

Summerland Situation Analysis

Prepared to support the development of the Summerland Urban Growth Strategy
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Sustainability
Solutions
Group

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1. EXECUTIVE SUMMARY

Summerland is a close-knit community, with many assets to build on; a vibrant downtown, beautiful natural setting, strong agricultural base and a unique mix of culturally and intellectually creative residents. The District recently developed a Climate Action Plan and signed B.C.'s Climate Action Charter, committing to reduce greenhouse gas emissions and take steps towards more sustainable choices in its planning, growth and development. This includes moving towards a more compact and complete community and is reinforced by the adoption of the South Okanagan Regional Growth Strategy.

The current District Growth Strategy directs the majority of urban growth to the Prairie Valley area, a decision that reflects earlier plans for a significant golf resort community, which is no longer proceeding. As a result, Summerland has an opportunity to re-envision its growth boundaries and strategies, and creatively respond to the economic, social and environmental priorities of the community.

Some of these priorities include; housing affordability, climate change and sustainability, land use densification, infrastructure, and economic resilience.

As a small town in a rapidly growing region, Summerland is increasingly subject to external influences of growth and development on its traditional rural surroundings.

One of the primary challenges underpinning growth strategy development is Summerland's large service area, combined with a small population base from which to draw taxes and resources. As a small municipality Summerland requires some growth to maintain the full range of services that it provides, and is dealing with an infrastructure deficit, with roads and water mains in need of repair.

Several plans over the past 5 years (OCP, Agricultural, Economic, Climate Action, Regional Growth Strategy) point to the need for a clear vision about where and how Summerland will grow. While many of these plans share an emphasis on increased density, smart growth planning principles and strategic use of existing infrastructure, there remains potential tension within the community among different visions for Summerland's future.



2. PROJECT PURPOSE

The District of Summerland wishes to revisit the current growth strategy to determine whether the current approach is still relevant and reflects the wishes of the community.

Key Questions

The RFP has identified the following issues that are of particular interest in the Growth Strategy development:

- Development of farmland in valley bottom vs. development of hillsides
- Expansion of urban area vs. limiting development to smaller infill or multi-family housing
- Identification of areas suitable for expansion
- Identification of areas that should remain free of development

Growth-related issues include not just physical boundaries, but also questions around community priorities for issues such as housing affordability, land use, climate change mitigation, community character, amenities and services, the natural environment and more. Financial, physical and legislative (e.g. Bill 27) constraints and incentives are also important factors and may require public conversations about trade offs and priorities. For this reason, it is important to engage a significant cross-section of the Summerland community to shape the direction of the new Growth Strategy.

3. ENGAGEMENT AND ENGAGEMENT HISTORY

The June 2012 Quality of Life Survey saw an increase from 38% to 45% of residents who feel that the “Summerland Government welcomes citizen involvement” and an increase from 19% to 32.4% of residents who believe the “Summerland Government listens to citizens.”

The Growth Strategy engagement process has an opportunity to build on this momentum and continue to grow the relationship between Summerland’s municipal government and its residents, building a foundation that can not only lead to a strongly endorsed plan, but can also support future and ongoing engagement for community benefit. An additional profile of engagement opportunities, including the social media landscape and other opportunities for community outreach, is outlined in the Engagement Strategy.

According to the OCP, District policy is to:

“Continue to explore the most effective methods to encourage dialogue and input on important planning and development issues with the community’s diversity of interests.”

Recent community engagement activities include:

- Sign Bylaw rewrite (Spring 2013)
- Prairie Valley Road Upgrade and Victoria Road Roundabout Open House (Feb, 2012)
- Bentley Rd Land Use Plan (change from Agriculture to Industrial , 2011-2013)
- Zoning Bylaw rewrite (2010-2011)
- Revised Downtown Development Permit Area design guidelines (2010)
- Climate Action Plan (2010-2011)
- Quality of Life Survey (2009 and 2012)
- Prairie Valley Road and Rosedale Avenue Upgrade Project Open House (Feb, 2009)
- *Economic Action Plan* community workshop (2009) and survey (2010)
- Transportation Master Plan (lead up to 2008 completion)
- Update to OCP (2008)
- Agricultural Plan (2008)



4. COMMUNITY CHARACTER & VALUES

Summerland is a close-knit community, with a strong culture of service-oriented groups and active community involvement. This is supported throughout the year with events celebrating Summerland's history, economy, cultural arts, and sports. Outdoor recreation and tourism are also important elements of Summerland's identity.

Its development history has maintained a walkable and vibrant downtown, which supports local shops and businesses, as well as cultural and recreational amenities spaces such as the library, art gallery, museum and theatre. Indoor recreational facilities include an aquatic and fitness centre, skating and curling rink, two public elementary schools, two alternative schools, a public middle school and secondary school.

Summerland is blessed with a diverse and picturesque landscape. Natural features such as glacial silt bluffs, ravines and gullies, meandering streams, lakeshore and geologically unique formations make Summerland a distinct and aesthetically pleasing community, that provides acres of outdoor recreation opportunities.

To-date, the community has indicated a strong desire to retain and enhance its agricultural character while intensifying urban uses, and maintaining the beauty of the natural environment in which it is situated.

OCP Community Vision

The following appears in the OCP and was developed with direct input from the community:

Our historic lakeside community has a collective sense of belonging and preserves and enhances its quality of life, agricultural character and its distinctive natural setting in a manner that reflects our strong social values.

We respect our traditional small town character and proactively work to ensure balance among our shared values of protecting our natural environment, supporting a sustained local economy, showcasing cultural and historical legacies, and providing quality facilities and services for our diverse population both now and for future generations.

Heritage

A number of archaeological or heritage sites have been documented in Summerland. The increased growth rate in the early 1990's resulted in renewed interest in redeveloping older areas of the community. This, in part, is a reflection of the increased costs required to develop undeveloped land areas that are predominantly located in hillside areas. As a result of this development trend, the need for heritage preservation has become much more pronounced.

For several years, Summerland maintained a Tudor theme for all commercial buildings and evidence of this can still be seen in facades of many local structures.



5. GEOGRAPHY & DEMOGRAPHICS

Geography

The District of Summerland is located within the Regional District of Okanagan Similkameen and sits on the south-western shore of Okanagan Lake, with a total area of approximately 7442 hectares (18,389 acres). Summerland is closely connected to the Okanagan Valley's two largest centres: Penticton (18 kilometers to the south) and Kelowna (48 kilometers to the north).

The District of Summerland is geographically large, with distinct urban areas alongside vast expanses of agricultural land. The differing intensities of land use between rural and urban, as well as the physical size and mountainous terrain of the District's jurisdiction, creates challenges for community infrastructure including: water supply, wastewater collection/treatment, roads and storm drainage management.

Population and demographics

According to Statistics Canada¹, in 2011, 27.5% of residents were 65 or older, compared with a national percentage of 14.8%. The percentage of working age residents (15 to 64) was 59.8% and the percentage of children aged 0 to 14 was 12.8%. In comparison, the national percentages were 68.5% for the population aged 15 to 64 and 16.7% for the population aged 0 to 14.

In 2011, the median age was 52 years, compared to the B.C. median age of 41.9 years. 95.5% of residents speak only English.

The population in Summerland increased by 4.2%, from 10,828 in 2006 to 11,280 in 2011. Between 1996 and 2010, population growth for the Regional District of Okanagan-Similkameen (RDOS) was 5.3 percent.

The population is relatively stable throughout the year, with 80% of residents owning their homes and many with strong histories in the district.

The 2010 *Summerland Economic Action Plan (EAP)*, which based growth estimates on the Summerland Local Health Area projections, indicates that population is expected to increase to 13,694 by 2036, averaging a rate of 0.6% per year over this period. The *EAP* points out that the only way for Summerland's population to grow or even remain stable is through in migration.

The Community Climate Action Plan uses a 1 percent growth rate for Summerland in regional calculations. British Columbia Statistics estimate the Regional District of Okanagan-Similkameen (RDOS) will experience an annual population growth rate of between 0.1 and 0.6 percent to 2036.

¹ <http://www12.statcan.gc.ca/mobile/2011/cp-pr/table-eng.cfm?SGC=5907035>



6. ECONOMY

Current industries include fruit production and processing together with a modest fabrication, construction and manufacturing sector.

The *Summerland Economic Action Plan* (EAP), which was produced but not formally adopted in 2010, suggests that the community would benefit from attracting younger, preferably skilled, residents, as well as new businesses.

In 2009 only 33% of the population was considered in the prime working-age (25-54), compared to 44% of BC's residents in this age group. Only 7% of the population is made up of adults aged 25-34, just over half the provincial average. Yet, it is this population who are typically starting to establish careers, families, and roots in communities.

When it comes to attracting business, the *EAP* found that the District of Summerland has significant land holdings that can support future economic development opportunities through strategic development.

The following details are drawn from the *EAP*:

It is estimated that 50% of working Summerland residents travel outside the community for work, which suggests that new companies in Summerland might easily find staff that would prefer to work closer to home.

Summerland jobs are more weighted toward goods-producing sectors than service sectors. In 2006, goods-producing jobs were 34% more common than in the BC average, while services-producing jobs were 8% less common. Agriculture and manufacturing (including wineries and food manufacturing) are the key goods-producing sectors.

At the same time, many of the fastest growing sectors from 2001 to 2006 were in services, which grew by 9% compared to 2% in goods-producing jobs. This suggests that Summerland is undergoing the same transformation towards a more services-oriented economy that is occurring throughout BC.

Two strategies in the *Economic Action Plan* point to the role of district growth in shaping the economy:

- *Strategy 6: Improve the natural and built environment and support quality infrastructure.*
Stakeholders expressed a need for a District commitment to developing high quality public spaces, innovative neighbourhood design and excellent architecture. They also expressed a desire to increase, upgrade and build arts and culture spaces as a way to make Summerland more attractive and appealing to residents as well as visitors.
- *Strategy 8: Ensure supply of employment land, including District land development opportunities.*
The availability of land for new businesses and business expansions is important in attracting and retaining investment in Summerland. Having an adequate supply of employment lands also signals to investors that the community is ready for investment by having key infrastructure in place for business.

The need for more employment land was cited by several participants in the business community workshops. In addition, the 2008 Okanagan industrial land inventory suggested that the current supply of industrial land is insufficient to accommodate the projected growth in goods-producing industries in the region.



Any prevailing uncertainty over the future use of Agricultural Land Reserve (ALR) land within and surrounding the community should be addressed both to assist the viability of agriculture and to focus development interest on lands that will be available. From the perspective of the *Economic Action Plan*, an important tool to expand the supply of available land is to use existing land more efficiently by increasing development densities and by being flexible in the allowable land uses.

| Short-Term Actions (2010-2011) | Longer-Term Actions (2011 & beyond) |
|--|---|
| <ul style="list-style-type: none"> ▪ Identify lands within the community that can support business growth. Ensure that planned update of Summerland Zoning Bylaw (scheduled to occur in 2010) maximizes flexibility of land uses. ▪ Investigate possibility of creating new industrial zones focused on employment lands. ▪ Make recommendations to update the industrial section of the OCP to reflect the importance of employment lands and business growth. | <ul style="list-style-type: none"> ▪ Continue to work with the agriculture and food sector to expand agri-industrial uses on the Agricultural Land Reserve. ▪ Identify District land development opportunity and market District lands. ▪ Make recommendations on the medium and long term development opportunities for District lands. |
| Lead Responsibility | Lead Responsibility |
| <ul style="list-style-type: none"> ▪ Development Services | <ul style="list-style-type: none"> ▪ Economic Development ▪ Development Services |
| Partnerships | Partnerships |
| <ul style="list-style-type: none"> ▪ Economic Development ▪ Chamber & Business Community | <ul style="list-style-type: none"> ▪ Chamber |

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² Snapshot of the actions identified to achieve Strategy 8.



7. CURRENT OCP GROWTH MANAGEMENT STRATEGY

The 1996 and updated 2008 OCP both recognize the importance of preserving agricultural lands while also ensuring that new growth will not burden the Summerland community with requirements for extensive servicing improvements.

District objectives are to:

- 1) Establish clear limits to growth.
- 2) Promote infill development and selective intensification of land uses within existing urban areas being respectful of ecological values.
- 3) Continue to preserve farmland and maintain the designation of such lands for long-term agricultural use.
- 4) Enhance and retain the Downtown as the commercial focal point of the community and avoid visible highway development.
- 5) Embrace complementing tourist commercial uses within designated areas.
- 6) Enhance and continue to accommodate, through more efficient use, future industrial uses in established industrial areas.
- 7) Ensure that new development does not negatively impact pre-existing neighbouring uses and recognizes natural area values.

District policies are to:

1) Recognize Potential Future Growth Areas

i Identify that Future Growth Areas are those lands that may be appropriate for future growth, once the lands within the Urban Growth Area have been exhausted and/or the annual monitoring and reporting program recommends a need for additional growth areas.

.ii Recognize that consideration of any Future Growth Areas shall be subject to the provisions identified in expanding the Urban Growth Area and neighbourhood planning process.

2) Ensure Infill and Intensification of Land Uses within the Urban Growth Area

.i Priority will be given to infilling existing urban areas and redevelopment within the Urban Growth Area.

8. ENVIRONMENTAL SUSTAINABILITY & CLIMATE CHANGE

Through the 2008 OCP and the 2011 *Climate Action Plan*, the community of Summerland has indicated a strong desire to plan a community that reduces the amount and impact of GHG emissions through careful consideration of land use, energy, and transportation planning. A key community direction resolved through the Official Community Plan community consultation process was to set clear limits to growth and reduce the reliance on the automobile.

The public consultation during the development of the 2011 *Community Climate Action Plan* resulted in aggressive GHG reduction targets of 33 percent below 2007 levels by 2020 and 80 percent below 2007 levels by 2050.

The OCP states:

“The District of Summerland recognizes the community’s contribution to climate change and the need to reduce greenhouse gas emissions and adapt to changes in environmental conditions.”



In 2010, the District of Summerland added Section 4.2 *Climate Change* to the OCP to enact greenhouse gas (GHG) reduction targets and policy to address climate change. A *Community Climate Action Plan* was completed in 2011 to identify specific actions to reduce greenhouse gas emissions and outline an implementation and monitoring strategy to reach targets set out in the OCP.

Summerland's Community Climate Action Plan is guided by goals set out in the OCP.

- 1: Minimize urban sprawl and promote compact, energy-efficient development with access to amenities within walking and cycling distance.
- 2: Improve transportation efficiency.
- 3: Support public participation, education and awareness initiatives.
- 4: Identify and support effective greenhouse gas reduction initiatives.
- 5: Promote energy conservation and dissemination of renewable energy technologies.
- 6: Maintain and enhance the urban ecosystem.
- 7: Demonstrate Municipal leadership.

Relevant initiatives and actions from the Climate Action Plan

Goal #1: Minimize urban sprawl and promote compact, energy efficient development with access to amenities within walking and cycling distance.

- Support the trading of ALR land within 800 metres or about a 10 minute walk of downtown with land in the periphery if additional development land is required.
- Review *Official Community Plan* and Land Use Map to limit urban sprawl and promote smart growth. This may include guiding growth in nodes and along corridors, and in areas where there is municipal sewer.
- Refine the UGA (urban growth area).
- Increase densities in the 1999 Zoning Bylaw.

GHG Reduction Targets

In addition to a Regional carbon emissions reduction target of 15 per cent below 2007 levels by 2030, the 2008 OCP sets targets to match those adopted by the British Columbia Government through Bill 44 – 2007. These targets are 33 percent below 2007 levels by 2020; and 80 percent below 2007 levels by 2050.

Provincial Context

To help achieve the Provincial reduction targets, the BC Government has passed a number of significant plans and policies. Some of these include: Bill 27 (2008), Local Government (Green Communities) Statutes Amendment Act. This legislation led to amendments in the Local Government Act (LGA) requiring local governments to include greenhouse gas reduction targets within their Official Community Plans and Regional Growth Strategies

Summerland has also signed on to the voluntary Climate Action Charter, which acknowledges the major role Municipalities play in reducing greenhouse gas emissions. Signing on to the Climate Action Charter commits each municipality to:

- measure and report their community GHG emissions;
- become carbon neutral in respect of their operations by 2012; and
- create complete, compact, more energy efficient rural and urban communities.



9. DEVELOPMENT HISTORY, CONTEXT, LIMITATIONS

There are large open areas within the community that are limited for potential development. This is predominantly due to the inability to connect the required services to the existing District infrastructure, as well as limiting physical and natural characteristics.

In past consultations, the community indicated that future development be achieved through infill and intensification of land uses within the existing serviced area before the development of new growth areas. Directing growth to areas with existing services is considered to be efficient and cost-effective for the municipality, while allowing a development pattern and density that supports transit, cycling, and walking as viable alternatives to the private automobile.

History

Unlike many Okanagan communities Summerland did not allow commercial development to follow construction of Highway No. 97, even as it shifted other growth in the community towards a linear pattern. As a result, the Downtown core has continued to be the primary center of commerce, culture and community services, while other development is located close to major roads and the lakeshore, and follows existing terrain including heights of land and watercourses.

Limitations

It must be recognized that redevelopment cannot occur without the provision of an additional sanitary sewer system in certain areas of the District. Staging of new development will be determined by the ability of developers to totally finance required upgrading of municipal services, as there are no plans for municipal involvement in financing services.

The collection system that services Downtown and surrounding residential neighbourhoods and Lower Town areas provides a main transmission line running south along Highway #97 to a treatment plant site located in Trout Creek. It is anticipated that less than 500 units could be added in this corridor over the next 20 years if the existing character of this area is to be preserved (assumedly amounts greater than this would require higher density housing requiring larger developments that would be inconsistent with the existing urban design).

New Development and Density

A Low Density Residential designation exists in areas with undeveloped land and in mature neighbourhoods. New greenfield development is increasingly being pushed towards large parcels located on surrounding hillsides while mature neighbourhoods, with more conventional urban form, are near the downtown core and lakeshore.

In mature areas of Summerland, lot sizes were based on the need for a septic system. Summerland introduced wastewater collection and treatment, in 1998, for the neighbourhoods of Downtown, Trout Creek, Lower Town, and Crescent Beach. Many homes are ready for redevelopment, but it is recognized that the historical development pattern is unsustainable.

The District of Summerland is seeking to increase densities in areas with servicing and in locations within a five-minute walk of a node where there are public amenities. Areas designated Low Density Residential (intensification) should achieve densities between 15 and 28 units per hectare with the allowance for an additional 10 units per hectare if the owner agrees to a density bonus arrangement. To provide a mix of



affordable housing options, secondary suites are allowed for appropriately zoned properties in Low Density Residential (intensification) areas.'

Water Usage and Infrastructure

The genesis of Summerland's water supply system is as an irrigation district and domestic supply. The split between these two water users was difficult to project until a metering system was in place. Data collected from the recently installed water meters suggests the non-irrigation use (traditional domestic, irrigation of urban properties, commercial and industrial) ranges from 20%-25%.

10. AGRICULTURE

With a climate that is well suited for fruit and vegetable production, agriculture has been part of the Summerland community for more than 120 years, beginning with dairy and poultry industries and, as the fruit industry matured, growing to include estate wineries in the 1980s. Approximately 35% of the District's total area is reserved explicitly for agricultural use within the Agricultural Land Reserve.

In 1972, lands with agricultural potential were protected by provincial legislation with the establishment of the Agricultural Land Reserve (ALR). These lands are subject to the Agricultural Land Commission Act, with the sole mandate to "preserve agricultural land" ensuring that this land base will be available in the future for food production.

As the population of the community increases, agriculture still plays a central role in its economy and landscape. The OCP recognizes farmland as a land and water based industry, contributing to Summerland's economic, social and environmental well-being. In the 2012 Summerland Citizen Survey, 62.5% of respondents indicated that the "Vision of Summerland" should be "Agricultural."

According to the *Agricultural Plan*, adopted in July, 2008, the District is committed to protecting and enhancing agriculture, and ensuring its viability where possible. In addition, the Plan identified the importance of an urban growth boundary in assuring farmers that farmland will be protected from urban growth pressure and not considered for the District's residential housing needs in the future. Further, the Plan found that the agricultural industry must be reassured of the sustainability of its soils and supply of water. Improved cooperation, through clearly communicated land use planning, between urban/rural land uses and farming activities was also identified as a priority.

Among the key findings in the background study for the *Agricultural Plan* was the prevalence of small farm parcels as a distinguishing feature of agriculture in Summerland.

Participants identified several potential opportunities for the industry to thrive and grow, including international niche marketing, small scale food processing, development of a centre of excellence for sustainable agriculture and nurturing new agri-food and agricultural ventures, and rural-tourism and wine-tourism.

The plan identified four goals:

1. Creating the environment to foster an economically viable and sustainable industry.
2. Fostering harmony between farmland and urban/rural development.
3. Encouraging participative planning for sustainable agriculture.
4. Creating the environment to foster an environmentally sustainable agriculture.



OCP Objectives, Policies as related to agriculture

OCP Agriculture Objectives identified as critical to the vitality and character of Summerland:

- .1 Maintain the integrity of the ALR.
- .2 Continue to strengthen the economic base of the agricultural community.
- .3 Recognize agriculture as a legitimate land use constraint when planning for urban and rural developments.
- .4 Participate with senior government to improve the ongoing effectiveness of the ALR and ALC.
- .5 Ensure water resources are available to service the needs of the agricultural sector.

District policies are to:

- .1 Confine residential development in the ALR to farm residences.
- .2 Develop a farm residential “home plate” to minimize the impacts of the residential and other associated non-farm uses on farm parcels.
- .3 Encourage the consolidation of legal parcels that support more efficient agricultural operations.
- .4 Promote the inclusion of productive agricultural land into the ALR boundary that is currently not designated and protected as ALR lands.
- .9 Support new road, utility and communication corridors that minimize the impact on existing or proposed agricultural operations.
- .10 Ensure new urban land developments provide adequate buffers to minimize the conflicts with agricultural operations.
- .11 Encourage the retention of natural areas and unique landforms which are both of benefit to the community’s overall character, environmental well being and agricultural operations.

11. NATURAL ENVIRONMENT & TERRAIN

The natural environment of Summerland offers many unique physical features (silt bluffs, hoodoos, knolls) and sensitive ecosystems (grasslands, riparian areas, mature and old growth forest, wetlands, shallow-soiled rock outcrops and ridges). The silt cliffs, which line parts of the lakeshore, help define the community’s upper and lower benches.

The remarkable natural environment is a strong part of the community character and a highly valued aspect of life in Summerland. Farmers and residents have made a substantial commitment to environmental sensitivity and specifically the protection of aquatic habitat in the Trout Creek Water Use Plan.

OCP Goals as they relate to the local environment and terrain

- Identify, preserve, enhance, expand and protect Summerland’s ecological biodiversity.
- Ensure new development is respectful of ecological values.
- Protect and manage ecologically sensitive lands within, and adjacent to, Urban Growth Areas including wildlife movement corridors.
- Protect important view corridors.



Aside from Okanagan Lake, Summerland has four principal water features: Garnet Lake, Aeneas Creek, Prairie Creek and Trout Creek. Garnet Lake is located at the north end of the District from which the fish-spawning habitat of Aeneas Creek flows south along the eastern municipal boundary. Trout Creek skirts Summerland's southern boundary and flows into Okanagan Lake. Prairie Creek is centrally located within the community and also flows into Okanagan Lake.

The juxtaposition of diverse habitats contributes to a wide diversity of species, both common and rare, within the Municipal boundaries. Summerland's exceptional landscape includes part of the "pocket desert" ecosystem of the Southern Interior. The South Okanagan Region is home to 58% of British Columbia's rare, threatened and endangered wildlife species.

One of the most iconic species of this area is the Mountain Goats that inhabit the northern part of the District. It is rare to see these majestic animals so close to an urban area as these occurrences provide unique opportunities for wildlife viewing. Summerland is home to several common species, including mule deer and black bears, songbirds, hawks and other raptors such as bald eagles and osprey, as well as migratory birds. Rattlesnakes and blue racer snakes are found in the dry Summerland area hillsides. The area is also known to be home to many species listed as "at risk" such as the American badger, owls, cottontail rabbits, songbirds, woodpeckers, reptiles and bats.

12. TRANSPORTATION

OCP Transportation Objectives include:

.5 Ensure that the planning and design of Summerland's transportation network considers the safest and environmentally friendly options for moving people out of the private automobile to walking, transit, car share, electric carts and bicycles.

The objectives of the 2008 *Transportation Master Plan* include:

- Develop network plans to guide infrastructure spending
- Ensure all travel modes are addressed and reviewed
- Continue to develop trails and pedestrian networks
- Encourage alternative transportation modes through the provision of appropriate infrastructure
- Explore opportunities for new transportation modes including transit and electric vehicles
- Address accessibility issues and ensure universal design
- Provide information and background for infrastructure grants to improve the transportation system
- Provide information on expectations for new developments in regards to transportation

There is currently no local transit system in Summerland. The District is working with regional partners to expand regional transit opportunities along the Highway 97 corridor.

The District has a network of trails and sidewalks, however, greater efforts are needed to connect and continue these pedestrian and cycling routes with all neighbourhoods.



13. PARKS, RECREATION & OPEN SPACES

Relevant OCP Policy and Objectives

.14 Continue to restrict urban forms of development in open land areas, through considering subdivision of properties in these areas to those greater than 20.23 ha. (50 acres).

District Objective

.7 Preserve Summerland's unique physical environment through a system of parks and open spaces and the designation of development permit areas respectful of physical landmarks, watercourses, environmentally sensitive areas and potential hazard lands.

2001 Parks and Recreation Master Plan

The Plan identifies a comprehensive strategy for parkland acquisition and the development of existing sites and facilities to meet the leisure, recreation and open space requirements of Summerland. It also recommends the need to identify and take appropriate measures to preserve natural areas.

Open lands and park will continue to be established throughout the community based on anticipated needs. This includes the current policy of acquiring land adjacent to Okanagan Lake to increase public access to the waterfront as well as acquiring strategically located lands to facilitate the integrated connection of trails and parks.

14. HOUSING

A high percentage of senior citizens, twice the provincial average, continue to demand housing that is easily accessible and close to medical and dental offices, churches and recreational and shopping facilities. In addition, rapidly increasing housing prices have made it difficult for first time homebuyers and renters to find affordable accommodation. Housing costs prevent some potential residents from making their home in the community, including those who are employed within the District.

There is also limited choice in housing options, with low or no inventory, and the majority of homes being large single-family dwellings. Almost every multi-family building is designated for 55+.

Summerland is able to address the projected demand for new housing through a number of initiatives: construction of new dwelling units on currently vacant lands; renovating existing housing to add secondary suites or carriage houses; redeveloping existing single family lots to accommodate multi-family housing developments; encouraging housing above the main floor in the downtown commercial core; increasing the maximum residential density rate throughout the community; and reducing minimum lot areas.

There remains development potential for single family housing within the four sewered areas of: Downtown Core, Lower Town, Trout Creek, and Crescent Beach neighbourhoods

The Urban Futures' *Growth Strategy Report for the Okanagan Similkameen Region 2004-2031* identifies the following trends in residential growth:

- The projected trend in housing occupancy demand will be consistent with the pattern shown by annual growth in the Region's population, with peak demand up to the year 2010 tapering through to 2031;
- The dominant household type will continue to be traditional ground oriented units (detached and



- attached), yet the demand for a new supply of apartments will increase more rapidly; and
- It is anticipated that the housing demand will be greater than the population. Although the number of residents will increase by 30% over the next 30 years, housing demand is projected to rise 38% due to the aging population with both the propensity to maintain both ground oriented and apartment dwellings.

15. INDUSTRIAL GROWTH

At present, industrial operations are dispersed in four locations throughout the Municipality. Future operations will be encouraged to develop within the District based on anticipated impacts on adjacent land uses, transportation (route) requirements and environmental considerations.

Relevant OCP Industrial Growth Objectives

- .3 Continue to reserve sufficient areas of land for future industrial growth in accordance with the Urban Growth Area.
- .9 Prepare an economic analysis of the mid and long term (20 year) industrial land requirements for Summerland considering all industrial users.

Relevant Community Facilities District Objectives

- .4 Offer a level of municipal servicing that appropriately meets the needs of residents of Summerland.
- .5 Strengthen the Downtown core and Lower Town by encouraging the retention of community and institutional facilities within or adjacent to its boundaries.

16. NEIGHBOURHOOD PLANNING PROCESS AND STRATEGIC PLANS

OCP Objectives

- .1 Ensure that all identified new neighbourhoods and development areas are consistent with the OCP and that the proposed development will be appropriately integrated and positively benefit the community.
- .2 Require that new neighbourhoods be in accordance with District's existing and/or proposed infrastructure in a manner that does not create a financial burden on the municipality and its taxpayers.
- .3 Require that new neighbourhoods and developments will move Summerland towards a complete community providing sufficient parks, community facilities and mixed land uses, while providing pedestrian and vehicular links to the surrounding community.

Downtown

The sustained success of Downtown Summerland has benefited from strong planning directions that focus most of the community's retail, service and institutional needs within the central business district, rather than allowing strip highway commercial development or dispersed commercial uses throughout the community. The Downtown core has retained a human scale to the buildings while being supported by established residential neighbourhoods.

Land use intensification of commercial and residential density could further ensure that the community will have the vitality to sustain its local shops and services, as well as provide more affordable forms of housing.



The Downtown core contains several historic buildings including the Tudor-Revival Bank of Montreal that was designed by renowned BC architect Samuel Maclure and inspired the “Summerland Theme” adopted in the former Town Centre Development Permit Area Guidelines. Recent updates to the Downtown Development Permit Area have removed the requirement to adhere to the former “Summerland Theme” and place more emphasis on creating an “authentic” sense of place, fitting into surrounding development and promoting sustainability.

Relevant OCP Commercial District objectives

.2 Encourage efficient utilization of existing serviced and designated lands prior to outward expansion.

Lower Town

Lower Town has transitioned during the past hundred years from Summerland’s first townsite and commercial/industrial port to the present day mix of residential, recreational, and community uses.

Although no longer the central core of Summerland, there is increasing interest in development along the foreshore of Okanagan Lake. Lower Town, as well as Summerland as a whole, are being discovered as desirable locations for residential and tourist accommodation, notably on larger (formerly industrial) parcels and the renovation or demolition of smaller residential homes.

The following OCP objectives consider general directions for the Lower Town area:

.1 Ensure that Lower Town will be comprised of varied and complementing land uses offering diverse activities and experiences for both the Summerland community and visitors.

Lower Town offers established, primarily single family neighbourhoods as well as areas with development potential including the lands surrounding the wharf and the former Cannery site, the Lakeshore neighbourhood and the “Shaughnessey Springs” parcel.

The South Okanagan Regional Growth Strategy

The *South Okanagan Regional Growth Strategy* (RGS) was developed between 2004 and 2010 as a collaborative effort between the local governments in the south Okanagan. The RGS was officially adopted on April 1, 2010.

The RGS has identified Summerland as a primary growth area, where growth should be directed within the region.

(RGS), Bylaw 2421, 2007, has six growth management goals

Goal 1: Promote sustainable economic diversification

Goal 2: Ensure the health of ecosystems

Goal 3: Promote inclusive and accountable governance

Goal 4: Carefully direct human settlement

Goal 5: Maximize the efficient use of infrastructure

Goal 6 :Create safe, culturally diverse and healthy communities



Relevant policies under Goal 4 are:

- H1. Dialogue between rural and urban communities to direct development to Primary Growth Areas and, to a lesser extent, to Rural Growth Areas.
- H2. Promote compact urban form.
- H5. Recognize the critical link between infrastructure, environment, social conditions and human settlement for effective growth management.

Relevant policies under Goal 5 are:

- I2. Preferentially direct development where public cost-efficient service and infrastructure is possible.
- I3. Recognize the critical link between water resource management, human settlement and effective growth management.
- I6. Increase transportation options, improve transportation efficiency and reduce automobile dependency.

The following details how the OCP responds to the RGS theme "Carefully Direct Human Settlement"

Much of the emphasis of the RGS is on directing human settlement to areas that advance sustainable community development in the south Okanagan. The main focus of this policy is to direct the majority of growth in the region to existing urban centres (Primary Growth Areas). The remainder of the growth is directed towards selected rural areas that are designated as Rural Growth Areas. Part of the strategy to achieve this, involves the development of Growth Management Boundaries around all designated growth areas. Significant development outside of the Growth Management Boundaries will be discouraged.

The RGS has identified Summerland as a primary growth area, where growth should be directed within the region. Summerland's OCP has identified areas within the District for present and future growth, giving priority to the infilling of existing urban areas near the downtown core. Summerland's Growth Management Strategy includes an Urban Growth Boundary and also aims to retain the Downtown as the commercial focal point and preserve farmland for long-term agricultural use. A map indicating the Future Urban Growth Area is a schedule to the OCP.

The RGS recognizes the critical link between infrastructure, environment, social conditions and human settlement to achieve effective growth management. Summerland's OCP discourages new development and infrastructure that creates a financial burden on the Municipality and subsequently taxpayers. There are policies supporting the continual upgrade of services within the Urban Growth Area and giving priority to infill and intensification within the Urban Growth Area before extending services to Future Growth Areas.

The RGS stresses directing development to Primary Growth Areas that are already serviced and discourages private utilities and services. Summerland's OCP is consistent with the RGS regarding the prioritization of development within the Urban Growth Area and the location of development primarily in serviced areas. Regarding the discouragement of private utilities and services, Summerland's OCP is essentially silent. However, the consideration of alternative renewable energy sources that reduce greenhouse gas emissions are encouraged in the OCP.