Executive Summary

This Area Structure Plan sets out the future land use, infrastructure, densities, massing and settlement patterns that are proposed to be permitted on the site known as New Monaco, an approximately 125 acre area located on the eastern edge of the District of Peachland and bordering West Kelowna.

The Area Structure Plan sets out the general policies and guidelines to guide future development. The intent is to reflect the District’s higher order planning policies and to set the direction for future zoning, servicing, and subdivision of lands. The Area Structure Plan will identify and propose a development pattern that represents sound land use planning principles, engineering practices and sustainable development for Peachland.

The Area Structure Plan (ASP) provides initial development guidelines that will be discussed and refined with the District of Peachland and referral agencies. The policies are directional and frame the next stages of site development. The ASP summarizes the servicablety of the site at a preliminary level. At the time of Master Development Agreement and zoning amendment application, detailed studies will be submitted including: Stormwater Management Plan, Parks Development Plan, Water and Sewer Servicing Plans etc. The Area Structure Plan frames these subsequent stages of the development approval process to ensure an appropriate development program for New Monaco and Peachland.

The New Monaco Area Structure Plan is framed to follow the District of Peachland’s sustainability mission, and to meet or exceed the District’s sustainability targets.

New Monaco envisions creating an integrated village that is socially, environmentally and economically sustainable, where residents live, work, shop and play all within walking distance, and among nature trails, inspirational parks, artist lanes and organic gardens.

New Monaco is intended to be a thriving commercial mixed use village where uses are located in close proximity to support commercial viability, and to enable pedestrian access to serve residents daily needs. New Monaco aims to be a compact Village that will be reminiscent of a European Village, but will be distinctly an Okanagan style that is relaxed, progressive, sustainable and distinctive.

The development planning following the recommendation of accredited experts and proven practical practices is designed to achieve real, practical and effective result in building the long term health of the community and of the environment while serving to enhance the quality of life for the current residents creating an integrated, tight-knitted, co-operative and jointly supportive community model that has the solid foundation required for long term sustainability.

The concept plan’s estimated maximum for the developable land is 2,600 to 2,800 residential units (inclusive of affordable housing and secondary suites). The proposed land uses and development program is summarized below:

<table>
<thead>
<tr>
<th>Proposed Land Uses</th>
<th>Area</th>
<th>Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Retail</td>
<td>105,000 sq.ft</td>
<td></td>
</tr>
<tr>
<td>Office</td>
<td>150,000 sq.ft</td>
<td></td>
</tr>
<tr>
<td>Hotel</td>
<td>100 rooms</td>
<td></td>
</tr>
<tr>
<td>Single Family Homes</td>
<td>40 units</td>
<td></td>
</tr>
<tr>
<td>Townhouse/Apts</td>
<td>2,292 units</td>
<td></td>
</tr>
<tr>
<td>Vacation Homes</td>
<td>168 units</td>
<td></td>
</tr>
<tr>
<td>Seniors / Congregate Care Units*</td>
<td>100 to 300 units</td>
<td></td>
</tr>
</tbody>
</table>

* Excluded from Traffic Analysis due to low parking/car ownership

<table>
<thead>
<tr>
<th>Area</th>
<th>Total Site Area</th>
<th>505,857 m²</th>
<th>125 acres</th>
<th>100%</th>
</tr>
</thead>
<tbody>
<tr>
<td>Semi Private Open Space</td>
<td>83,119 m²</td>
<td>20.54 acres</td>
<td>16.43%</td>
<td></td>
</tr>
<tr>
<td>Public Open Space</td>
<td>47,162 m²</td>
<td>11.50 acres</td>
<td>9.32%</td>
<td></td>
</tr>
<tr>
<td>Subtotal Open Space</td>
<td>130,281 m²</td>
<td>32.04 acres</td>
<td>25.75%</td>
<td></td>
</tr>
</tbody>
</table>

Gross Residential Density range based on 100-300 seniors / congregate care units is 20.8 to 22.4 units per acre

New Monaco will bring with it numerous community benefits. Key benefits will include:

- the provision of affordable housing;
- community amenity contributions (that will be finalized at the time of Master Development Agreement and Rezoning);
- public and semi-public open space and parks;
- sustainable development features for achieving energy and resource efficiency;
- highway access that is safe, convenient for travel, and that meets Peachland’s current and future needs.
The New Monaco Sustainable Cycle demonstrates the needs, the reciprocated community benefits and the Scale of Economy generated by this integrated community.
## Table of Contents

### Executive Summary

### 1.0 Introduction
- 1.1 Purpose
- 1.2 Background and The Area Structure Plan Process
- 1.3 Planning Process

### 2.0 Site Context and Description
- 2.1 Community Planning and Regional Context
- 2.2 Sustainability Context
- 2.3 Site Conditions and Technical Studies
  - 2.3.1 Land Use and Existing Conditions
  - 2.3.2 Topography / Physical Features
  - 2.3.3 Environmental Features
  - 2.3.4 Heritage and Archeology Resources
  - 2.3.5 Infrastructure and Servicing
  - 2.3.6 Population, Housing and Commercial Forecasts

### 3.0 Sustainability Principles for New Monaco
- 3.1 Sustainability at New Monaco
  - 3.1.1 A Complete Community
  - 3.1.2 A Low Impact Transportation System
  - 3.1.3 Green Buildings
  - 3.1.4 Multi-tasked Open Space
  - 3.1.5 Green Infrastructure
  - 3.1.6 Community Facilities and Programs
  - 3.1.7 A Memorable Food System
  - 3.1.8 Sustainable Business and Employment

### 4.0 New Monaco Development Concept

### 5.0 New Monaco Development Policies
- 5.1 Land Uses and Housing
  - 5.1.1 Land Uses and Housing Policies
  - 5.1.2 Village Centre

- 5.2 Economic Development and Jobs
  - 5.2.1 Employment Generating Policies

- 5.3 Parks and Open Space
  - 5.3.1 Parks, Trails and Open Spaces
  - 5.3.2 Environmental Protection Areas

- 5.4 Transportation
  - 5.4.1 Site Access
  - 5.4.2 Roadways
  - 5.4.3 Public Transit
  - 5.4.4 Pedestrian and Cycling
  - 5.4.5 Parking

- 5.5 Buildings and Green Infrastructure
  - 5.5.1 Building and Green Infrastructure Policies
  - 5.5.2 Community Energy Infrastructure

- 5.6 Infrastructure Servicing
  - 5.6.1 Water Supply
  - 5.6.2 Water storage and re-use
  - 5.6.3 Sanitary Sewage
  - 5.6.4 Stormwater
  - 5.6.5 Waste Reduction
  - 5.6.6 Utilities

- 5.7 Public Safety
  - 5.7.1 Fire Protection
  - 5.7.2 Emergency Access/ Egress
  - 5.7.3 Crime Prevention Through Environmental Design (CPTED)

- 5.8 Community Amenities

### 6.0 Implementation Strategy

### 7.0 Development Permit
- 7.1 Steep Slopes
- 7.2 Environmentally Sensitive Areas
- 7.3 Highway Corridor
- 7.4 Multiple Family - General
- 7.5 Urban Wildfire Interface
- 7.6 Green Community
The technical studies in the Area Structure Plan application appendix include:


Ursus Heritage Consulting. Archaeological Impact Assessment of New Monaco Resort in Peachland, BC. October 2010


1.0 INTRODUCTION

1.1 Purpose

This plan sets out the future land use, infrastructure, densities, massing and settlement patterns that will be permitted on the site known as New Monaco, an approximately 123 acre area located on the eastern edge of Peachland and bordering West Kelowna.

The Area Structure Plan sets out the general policies and principles to guide future development. New Monaco is located in the District of Peachland between Highway 97 and the Okanagan Connector Highway 97C. The proposed New Monaco development requires an Area Structure Plan (ASP) to be approved by the District of Peachland and the execution of a Master Development Agreement (MDA), prior to any major development occurring on the site. The lands are currently designated Rural in the District’s Official Community Plan 2001, Bylaw 1600.

1.2 Background and the Area Structure Plan Process

The Corporation of the District of Peachland is an incorporated municipal jurisdiction in the central Okanagan Valley. The principal source of legislative authority and land use regulation for the District of Peachland is the BC Local Government Act and the Community Charter. Official Community Plans are a statement of objectives and policies to guide decisions on planning and land use management within the area covered by the plan. The District of Peachland also uses Area Structure (or Neighborhood) Plans, as a component of the Official Community Plan.

The scope and content of an Area Structure Plan is to outline land use and infrastructure policies and map designations that will formulate a comprehensive guide for development on the site. An Area Structure Plan (ASP) Terms of Reference for New Monaco was submitted to the District of Peachland Council in January 2008. In March 2008, Peachland Council approved a Terms of Reference outlining a process for an Area Structure Plan for the property. The Terms of Reference for the New Monaco ASP is unique in the region, as the property is under two land titles and a single ownership group.

The Terms of Reference outlines the matters that the Area Structure Plan will consist of:

- plans: land use, green space, transportation and infrastructure plans;
- policies regarding development, infrastructure, environmental conservation, social issues and community facilities;
- design guidelines on building form, character and landscaping;
- Implementation steps that describe the proposed steps for realizing the plan.

Once approved, the Area Structure Plan will guide future land use (zoning), configuration of land parcels (subdivision) and authority to build in compliance with design guidelines (development permits).

The New Monaco Terms of Reference addresses the need for the following contents in the Area Structure Plan:

- A comprehensive land use plan for the New Monaco lands (Chapter 4);
- An outline of all land uses, by type, size, density and location (Chapter 4 and Sec. 5.1);
- Policy framework for orderly and phased development (water, sewer, roads, buildings) (Section 5.6);
- Identification of environmentally sensitive, and areas to be protected (Sec. 2.2 and 5.3);
- A Transportation Network/Mobility (roads, access, trails, transit) plan (Sec 5.3 & 5.4);
- Policy direction for community amenities and affordable housing (Sec. 5.8);
- Municipal services (including sewer, water and storm drainage), and shallow utilities such as power and gas; energy systems that use geothermal, solar, etc (Sec. 5.6);
- Identification of steep slopes and any geotechnical hazardous areas (Sec 2.2.1);
- Design Guideline provisions addressing multi-family and commercial area development form and character (Chapter 7).

The overall intent is to reflect the spirit of the District’s higher order planning policies and set the tone for future zoning, servicing, access and subdivision of lands. Upon completion, the ASP will identify and propose a development pattern that represents sound land use planning principles, engineering practices and sustainable development for Peachland.
1.3 Planning Process

The New Monaco Area Structure Plan was developed through five phases of planning, each building upon the previous phase of work:

Phase 1: Technical studies - were undertaken to understand the site context and conditions. Studies included: environmentally sensitive areas, geotechnical, site servicing, archeology. During this phase, commercial and housing need assessments were also undertaken. This work provided an understanding of preliminary opportunities and constraints that describe the physical attributes, environmental conditions, market demand, population projections, access and infrastructure for the site.

Phase 2: Planning Principles - sustainability planning principles that reflect the core values of New Monaco were developed (see section 3).

Phase 3: Collaboration with Design Team and District Staff - the New Monaco consulting team worked together to create design options for the Area Structure Plan. The concept plan was based on technical analysis of the site as well as feedback from District staff and various community stakeholders.

Phase 4: Consultation with the Public - public consultation has included meetings with key stakeholders, community leaders and special interest groups to gather input on future site development. A broad public information meeting was held on October 26th, 2010, to gather community input and preferred directions from Peachland and area residents. Following the public consultation, the Area Structure Plan was drafted to include the desired community directions. (see Appendix - PIM Summary report and community comment sheets). The application for the New Monaco Area Structure Plan was submitted to the District of Peachland in December 2010.

Phase 5: Drafted Plan and Review Process - The ASP will be considered by District of Peachland Council, staff, and the public. The plan will be sent to external agencies for review, including provincial agencies: the Ministry of Transportation Infrastructure and Ministry of Environment, as well as the Westbank First Nation, Regional District of Central Okanagan and the District of West Kelowna. A public hearing will be held and a decision will be made by Peachland Council.

Once the Area Structure Plan is approved, the development application will be able to proceed through the next stages of the development process (i.e. Master Development Agreement, rezoning, subdivision, development permits etc.)

The Area Structure Plan (ASP) review is the first stage in the development review process. Once adopted, the Area Structure Plan becomes a neighbourhood plan that informs the application for an Official Community Plan (OCP) amendment. The Official Community Plan outlines permitted uses and policies and guides servicing and community amenities. The ASP and OCP processes can be completed in quick succession of each other. Both are policy setting documents.
The overall process for the New Monaco development is summarized below:

<table>
<thead>
<tr>
<th>1</th>
<th>2</th>
<th>3</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Area Structure Plan &amp; Official Community Plan Amendment</strong></td>
<td><strong>Master Development Agreement</strong></td>
<td><strong>Zoning Bylaw Amendment</strong></td>
</tr>
<tr>
<td><strong>Development Permits; Subdivision and Building Permits</strong></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Public Information Meeting**
**Public Hearing**

A comprehensive development concept will be informed by site assessments, studies and community input. This will become an adopted Area Structure Plan that guides future permitted uses, servicing and development.

**Public Information Meeting**
**Public Hearing**

The Master Development Agreement and a Comprehensive Development Bylaw will outline the elements of the proposed development and conditions that must be met by the District of Peachland.

**Public Information Meeting**
**Public Hearing**

An application is required to amend the Zoning Bylaw, which regulates land use, building siting, and density. Community amenities will also be secured at this time.

**Public Information Meeting**
**Public Hearing**

Development Permits are required and must consider environmentally sensitive areas, hazard lands, steep slopes, wildfire interface, and form/character based on uses. Subdivision can then proceed. Building permits are the final stage.
2.0 SITE CONTEXT & DESCRIPTION

2.1 Community Planning and Regional Context

The District of Peachland is located in the Regional District of Central Okanagan (RDCO), which also includes the City of Kelowna, District of West Kelowna, and the District of Lake Country. The regional population is approximately 173,000 people (December 2007, BC Statistics). The District of Peachland has a population of approximately 5,300 (December 2007, BC Statistics).

The Regional District provides regional services to member municipalities including (but not limited to) solid waste management, sewage treatment, regional parks, and economic development. The RDCO has a Regional Growth Strategy that aims to find a balance between green space, protecting sensitive lands and heritage and sustainable growth. The Regional Growth Strategy supports growth for the Okanagan, focused on a Town Centre, compact development approach. Peachland has stated consistency for growth and land use in the Regional Context Statement of the Official Community Plan. The Regional Context Statement speaks to Peachland’s intent to “adhere to sustainable development practices so that the negative effects on the community (such as transportation congestion and resource consumption) are minimized. Planning for the long-term in relation to land use will ensure that development works both for today and future generations.” (Peachland OCP 2001, page 13).

Development approvals are processed through the District of Peachland. Peachland is an incorporated municipal jurisdiction in the Central Okanagan Valley. The principal source of legislative authority and land use regulation for the District is the BC Local Government Act and the Community Charter. Peachland is the lead in the review process and the Area Structure Plan (ASP) will also be subject to review by various government agencies. The following list is a summary of the agencies that are expected to be included in the planning referrals for New Monaco’s Area Structure Plan.

Overview of Referrals for New Monaco’s Area Structure Plan

Provincial and Other Agencies - Ministry of Transportation and Infrastructure for road access, Ministry of Environment, BC Crown Land Branch for review. School District No. 23; RCMPolice; and Interior Health Authority.

Regional Government and Adjacent Municipalities - Regional District of Central Okanagan, Development Services and Environmental Departments for Regional Growth Strategy, Wastewater treatment infrastructure services, and engineering for solid waste services. Adjacent Municipality the District of West Kelowna. BC Transit for public transit service.

Westbank First Nation - Review Archaeological Impact Assessment

Utility Services - Terasen gas supply, BC Hydro for electricity, Telus and Shaw Cable service, Canada Post

2.2 Sustainability Context

The District of Peachland has a sustainability mission statement that states, “The District, as party to the B.C. Climate Action Charter, will foster a community and workplace culture that respects the environment. The District will seek to minimize / eliminate human caused environmental degradation through a variety of strategies and policies. Those strategies and policies that will address things such as, carbon neutrality by 2012, will vary widely in their content, scope and interdepartmental /community integration. Through quality research, education, assessment, coordination, communication and implementation significant strides in becoming sustainable are expected in 2009 and into the future”.

The New Monaco Area Structure Plan is framed to follow the District of Peachland’s sustainability agenda and to meet or exceed the District’s sustainability targets. The development will model it’s GHG - greenhouse gas reducing objectives and compare them with the District’s sustainability targets to ensure alignment in reducing per capita climate emissions.
2.3 Site Conditions and Technical Studies

As required by the New Monaco Terms of Reference for the Area Structure Plan, studies on all aspects of the site conditions, infrastructure, market and surrounding area were commissioned. These studies identified opportunities and constraints for development and this information was used to guide the Area Structure Plan. These studies provide critical background information and therefore, this plan should be read in conjunction with these studies. The technical studies are provided in the ASP Appendix.

The list of technical studies in the application appendix include:

- Ursus Heritage Consulting. Archaeological Impact Assessment of New Monaco Resort in Peachland, BC. October 2010
- Opus Consultants. Terms of Reference for New Monaco Traffic Impact Study. October 2010
- Opus Consultants. New Monaco Traffic Impact Study. December 2010

2.3.1. Land Uses and Existing Conditions

New Monaco is a 125 acre property located on the northeastern limit of the District of Peachland’s municipal boundary. The subject properties are delineated on the attached map. The subject property consists of two legal parcels - Lot 1 and Lot 2 of District Lot 2690. The property is bounded by the Okanagan Connector Highway 97C to the north, Highway 97 to the south, the Connector/Highway 97 Interchange to the east and rural parcels off the end of Walker Road to the west.

The lands are currently developed with a single farm house and barn. The eastern portion of the property contains an orchard of fruit trees. Although the part of the property has been farmed with orchard and crops, the land is not, and has never been, within the Agricultural Land Reserve.

The land generally slopes down towards Highway 97 and Okanagan Lake, but contains several pockets of level benches throughout the site, and especially within the eastern portion. The lands command spectacular views of Okanagan Lake, lower Peachland, towards Kelowna and of Okanagan Mountain Park. This section of land has been made relatively isolated by being bounded by two highways, but still forms a contiguous part of the municipality.
2.3.2 Topography/Physical Features

The topography of the New Monaco site varies significantly from relatively flat terrain on the northeastern end, to rock slopes towards the south end and along Highway 97, and with prominent benches throughout the middle portion. A Preliminary Geotechnical Assessment was undertaken by Golder Associates Ltd. in December 2007. The study identified geotechnical hazards that require consideration in site planning including: rockfall hazard mitigation, gully setbacks, and landslide hazard mitigation.

The study findings conclude with the following recommendations:

- Development at the base of gullies or talus slopes on the property is not recommended to prevent rockfall hazard below man-made bedrock cuts. Minimum set-backs of 5 meters from the toe of any talus slope and the top of any of the cliffs is recommended.
- The annual probability of geotechnical hazard occurrence is considered high within the Drought Creek gully and within 3 other gullies on the site. Minimum setbacks of 5 metres from gullies and from Drought Creek on the eastern end of the property is recommended to prevent damage from erosion, flooding and/or debris flows.

New Monaco will be required to adhere to the Subdivision and Development Services Bylaw. As such, development in areas of steep slopes (greater than 30%) will be avoided as much as possible. Further, retaining walls will be stepped and blended into the natural landscape and surroundings.

Geotechnical Assessment Summary

Radon Gas

Radon gas is known to be naturally occurring in the region. Radon is a radioactive gas that is formed when uranium breaks down naturally. The concern is that the gas causes natural background radiation exposure, particularly when trapped in indoor environments. Outdoor levels are difficult to capture and have not been studied at the New Monaco site.

The National Building Code has measures to prevent radon soil gas from entering homes and buildings. The current BC Building Code also outlines practices for addressing radon. Testing for radon when new construction is completed is advised. New Monaco will follow the National and BC Building Code protocols for reducing gas exposure through the development construction and monitoring phases.
2.3.3 Environmental Features

An Environmental Areas Inventory and Assessment was prepared by Ecoscape Environmental Consultants in December 2007. Ecoscape completed preliminary biological, aquatic, vegetation, wildlife and sensitive features assessment for the property. Two red listed ecosystem types were identified including: Douglas Fir types “candidate for threatened ecosystem status” and three blue listed ecosystem types – Ponderosa Pine “special concern ecosystem”. Study findings conclude with the following recommendations:

• Protection for Drought Creek corridor to maintain wildlife movement and protect habitat.
• Roads should follow natural topography and be as narrow as possible to reduce cuts and fills. Reduce the crossings of Drought Creek to minimize habitat disturbance.
• The stormwater management plan should aim to maintain existing drainage patterns, rates and flows without directly introducing runoff into Drought Creek.
• Explore opportunities for habitat restoration and re-vegetation of natural plant communities. Mature pine forests on the property are showing symptoms of attack by pine beetle and will require management to prevent hazard trees. Replanting initiatives with Ponderosa Pine are recommended.

Mule Deer

Mule deer habitat and movement is addressed in Ecoscape Environmental’s December 2007 report. The location of the property between two highways, acts as a considerable barrier to wildlife movement. There is a 2 m diameter wildlife culvert beneath Highway 97C, to allow for wildlife movement however the gate/fencing must be maintained open to allow access to upslope wilderness and downslope to Okanagan Lake and the Goats Peak/Seclusion Bay areas.

Drought Creek and its associated riparian habitat, occurs approximately 100 m west of the existing wildlife culvert, providing a natural movement corridor for a variety of wildlife species, including mule deer. The study recommends that open space corridors for wildlife movement should occur along Drought Creek and in the east/west direction along the north and south edges of the site.

Environmental Sensitivity Analysis
2.3.4 Heritage and Archeology Resources

The New Monaco property is located within the asserted traditional territory of the Westbank First Nation and Penticton Indian Band (both are members of the Okanagan Nation Alliance). 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.

The study found material scatters at two locations on the property, closest to Highway 97C. A map indicating the sites is shown below. The Archeological Impact Assessment report finds that the ‘potential for locating undiscovered archaeological sites within the project area is considered to be low.”. New Monaco will monitor, and protect heritage resources and will follow the requirements of the Heritage Conservation Act (1996). New Monaco will work with contractors to protect ‘chance finds’ of archeological remains that are found during site excavation, servicing and development.

The two known sites with ‘material fragments’ (Site DkQw40 and 44 shown below) are to be designated parks, to minimize site disturbance. The report has been reviewed by the Westbank First Nation, and will be sent to the Ministry as part of the Archeological Impact Assessment. No concerns are foreseen.

Archeological Impact Assessment 2010 - Test Site Locations & Two Sites with ‘material fragments’ found
2.3.5 Infrastructure and Servicing

New infrastructure will be required to service the New Monaco development, and will include extending sewer trunk mains, water mains and the road network. CTQ Consultants has reviewed the preliminary servicing needs for providing potable water, sanitary sewer services, storm water management, internal and connective roads for New Monaco. In addition, Opus International has been involved in external access studies and liaising with the Ministry of Transportation and Infrastructure to ensure highway access to the site. A more detailed analysis of the servicing concept is provided in the technical appendices.

Water

The site currently has an agricultural water license. Potable water for domestic use will be supplied by transferring of the existing water license to Okanagan Lake and then supplying the development with water from the Cousins Road Reservoir.

Sewer

The sloping topography of the site lends itself to simple sewage collection and disposal by gravity systems. Flow will be directed to the existing pumping station which presently has capacity to deliver the flow to the existing sewage treatment facility in West Kelowna. Permitting will be required from the Regional District of Central Okanagan.

Stormwater

Stormwater will be addressed using current District of Peachland bylaw requirements and practices to emulate the pre-developed conditions, as much as possible, using detention storage and controlled release rates, wherever possible. Other potential flow mitigation systems may include on-site ground recharge systems, and minimizing hard surfacing. A Stormwater Management Plan will be prepared to the satisfaction of the District of Peachland at the time of rezoning.
Emergency and Secondary Access

Road access to the west will be required. The routing is not determined at this stage, but options include tie-in to existing roads. Emergency service access is also being considered with likely options being the existing access off Highway 97 and another off the north west corner of the site onto the Coquihalla Connector (Highway 97C). On-site mobility will focus on minimizing the use of the automobile, creating interesting and easy to walk lanes, trails, wheelchair and bicycle paths. Roads will utilize low speed design standards with traffic calming measures as much as possible.

Utilities

All utilities including hydro, telephone and cable TV will service the site through underground systems, and natural gas will also be distributed throughout the development. Fibre-Optic systems are proposed to service the area.

2.3.6 Population, Housing and Commercial Forecasts

In 2008, Deloitte Consulting completed a Socio-Economic Impact Study for New Monaco. In addition, Colliers International completed a Commercial Demand study. The summary of findings is contained in the following sections on population, housing and commercial forecasts.

Population

The population of Peachland has been relatively stable, increasing by 4.9% from 2001 to 2006 and reaching 4,883 residents. The 2007 population was 5,300 (BC Statistics). The District of Peachland Official Community Plan (2008) projects up to 3.3% annual population forecast with 8,334 residents by 2022. This 3.3% population projection would be translated into approximately 1343 new residential dwellings by 2022 (assuming a 2.3 person/ household size). Using this projection, by 2030, the population projection would be comparable Summerland’s current (2010) population of 11,300 residents.

Since 2007, several development applications or plans have been considered by the District of Peachland including: Pincushion (2300 residences), Downtown Plan (identifying opportunity for 800 infill units), Princeton (700 residential units) and New Monaco (maximum of 2800 units). These potential developments would realistically be phased over 15 to 20 years, depending on market conditions and other factors. Should all these developments be completed to projected maximums, this would see an additional 6600 households (or 15,180 residents) in Peachland by 2030.

Such population housing projections stretched over a 20 year timeframe would represent an average annual 5% population growth, and may serve to benefit Peachland in many ways.

Peachland has proportionately fewer children and young adults, and has a higher proportion of retired adults and adults in the later stages of their working careers, in comparison to the rest of the province. Approximately 62% of the Peachland population is over the age of 45, with 25% of over the age of 65; these figures are substantially higher compared to the Province of British Columbia as a whole (where 15% are aged 65+ and 43% are over the age of 45).

Peachland needs to address the issue of an aging population for several reasons. First, lower proportions of young families with children and young adults can result in economic and social challenges regarding the long term sustainability of a community. It is widely supported that families with young children strengthen a community in various ways. For example, economic and sociological experts have found that married people with children tend to be both successful and motivated, and are ultimately able to drive local economies. These families also have a higher likelihood to be in the top 20% of income earners.

Additionally, infrastructure such as schools is negatively affected by a lower average number of families. According to the Regional District of Central Okanagan Economic Development Commission and senior Peachland officials, a low proportion of younger families in Peachland has translated into a lack of young skilled labour in the area. Additionally, there is only one elementary school in the District of Peachland, which has an enrolment of just 190 students, down from previous enrolment of 400 children. Currently, many families bus their children to the West Kelowna area to attend school, and there is concern in the community that the remaining school in Peachland will be closed if the local residential population of young families is not expanded.

Source: Statistics Canada 2007

Such economic and infrastructure challenges resulting from an absence of younger residents can lead to further losses from these population segments particularly when the outlook for quality job opportunity is limited. In order to build and sustain strong communities, it is beneficial for a municipality/region to be an optimal choice of residence to people at all stages of their lives, from university/college graduates, to young families, and up until retirement age.

In order to attract and retain a more diverse demographic (including younger families/skilled workers), communities require ample economic opportunities, affordable housing, and family-friendly environments.

Residential and commercial developments provide powerful indicators of a sustainable community, which serve to provide incentives for existing residents to remain in the area, as well as attract new residents, labour, tourists, and other visitors into the area. New Monaco has the potential to substantially facilitate such growth in the District of Peachland and greater RDCO area through numerous channels.

New Monaco’s development program aims to aid in retaining and attracting a younger demographic/ labour force through:

1. Creating extensive employment opportunities for a multi-age demographic in a wide range of fields/industries, including:
   - Management/business services;
   - Medical and information technologies;
   - Retail/trade;
   - Hospitality/service;
   - Construction and Sporting/recreation.

2. Providing considerable residential development to suit the varying residential requirements/ preferences of a multi-age/diverse population, including affordable housing units, single-family lots and multi-family housing units.

3. Within these ranges of housing choices providing a range of price options, including affordable housing choices.

4. Fostering a community/family environment by including different space uses such as:
   - New retail space and restaurant facilities;
   - New fitness, wellness and office facilities; and
   - Green amenities including parks and walking trails.

5. Developing new recreational/entertainment options for the existing community while also facilitating the attraction of new residents, via new retail space, restaurants, and recreational space/facilities.
Additionally, through the development of new professional technology based service/business offices, New Monaco has the potential to contribute to local economic development in the areas of attracting and retaining highly skilled workers, and building professional and technical businesses locally. For example, economic and sociological specialists have noted the importance of considering the location decisions that university/college students face when looking to attract new top talent to a municipality/region. University/college graduates and young professionals consider many factors including schools, entertainment, energy level, and ease of networking, when deciding where to live and raise their future families.

Given the proximity of the University of British Columbia ("UBC") Okanagan Campus and Okanagan College to New Monaco/Peachland, such new residential and commercial development in the Peachland area has the potential to affect the location decisions of the growing number of skilled graduates from these institutions. Okanagan College currently has an annual student body of over 5,000, and UBC Okanagan has approximately 10,000 full and part-time students and 743 faculty and staff as of late 2010.

As such technical/professional service based businesses require a highly trained workforce, they potentially provide incentives for residents within the region to pursue higher education, along with attracting highly trained and skilled individuals to the area. On average, earnings increase with higher levels of education, thus the increased purchasing power of this region has the potential to provide additional economic stimulus in the community through increased demand for goods and services.

Housing

The Regional District of Central Okanagan (RDCO) Economic Development Commission notes that affordable housing is one of the largest and most critical challenges currently facing the region.

### Median New Home Prices

![Median New Home Prices Graph]

*Source: RDCO Economic Development Commission – 2007 RDCO Economic Profile*
Developable land remains increasingly scarce, and there is a lack of adequate housing supply which has resulted in unaffordable housing options for many in the RDCO area. Housing prices have risen rapidly since 2000, with average new home prices expected to slowly, but steadily increase.

Peachland senior officials have noted that the area is in need of housing units below the $300,000 price tag, however there also continues to be a strong demand for mid to high-end residential development throughout the Okanagan, suggesting a need for additional housing supply at all price ranges, with affordability as a key driver. It is anticipated an Affordable Housing Agreement would secure affordable housing units as part of the Master Development Agreement.

Commercial

The RDCO is experiencing rapid commercial/retail activity and continued growth; however this growth is mainly focused in the West Kelowna/North regions. For example, in 2007 a total of 942 building permits valued at $202.1 million were issued for the Westbank area alone. Peachland retail mainly consists of a few assorted unique retail stores fronting the lake on Beach Avenue, and a grocery store, outdoor patio coffee shops and some restaurants, pubs, banks and ATMs located in the village mall.

Although Peachland has a growing population, it is not experiencing associated growth in commercial permits or in retail/commercial activity. For instance, in 2006, the value of Peachland commercial permits was only $100,000. Thus, Peachland is likely exporting much of its business potential to the West Kelowna and Kelowna areas. As commercial expansion continues to occur to the north, it will be increasingly difficult for Peachland retailers/businesses to retain local spending without alternative retail options for its residents.

Additionally, as discussed earlier, Colliers International notes that upon completion, New Monaco could ultimately lead to consumer demand for up to over 100,000 square feet in the area for retail uses. This demand would result from on-site full-time residents, on-site seasonal residents, residents of a broader trade area, high flow-through trade and tourists. Much of this demand would include demand for restaurants, personal services, and medical business services (dentists, chiropractors, opticians, etc), boosting local employment, business activity and spending.

Economic Impact

The development plans for New Monaco include a diverse mix of retail, hospitality and professional business uses, uses which are envisioned to result in sustained economic activity in Peachland and the greater Okanagan region. In particular, the operation of these businesses is envisioned to provide:

- Continuing employment opportunities for Peachland and regional residents;
- Increased consumer choice;
- Redirection of spending by Peachland residents to businesses within Peachland;
- The inflow of revenue to the Peachland economy through spending by visitors at these businesses;
- Increase business opportunities;
- Diversifying the economic base for Peachland and the region; and
- Increasing business tax for Peachland.
Residents of Peachland working full-time earn approximately 10% less than the average resident in British Columbia. When all workers are considered, Peachland residents earn nearly 40% less. By increasing the opportunities for employment, and in particular, in segments with higher earning potential, New Monaco intends to provide the potential to contribute to increased earnings of local residents, which in turn would increase potential spending within the community.

Increased economic activity will also be enhanced by the creation of tourist accommodation and attractions, as well as through the creation of additional retail, commercial services and recreational activities and businesses. Additionally, the proposed business mix of these developments is concluded to have the potential to result in increased tourist activity, including generating additional short-term stays in the region, and attract consumer spending from residents of nearby communities. The total numbers of visitors/consumers that are likely to be attracted to the development will ultimately depend on the mix of businesses that are attracted to New Monaco. Based on the Colliers International report 2008, New Monaco’s appropriate commercial mix would be:

### New Monaco - Warranted Retail Space, Peachland, British Columbia.

<table>
<thead>
<tr>
<th></th>
<th>2008</th>
<th>2013</th>
<th>2018</th>
</tr>
</thead>
<tbody>
<tr>
<td>Supermarket</td>
<td>12,140</td>
<td>14,925</td>
<td>17,142</td>
</tr>
<tr>
<td>Pharmacies and Personal Care Stores</td>
<td>3,662</td>
<td>4,602</td>
<td>5,171</td>
</tr>
<tr>
<td>Other Food and Convenience</td>
<td>6,191</td>
<td>7,293</td>
<td>8,170</td>
</tr>
<tr>
<td>Comparison Goods</td>
<td>18,176</td>
<td>21,881</td>
<td>24,806</td>
</tr>
<tr>
<td>Service Commercial</td>
<td>26,008</td>
<td>32,332</td>
<td>37,348</td>
</tr>
<tr>
<td>Automobiles and Related Merchandise</td>
<td>1,836</td>
<td>1,836</td>
<td>1,836</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>68,014</td>
<td>82,770</td>
<td>94,472</td>
</tr>
</tbody>
</table>

Source: Colliers International Realty Advisors
3.0 Sustainability Principles for New Monaco

The District of Peachland’s Official Community Plan (OCP) places a strong emphasis on sustainability and encourages low-impact development that will provide benefits to the community. Key elements of the Peachland OCP sustainability vision include:

- Services, employment and amenities are close to home for the residents so that the need to travel is minimized
- Preserved unique natural features including, watercourses, landforms and habitats
- A diverse community of all ages and socio-economic backgrounds that live in a safe place with access to affordable housing, educational opportunities and recreational facilities
- Innovative and high quality sustainable design in new building developments which enhances the unique character of Peachland while reducing impact on the environment
- A healthy community with numerous trails and parks throughout the community
- A diverse, flexible, adaptable and vibrant local economy that provides sustainable employment to its citizens
- A community that uses energy and resources efficiently

To support attainment of the OCP’s sustainability vision, Peachland has outlined a Sustainable Development Strategy to help ensure that new development is in alignment with the community’s sustainability priority objectives. These are: nature conservation, reduced water and energy consumption, community involvement in sustainability initiatives, green friendly development, and public transportation improvements.

3.1 Sustainability at New Monaco

New Monaco has been designed following sustainability principles in accordance with the sustainability vision and Sustainable Development Strategy, as set out in the Peachland OCP. The New Monaco Area Structure Plan is framed to follow the District of Peachland’s sustainability mission, and to meet or exceed the District’s sustainability targets.

New Monaco will be planned to achieve the following:

- A Complete Community Land Use Pattern
- A Low Impact Transportation System
- Green Buildings
- Multi-tasked Open Space
- Green Infrastructure
- Community Facilities and Programs
- A Memorable Food System
- Sustainable Businesses and Employment

3.1.1 A Complete Community

Mixed Uses: Land uses will be a mix of residential, office, retail, commercial, research, and others in support of a complete, vibrant, mixed use community that will offer residents and workers opportunities to work, live, play, shop, and learn within a convenient walking, cycling or transit shuttle distance.

Strategic Density: Project density will reflect market conditions, environment and site conditions. The density will be as high as is appropriate to create a concentration of jobs and housing that supports convenient transit, local commercial and other key uses, but will not exceed the limits outlined in the Area Structure Plan.
**Housing Choice:** In order to attract both residents from a range of incomes, family sizes and ages, as well as a diverse base of employees for businesses, a wide selection of housing affordability and choices will be provided.

### 3.1.2 A Low Impact Transportation System

**Prioritized Walking and Cycling:** Within development areas and immediately adjacent areas, walking and cycling will be prioritized, primarily through the use of a fine-grained pedestrian/cyclist path network to link all areas to one another.

**Public Transit:** In collaboration with BC Transit, the project will be designed for convenient public transit access including convenient and central stops, the highest level of service possible, and physical accessibility.

**Minimized Parking Impact:** The visual and ecological impact of parking will be minimized.

**Multi-purpose Streets:** Streets will be designed with multiple objectives in mind, including vehicle movement and parking, as well as environmental and social values such as stormwater management, trees, bird habitat, play areas and other community uses.

**Shared Vehicles:** Shared cars (auto cooperatives), and shuttle buses along with other locally appropriate strategies, will be employed to support high-occupancy, high-use vehicles.

**Efficient Logistics Practices:** Business relationships will be structured to ensure efficient practices such as backhauling, delivery hubs and others.

### 3.1.3 Green Buildings

**High-performance Buildings:** Buildings will be designed for high environmental performance and occupant comfort and health. Buildings will incorporate:

- Ecologically sensitive site design;
- Energy efficiency and a renewable, clean and highly efficient energy supply;
- Passive solar design;
- Indoor air quality;
- Water efficient fixtures and landscaping; and
- Use of local and reused/recycled materials.

**Energy and GHG Performance:** Where applicable, certification standards or other targets will be adopted for high levels of energy efficiency. At the Development Permit stage, estimates of GHG’s attributed to the development shall be provided along with steps to meet Peachland’s GHG reduction targets, as provided in the District’s Official Community Plan.

**Third Party Certification:** Where appropriate, certification through 3rd party green building rating systems (such as LEED or Built Green) will be used to evaluate the projects performance.

**Adaptability and Market Resilience:** Flexible design approached will facilitate adaptive future reuse of buildings, where feasible. Buildings will be designed to respond to current market needs and conditions, but will ensure buildings are able to respond easily to future market conditions and technological change.
3.1.4 Multi-tasked Open Space

**Green Web:** A landscape corridor web will be created across the site to link all areas through greenways and habitat / stormwater conveyance corridors.

**Environmental Protection Areas:** Environmentally sensitive areas are to be protected areas for park dedication.

**Health and Wellness:** A range of programs and facilities will be provided to support the health and wellness of residents and the surrounding community - building on the concept of preventative health care, an innovative multi-function medical precinct with preventative health care and innovative multi-function health programing. A high profile “healing garden” is planned to be integrated into the precinct.

**Minimized Water and Pesticide Use:** Landscapes will be designed to minimize or eliminate the need for the use of potable water and pesticides.

**Animated Public Realm:** The project will include facilities and opportunities for a large variety of outdoor activities in the community.

**Food Celebration:** Facilities to support the celebration of food (and wine) will be incorporated into the landscape throughout the development.

**Arts and Culture:** The Artisan Park, the artist lane, the sculptor's piazza, the culinary art showcase, the open stage for performing arts will have a high profile in the community.

**Education and Research:** Using various strategies, opportunities for both public education and advanced research will be incorporated into the whole community.

3.1.5 Green Infrastructure

**Green Infrastructure:** Wherever practical, infrastructure systems will be designed to achieve many environmental, social and economic goals simultaneously.

**Integrated Systems:** Wherever practical, infrastructure systems (e.g., stormwater, water, heat) will be integrated to maximize their benefits such as turning wastes into resources (e.g., re-use of treated wastewater or harvesting of heat from wastewater). Buildings will be designed to support these integrated systems (e.g., planning hook ups in boiler rooms to district energy systems, etc.).

**Facilitated Synergies:** Opportunities will be sought to turn wastes from one building/land use into resources and benefits (harvest waste heat, re-use waste water, etc.).

**Business Value and Opportunity:** Highly efficient buildings and infrastructure will be developed as part of a strategy to keep business costs down.

**Energy**

**Renewable Energy:** The project will study, evaluate and pursue opportunities to provide renewable energy on site (geothermal, micro-solar, etc.) for integration into building and site development at the Development Permit stage.

**Water and wastewater**

**Minimized Water Consumption:** Indoor water consumption will be reduced through the use of high-efficiency fixtures; outdoor water consumption will be reduced through the use of drought-resistant plantings that do not require irrigation and where irrigation is necessary, high-efficiency systems will be used.

**Re-used Wastewater:** Where possible, wastewater will be reused for irrigation.

**Stormwater**

**Innovative Stormwater Management:** Stormwater will be managed on the surface where possible to provide habitat and public landscape amenity. Where feasible, stormwater will be stored and re-used for irrigation, fire flow, others uses.

**Solid waste**

**Minimized Solid Waste:** To the greatest extent possible, waste will be diverted from the landfill. A waste management plan will be used during construction, recycling and composting systems will be planned to help reduce the solid waste generated by the project post-occupancy.
3.1.6 Community Facilities and Programs

Community Amenities: To help enhance the quality of life for residents of New Monaco and Peachland, community facilities and support programs will be provided.

High-quality Public Realm: The project will be designed to enhance the “experience” quality in the community and ensure spaces are safe.

Diverse User Group: Diverse facilities and programs will be provided to match the anticipated diversity of the community (employees, residents, visitors).

Family Programs: Special programs will be designed to engage families to participate as a unit and specific facilities will be provided to facilitate the variety of activities preferred by different age group.

Senior Programs: Art classes, card tournaments, dance events, fitness programs, custom programs will be designed specifically to encourage seniors to take part in educational, social and recreational activities, to keep a healthy and fun lifestyle.

Community Events: Staged community events will be programed throughout the year by providing indoor and outdoor facilities and to actively promote the events.

3.1.7 A Memorable Food System

Food Strategy: A conceptual food strategy will be developed for the project that will address its key location in a food and wine region, and the many aspects that the food system can have in the neighbourhood, including production, artisan production, retail, restaurants, festivals, food-driven landscaping, education events, and others.

Walkable Access to Food: To reduce driving, increase local economic activity, and increase the quality of life at New Monaco, food stores, restaurants, and/or farmers’ markets will be located within walking distance of a significant percentage of residents and employees.

Growing Opportunities: Community garden space will be provided in multi-family areas to permit the growing of food.

Food Celebration: New Monaco will provide opportunities for Peachland residents and visitors to celebrate the Okanagan’s local food production, support value-added food products and continue to enhance the area’s reputation as a significant supplier of excellent food.

3.1.8 Sustainable Business and Employment

Economic Development: Towards creating an economically diverse and sustainable community, New Monaco will offer various opportunities for business development and employment.

Strategic Connections to the Downtown: As an important contributor to reach the goal of carbon neutrality, the low energy shuttle provides convenient connections between New Monaco, downtown and other points of interests in Peachland also ensure economic circulation among these strategic locations, a focal amenity to Peachland.

Jobs Diversity: New Monaco will provide a diversity of jobs from senior level to entry level and from general labor to the highly skilled.

Tourism: On-site hospitality facilities and services will contribute to the further development of the tourism economy in the Valley, and offer a diversity of experiences and services in New Monaco to serve as a “gateway” to the Okanagan experience.

Supporting the Local Economy: There will be a special focus on supporting the local economy through procurement of materials and labour, as well as through partnerships with local food and service providers for the neighbourhood and businesses after construction.
4.0 New Monaco Development Concept

A Smart Growth Community

New Monaco aims to be an exemplary sustainable new neighbourhood in the Okanagan. It aims to respond to global challenges and opportunities, but be a place that is entirely unique and built out of the earth and community that is Peachland.

New Monaco envisions creating a new neighbourhood, centered on an integrated mixed use village that is built around the principles of social, environmental and economic sustainability. New Monaco will be based on offering a high quality of life and be a place where residents live, work, shop, learn and play all within walking distance, among nature trails, inspirational parks, artist lanes and gardens.

The vision is to create a collection of compact neighbourhoods that will have, at the heart, a Village with a variety of uses to serve the immediate neighbourhoods and beyond. The Village will offer a pedestrian/senior-friendly experience. The character will capture the essence of the Okanagan. The culture expressed through art will be celebrated long into the future.

Emerging from the land

New Monaco, structured around the characteristics of its unique topography, its ecosystem and its magnificent vista, created an exceptional living experience that is irreplaceable..... the land is truly shaping the development.

The 2.5 kilometre long site is spectacular and dramatic, with panoramic views over Okanagan Lake. The vegetation includes Ponderosa Pines which frame views and contain the open meadows that occur in the central and east zones.
The full understanding of the approach to this site development proposal began with many exploratory walks over the entire property, to fully understand and appreciate its unique character and variety of offerings. It was further supplemented by a full complement of site investigations by specialized professionals with the technical expertise to unfold the important attributes.

The Development Concept has identified the topography and vegetation to be preserved and enhanced; the environmentally sensitive areas, including creeks, talus slopes and vegetation zones, the amenity of a hiking and biking trail transecting the entire site, and the locations of prominence offering iconic building siting and dramatic south facing views to Lake Okanagan.

The Development Concept is predicated on working with the site topography and achieving solutions for building sites and roads that minimize cut and fill, minimize blasting, and protect the natural attributes that will contribute to the natural character integrated with the development.

Beyond just responding to the site’s topography and protecting key environmental areas, New Monaco’s landscape design will work to re-engineer new habitat for biodiversity into the site, to further support a healthy environment on the site, and to provide opportunities for the children and residents on the site to engage the natural ecosystem within the neighbourhood. Natural areas and parks also act as carbon sinks that serve to reduce GHG emissions. Where ever trees are lost or removed, they will be replanted and replaced.

**A neighbourhood structure that supports commercial and housing diversity**

New Monaco will be structured into 3 distinct neighbourhoods, each with its own character that will be designed to integrate in the surroundings and context. Natural areas based on the site’s topography will provide transition areas between each.

- **The Western Neighbourhood** - The landscape of the Western Neighbourhood has steep slopes and is heavily treed. The terrain suits an approach of low density and smaller building footprints to be crafted to fit the steeper slopes. The lower density residential use envisioned for this area will blend well with the existing residential neighbourhood.

- **The Central Neighbourhood** - The open and more gently sloped meadow of the Central Neighbourhood can accommodate larger building floor plates, a medium density of development, and a terraced series of buildings, with higher buildings against the high back wall of the Coquihalla Connector. The Central Neighbourhood will be further broken down into enclaves of housing and commercial to maintain a fine grained scale of immediate neighbourhoods. In addition, a range of small facilities may be fit into the neighbourhood, along with some institutional uses, likely connected to outdoor recreation fields and areas. This neighbourhood has very little visibility from Peachland or Highway 97.

- **The Eastern Village Neighbourhood** - The Eastern Neighbourhood is the heart of the village in New Monaco. It is visually accessible from both Highways 97C and 97 provides the opportunity for a Village that will support use by neighbouring communities. The gentle slopes can also accommodate not only the Village, but also larger building floor plates and a medium density of development.
A vibrant office and retail village

The heart of New Monaco will be a mixed use village that offers significant commercial diversity to support a full range of jobs. The village will have five primary elements:

1. **A foundation of office jobs** - a significant amount of office and services space will be developed to support the planned health, wellness and technology companies that will be the foundation for the New Monaco economy. Two multi level office buildings are being considered as bookends to the central retail street, in reference to where they are located though the final locations will likely be determined in consultation with the tenants. General professional offices can also be located above the retail stores throughout the Village.

2. **A unique retail experience** - New Monaco will have one of the most interesting and attractive shopping environments in the Okanagan, offering a wide range of commercial and artisan wares, along with some of the best food in BC, structured around a car-free street, with views out over the remarkable Okanagan landscape. The retail village will include a diverse range of boutique size specialty stores offering unique merchandise in and among anchor stores that offer shopping experiences unlike those available in the more conventional mall and big box stores. A feature market place with an enclave of artisan food producers, wine merchants and local craftsmen will be woven into the urban fabric. The food and restaurant program includes a full selection of services from family restaurants to fine dining of various ethnicities and from wine bars to local brew pubs will sure to add to the lifestyle choices.

3. **A hospitality precinct** - New Monaco will have a hospitality and amenity precinct that will offer a great hotel and supporting facilities, possibly including a theatre / conference hall. The hotel is intended to serve both short and longer term stays. Additional facilities being considered for this area include a significant aquatic center and health spa. Many of these resort quality amenities will be available for all residents of New Monaco and Peachland to enjoy.

4. **Housing for many different types of people** - New Monaco will offer a diversity of housing in a wide range of housing forms and price points, to support both workers and the senior managers in the businesses, as well as a wide range of residents. Diverse uses and services mixed in the residential Village adds vibrancy, promotes pedestrian neighbourhoods and offers a range of housing affordability options for New Monaco and Peachland.

5. **A rich experiential landscape** - New Monaco will have one of the most diverse and experientially rich landscapes of any neighbourhood in the Okanagan. At its heart will be an enhanced natural ecosystem with high levels of biodiversity with songbird habitat designed into the plan, combined a strong presence of agricultural and food production landscapes. In response to the power of the experience of water in the Okanagan, the landscape will include elements of water throughout, including fountains, rivulets, ponds and other features.
Recognizing how precious water is in the Okanagan, the amounts of this water that are potable will be kept to a minimum as New Monaco intends to use treated grey water wherever it can for both water features and irrigation of its natural, aesthetic and agricultural landscapes. In addition, the overall water system will endeavour to design necessary water elements such as water stored for fire fighting such that they have aesthetic value to the community. The landscape will also offer a very wide array of recreational opportunities, centered around a fine-grained network of trails and parks that will also include performance spaces, community gardens and other special places.

Housing diversity and affordability

- New Monaco with its job-based concept designed specifically to create a niche market with the aim to be less dependent on the demand of the open market. Majority of New Monaco’s residents will be younger families moving from outside the region or from further, for career opportunities.
- With its many senior friendly amenities, the multi-level senior care housing and the preventive health care precinct, though substantially less then the main set of residents, New Monaco expects 20 - 25% of its total residents to be retired or semi-retired.
- To satisfy the job-based residents, a number of styles, sizes, characters and price ranges residences/buildings are proposed to satisfy the different income level consumers that would be seeking to live and work at New Monaco.
- An Affordable Housing Agreement will be approved by the District of Peachland in advance of the Master Development and Zoning Amendment. 10% affordable and accessible housing in a mix of rental and market housing will be provided at New Monaco.

Development character

The Okanagan, packed full of unique characteristics, scattered through north, central and south Okanagan’s landscape and among its habitants offers an extraordinary architectural opportunity to harvest a style that is proudly and clearly “Okanagan”.

There will be many different building types in New Monaco and an Okanagan character will be infused into each.

- Office buildings - The office buildings in New Monaco will have a larger experiential design with the sites surrounding topography as they are likely to be some of the larger buildings. As such, they will include both natural materials and forms that anchor them into the hillsides as well as including elements that speak to their leading edge technology uses such as solar panels.
• Retail areas - The retail building forms, focused almost at the ground level, will weave together natural Okanagan materials and landscape, as well as celebrate the energy, colour and vitality of a vibrant shopping district in a European hillside village.

• Studio and artisan areas - Art and artisan stores, galleries and working studios will be woven into the Village and as such, a strong presence of “hand made artisan quality” will be present. This character will also focus especially on the natural materials and colours of the Okanagan.

• Hotel and hospitality precinct - The hotel and facilities associated with it will be especially focused on expressing an Okanagan style, as they will be an important experiential exclamation point to visitors who visit New Monaco and the Okanagan. We see these forms inspired by natural forms and materials, as well as the diverse architecture of the Okanagan including agricultural forms - expressed with a design sophistication associated with respectable boutique hotels. Staying in the hospitality precinct will result in a visitor encountering a diversity of Okanagan inspired buildings and spaces.

• Apartment buildings - apartment housing will be integrated into both the village and the central neighbourhood. The mixed use buildings may have the character of the retail and artisan environments on the ground floor and in the upper floors, they will be in visual dialogue with the office buildings, and therefore will also express both earthy and contemporary character. The forms of these buildings will also express the function of the great lifestyle the Okanagan offers, including outdoor patio with organic garden and balcony living and shade from the sun.

• Multi-family homes - A range of multi-family housing building forms will be offered, possibly including lower height multi-family apartments, townhouses, row houses and infill-style coach houses. The character of these buildings will vary, in order to mitigate the experience of ‘sameness’ across the areas of housing. Several different expressions of character are expected, drawing on the influences that will inspire the architecture of all of New Monaco.

• Single family homes - The single family homes will almost entirely be in the Western neighbourhood area, and largely be developed by individual home owners. General guidelines will be established for development including colours, scale, and fit into the landscape, so as to ensure all buildings feel “appropriate” to the site and to Peachland.

• Special buildings - A number of special buildings of various sizes are expected to be fit into the community and landscape in and around the main developed areas. These may include buildings to support agricultural uses, wine making (winery), artisan and artist uses, support for performance or recreation spaces, and general maintenance buildings, amongst others. The character of these will vary, but each of these will be designed to be a “jewel” with a unique character that speaks directly and clearly of the interesting and unique uses and functions it will house, while fitting appropriately into its site. Of particular focus for many of these will be the influence of agricultural and “working” buildings in the Okanagan to make visible the respect for “creative activity” that has always informed such buildings.
Overall design patterns

The overall design patterns that will drive New Monaco’s form and experience will be informed by:

- Natural materials, colours and forms drawn from the Okanagan landscape, architecture and culture;
- The site topography to reduce large excavations where possible and to ensure buildings feel “visibly appropriate” to the site,
- A strong focus on the “human scale” experience, with special attention paid to the first several storeys of any building to ensure finishes and design is sophisticated and attractive;
- Making the Okanagan lifestyle and values manifest, including warm, welcoming, celebrating food, responding to both summer and winter climates, and its strong artistic and artisan culture;
- The growing, making and consumption of food and drink of many types visible in the public realm, as a key focus to the social experience;
- A focus on the pedestrian and the experience of children, to ensure that automobile-oriented environments do not dominate;
- Support systems and places for events and festivals which will be a key part of the experience of New Monaco, including food-oriented events, performances of all kinds, children and family-oriented events throughout the year, amongst others;
- The presence of biodiversity within every area of the community, including integrating songbird habitat throughout all appropriate areas;
- Building forms that respond to the slopes and topography both by fitting into them and expressing a terracing pattern, as well as occasionally offering a strong vertical element to further frame the topography and terraces;
- Strong support for the activities, food and social interaction that is appropriate to a community built around the principles and practices of health individuals and a healthy community; and
- Integrating a feeling of a European hillside village into the design of the community. The compactness of the Village will be reminiscent of a European Village, but the overall flavour and impression left with all visitors will be clearly that of the Okanagan - relaxed, progressive and distinctive.

The above outlines the core perspectives and goals around which the form of New Monaco will be developed. Specific character design guidelines for the development and any individual area will be developed in consultation with the District of Peachland at the time of Master Development Agreement and Zoning Amendment.

Design guidelines and height

The proposed heights of buildings in New Monaco have not been set at this stage, and will be established as part of the rezoning for the site - the next stage of the approvals process. The height of buildings is a complex issue that involves strategic trade-offs between height, massing of buildings, views, solar access, building character, amounts of open space, the ability to provide quality community amenities, the economics for effective and sustainable environmental programs, thresholds of support for basic retail services in the community, and many others.

In this context, the New Monaco team is committed to having a full and comprehensive discussion with the community about what the appropriate massing and building design is for New Monaco, including the height of buildings in various parts of the site.

In the absence of a declared height, we propose to develop a process in conjunction with the District of Peachland for creating policy and guidelines on the form, height and character of the buildings in New Monaco during the zoning process, possibly including the following steps:

- Workshops with the community, Council and staff on building form, character and height.
- Offering visual preference surveys that involve residents identifying images of buildings from hundreds of choices that they feel are the kind of character and design that would be appropriate for New Monaco - from which guidelines and an image-bank of preferred buildings can be developed for the District to use in the development permit process.
- In depth discussions with the community on the tradeoffs amongst building form, height, open space, amenities and other elements can select from involving open space, height and amenities, so they can provide Council with information on what they think is optimum.
- Others, to be discussed with the District in response to the community’s needs.
New Monaco will offer a very rich experience of the Okanagan landscape, through surrounding and interconnecting the whole community with a series of natural and programmed open spaces and trails. The specific design of each will be developed further during the development approval process, in consultation with the community and the District, and is expected to include the following:

- A series of natural areas, including the gullies and steeper hillsides that will form edges between and around the different neighbourhood areas;
- Urban habitat areas that are designed into all areas that offer habitat for songbird and native vegetation, amongst the neighbourhood and along nature trail and at view points with interpretive postings;
- A network of trails that connect each area within New Monaco in many ways as well as connecting it to the surrounding community of Peachland. These trails will be consistent with the District of Peachland’s Trail Master Plan and will offer a range of character including those that will support wheelchairs, bicycle, parents with strollers, and joggers all the way to some which are more rugged for cross country skiing after snowfalls. There will also be dog walking designated trails. All-terrain vehicles (ATV’s) would not be accommodated or encouraged on the trails, for public safety reasons;
- Agricultural uses that are designed around and into the housing and village areas, including orchards, vineyards, community gardens and other special garden spaces;
- Places to celebrate food including restaurant patios, picnic areas, outdoor BBQ areas, places to celebrate harvest, places to make cider and wine, and others;
- Art and performance spaces that will provide places for sculpture, events and unique artistic learning experiences;
- Places to be in the shade and water in the summer and to enjoy the winter through skating, sledding and other winter uses;
- Play areas for children that invite enjoyment and places for family gathering; and
- A rich layer of history made visible reaching into First Nations experience, all the way through the past century of the site’s agricultural and other uses.
New Monaco - Area Structure Plan

Sustainability and green development

New Monaco is committed to high levels of environmental, social and economic performance, and expressed with distinct respect and attention to the character and culture of a local place.

Some of the principles of sustainable communities that will drive the development of New Monaco are explored at greater depth elsewhere in this document, however for the sense of character that New Monaco will have, the following aspects of green development will be present, including:

- Complete, mixed-use patterns within pedestrian oriented distances;
- Progressive and non-automobile oriented transportation including walking, cycling, electric vehicles, and transit;
- Green buildings that are energy, water and resource efficient and connect residents to light, fresh air, and the Okanagan landscape;
- Landscapes that offer biodiversity, food production and rich expressions of culture and recreation;
- Progressive infrastructure systems that include alternative and renewable energy systems, water conservation, treatment and re-use of wastewater where appropriate, and support for recycling and composting;
- Integrate stormwater management into the trail design to direct rainwater or runoffs into swales or other surface features. Permeable surfacing material along a majority of the nature trails;
- A strong presence of healthy and sustainable food systems;
- Community facilities and design that supports all ages and abilities; and
- A rich array of opportunities for jobs and businesses to support the financial health of the community.

Development and design guidelines

As the primary focus of the application for a Neighbourhood Plan, the Development Concept is a culmination of the work completed in the investigation of the site opportunities, the economic opportunities, the selection of development principles and a harmony of ideas, visions, suggestions and experiences learned through a series of workshops with the Staff and Administration of the Municipality and through direct consultations with Peachland residents.
5.0 New Monaco Development Policies

New Monaco envisions creating an integrated village that is socially, environmentally and economically sustainable where residents live, work, shop, learn and play all within walking distance, among nature trails, inspirational parks, artist lanes and organic gardens. The vision includes social, environmental and economic sustainability. The following sections outline the policies that will be employed to realize the vision for future development at New Monaco.

The proposed development plan follows the attributes of the site, protects hazard areas, and environmentally and culturally sensitive features. Future development is to adhere to the policies and development permit conditions contained in this Area Structure Plan. Development policies are intended to follow sustainability principles outlined in Chapter 3 of the Area Structure Plan.

Area Structure Plan policies are presented in the following order:
1. Land Use and Housing
2. Economic Development and Jobs
3. Parks and Open Space
4. Transportation
5. Buildings and Green infrastructure
6. Servicing and Infrastructure
7. Public Safety

5.1 Land Uses and Housing

The New Monaco site is proposed to be divided into three development “precincts” or land use areas. 1) West Neighbourhood, 2) Central Neighbourhood and 3) East Neighbourhood.

The steep-sloped and heavily-treed West Neighbourhood is well removed from both highways. The terrain suits an approach of low density and smaller building footprints.

The open and more gently sloped meadow of the Central Neighbourhood can accommodate larger building floor plates, a medium density of development, and a terraced series of buildings, with higher buildings against the high back wall of Highway 97C. The Central Neighbourhood will be further broken down into enclaves of housing and commercial to maintain a fine grained scale of immediate neighbourhoods.

The visually accessible East Neighbourhood from both Highways 97C and 97 provides the opportunity for a Village form that will support use by neighbouring communities to high visibility and perceived ease and safety of vehicular access and egress. The gentle slopes can also accommodate not only the Village, but also larger building floor plates and a medium density of development.
5.1.1 Land Uses and Housing Policies

5.1.1.1 The general intent and conceptualization of land uses should be maintained as shown in the land use concept plan and in the land use summary chart. However, some flexibility of uses will be allowed. Development should allow flexibility for a mix of uses over the anticipated period of development.

5.1.1.2 Design Guidelines will be prepared for New Monaco at the time of Rezoning. The design guidelines will detail the form, height and character of the buildings in New Monaco and will be developed through a process that includes community input.

5.1.1.3 The site is proposed to be developed into three distinct neighbourhoods with general land uses as shown in the land use concept plan. The three neighborhood areas are called the West, Central and East neighbourhoods and will have streetscape and design guidelines prepared for each neighbourhood at the time of Zoning Amendment.

5.1.1.4 The West Neighbourhood, is adjacent to an existing single family neighbourhood in Peachland and will maintain the integrity and a complimentary transition with adjacent residential neighbourhood.

5.1.1.5 The Central Neighbourhood will provide a compact development form with buildings surrounded around parks and amenity areas and allows for minor service commercial and medium density residential development opportunities.

5.1.1.6 A diversity of housing types is proposed throughout the site.

5.1.1.7 Gross residential density is proposed to be within the range of 20.8 to 22.4 units per acre.

5.1.1.8 The mix of housing typologies will meet market demand and site specific context. Residential building types may include:

- single detached dwellings;
- small lot single family dwellings;
- cluster single family dwellings and duplexes;
- townhouses;
- fee-simple townhouses;
- clustered townhouses;
- stacked double duplexes;
- apartment residential.

5.1.1.9 A maximum of 5% secondary dwellings or accessory housing within a primary building (secondary suites) may be permitted as long as adequate building separation and on-site parking can be provided. This maximum of 140 secondary dwellings/ suites can help to ease the demand for affordable housing by serving as:

- Rental units ("mortgage helpers" for young families);
- Accommodation for care givers;
- Independent living for elderly family members

5.1.1.10 Clustering of units is proposed to maximize the amount of open space, trails and parkland.

5.1.1.11 Development should fit the contours of the landscape and the lake views.

5.1.1.12 New Monaco will adhere to the Subdivision and Development Services Bylaw. Development in areas of steep slopes (greater than 30%) will be avoided as much as possible. Retaining walls will be stepped and blended into the natural landscape and surroundings.

5.1.1.13 Provision of a minimum of 10% affordable housing will be required by the District of Peachland, and will be secured under the Master Development Agreement.

Proposed Land Uses * | Area | Units
--- | --- | ---
Retail | 105,000 | sq.ft
Office | 150,000 | sq.ft
Hotel | 100 | rooms
Single Family Homes | 40 | units
Townhouse/Apts | 2,292 | units
Vacation Homes | 168 | units
Seniors / Congregate Care Units* | 100 to 300 | units

* Excluded from Traffic Analysis due to low parking/car ownership

<table>
<thead>
<tr>
<th>Area</th>
<th>Area</th>
<th>% of Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Total Site Area</td>
<td>505,857 m²</td>
<td>125 acres</td>
</tr>
<tr>
<td>Semi Private Open Space</td>
<td>83,119 m²</td>
<td>20.54 acres</td>
</tr>
<tr>
<td>Public Open Space</td>
<td>47,162 m²</td>
<td>11.50 acres</td>
</tr>
<tr>
<td><strong>Subtotal Open Space</strong></td>
<td><strong>130,281 m²</strong></td>
<td><strong>32.04 acres</strong></td>
</tr>
</tbody>
</table>

Gross Residential Density range based on 100-300 seniors / congregate care units is 20.8 to 22.4 units per acre.
5.1.2 Village Centre

New Monaco is intended to be a thriving commercial mixed use village. The heart of the village is in the location shown in the land use concept plan as the East Neighbourhood. A mix of uses, including various densities of residential uses, a mix of commercial uses as well as civic and institutional uses is envisioned.

The compactness of the Village will be reminiscent of a European Village, but the flavour will be clearly Okanagan, relaxed, progressive and distinctive.

5.1.2.1 The East Neighbourhood is to be the Village centre focus that will allow for office, retail commercial, service commercial (including small-scale office), residential uses, hotel uses and community facilities in a compact Village form. The uses should be located close to the village centre in order to support the viability of commercial uses and to enable convenient pedestrian access to daily uses.

5.1.2.2 The Village Centre will include a wide range of stores and services to satisfy most daily living needs of residents. This use is considered especially important to the sustainability of the neighbourhood as it will reduce the need for travel off site will include a wide range of stores and services to satisfy most daily living needs of residents, and will support the viability of retail and service uses.
5.2 Economic Development and Jobs

Economic prosperity is a cornerstone of a sustainable community. New Monaco is being planned not only to address progressive economic approaches in its planning, but is also working to provide greater prosperity and economic stability for Peachland for the future. New Monaco is approaching its economic performance strategically to deliver the best “triple bottom line” – social, environmental and economic performance.

Jobs are a critical priority for the future prosperity of Peachland and the region and New Monaco is planned to offer a wide range of jobs, including entry level, trades jobs and high paying white collar jobs. This will provide employment for many people at various stages of life. In addition, it will create a diverse social environment that is important for a healthy community. The green development policies that are planned for the project will bring down the environmental impact of living or running a business in New Monaco, including climate emissions. The complete community land uses proposed are also expected to reduce per capita emissions.

5.2.1 Employment Generating Policies

5.2.1.1 Employment generating land uses such as office, commercial retail and service commercial will be strongly encouraged within the Village Centre (East neighbourhood). New Monaco will be designed to provide opportunities for a wide range of revenue producing land uses that are appropriate to the Village concept. These may include, but are not limited to: offices, medical services, laboratories, educational, food services, tourist commercial, artist studios, and cottage enterprises where they are compatible with viability of the Village Centre and the enjoyment of adjacent land uses.

5.2.1.2 Early activity in the Village Centre is encouraged including the establishment of community facilities, notice boards, bus shelters, landscaping and intersection treatments. The developer will locate the sales centre in the Village Centre. This building could be converted to a commercial or institutional use after sales are completed.

5.2.1.3 Child care facilities may be provisioned at the community facilities in the Village Centre.

5.2.1.4 Developers will work in association with local training or education institutions to advance mutual goals and regional priorities.

5.2.1.5 Builders are encouraged to use timber and other materials from local sources and suppliers.

5.2.1.6 Developers and builders are encouraged to use local labour where possible.

5.3 Parks & Open Space

New Monaco’s parks and open space system will provide a minimum of 9% or 11.5 acres of public park spaces.

The parks and open spaces system is conceived as a network of parks, trails, viewpoints, and courtyards, integrating fruit growing and viticulture into a sustainable community. The parks and open space system offers opportunities for both active and passive recreation. Parks become places for people to gather, space to relax and experience nature, and open spaces to celebrate community, culture, and food.

New Monaco is to provide a diversity of outdoor recreational, cultural and educational experiences for the community, capitalizing on New Monaco’s hillside views and natural beauty, while ensuring the protection and enhancement of the Okanagan hillside landscape. A fundamental component of parks and open space is to ensure access for all, enabling everyone to enjoy all of New Monaco’s spectacular amenities.
5.3.1 Parks, Trails and Open Spaces

An integrated and connected system of parks, trails and open spaces will provide linkages and views to destinations and amenities within New Monaco and across Peachland. Parks, trails and open spaces will integrate with the District’s Parks and Recreation Master Plan.

New Monaco’s public parks and open space system will provide a range of park sizes from small neighbourhood parks to large destination community parks serving a broad spectrum of community needs with a focus on protecting the natural environment and capitalizing on New Monaco’s spectacular views. Park dedication is estimated to be 11.5 acres (9% of the site area), with an additional target of 20 acres (16% area) for programed public spaces, like community gardens, neighbourhood parks, performance and gathering spaces. The public parks will include the following:

Community Parks - serving several neighbourhoods, including the Peachland community and providing active accessible park space to accommodate informal gatherings, community celebrations, and active recreational opportunities such as organized field and court play.

Neighbourhood Parks - smaller parks providing localized active and passive recreational opportunities serving residents living close by.

New Monaco Parks, Trails, Open Space Concept Plan

HB Lanarc Consultants
New Monaco - Area Structure Plan

Nature Parks - natural areas protect environmentally sensitive lands, habitats and wildlife, providing trail linkages to the greater community park and trail network.

Cultural Landscapes - park space dedicated to the protection and celebration of local cultural identity, including historically or archaeologically significant features to the community.

Art, Entertainment, and Cultural Event Spaces - provides dedicated space for outdoor events, children’s entertainment, and public art.

Multi-use Trails - heavily used, non-motorized paved pathways suitable for walking and cycling, 3 metres wide where appropriate, separated from roads, part of a larger system of trails providing links among commercial, public and outdoor recreational uses within New Monaco and out to the larger Peachland community.

Nature Trails - non-motorized, soft surface secondary trails, primarily used for walking and hiking within parks or on private open space. Provide people with access to viewpoints and nature in the New Monaco landscape.

Policies

5.3.1.1 The development will provide a minimum of 5% park dedication or 7 acres, to be transferred to the District at the time of subdivision, as per the Land Titles Act.

5.3.1.2 Dedicated park, trails and open spaces are to link or expand to the District of Peachland’s current parks & trails network where possible forming interconnected natural corridors. Park linkages are to connect neighbourhoods to parks, schools, services and cultural resources.

5.3.1.3 The Development will ensure that each resident has access to active and recreational activities, such as parks and trails, within a ten minute walking distance (800 meters).

5.3.1.4 At the time of rezoning application a parks, trails and open space development plan will be submitted to the District. The park development plan will address the following objectives:

- Drought Creek, and the two gullies on the property will be natural park areas intended to protect sensitive ecosystem functions as their primary purpose.
- Parks will encompass areas for the protection of environmentally significant lands to retain them in a natural undisturbed state. These park areas may be for the protection or enhancement of natural processes, or protection of archaeological features.
- Greenhouse Gas Emission reductions targets will be advanced in natural parks areas by acting as carbon sinks. Dead or dying pine beetle kill trees will be removed and replanted.
- Parks and open spaces may be designed to provide opportunities for local food production.
- Parks and open spaces will offer a variety of spaces to meet the needs of people of various ages, abilities and means.
- Play elements will be integrated throughout parks & open spaces, providing play for different abilities and ages.
- Arts and culture will be made visible by integrating public art into parks, open spaces, pedestrian streets, and plazas.
- Parks and trails will provide active transportation links to connect neighbourhoods, parks, community facilities and commercial centres. These linkages will support active healthy lifestyles.
- Trails in riparian areas, gullies, and sensitive wildlife habitat, will be designed to minimize impact and respond appropriately to ecological conditions.
- Develop a conceptual food system strategy for New Monaco to integrate community gardens and agricultural activities in residential areas design and development.
- Encourage seasonal open air commercial activities on agricultural lands to supplement the local agricultural economy (food festivals, farmers markets, weddings).
- Design urban spaces to safely accommodate outdoor cafes, street vendors, and other commercial businesses.
5.3.2 Environmental Protection Areas

Environmental Protection Areas provide a refuge for aquatic and terrestrial wildlife, maintain habitat connectivity, minimize conflict between people, and enhance ecological understanding through education and interpretation. Drought Creek, and the two gullies on the site will be natural park areas intended to protect sensitive ecosystem functions as their primary purpose.

Policies

5.3.2.1 Drought Creek and the two gullies on the site will be natural park areas intended to protect sensitive ecosystem functions as their primary purpose.

5.3.2.2 Natural Areas with pine beetle kill symptoms will be replanted with locally appropriate species such as Ponderosa Pine.

5.3.2.3 Utilities and road crossings on Drought Creek and gullies are to be as narrow as possible to minimize habitat disturbance.

5.3.2.4 A Park management Plan shall be developed for environmentally sensitive areas that shall address the following: public access and control of undesirable activities, invasive species control, pet impact control, public safety (danger tree, steep slopes etc), public education, and habitat enhancement.

5.3.2.5 Mule deer corridors and habitat areas will be protected and enhanced.

5.4 Transportation

5.4.1 Site Access

New Monaco will provide a western connection, secondary access to the community. The transportation network will ensure a variety of effective and useful transportation options to best serve the community and reduce private automobile use. This can be done by planning for alternative transportation, including:

- Encourage all modes of transport, especially walking, cycling, micro-electric vehicles and public transit
- Provide dedicated neighbourhood bike and pedestrian pathways to link the community
- Establish a transit-friendly street network, with future opportunity for full service transit
- Reduce vehicle trips by locating basic neighbourhood services close to home

The following sections describe in greater detail the transportation principles, goals, and policies to achieve the New Monaco vision.

Policies

5.4.1.1 Transportation plans for the development will maintain appropriate operating levels of service on Highway 97, ensure safe and efficient flow of traffic, and provide maximum network connectivity, in accordance with Ministry of Transportation and Infrastructure and District of Peachland standards.

5.4.1.2 Transportation plans and traffic management assumptions should attempt to minimize new design and construction (and associated costs) affecting other intersections south of the New Monaco access along Highway No. 97.

5.4.1.3 A detailed Transportation Analysis and Impact Assessment will be performed in accordance with the Ministry of Transportation and Infrastructure standards and the District of Peachland’s requirements.

5.4.1.4 The development plans and phasing will achieve high internal capture rates, where residents live, work, and recreate on-site, and largely within a 10 minute walking distance.
5.4.2 Roadways

Achieving a connected road network through the site is a significant challenge due to the steep slope topographic conditions of the site. As such, roadway standards that respect the existing topography and environment will be considered in order to minimize impact to the natural environment yet plan for internal and external road network connectivity to Highway 97.

The ultimate internal road network within New Monaco will be designed to accommodate the traffic volumes anticipated from full development of the area, and to allow, eventually, for public transit (bus) service. Single family lots will be serviced by rural cross section roads.

- A main entrance is envisioned to be located off of Highway 97 in the eastern portion of the site. This entrance will connect to an east-west collector road (which will span almost the entire site), as well as to a parallel local road situated to the north. Connectivity between the collector and local road will be established with intermittent north-south local roads. A proposed emergency access is situated in the northwest corner of the subject property, with a potential tie-in to Hwy 97C.
- A second access point will be provided in the western portion of the property.

Policies

5.4.2.1 A road network plan will be developed and approved after consultation with the District, Ministry of Transportation and Infrastructure and the developers consulting team. The proposed street network and hierarchy, is presented for discussion with agencies and is outlined in the Road Network map;

5.4.2.2 The development will maximize connectivity on site while minimizing environmental impact to hillslopes and environmentally sensitive areas (creeks and gullies).

5.4.2.3 The development will facilitate future connections to the District’s road network (Drought Road and Seclusion Bay Road).
New Monaco - Area Structure Plan

5.4.3 Public Transit

New Monaco will work to provide a transit network that is connected to the existing transit system and will provide for maximum potential gain in transit ridership.

Transit services do not currently extend through the New Monaco Structure Plan Area. In the long term, it is anticipated that as New Monaco develops and there is a cluster of employment and residents, that transit services to New Monaco will become a viable option and that existing transit services may be extended into New Monaco.

Policies

5.4.3.1 New Monaco will be designed to provide a financially viable employment and residential base for transit services to be maintained; and,

5.4.3.2 The development will plan for and coordinate with regional authorities to deliver an efficient regional public transit that includes New Monaco in the service area.

5.4.2.4 A Development Transportation Master Plan will be submitted to the District prior to the execution of the Master Development Agreement and Zoning Amendment.

The Plan must include the following strategies to achieve the objectives of providing an efficient roadway system:

• Utilize one primary access to Highway 97 that would allow New Monaco to achieve strategic connections to West Kelowna, Kelowna, and Peachland.
• Apply Hillside Street Standards throughout the Area Structure Plan site to minimize the cut and fill in street construction, reduce impervious surfaces, and preserve existing topography.
• Provide dedicated emergency access routes and designated emergency staging areas.
• Provide one main ring road with other connections to funnel traffic to/from the ring road. The ring road will connect New Monaco to the main external access to Highway 97.
• Calm and beautify both internal streets and the Highway section, which fronts the development, to increase the quality of the New Monaco experience.
• Pursue a community shuttle and regional transit access, including providing comfortable bus shelters.
• The transit system should be developed to support the growth areas identified in the District’s OCP, including New Monaco.
• Account for the main origins and destinations of travel for residents of New Monaco and provide transit routes to meet those needs.
• Encourage the development of a more favorable environment for transit by providing a closer coordination with existing polices surrounding land use and transportation planning.
• Design the road network within New Monaco such that they can accommodate public transit service that serves all major neighbourhood areas.
• Design the internal road network to eventually allow for public transit service.
• Pursuing innovative alternative transportation services such cycling routes, off road trails, and multi-use trails that support pedestrian and cycling activities. Shared mobility and access for bicycles and pedestrians will be provided.
• Provide bicycle racks in the Village Core in the East neighbourhood.
• Provide a network of on-street and off-street pedestrian facilities that provide direct connections between key pedestrian areas and generators.
5.4.4 Pedestrian and Cycling

New Monaco will provide safe, attractive, and comfortable bicycle, pedestrian and micro-electric transportation facilities that will encourage cycling and pedestrian activity within the New Monaco site and adjacent Peachland neighbourhoods.

The approach toward planning pedestrian and cyclist facilities should focus on various pedestrian/cyclist areas and generators throughout the community. Major pedestrian/cyclist generators include areas such as the east zone commercial village, schools, and transit stops. These would be reviewed on an area-wide scale and consider the interests of the entire New Monaco area. The provision and design of pedestrian and cycling facilities will also be shaped by environmental considerations and topography. Accessibility and connections to multi-use pathways, convenient conventional or community shuttle bus services as well as linkages to the District’s trail system are important.

Internally, cyclists can share roads with vehicle traffic. There will also be several trails which bicycles can use. It will become increasingly important as the New Monaco Structure Plan Area develops to provide safe, attractive and comfortable bicycle facilities.

Policies

5.4.4.1 Streets will be designed as an important public open space network for a unique and desirable pedestrian experience; and,

5.4.4.2 The development will provide safe, attractive, and comfortable bicycle and pedestrian trails and facilities that will connect neighbourhoods, parks, community facilities and commercial centres to support active lifestyles.

5.4.5 Parking

New Monaco will ensure that there is sufficient parking to accommodate patrons and residents and to ensure the economic viability of New Monaco.

Required parking based on the District of Peachland Bylaw may not reflect the vision for New Monaco. From an urban design and liveability standpoint, if the amount of surface parking can be decreased, it should be pursued. It is envisioned that through shared parking approaches and on-street parking in the residential zones, that the optimal parking amount be supplied, without providing more parking than is necessary.

Policies

5.4.5.1 The development will ensure that there is sufficient parking to accommodate patrons and residents of New Monaco.

5.4.5.2 A Transportation Demand Management Plan for the site will be submitted at the time of rezoning. The plan will explore shared parking as a viable alternative to minimize the required supply. Oversupplying surface parking will be avoided.

5.4.5.3 A Transportation Demand Management (TDM) plan for the site development will be submitted at the time of rezoning. The TDM will employ the following strategies to achieve the objectives of minimizing external traffic and maximizing internal traffic:

- Provide a transportation plan that is designed to increase internal capture rates and reduce private automobile use.
- Design and construct roads to keep grades to 10% where ever possible, and to minimize site impacts, including minimizing street width while maintaining emergency vehicle access.
- Calm and beautify both internal streets and the highway to increase the quality of the Village experience.
- Support active, low carbon and healthy transportation modes in the design, including trails with connectivity to other modes and destinations.
- Plan for micro-electric transportation systems on site (local electric shuttles, golf carts, electric scooters, others); and integrate the streets into the sustainable infrastructure network effectively in the community.
5.5 Buildings and Green Infrastructure

As a new community, New Monaco presents an opportunity to create a model for sustainable community development in the region, in which green buildings and infrastructure play an important role. Key aspects include: greenhouse gas (GHG) emissions reduction, a global and BC priority, and water management, which is a critical regional issue.

5.5.1 Building and Green Infrastructure Policies

The design and operation of buildings plays an important role in minimizing energy, water and resource consumption, reducing GHG emissions, and in providing healthy and productive living and working spaces that are economical to operate over the long term.

Policies

5.5.1.1 New Monaco has a commitment to advancing green buildings and infrastructure. Specific levels of performance will be outlined at the time of rezoning application. The development will address the following objectives:

- Energy efficient buildings will be developed in accordance with District, Provincial and Federal requirements and New Monaco will strive to exceed those requirements.
- The level of energy performance expected, will be identified by New Monaco, referring to a recognized standard such as the BC Building Code, ASHRAE 90.1, or EnerGuide for New Houses.
- Renewable, low carbon energy sources and designs will be utilized for buildings such as passive solar design, solar hot water heating, and geothermal heating and cooling.
- “District Energy Ready” building heating and cooling systems may be necessary in buildings where a neighbourhood District Energy System is providing heating and/or cooling services.
- Buildings and landscapes will be designed for water efficiency, and will incorporate non-potable plumbing for approved uses in appropriate buildings, to enable the use of alternate, non-potable water sources such as captured rainwater.

5.5.1.2 New Monaco will refer to a recognized green building rating system such as LEED or Built Green BC, the level of performance (rating) that is expected, and to describe how the design will address:

- Low impact site development practices;
- Use of renewable energy supply and reduction of GHG emissions;
- Water conservation (indoor and outdoor);
- Use of durable, local, recycled materials and materials with low embodied energy and GHG emissions;
- Indoor environmental quality.

5.5.1.3 The District will consider how green building, energy efficiency and low carbon policies may be achieved through incentives such as expedited or streamlined permitting, reduced fees, lower infrastructure development cost charges (DCC) or other financial incentives.
5.5.2 Community Energy Infrastructure

New Monaco will pursue innovative community energy infrastructure or district energy systems to provide potential opportunities to increase overall energy efficiency and enable the use of alternative and low-carbon energy sources, while providing a stable, reliable and locally-based energy service to residents and businesses.

Policies

5.5.2.1 As part of any rezoning permit or subdivision application process, applicants are required to demonstrate that they have considered the feasibility of a district energy system. If preliminary results indicate a district energy system may be feasible:

- The District may discuss district energy partnership opportunities, including partnership in or funding of more detailed feasibility studies, and ownership/operational roles and partnerships.

- Additional studies should assess the feasibility of renewable and/or low carbon energy sources that may supply a district energy system.

- The District may consider the applicability of a Service Area Bylaw that would require buildings to connect to the District Energy system.

- New systems will be consistent with the District of Peachland’s objectives and systems.
5.6 Infrastructure Servicing

The infrastructure in New Monaco will last through the 21st century and will define how much water, materials and energy it takes to meet a high standard of livability, environmental responsibility and sustainability at New Monaco.

5.6.1 Water Supply

New Monaco will work with the District to ensure that the property is integrated into the Water Master Plan. Water supply for the community can be met through a combination of municipal supply, existing water licenses and other sources. The development will implement effective and innovative water conservation and supply strategies to meet demands, while minimizing impacts on supplies and reducing water supply risks associated with the changing climate including:

- Reducing the demand for potable water. Major water uses that do not require a potable supply such as non-contact public water features or agricultural irrigation should be designed to accommodate non-potable sources wherever possible.
- Utilizing water-wise design, efficient irrigation systems, and capability for non-potable irrigation water supply in public landscaping wherever appropriate.
- Meeting additional municipal water supply needs for fire fighting.

Policies

5.6.1.1 A Servicing Master Plan for the site development will be submitted at the time of rezoning. The Water Servicing section of the plan will address the following objectives:

- Achieve a high level of efficiency to significantly reduce per capita use
- Minimize the pumping energy required for water supply
- Incorporate water efficient fixtures for residential buildings, office and retail buildings
- Plan for water-wise agriculture and landscaping
- Provide specific strategies for heavy water users such as restaurants and hotels
- Harvest rainwater where feasible as an alternative source. This will require measures at the building and parcel scale
- Explore the use of ponds for fire storage

5.6.2 Water storage and re-use

New Monaco will take a proactive approach to water re-use, recognizing that water regulators will impact the options and strategies that may be considered.

5.6.2.1 New Monaco will work to minimize the use of potable water supplies and will provide water from stormwater storage wherever possible.

5.6.3 Sanitary Sewerage

New Monaco will minimize sanitary sewerage volumes and, wherever possible, utilize the sewerage as a resource.

Wastewater management will be primarily addressed through connection to the existing regional collection and treatment infrastructure. However, there is a commitment to pursue additional options that will contribute to sustainable water use.

Policies

5.6.3.1 A Servicing Master Plan for the site development will be submitted to the District at the time of rezoning. The Sanitary Sewage Servicing section of the plan will address the following objectives:

- To turn wastewater into a water and energy resource where feasible
- To keep costs of managing wastewater minimized where possible
- To demonstrate ecological stewardship visibly through how wastewater is managed
- Treat and reuse wastewater for appropriate uses and where feasible at a localized scale (i.e. parcel or building scale), such as: toilet flushing, landscape irrigation; water features that do not involve public contact.
- Recover heat from wastewater where feasible, to reduce external energy demand and associated greenhouse gas emissions
- Explore ways of foregrounding/making visible some wastewater infrastructure to add community amenity and provide examples of the stewardship ethic of the project. (e.g. consider technology like a small solar aquatics facility (using water plants to treat wastewater) to treat some wastewater for irrigation).
5.6.4 Stormwater

New Monaco will treat stormwater as a resource and will manage post-development water flows to match pre-development flows.

As a new community, New Monaco is part of a changing regional landscape within the Okanagan Valley which includes higher population densities and increasing agricultural productivity. Within this context there is an increasing recognition that all water is a valuable resource and that there is a significant responsibility to ensure that water is used carefully, and not wasted.

Policy
5.6.4.1 A Stormwater Master Plan will be submitted to the District of Peachland at the time of rezoning application. The plan will address a range of actions:

- Development will create no net change to pre-development hydrographs.
- Stormwater management strategies should be incorporated into building and site designs to respond to existing climatic and site conditions and to ensure that pre-development flows are maintained during and after development.
- The development will model pre-development conditions using the District of Peachland’s Subdivision and Servicing Bylaw.
- A stormwater management strategy will be developed to incorporate a range of sources controls which can, be used in combination, meet the objective of matching pre-development conditions.
- Strategies for stormwater management may include:
  - Minimize impervious surfaces wherever possible
  - Stormwater from buildings should be collected and stored for re-use
  - Infiltration of stormwater from roads, parking areas, and trails should be incorporated into infrastructure design
  - Parks and open space areas may be designed to accommodate stormwater management requirements, and to enhance ecological functions and productivity.

5.6.5 Waste Reduction

New Monaco will pursue waste and resource management infrastructure to contribute to reduction of waste and sustainable management of materials and resources, towards a long-term target of “zero waste”.

Policies
5.6.5.1 New Monaco will work with the District and the Regional Waste Reduction Office, to reduce waste and maximize recycling and resource recovery by:

- Facilitating integration of New Monaco into regional waste management plans and programs.
- Facilitating additional opportunities for reducing waste in New Monaco, and creating innovative infrastructure to recycle and recover resources.
- Pursuing organic waste recovery systems where feasible.
5.6.6 Utilities

5.6.5.1 Electrical Service
Electrical service will be provided by extending an underground transmission line into New Monaco via the existing Transportation/Utility Corridor. The exact routing of these lines will be determined at zoning submission stage.

5.6.5.2 Natural Gas
Terasen Gas right-of-way (and buried pipeline) extends across a portion of the subject property. The exact routing of extended service will be presented at the time of rezoning submission.

5.6.5.3 Telephone
Telephone lines will be located underground, and will follow the internal road system.

5.6.5.4 Other
Other communications facilities, such as television cable will serve the entire site, and fibre optic will extend to the commercial village development. Other legal easements and rights of way may be required for alternative or district energy sources and transmission.
5.7 Public Safety

5.7.1 Fire Protection

In order to protect against the possible hazards to property and human safety posed by the potential for a wildfire to encroach on developed areas, the District of Peachland has implemented a development permit area, which requires a development permit for new construction in the urban/wildfire interface areas. The New Monaco project is situated within the boundaries of this development permit area, and as such, will be designed in accordance with these requirements.

5.7.1.1 Land use development shall conform to the Wildfire Interface Development Permit Standards as required within the OCP.

5.7.1.2 Fire equipment specific to serving the development, such as a possible satellite location for a fire hall, will be considered under the amenity contribution agreement in the Master Development Agreement.

5.7.2 Emergency Access/Egress

As New Monaco is located within the Wildfire Interface Development Permit Area. The project’s transportation network will be designed to provide clear, pre-designated emergency routes.

5.7.2.1 Driveways and roads are built to a suitable width to allow for emergency vehicles and keep them free of obstructions.

5.7.2.2 A pre-planned escape route out of the area in the case of emergency evacuations.

5.7.3 Crime Prevention Through Environmental Design (CPTED)

Crime Prevention Through Environmental Design (CPTED) principles include, reducing concealment opportunities, providing lighting to minimize dark spaces, placing windows in order to maximize informal surveillance and requiring easily identifiable street addresses.

5.7.3.1 To discourage crime at New Monaco and in Peachland, the project will be designed in accordance with CPTED principles.

5.8 Community Amenities

New Monaco will work with the District of Peachland to determine community amenities that will be provided.

Policies

5.8.1.1 New Monaco will include the provision of 10% affordable market and rental housing. Affordable housing will be provided in accordance with the District of Peachland’s policy. An Affordable Housing Agreement will be finalized with the Master Development Agreement at the time of Zoning Amendment.

5.8.1.2 Community amenities will be provided at the time of Master Development Agreement and Zoning Amendment. Amenities will match the District’s and New Monaco’s shared objectives for a diverse community vision and community facilities.

5.8.1.3 New Monaco will provision for a school site, if it is desired by the School District.
6.0 Implementation Strategy

The Area Structure Plan (ASP) is the first stage in the development review process. Once adopted by the District of Peachland, the Area Structure Plan becomes a neighbourhood plan that informs the consequential amendment to the Official Community Plan (OCP). The Official Community Plan outlines permitted uses and policies and guides servicing and community amenities. The ASP and OCP processes are competed in quick succession of each other.

After the ASP and OCP approval, the Master Development Agreement and a Comprehensive Development Bylaw will be prepared to outline the elements of the proposed development and conditions that must be met by the District of Peachland. These require consideration and adoption by District of Peachland’s Council.

The master development agreement and the Zoning Bylaw Amendment outlines the land uses, permitted densities, building siting and the conditions for development to be permitted on the site. Community amenities are also negotiated and secured at this time.

Finally, the development plan is implemented through the process of subdivision, submission of development permits and the issuance of building permits. Development Permits to regulate the development around environmentally sensitive areas, hazard lands, form/character and tools for achieving a green community are outlined in Section 7 of the ASP.

Once approvals are completed, New Monaco expects to take between 12-15 years to achieve full build out.
7.0 Development Permit Areas (DPA’s)

The Local Government Act s. 879 and 920 authorizes the designation of Development Permit Areas to be incorporated within an Official Community Plan. New Monaco will have Development Permit Areas for the protection of environmentally sensitive areas and hazard lands, the implementation of wildfire interface protection measures, and for form and character. The objectives and provisions for the guidelines are to be set out as supplemental considerations to those within Peachland’s Official Community Plan.

The New Monaco development is to be situated wholly or in part within the following Development Permit Areas for:
- Steep Slopes
- Environmentally Sensitive Areas
- Highway Corridor
- Multiple Family - General
- Wildfire Interface
- Green Community

7.1 Steep Slopes

7.1.1 New Monaco will be developed in accordance with the District’s DPA guidelines for steep slopes.

7.2 Environmentally Sensitive Areas

7.2.1 New Monaco will be developed in accordance with the District’s DPA guidelines for environmental sensitive areas.

7.3 Highway Corridor

7.3.1 New Monaco will be developed in accordance with the District’s DPA guidelines for highway corridor development.

7.4 Multiple Family - General

7.4.1 New Monaco will be developed in accordance with the District’s DPA guidelines for multi-family development.

7.5 Wildfire Interface

7.5.1 New Monaco will be developed in accordance with the District’s DPA guidelines for Wildfire Interface Development Permit Area.

7.6 Green Community

7.6.1 New Monaco will be developed in accordance with Green Community development permit guidelines. Bill 27 of the Community Charter allows for DPAs that promote energy and water conservation, and reduce greenhouse gases at the residential dwelling level. The scope of this DPA will include: landscaping; siting of buildings; form and exterior of buildings; specific features in the development; machinery, equipment and systems that are external to buildings.