaller buildings or only a few larger buildings, all fit into the areas of the site with the least steep slopes.
- *Commercial*
  - Small scale vacation (eg: cabins) or agricultural (eg: vineyard) uses are expected to be located in the western area.

*Proposed structure of the western area*



## Streets and parking

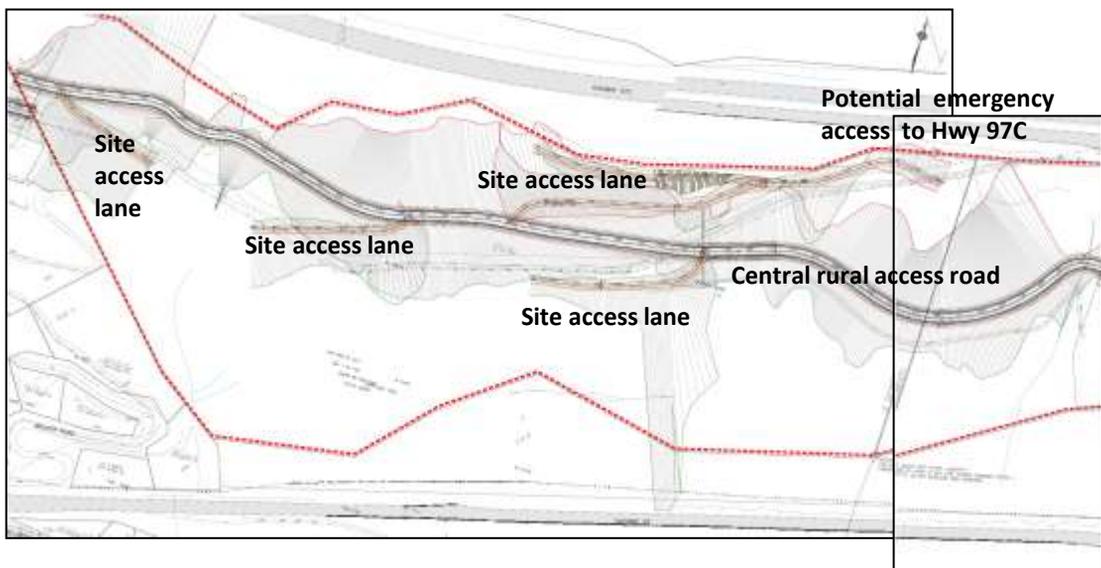
### ○ *Street layout*

- The western area street pattern is proposed to be a central rural road along the main infrastructure ROW (water, sanitary) with small roads extending off the main road to access a limited number of potential building sites. One of these roads is proposed to climb parallel to the natural gas ROW to access the upper area.
- Also proposed is an emergency-only access to Hwy 97C to enhance safety – pending the approval of the Ministry of Transportation and Infrastructure.
- Roads are expected to be consistent with Peachland's Hillside Development Standards to minimize impact.

### ○ *Parking*

- Parking layouts will be designed during the development permit phase for any construction in this area, noting that it is likely to be structured and integrated into buildings in order to minimize negative impacts on the site.

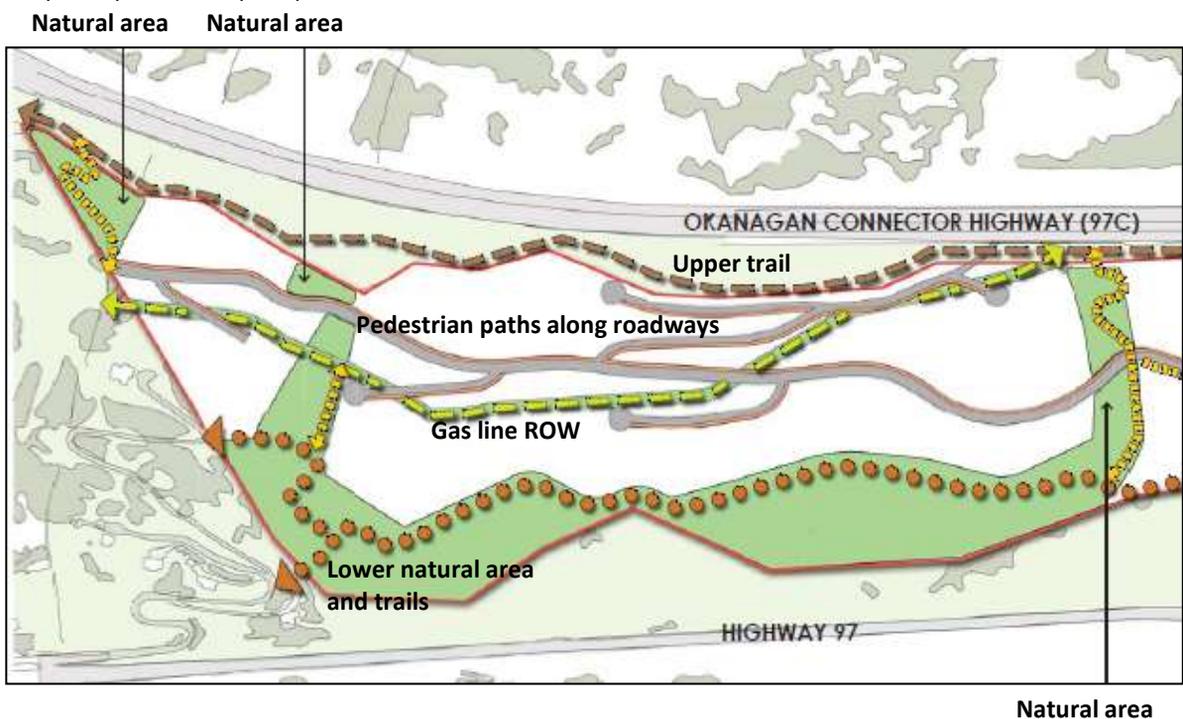
*Proposed road structure for the western area*



## Open space

- **Trails**
  - Pedestrian access throughout the western area is proposed by means of the trail network that extends both from the central area and from the current trails in use in the community on the western boundary of the site.
  - Pedestrian paths will be integrated into road ROWs where possible.
  - The trail along the natural gas ROW will not be affected by any development, and thereby be similar to what it is today.
- **Natural areas**
  - Natural areas are planned to be protected throughout the western area including the steep areas on the southern edge and the riparian or gully corridors in several other areas, as well as along the natural gas ROW. These areas will permit trail access but efforts will be made to preserve as much of the native vegetation as possible.

*Proposed parks and open space structure in the western area*



# Architectural Guidelines

## Zoning and design

Zoning approvals address limited aspects of architectural design, focusing primarily on general guidelines on building character and guidelines for building height and setbacks from property lines or streets.

The majority of work on architectural design is addressed a subsequent development permit approvals stage. The reason for this is that at the stage of zoning, there is no certainty on what buildings will be built at any location on the site and therefore the focus at this stage is on the most basic of constraints.

The following outlines directions for guidelines that will be used during the Development Permit stage of design and approvals after zoning is approved.

*A building from the preference survey*



<http://www.ecorealtyinc.ca/listing?id=260351437>

## Building character guidelines

Future buildings in the New Monaco neighbourhood can have a diverse range of architectural styles, however a number of principles are proposed to guide the design of any building so that it fits into the site, the character of the Okanagan, and responds positively to the preferences of the community wherever possible.

In response to the preferences identified by the residents of Peachland regarding buildings whose character they preferred (June 2013 public workshop), the following general character guidelines have been created – and these will form the basis of Development Permit Guidelines.

A more detailed report on the building preferences is available in the appendices of this application.

*Identifying favourite building images*



## Relationship to context

- Buildings should have a feeling of being well-anchored in the landscape - emerging from the landscape.
- Buildings can have a strong shape or geometry but should include materials that feel “natural” to the environment – thereby fitting into the Okanagan hillside setting.
- Buildings should have a strong articulation of their entrances.
- Landscapes should be designed to promote wellbeing and an active outdoor lifestyle, as well as include natural plants, patterns, textures, colours and materials that will enhance the existing natural environment.



[http://www.terri-harrison.com/canmore\\_resort\\_condo\\_resales.htm](http://www.terri-harrison.com/canmore_resort_condo_resales.htm)



<http://www.tumblr.com/tagged/desert-home>

## Massing and glazing

- Buildings should have a strong sense of foundation and then step back and become “lighter” as they increase in height, although roof lines can and should be strong.
- Massing and glazing should be designed to have a strong sense of rhythm and an overall coherent pattern.
- Commercial and retail facades should have a high degree of glazing and transparency.
- Commercial street frontages should express artistic originality and emphasize an organic pattern that is lively and promotes a spirit of social and cultural vitality.
- Residential buildings should offer a strong indoor/outdoor connection for private living spaces.



<http://www.jeffitzpatrick.com/Blog.php/archived/20121001>



## Roofs, eaves and balconies

- Buildings should emphasize rooflines, eaves and/or extensions associated with balconies to convey a sense of “shelter.”
- Awnings, arbours or shading devices are encouraged on commercial buildings to assist in weather protection and creating rhythm at the street edge.

## Materials and colours

- Buildings should include materials that feel natural to the Okanagan hillsides and its agricultural heritage.
- The colour palette for buildings should be from the palette of colours on the hillsides, orchards and vineyards, with emphasis on the colours that will enhance the feel of vitality and wellbeing, particularly during the shoulder seasons with low levels of light.



<http://www.ecorealtyinc.ca/listing?id=260351437>



<http://www.ecorealtyinc.ca/listing?id=260145003>



[http://www.planning.ubc.ca/vancouver\\_home/news\\_and\\_events/whats\\_new/articles320.php](http://www.planning.ubc.ca/vancouver_home/news_and_events/whats_new/articles320.php)



## Height and setbacks

The buildings in the New Monaco neighbourhood will have a range of height restrictions depending on where they are on the site.

The following principles have been identified to guide building height:

## Views

- Views of the lake along Hwy 97C will be preserved with minimal to no interruption for 50% of the length of the property.
- Taller buildings should be located where they have minimal impact on views .

*Important view shed in central area*



*Preservation of views from Hwy 97C across the site*



# Stepping up the hillside

The proposed height limits maintain a low building height along Hwy 97 and then step up in height to the upper back area of the site.

The higher buildings support density and open space but do not block any views

- **Lower buildings** with a maximum height limit of 4 storeys over parking areas under a building are proposed along Hwy 97 to ensure a lower profile adjacent the main highway areas.
- **Medium height buildings** with a height limit of 8 storeys over parking is proposed for buildings in the middle of the site between the highways.
- **Taller buildings** with a height limit of 10 storeys are proposed for the upper back areas of the site, with a few other special areas including along the Drought Creek corridor where trees block views of the buildings and provide a natural context of similar heights.

Example 4 storey bldg



<http://vancouver-rental-property-management.blogspot.ca/2012/08/ubc-wesbrook-village-ground-level.html>

Example 6-8 storey bldg



<http://livinginubc.com/sail-by-adera.html>

Example 10 storey bldg

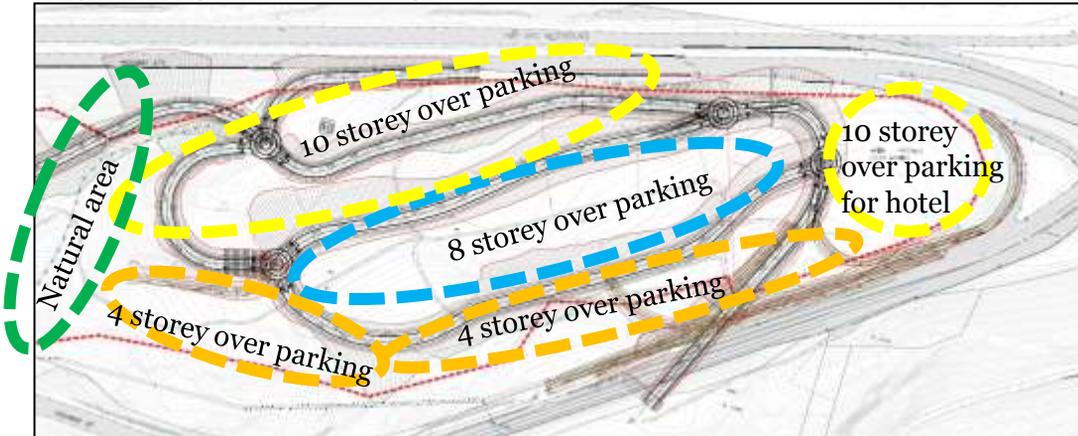


<http://www.kitsilano.ca/2012/07/25/five-new-real-estate-developments-in-kitsilano/>

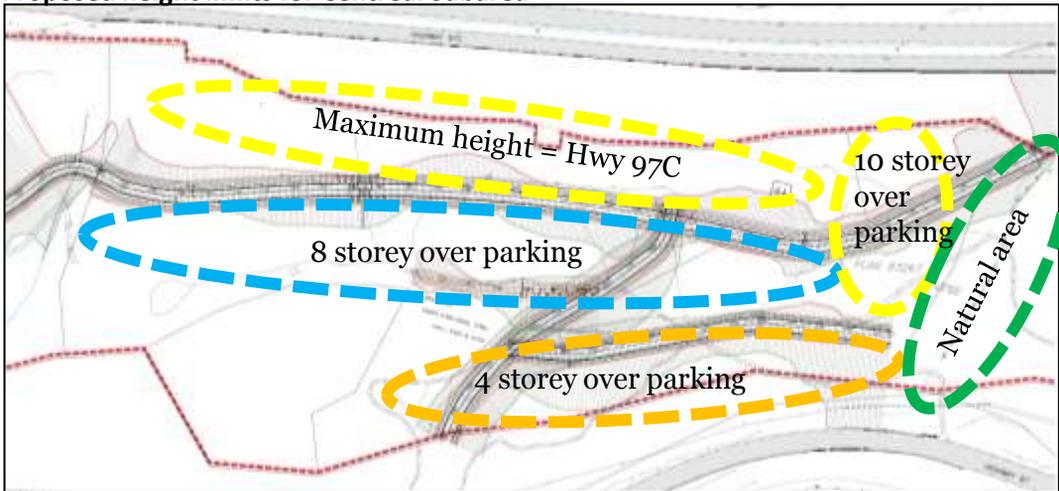


## Proposed height limits

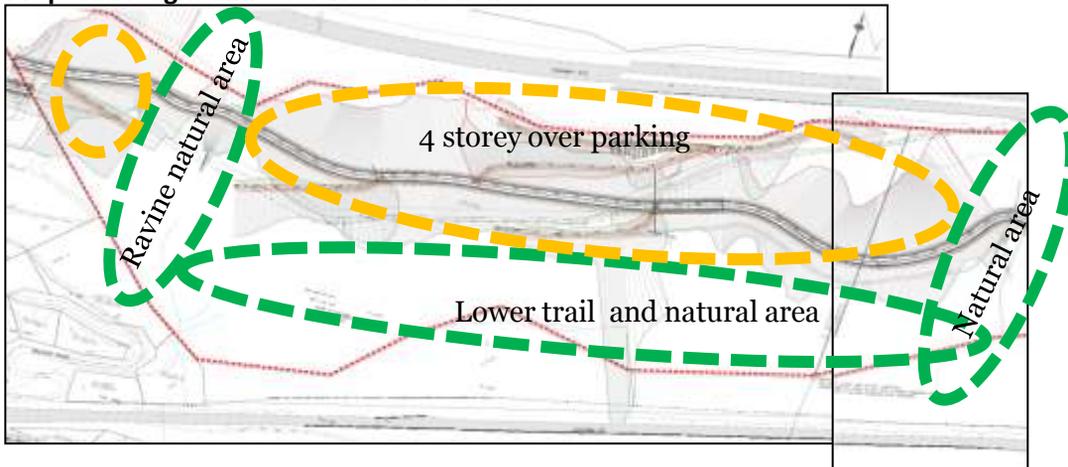
### Proposed height limits for Village Center



### Proposed height limits for Centreal Subarea



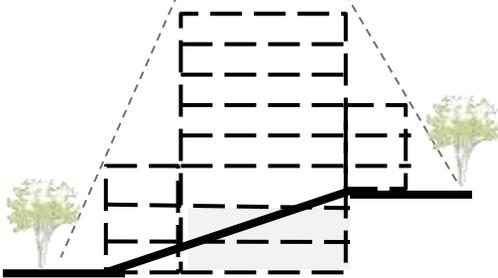
### Proposed height limits for Western Subarea



## Setbacks

- Buildings over 4 storeys should have a setback from the street between 2-4 storeys to maintain a human scale street edge – and all streets should have a 2-4 storey street wall feel wherever possible.
- A setback should be located along Highway 97 to support a landscaped buffer.

*Diagram of building setbacks to hide views of taller parts of bldg*



## A central high point

- As with successful hillside towns in Europe, a single high point / taller building should be considered to serve as the visual center point for the village and central area.

*European hill town with higher central bldg*



[http://www.sunflowerhostel.com/en/hostel\\_excursions.asp](http://www.sunflowerhostel.com/en/hostel_excursions.asp)

## Parking

- Parking should be structured and buried back into the hillsides wherever possible and not be counted as part of building height.
- Underground parking should be allowed at zero lot line (below grade).
- Specific parking standards are covered in a later section of this application.

*Structured parking*



## Height and open space tradeoffs

- Wherever allowable height can be increased a few storeys within the constraints of good design and other guidelines, it should be seriously considered in order to provide additional community park space. The specific heights to be considered would be subject to review by Peachland.

*Taller buildings permitting more park space*



# Community Amenities and Benefits

The New Monaco neighbourhood is being planned to bring many community benefits – social, environmental and economic.

At the zoning stage of approvals, a summary of key community amenities needs to be identified and agreed upon through the Phased Development Agreement. Details of any amenity may be agreed upon during a later development approvals stage of approvals.

The amenities and benefits that the New Monaco neighbourhood will bring to Peachland include:

- Economic benefits
- DCCs
- CACs
- Health and medical services
- Seniors housing
- Affordable housing
- Parks and trails
- Arts and culture
- Others

## **Economic benefits**

Peachland Council and community have identified a key role for the New Monaco neighbourhood in the future of Peachland – that of providing a commercial hub for jobs, business investment and new services to the community.

The New Monaco team has been working with the Peachland Economic Development Commission and the Chamber of Commerce to identify the ways that New Monaco can enhance the economic prosperity of Peachland.

*Peachland's downtown will benefit from more customers*



## Business opportunities

The New Monaco neighbourhood will offer many business opportunities for existing businesses in Peachland based on both the increased population of customers the New Monaco neighbourhood will bring to Peachland's existing businesses, as well as for existing Peachland businesses to expand in the New Monaco village area. In addition, significant opportunities exist for existing businesses to service the construction of the New Monaco neighbourhood.

A Deloitte study commissioned on the New Monaco neighbourhood indicated that the project will bring a significant increase in retail spending:

- Retail spending during construction = **\$2,304 million**
- Retail spending after construction from the new population and businesses = **\$145 million/yr**

A further study by Colliers suggested that the retail space proposed for New Monaco will only be able to meet less than half of the retail needs in the neighbourhood, likely resulting in significant additional spending in Peachland.

## Employment

A critical factor in maintaining social diversity and financial stability in Peachland is enhancing the ability of the town to provide a diversity of jobs and career opportunities.

The 2011 Vann Struth Economic Impact study for Peachland noted that:

- *Peachland currently has only 840 jobs: 280 of which were home-based and otherwise, only 27% of working Peachland residents had a fixed place of work in Peachland. (p.5)*

The Deloitte study identified the following employment would be associated with the New Monaco neighbourhood:

- Jobs created during construction = **16,545 person years** of employment
- Permanent jobs created in New Monaco after construction = **1545 full-time jobs**

*Shops in Peachland*



## Tax revenues

Currently, the tax base in Peachland is over 90% residential with many of its residents on fixed retired incomes. The Vann Struth Economic Impact study in 2011 noted that:

- *Only 6% of Peachland's municipal taxes come from businesses or industry. (p.8)*

This tax base creates challenges when large investment is required in new infrastructure. Commercial properties contribute significantly more tax revenues per square foot and therefore a balance of residential and commercial properties are important for stable tax revenues.

The Deloitte study identified the following tax revenues (for all levels of government not just municipal) would be associated with the New Monaco neighbourhood:

- Tax revenues during construction = **\$261.8 million**
- Tax revenues after construction = **\$96.9 million / yr**

*Housing in Peachland's downtown*



## Development Cost Charges (DCCs)

DCCs are a fee that the developer will pay to ensure that any infrastructure costs associated with growth are covered in the community.

The developer will be covering all costs of infrastructure required to service its site, but in addition, it will be contributing an estimated over **\$27 million** in DCCs to Peachland over the course of the development to assist in upgrading the community's water, sanitary and other systems.

*Infrastructure construction*



## Community Amenity Contributions

Peachland has a policy of requiring new development to pay a voluntary Community Amenity Contribution (CAC) to cover a range of community amenities and facilities that have been identified as desirable to have in the future, including:

- Community Center Upgrade / Renovations
- Primary School Rehabilitation
- Multi-purpose Arena
- Skateboard park
- Continued Waterfront Walkway on Beach Avenue (13th St. to Todd Road to Davis Cove)
- Future Trail Development
- Museum improvements
- New Civic Offices
- A New Fire Hall

The total cost of these amenities that is to be allocated to new development through a CAC is estimated at \$9,178,406.50 – to be distributed at a rate of 90% to residential uses (\$8,260,565.85) and 10% to commercial uses (\$917,840.65).

Peachland has chosen to allocate a significant percentage of the cost of these amenities to new development through a Community Amenity Charge that is proposed to be:

- \$1877.40 / residential unit
- \$2.49/sqft commercial (\$26.77/sqm)

Based on Peachland's analysis, the New Monaco neighbourhood's share of this total remaining cost is estimated at:

- 61% of the residential share = \$5,038,945.17
- 73% of the commercial share = \$670,023.67
- **Total**     **\$5,708,968.84**

Since the NM neighbourhood will be home to 1/3 of Peachland's future population, it is expected that a fair and balanced distribution of the amenities to be built will be within the NM neighbourhood, the type and logistic of amenities to be built will be clarified as part of the PDA discussion.

*Peachland's downtown park area*



*Peachland's new waterfront walkway*



## Health and medical services

The New Monaco neighbourhood is planned to have a wide range of health, wellness and medical services - thereby greatly increasing convenience for Peachland residents and expanding the choices of medical service, including adding some not currently available in the Okanagan.



## Seniors housing

The New Monaco neighbourhood is planned to have at least 300 units of seniors housing through a partnership with a senior's housing developer. These units are expected to include partially and fully assisted living options.



## Parks and trails

The New Monaco neighbourhood will provide a significant addition of open space and trails to the Peachland community including a central village park, a main village plaza, neighbourhood parks, greenways, trails, natural areas and more. These areas and their programs and benefits are discussed in more detail in the section on parks in this application.



## Arts and culture

The New Monaco team is committed to supporting the arts in Peachland and benefits to the community including:

- Public art
- Art galleries and studios
- Outdoor performance spaces
- Working with the community on other potential facilities



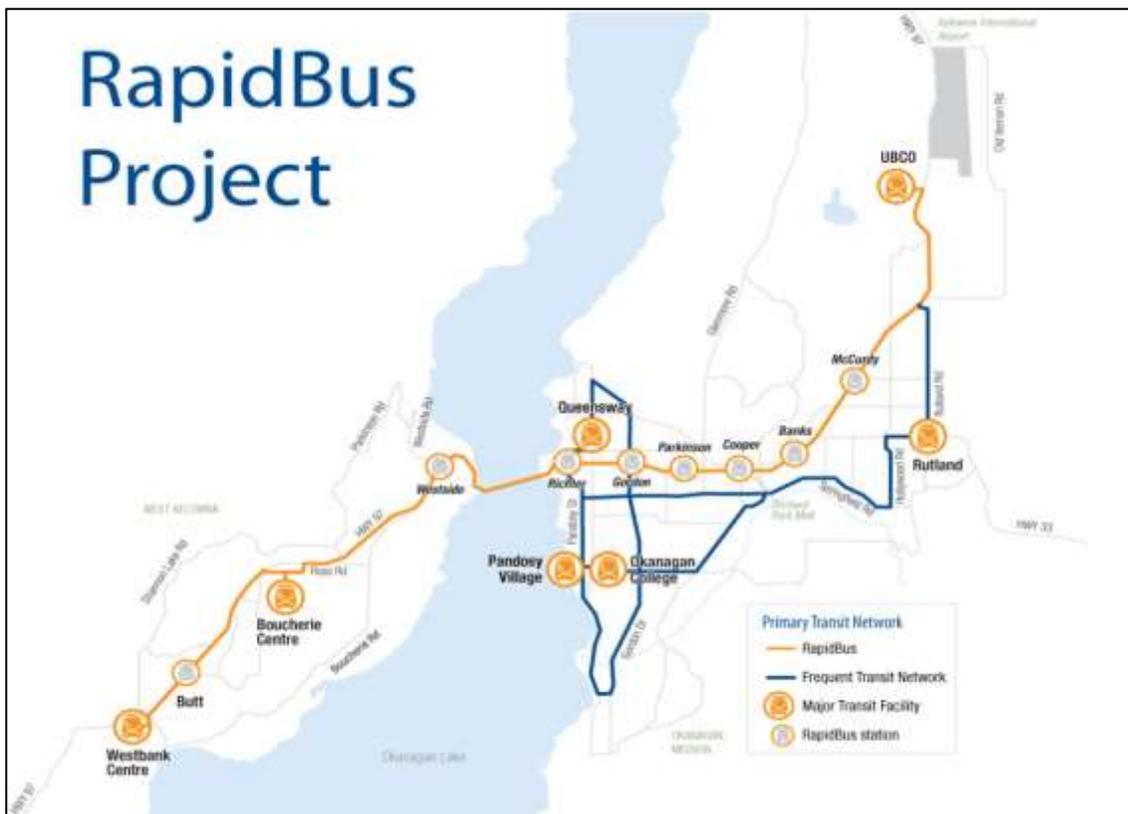
## Transit

The New Monaco team is working with BC Transit and Peachland to enhance the transit service to the community, including enhancing the transit service to downtown Peachland and links to the new regional rapid bus service.



## Affordable housing

The New Monaco neighbourhood is planned to have a significant amount of affordable housing to support low income students, seniors and others in Peachland.



# Parks and Landscape Plan

## Parks and landscape program

The New Monaco neighbourhood parks and trail system will offer an integrated network of open space connecting all aspects of the community, preserving sensitive environmental areas, and offering a diversity of recreation experiences, in accordance with the District's Parks and Recreation Master Plan.

The parks and open space in the New Monaco neighbourhood will be programmed to include:

- Recreation;
- Ecological preservation;
- Arts and culture;
- Playgrounds for children;
- A network of trails that support a diversity of physical abilities; and
- Areas with community gardens and other aspects of food and culture celebration.

## Amount of area to be provided

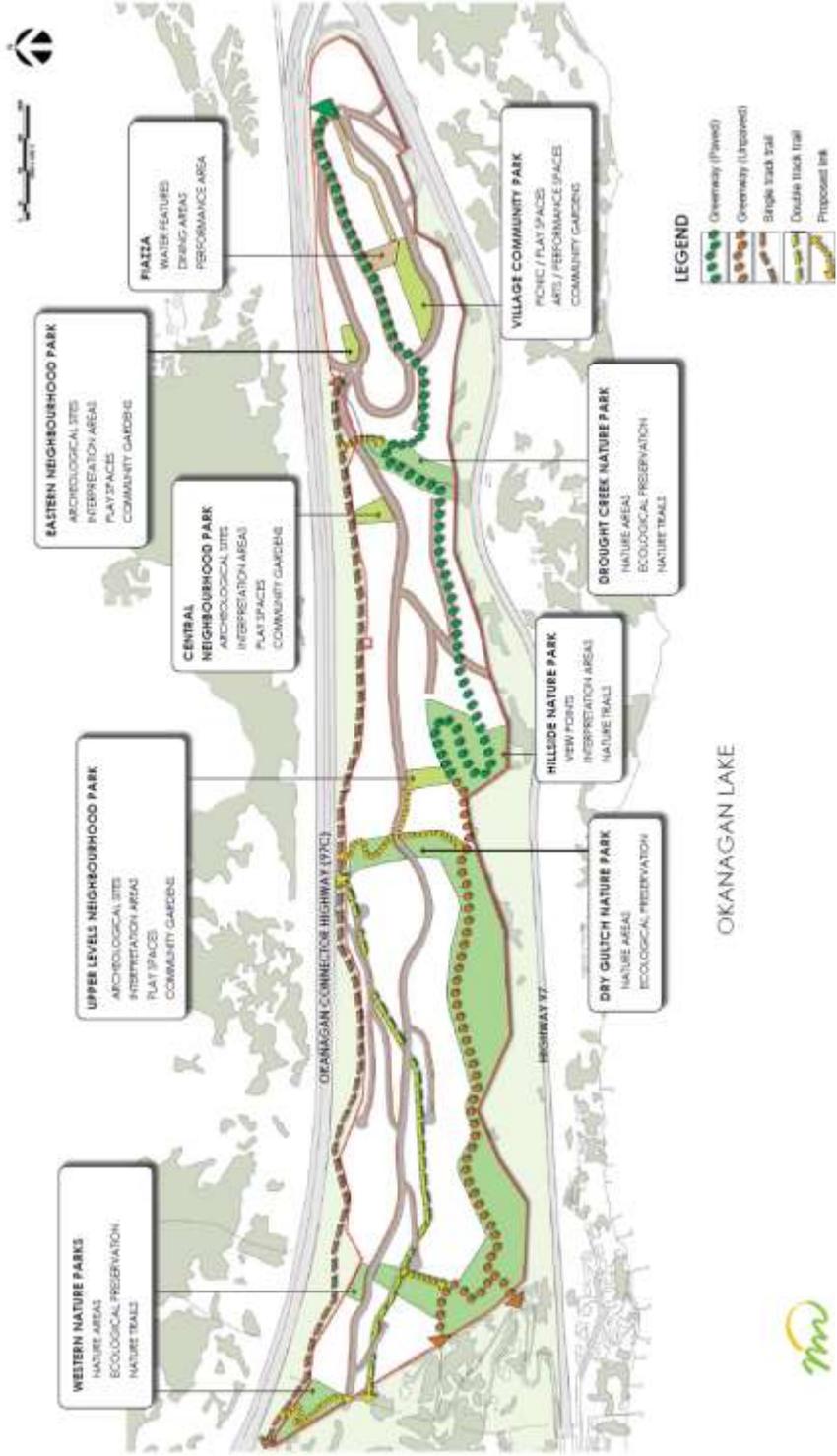
The development will provide a minimum of 5% park dedication or 6.25 acres, to be transferred to the District at the time of subdivision, as per the Land Titles Act.

Additional area will be sought to expand the parks area through various means.

*Natural vegetation on the site*



# New Monaco parks and trail plan



OKANAGAN LAKE

## Location of major parks and protected areas

All residents in the New Monaco neighbourhood will have access to a park or trail area within 300m (5 minute walking distance) of where they live. Locations of important parks and open space areas will be finalized during subdivision, but are expected to include:

- A small central park in the commercial village center;
- An urban piazza in the center of the commercial village center;
- High quality public realm areas along streets and other areas in the village center;
- Several smaller pocket park spaces or urban piazza-like spaces around the commercial village and the central residential neighbourhood – including playground spaces for children and other recreation opportunities;
- Ecologically sensitive protected areas associated with the Drought Creek Ravine and other steep areas or gullies;
- Trails or greenways throughout the neighbourhood; and
- Protected sites of archaeological value.
- The following describes in more detail key park and open space elements that are planned for the New Monaco neighbourhood.

*Example community park*



*Images of talus area on the site*



## The Central Village Park

A park is planned for the center of commercial village that is expected to include:

- A flexible green space
- A playground area for children
- A natural amphitheatre-like area to support outdoor performances

Detailed design of this park will occur during the development permit stage for buildings in the village and additional elements may be added to enhance the arts, culture, recreation, food system or sustainability performance of this space, in consultation with the community.



Images of central park experience potential



## Central Village Piazza

The central piazza area is planned to be an open space (hard surfaced) in the heart of the commercial area whose role is to be the center of the urban public life in the commercial village. It is planned to include:

- A large flexible hard surface area;
- Trees;
- Seating areas;
- A small playground area; and
- Lighting and infrastructure to support arts and culture events and performances.

### Images of central piazza experience



PAVING BANDS



PATIO



WATER JETS



MULTI-PURPOSE STAGE/DINING AREA

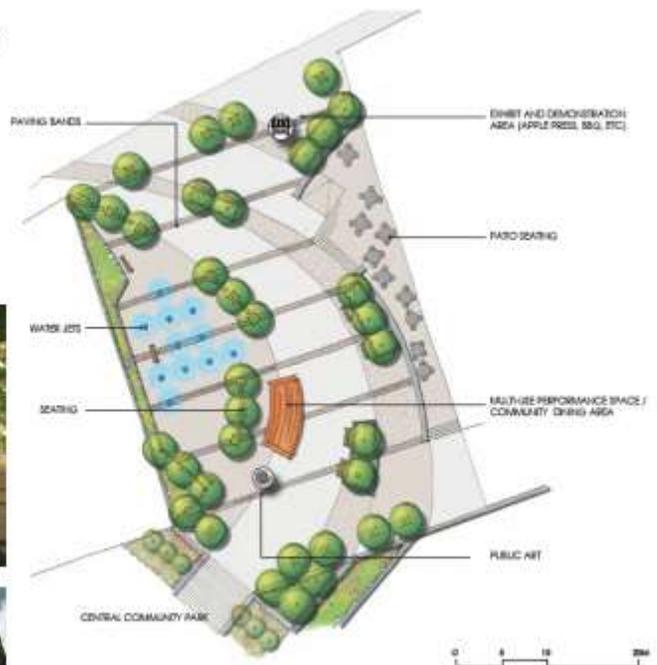


PIAZZA WITH PATIO SEATING



OUTDOOR FOOD / DEMONSTRATIONS

Detailed design of this park will occur during the development permit stage for buildings in the village and additional elements may be added to enhance the arts, culture, recreation, food system or sustainability performance of this space, in consultation with the community.



## Pocket parks and piazzas

The New Monaco neighbourhood is planned to have a number of smaller pocket parks and plaza areas throughout the neighbourhood. These will vary in size and program and be designed to enhance the public realm experience and healthy lifestyles of those in their immediate surrounding area. Elements to be considered for these spaces include:

- Seating areas;
- Playground areas;
- Sculpture and other arts and culture elements;
- Performance spaces;
- Water;
- Community gardens;
- Food kiosks or eating areas;
- Natural habitat enhancement; or
- Other elements.

Detailed design of these spaces will occur during the development permit stage of approvals and additional elements may be added in consultation with the community.

Concept plans for local neighbourhood parks



Images of local neighbourhood park experience



## General urban public realm spaces

The New Monaco neighbourhood is planned to have a range of general urban public realm spaces including actively programmed sidewalks, pedestrian-only streets (for some of the year) and other similar areas. These areas will include:

- Street trees;
- Furnishing (seating, garbage and recycling bins, bike racks, etc...); and
- A mix of concrete and other higher quality treatments.

### *Images of public realm experience*



## Trails

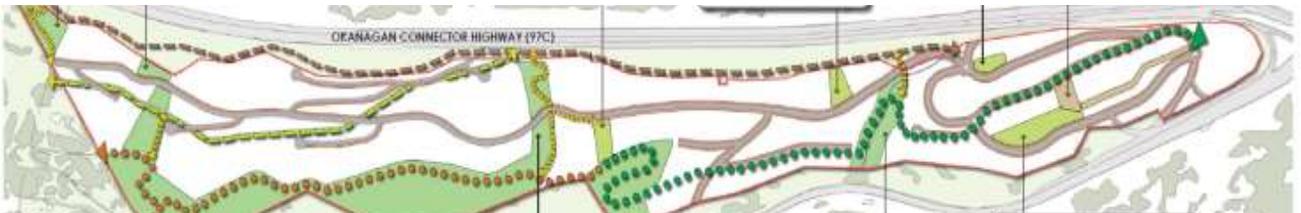
The New Monaco neighbourhood is planned to have a network of pedestrian greenways and trails throughout the neighbourhood including:

- Sidewalks;
- Paved paths or greenways; and
- Unpaved paths in natural areas.

The trail network within the New Monaco neighbourhood should be connected wherever possible to community trails connected to adjacent neighbourhood areas.

Detailed design of these trails will occur during the development permit stage and additional elements may be added in consultation with the community.

*Concept diagram of trails and sidewalk pattern*



*Images of trail experience*



## Natural areas

There will be several sensitive ecosystem areas in the New Monaco neighbourhood that will be preserved and carefully managed, including riparian areas and areas with extremely steep slopes, talus areas and possibly others.

Some paths will be allowed through or across these areas but their design will ensure that disturbance of the sensitive areas will be minimized. Roads will have to cross these in some areas and these will be designed and constructed to minimize negative impacts on the protected areas.

Where development comes to the edge of the protected area, buffers of various types will be encouraged to minimize negative impact from humans or pets on the sensitive areas.

In accordance with professional environmental recommendations, attention will be paid to conservation and enhancing connectivity of ecosystem areas, minimizing and mitigating wildlife habitat loss, and preserving the health of the site's vegetation and soils.

Detailed location and design of these natural areas and paths in them will occur during the development permit stage in consultation with the community.

*Ecosystem polygon map for the site*



*Proposed concept design for natural park and trail in central area*



*Images of site ecosystem near Drought Creek*



## Private landscapes

Private landscaped areas will exist throughout the New Monaco neighbourhood – both residential and commercial. These areas are for the use and enjoyment of those who live, work or visit the buildings associated with these landscapes.

*Example images of private landscapes, including roof gardens*



Guidelines for private landscapes will be more fully developed for the Development Permit approvals stage and are expected to include:

- Drought tolerant and/or native plant species will be encouraged;
- The provision of space for shared gardens (community gardens) for residents will be encouraged – to be located in an area that gets sufficient sun and is serviced with water for irrigation; and
- For any building aimed at supporting families, the provision of a small playground area will be encouraged.



# Transportation

## Context

The New Monaco neighbourhood has a unique location from a transportation point of view, including:

- Being at the physical entrance to the Okanagan for all travelers on Highway 97C;
- Being at the intersection of Highways 97 and 97C;
- Having steep topography including the steep hill along Highway 97;
- Being less than 5 minutes from the terminus of the regional rapid bus line (Westbank town center.)

## Goals

The transportation goals for the New Monaco neighbourhood include:

- To integrate effectively with the existing transportation infrastructure in Peachland;
- To provide an effective and safe highway access and internal road network;
- To minimize the impacts of roads on the steep parts of the New Monaco site wherever possible;
- To support pedestrians, cyclists, mobility scooters and transit within New Monaco; and
- To enhance the transit service to Peachland through working with BC Transit and Peachland.

*Aerial view of highways around the New Monaco neighbourhood*



## Highway 97

Highway 97 is the main highway throughout the Okanagan and it forms the southern boundary of the New Monaco neighbourhood. The highway has both 2 and 3-laned sections and descends into Peachland along the New Monaco neighbourhood at grades of 3-6%.

The New Monaco team is working with Peachland and the Ministry of Transportation and Infrastructure (MOTI) on the planning of its access to Highway 97

The final agreement and access design will be part of New Monaco's Master Transportation Plan.

Points of negotiation with MOTI include:

- Having the New Monaco neighbourhood's main entrance on Highway 97 as part of the eastern village area;
- Having an economically viable early phase at-grade access then upgrading to the underpass option at a predetermined trigger point of increased traffic;
- Potentially having an additional south-bound right-in entrance to the New Monaco neighbourhood's central area off Highway 97 immediately after the highway crosses Drought Creek to reduce traffic in the neighbourhood's commercial village area after the central residential area is developed; and
- Potentially having an additional south-bound right-out access from the central area onto Highway 97 to encourage residents of the New Monaco neighbourhood to travel conveniently to downtown Peachland.

*Proposed locations of access to/from Hwy 97*



## Highway 97C

Highway 97C is a major access-controlled BC highway connecting the Okanagan to the Lower Mainland and other central and northern areas of the province. Hwy 97C forms the northern boundary of the New Monaco neighbourhood.

The New Monaco team is working with Peachland and the Ministry of Transportation and Infrastructure (MOTI) on the planning of its access to Highway 97C.

The final agreement and access design will be part of New Monaco's Master Transportation Plan.

Points of negotiation include:

- Determining an effective 97C access solution that contributes to minimizing traffic on Hwy 97 and provides improved safety and traffic flow.
- To provide New Monaco emergency access and exit facilities in the event of fire or other emergency planning requirements, including allowing a second/emergency exit in the event of a blockage at the main entrance as a very important safety measure.
- Having an emergency-only access to Hwy 97C in the western area of the property adjacent the natural gas line crossing to support fire and other emergency vehicle access.
- Including a right-in offramp into the New Monaco neighbourhood from the current off/on ramp that connects Hwy 97C to Hwy 97 in order to add convenience for travellers from 97C to enter the New Monaco neighbourhood.

*Locations of proposed regular or emergency access to Hwy 97C*



## Western emergency access

The New Monaco neighbourhood needs to include some form of access on its western boundary to connect to the existing road network in Peachland for the purpose of supporting emergency access or egress.

The New Monaco plan intends to have whatever emergency access is created to be open to the community as a walking trail.

The New Monaco team is working with Peachland other land owners in the area to determine what is the best route for the future.

*Options for western access points to existing neighbourhood*



## Surrounding areas

While the New Monaco neighbourhood ultimately will add several thousand new residents to Peachland, its growth is expected to be slow and steady, extending over approximately twenty years. As such, the traffic impact from the NM neighbourhood to surrounding area will be minimal particularly in the first decade.

Further, it is expected that a good portion of the population will live, work, shop and play for majority of the time within the New Monaco neighbourhood, thus further reducing traffic on the highway.

For visitors to the New Monaco neighbourhood, considering that Kelowna and West Kelowna's combined population is well over 130,000 versus Peachland's population of 5300, It is likely that the significant majority of traffic will be to/from the north, therefore having minimal impact on any existing Peachland roads or intersections to the south of the New Monaco neighbourhood.

### ***Drought Road***

- Design work for the New Monaco neighbourhood access will pay due attention to the Drought Road intersection.

### ***Seclusion Bay Road***

- The road design options being considered for the New Monaco neighbourhood are predicted to have no impact on the existing Seclusion Bay road intersection with Hwy 97.

*Road network around the New Monaco neighbourhood*



### ***Other Peachland Intersections***

- Traffic engineers have noted that other Hwy 97 intersections in Peachland have significant challenges at this time, especially during the busiest times on Hwy 97. The level of service has already failed or will fail at these intersections long before the New Monaco neighbourhood has any measurable occupancy.
- Between a slow and steady construction plan combined with the majority of the population living in the vicinity around Kelowna, it is believed that New Monaco neighbourhood's traffic would have no measurable impact on existing Peachland intersection.
- The projected general traffic growth in the Okanagan Valley (3%/yr according to MOTI) will cause other Hwy 97 intersections to fail by MOTI standards.

### ***The Bypass option***

- Peachland has endorsed the idea of the future construction of a highway bypass around Peachland. The New Monaco team supports the bypass idea however the planning and development of the neighbourhood must proceed with the existing highway configuration as it expects it would be many years before a bypass would be built.

*Possible future bypass route would travel through the mountains north and west of Peachland*



## Road standards

The detailed design of streets and roads will occur late in the process, associated with development permits, however some general aspects of the streets in the New Monaco neighbourhood can be identified. All road designs will comply with Peachland development guidelines at a minimum.

### *General streets*

- The majority of the streets in the village and central area are planned to be conventional streets with parking and sidewalks on one or both sides.



### *Lanes*

- Several streets in the New Monaco neighbourhood are not thru streets and just to access buildings along them. These streets or lanes are expected to be narrower than a conventional street.



### *Main pedestrian shopping street*

- The main central shopping street in the New Monaco neighbourhood is expected to be similar to its other streets, with wider sidewalks. This street is also expected to be closed to vehicles for most of the summer months to make it a pedestrian only experience.



### *Rural roads*

- The roads in the western area are planned to be in accordance with Peachland's hillside design guidelines with the narrowest profile possible to minimize the cut/fill impacts on the hillside.



## Pedestrian access

Walking is planned as a major mode of transportation in the New Monaco neighbourhood in order to support physical health, social interaction, safety, sustainability and reduced traffic. In order to support pedestrian access, the New Monaco neighbourhood is planned to:

- Provide sidewalks or pathways along all streets;
- Provide a trail network connecting the entire site internally as well as with surrounding areas; Providing a high quality public realm to make the community attractive for walking; and
- Working to ensure the design of these pedestrian streets makes them wheelchair and walker-friendly wherever feasible.

## Cycling

The New Monaco neighbourhood is planned to encourage cycling through street design and provision of bike racks and other facilities.



## Transit

Peachland is served by Bus Route #22 that connects to the larger transit network in and around Kelowna. Currently the bus service is poor and BC Transit is working with Peachland to refine its service. New Monaco is working with Peachland and BC Transit to develop a plan to integrate transit into the neighbourhood immediately, with a priority on connecting the New Monaco neighbourhood to downtown Peachland as well as to the rapid bus terminus in West Kelowna.

The street network in the New Monaco neighbourhood is being designed to accommodate a transit bus with bus stops.



## Parking

Parking in the New Monaco neighbourhood is planned to be managed through:

- Providing street parking wherever possible;
- Providing several significant parkades in the village center to provide adequate centralized parking for all of the commercial uses; and
- Ensuring each residential building meets its parking needs within its footprint.

While it is likely that there will be some surface parking lots in the village area in its first phase, ultimately it is expected that the majority of parking in the New Monaco neighbourhood will be under buildings or in parkade structures. This approach significantly increases the cost of providing parking but it helps create the desired European village feel.

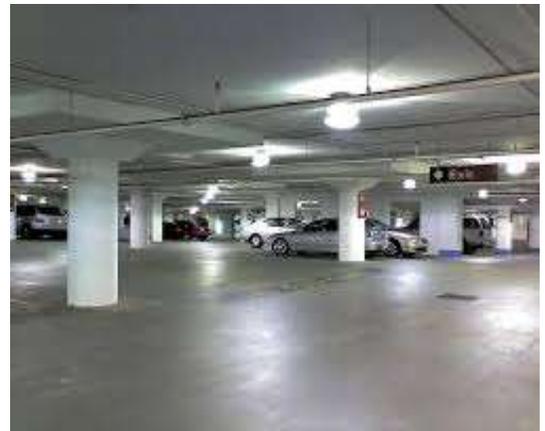
It is proposed that parking for commercial uses in the village center be centralized in a few areas rather than be provided in full in each individual building. This approach encourages walking and reduces costs.

The developer is proposing that it will take responsibility for providing sufficient parking at all times within a short distance of the buildings the parking is associated with.

*Surface parking*



*Parking structures*



## Proposed transportation phasing

The New Monaco neighbourhood is a large project and it is expected to take approximately 20 years for it to be completed. The transportation network is expected to be likewise phased.

While it is difficult to predict exactly what the phasing will be, subject to agreement by Peachland and MOTI, the following outlines the transportation elements of the probable phasing process.

### Phase 1

The first phase is expected to be the village core followed soon by the rest of the village area. The transportation elements expected in this phase include:

- Construction/interim access from highway 97 for initial construction and low occupancy period.;
- A right-in/right-out access to Hwy 97 southbound;
- Internal roads in the village;
- A right-out access onto Hwy 97C in the village area towards the end of phase 1; and
- An underpass under Hwy 97 and associated off/on ramps for northbound traffic – to be built when a certain traffic volume threshold is reached. This threshold is to be agreed with MOTI and Peachland.

### Phase 2

The second phase is expected to be the central area and the transportation elements expected for this phase include:

- A right-in / right-out access with Hwy 97; and
- The internal roads in the central area.

### Phase 3

The third phase is expected to be the western area of the site. The transportation elements expected for this phase include:

- Paving the central emergency road so it can function as an internal road;
- The additional internal roads in the western area; and
- An emergency access point to Hwy 97C.

# Servicing Infrastructure

## Introduction

The servicing infrastructure for the New Monaco neighbourhood entails connecting to the District's water and sanitary systems. In addition, it includes the strategies and infrastructure planned for the management of stormwater.

The following is a summary of the larger and more complete engineering report on servicing issues, contained in this document's appendices.

More details on all issues discussed here are available in the reports in the appendices.

## Innovation research

The New Monaco team and Peachland are partnering with Fortis and two engineering companies to sponsor a research project with UBC on the innovative technologies and systems that are available and feasible for Peachland and the New Monaco neighbourhood to reduce water and energy consumption. This study will inform the options selected during the design phase of the servicing infrastructure.

*Images of water and sanitary infrastructure, including innovative system diagram*



# Water Supply

## Water Master Plan

The New Monaco team has worked with Peachland staff to update the District's Water Master Plan (2007) to include the New Monaco neighbourhood. The following summarizes the water management plan for the New Monaco neighbourhood.

## Demand

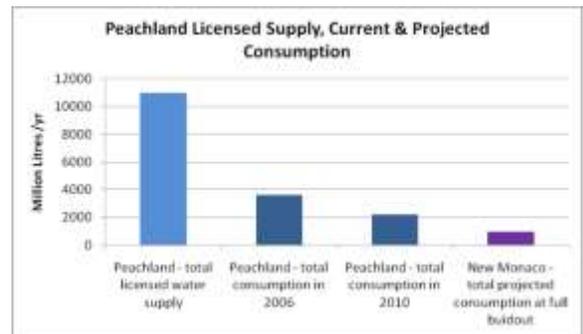
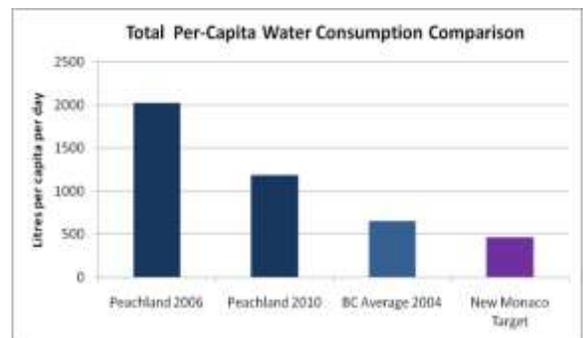
The New Monaco neighbourhood is being planned in alignment with sustainability principles, including significantly reducing per capita consumption of water. This goal will be achieved through:

- Waterwise landscaping and irrigation systems;
- Harvesting rainwater and greywater wherever possible for re-use in irrigation;
- Water meters; and
- Installing high efficiency fixtures in buildings.

The New Monaco neighbourhood's per capita demand target is significantly less than the current Peachland per capita use.

The proposed water budget for "design" is 675 l/capita/day but with careful management, it is believed consumption could achieve a level of below 450 l/capita/day.

Wherever feasible, rainwater and greywater will be used for irrigation in order to further reduce the demand for potable water. The UBC water study will offer further viable options for reducing demand.



## Treatment

Treatment is required for the drinking water supply to be deemed potable and be permitted by the Interior Health Authority (IHA). There are several options for this treatment and the level of treatment required at what time. Work is ongoing between Peachland, the New Monaco team and IHA to identify what level of treatment will be required at what time.

## Supply system

Exhaustive efforts and significant resources have been used by Peachland to examine the validity of its water supply capacity through numerous in depth studies, open houses, Council meetings and challenges to water experts and engineers, the result was clear, a categorical conclusion by all parties including Peachland's own engineers and Council, that there is enough water capacity to supply all possible future growth for the available build able lands within Peachland,.

As part of the ASP approval for the New Monaco neighbourhood, it was confirmed that Peachland had sufficient water to supply all of its projected development and growth (Ponderosa, New Monaco, downtown, others), including addressing predicted negative impacts of climate change in the future.

The cost of infrastructure to solely supply the New Monaco neighbourhood (eg: on its site) will be borne entirely by the developer.

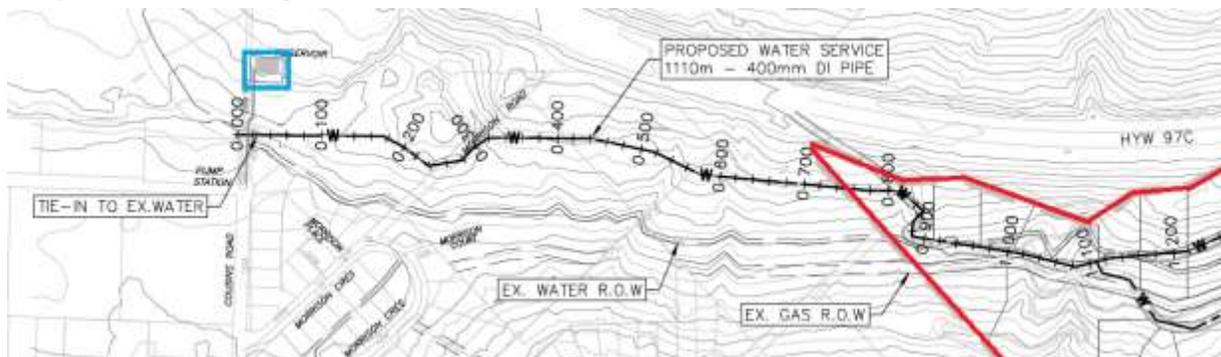
Following analysis of several options by Peachland's staff and engineers, it has been recommended that the New Monaco neighbourhood's water supply will likely include:

- A primary source from Peachland Lake reservoir through Peachland (Deep) Creek;
- Installation of new infrastructure to convey the water through the Trepanier area to the eastern area of Peachland;
- Construction of adequate storage at the right elevation to support gravity feed wherever feasible; and
- A new water supply line from Cousin's reservoir to the areas of development in New Monaco.

New reservoirs or pipes and the Peachland Creek supply system infrastructure that will service other areas of Peachland will need to be constructed over time in accordance with Peachland's capital plan and the market-driven pace of development.

The cost of water supply upgrades that benefit the community are expected to be held against DCCs paid to Peachland when buildings are constructed in the New Monaco neighbourhood or elsewhere in accordance with Peachland's DCC bylaw. An agreement will be reached between Peachland and the developer on water system costs prior to final approval (4<sup>th</sup> reading) of this zoning application.

### *Proposed water main alignment*



# Sanitary system

The New Monaco neighbourhood will be integrated into the regional sanitary system that conveys sanitary flows to West Kelowna where it receives treatment in the regional facility.

The New Monaco neighbourhood target for reduced water consumption will result in a corresponding reduction in per capita sanitary flows.

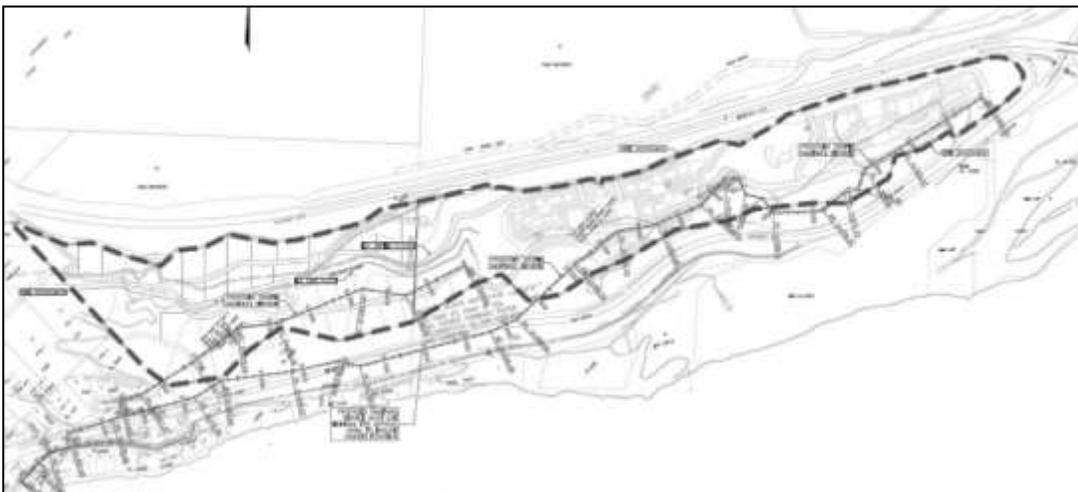
Through connecting to the regional system the investment the New Monaco neighbourhood will be making in its sanitary system will provide wider benefits to the Peachland community through infrastructure upgrades.

The New Monaco neighbourhood's sanitary infrastructure will be built by the developer and then given to the District to be managed in perpetuity by the District along with the rest of Peachland's sanitary system. In keeping with the District's commitment to minimizing energy use and emissions, the preferred design for sanitary alignment is parallel to Hwy 97 to permit a gravity feed system and thereby minimize the need for pumping and additional lift stations.

Peachland and the New Monaco team are working with MOTI and RDCO on appropriate design standards and alignment options to secure the optimum system.

Elements of Peachland's existing infrastructure (eg: lift stations) will be upgraded through DCC and tax monies from the New Monaco project.

## *Possible sanitary alignments*



# Stormwater Management

Peachland receives approximately 10 inches of precipitation per year and the New Monaco neighbourhood, being currently a rural site, can absorb the precipitation it receives.

There are a few creeks or runoff ravines on the site, however these are mostly fed by water from the Drought Hill watersheds uphill of the New Monaco neighbourhood, as the site's topography somewhat limits the scale of runoff the can reach these riparian areas from within the site.

Development in the New Monaco neighbourhood will increase impermeable areas and therefore the amount of runoff to be managed.

The New Monaco neighbourhood has the following goals for how stormwater is managed:

- Percolate the greatest amount of stormwater possible into the groundwater table without negatively impacting the stability of the slopes in the area;
- Enhance the riparian health of Drought Creek and other ravines where possible by how stormwater is managed;
- Integrate stormwater conveyance into the art and design of the public realm where feasible; and
- Enhance natural habitat values where possible through stormwater management.

## *Examples of natural stormwater management approaches*



# Utilities

## Electricity

The New Monaco neighbourhood is currently serviced with power from the BC Hydro / Fortis lines that run through the property. The New Monaco team is working with BC Hydro for the power servicing of the site.

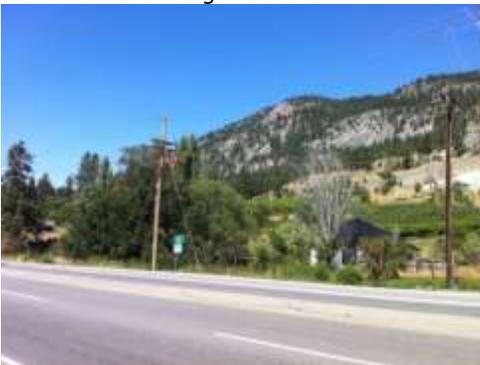
The UBC water and energy study may highlight some alternative sources for harvesting electricity and heat for the site and these may be integrated into the site's power grid.

## Natural gas

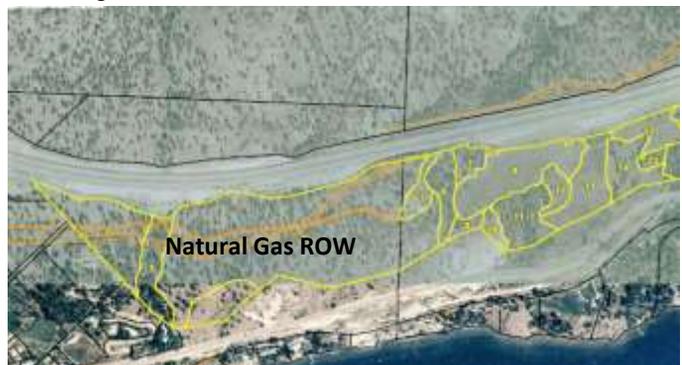
Fortis has a medium pressure natural gas line through the western part of the New Monaco neighbourhood and the site will be serviced with gas from this line.

There is adequate capacity for power and water in existing infrastructure to supply the New Monaco neighbourhood.

*Power lines through the site*



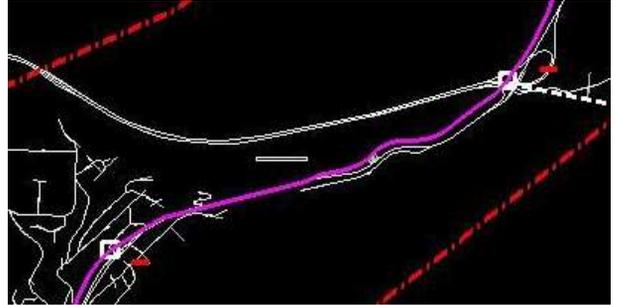
*Natural gas line*



## Communications

The New Monaco neighbourhood will establish a full communications grid in association with its utility network. One of BC's fibre optic lines runs along the edge of Hwy 97 and the New Monaco neighbourhood. The New Monaco team intends to negotiate access to the fibre optic line to support its businesses, especially those in its high-tech sector.

*Fibre Optic alignment along edge of site*



# Interface Fire Hazard Management

Wildfires are a continual concern in the Okanagan Valley and wildfires have had a significant impact on Peachland in recent years.

A Fire Hazard Assessment was completed for the New Monaco neighbourhood and its recommendations will be implemented.

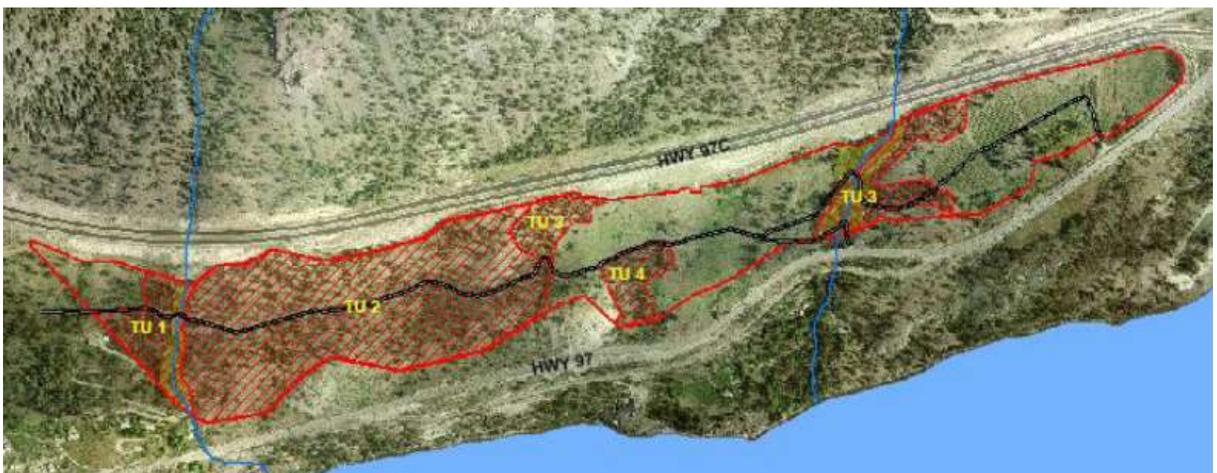
The District of Peachland has designated Urban Wildfire Interface Development Permit Areas within the District Official Community Plan to comply with Section 919.1(1) (b) of the Local Government Act. The New Monaco neighbourhood is located within a Wildfire Development Permit Area and, therefore, will follow the guidelines within the OCP.

The Wildfire Hazard Assessment study for the New Monaco neighbourhood identified several major landscape units from a wildfire point of view. In response to the issues reviewed in each unit, the following objectives will be pursued:

- Minimizing ladder fuels by reducing under-storey vegetation;
- Reducing crown density in areas of highest risk;
- Removing woody debris from the forest floor areas;
- Removing dead or dying trees.

Additional material on this issue is available in the appendices.

*Fire management units map*



# Sustainability

The New Monaco team has had a core commitment to sustainability from the beginning. By pursuing sustainable community goals, the New Monaco neighbourhood will be planned to reduce negative environmental impacts of a contemporary neighbourhood while increasing the social and economic health of the community – with an eye to creating a robust neighbourhood that will prosper throughout the 21<sup>st</sup> century and beyond.

While many of the individual points have been discussed elsewhere in this document, for the purposes of a summary, the overall sustainability strategy for the New Monaco neighbourhood includes the following core objectives:

## **A complete neighbourhood**

- To include a mix of land uses that enable the community to live, work, shop, play and learn within the neighbourhood. In addition, the New Monaco neighbourhood's role in the larger Peachland context is to bring commercial opportunities (businesses and employment) to help make Peachland more sustainable overall.

## **A low-impact transportation system**

- To create a transportation system that easily connects the neighbourhood internally as well as to neighbouring areas while supporting alternatives to the automobile, including walking, cycling, micro-electric modes and transit.

## **Green and healthy buildings**

- To guide development of buildings so they are energy efficient, use less water, utilize local materials and expertise, minimize waste and pollutants, and have natural light and high air quality to enhance its users' health.

## **A diverse and resilient landscape**

- To create a landscape that supports recreation, food production and arts and culture, while protecting sensitive areas and enhancing urban habitat where possible.

## **Innovative infrastructure**

- To support innovative infrastructure systems wherever feasible in the management of water, wastewater, stormwater, waste and energy.

## **Urban food systems**

- To include the widest possible range of elements of the food system in the project including food production, processing, retail, festivals and education.

## **Community amenities**

- To provide necessary community amenities and social-health oriented design to enhance the health of the neighbourhood and its residents, including addressing health care, education, arts and culture, heritage and others.

## **Local economic development**

- To provide the widest range possible of business and employment opportunities for Peachland's future prosperity.

## Checklists and rating systems

The actions selected to implement sustainability objectives will vary between buildings and over time as building standards and knowledge evolve, and as such, it is difficult to determine precisely what actions will be taken in any specific building over the next twenty years of development. However, in order to manage the uncertainty but ensure actions will be taken, the New Monaco team will work with new or established checklists and rating systems to evaluate and guide the design of any individual element at such time as they are to be built.

## Peachland's sustainability checklist

Peachland has a sustainability checklist that outlines a priority list of actions that it wishes developers to pursue wherever possible. The list covers a wide range of actions that relate to many stages of development design and approvals, from early land planning through to building construction. Regardless of other options for encouraging and guiding sustainability measures in the development of the neighbourhood, Peachland's checklist will be the default system to be used.

The elements from the list that directly relate to the level of detail for this rezoning are listed along with the New Monaco neighbourhood's performance based on its proposed plan.

The elements of Peachland's checklist that apply to later stages of design and approvals (eg: development and building permits) will be addressed at that time for any building or landscape in the New Monaco neighbourhood.

## New Monaco assessment from Peachland's Sustainability Checklist

<b><i>Sustainable design</i></b>	
• A LEED Accredited professional is on the team	<u>Yes</u>
• Use of an Integrated Design Process	<u>Yes</u>
• Ongoing review of new sustainable standards and technology	<u>Yes</u>
<b><i>Green infrastructure</i></b>	
• Use of Low Impact Development standards	<u>Yes</u>
• Minimizing road widths and lengths	<u>Yes</u>
• Minimizing creek crossings	<u>Yes</u>
<b><i>Water conservation</i></b>	
• Various measures to be considered to reduce water consumption to inform the overall water model for the project	<u>Yes</u>
<b><i>Alternative energy</i></b>	
• Various options in planning for district or alternative energy sources	<u>Yes</u>
<b><i>Universal design and accessibility</i></b>	
• A commitment to accessibility	<u>Yes</u>
• CPTED principles used in design	<u>Yes</u>
<b><i>Alternative transportation choices</i></b>	
• Bicycle storage to be provided	<u>Yes</u>
• Central multi-use pedestrian greenway	<u>Yes</u>
• Transit supportive densities	<u>Yes</u>
• Transit supportive road design	<u>Yes</u>
<b><i>Integrated stormwater management</i></b>	
• Multi-scale stormwater management plan	<u>Yes</u>
• Protect and enhance stream health	<u>Yes</u>
• Natural stormwater management methods	<u>Yes</u>
• Use of Best Management Practices	<u>Yes</u>
<b><i>Solid waste management</i></b>	
• A commitment to construction waste recycling	<u>Yes</u>
• Plans to recycle site materials, soil, others	<u>Yes</u>

## The R.R.E.A.L. Development Rating System

The New Monaco team has been working with others in the development industry on a new rating system, whose working title is “The Responsible Real Estate and Land Development Rating System (RREAL).” This rating system addresses a number of critical issues that other rating systems struggle with including cost, more effective integration with the municipal approvals process and addressing the social and local economic development elements of sustainability, beyond just environmental objectives.

Peachland and the New Monaco team are working together on this system to enhance it as a tool to encourage higher social, environmental and economic performance of any development in Peachland. This leadership and partnership has the potential to help raise the bar for development throughout the Okanagan.

*Okanagan College’s leading green bldg (Living Bldg)*



## Other rating systems

Other sustainable development rating systems are in use today, including the highest profile ones being the Green Building Councils’ Leadership in Energy and Environmental Design (LEED) systems, and the Canadian Home Builders Association’s BuiltGreen program. Both of these programs are excellent and may be used in the future in some form in New Monaco.

The LEED system is generally quite expensive (approx. \$100,000 in certification costs per building) and its list of actions that earn points may or may not be aligned with Peachland’s context and highest priority strategic needs. The relevance of the LEED system will be evaluated as each part of the New Monaco neighbourhood is designed and built.

The BuiltGreen system is focused on the construction of residential buildings –mostly lower density such as single family homes, duplexes and townhouses. A new version of the system also addresses larger multi-family buildings. This system is lower cost and primarily focuses on construction techniques. The application of this system will be evaluated as each part of the New Monaco neighbourhood is designed and built.

## Greenhouse Gas Emissions

Peachland has established itself as a leader in addressing 21<sup>st</sup> century energy and emissions issues. It is achieving a carbon neutral status for its corporate emissions and has adopted targets for reductions in emissions within the community overall including:

- *A 18% reduction in GHG's below 2007 levels by 2016.*
- *A 33% reduction in GHG's below 2007 levels by 2020.*
- *A 80% reduction in GHG's below 2007 levels by 2050. (Peachland OCP)*

The New Monaco team supports the commitment to reducing per capita emissions over time and is working with Peachland to create a model of the projected emissions from the neighbourhood so it can be included in Peachland's monitoring and management.

The sustainability initiatives the New Monaco neighbourhood includes are expected to result in a neighbourhood where the per capita emissions are significantly below other Okanagan communities – further establishing Peachland's position of leadership in the Okanagan Valley in sustainability.

*Examples of actions to reduce GHG emissions – green bldgs and transit*



# Development Phasing Plan

The following outlines a general phasing plan for the New Monaco neighbourhood. It is important to note that for a project of the scale of the New Monaco neighbourhood which will likely take approximately 20 years to complete, that the effects of the business cycle and changes in supply and demand locally, provincially, nationally and internationally will have a significant impact on the New Monaco neighbourhood's phasing and building schedule.

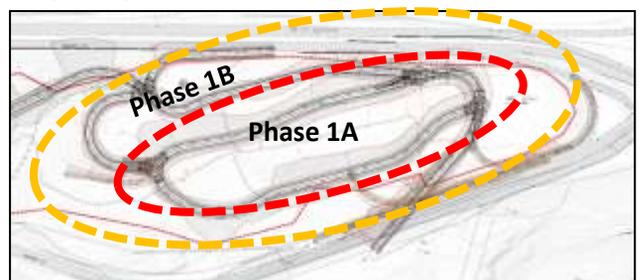
## Phase 1A:

- 150,000 sqft of commercial retail and office – in and around both the main upper market street.
- Several hundred residential apartment units to provide a base level of population in the village to keep it full of vitality at all times.
- The first phase of the seniors housing project.
- The central park - with a basic level of completion. It is likely that more elements will be added as the village becomes fully completed.
- The main access to Hwy 97 and the internal streets required to service this village core.
- Parking along streets, in some parkades as well as some surface parking on areas that will be developed in the future.

## Phase 1B:

- At least another 100,000 commercial / retail uses to complete the working and shopping areas of the village.
- The hotel and its grounds.
- The neighbourhood park in the upper area.
- The remaining residential units – primarily in the northern and western area of the site.
- The remaining streets in the village center.
- Structured parking as needed to ensure a sufficient supply of parking.

*Diagram of initial development phases*



## Phase 2

The second phase of the New Monaco neighbourhood will be focused on the central area including likely:

- Residential development of a mix of townhouses and taller multifamily residential buildings.
- The internal streets, lanes, parks and trails in the central area.
- The greenway that links the central area to the village.
- The amenity, spa and resort commercial complex.

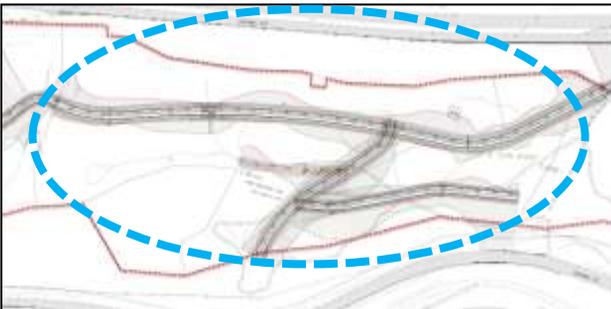
## Phase 3

The third phase of the New Monaco neighbourhood will be focused in the western area.

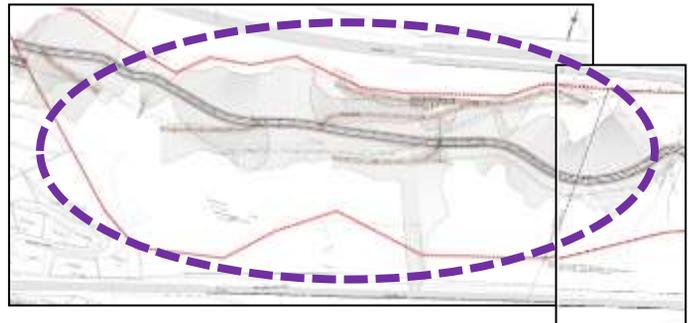
It is likely to include:

- Limited low density residential.
- Vacation lodge and cabins.
- Urban agriculture / vineyards.

*Phase 2 development – central area*



*Phase 3 development – western area*



# Implementation

This rezoning application has outlined the full scope of considerations, aspirations and commitments proposed for the New Monaco neighbourhood.

The implementation of the New Monaco neighbourhood plan as proposed in this document, if approved by Council, will be based on several legal elements:

- **A legal zoning bylaw (comprehensive district zone – CD)** – This document will establish the rights and guidelines for any development in the New Monaco neighbourhood based on this application. A draft zoning bylaw is appended to this application;
- **A Phased Development Agreement (PDA)** – This document is a legal agreement between the municipality and land owner / developer on their commitments, responsibilities and phasing. The PDA will be negotiated concurrently with the public and agency comment on this zoning application and will be brought forward to a public hearing as a separate but connected bylaw in association with the zoning application; and

**Covenants and other legal tools** – A variety of legal tools including covenants and other agreements can be used to provide clarity and certainty on the implementation of the zoning and phased development agreement.

As outlined in the early section of this document, subsequent approvals steps will include subdivision, development permits, building permits and finally, occupancy permits.

Additional stages of plans, studies, design and approvals will follow before construction is approved as part of the process outlined at the beginning of this application.

# Conclusion

This document outlines an application for the rezoning of the site proposed to support the New Monaco neighbourhood.

This neighbourhood concept was created over half of decade of work with the Peachland community and the University of British Columbia and in reflecting their collective vision and best ideas, the neighbourhood is proposed to be a leading edge development evolving over approximately two decades to bring significant economic development, community benefits and innovation to Peachland.

The New Monaco team wish to thank the Peachland community for the generous contribution of their time and energy in assisting to create this vision and we commit to continuing to work closely with the community to address the ongoing design work ahead to bring the New Monaco neighbourhood into being.

Thank you

***The New Monaco Team***



# Appendices

1. Site survey
2. Title certificate
3. Site Contamination Phase 1 study
4. Draft Zoning Bylaw
5. Draft Development Permit Guidelines for Building Form and Character
6. Environmental report
7. Archaeological report
8. Fire assessment report
9. Building Preference Pattern Book