

Public Hearing
to be held at
City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, September 4, 2018
at 6:00 p.m.

1. Mayor Calls Public Hearing to Order for **“Official Community Plan Amendment Bylaw No. 2018-60”** 1-195

CO Reads Opening Statement and Introduction of Bylaws

“Official Community Plan Amendment Bylaw No. 2018-60 (3200 Evergreen Drive)

Purpose: To amend Official Community Plan 2002-20 as follows:

Amend Schedule ‘B’ Future Land Use map and designate 3200 Evergreen Drive as Low Density Residential (LR), Medium Density Residential (MR), Parks & Recreation (PR) and Forestry Grazing (FG). Amend Schedule ‘H’ Development Permit Area Map to include 3200 Evergreen Drive in the General Multiple Family DP Area, Hillside Hazard DP Area and Environmental Sensitive DP Area. Replace Schedule ‘E’ Hazard Lands in its entirety with amended Schedule ‘E’. Replace Schedule ‘M’ Upper Wiltse Area Structure Plan in its entirety with amended Schedule ‘M’.

Notice: The Public Hearing was advertised in the Penticton Western Newspaper on Friday, August 22, 2018 and Wednesday, August 29, 2018 (pursuant to the *Local Government Act*).

CO No Correspondence received regarding the OCP Amendment Bylaw (as of noon Wednesday, August 29, 2018)

Mayor Requests the Director of Development Services describe the proposed bylaw

Mayor Invitation to applicant for comment or elaboration on the application

Mayor Invites those in attendance to present their views

Mayor Invites Council members to ask questions

Mayor Invites applicants to respond to questions and those in attendance may provide new additional information

PUBLIC HEARING for “Official Community Plan Amendment Bylaw No. 2018-60” is terminated and no new information can be received on this matter.

2. Mayor Calls Public Hearing to Order for **“Zoning Amendment Bylaw No. 2018-61”** 196-197
- CO Reads Opening Statement and Introduction of Bylaws
- “Zoning Amendment Bylaw No. 2018-61” (3200 Evergreen Drive)
- Purpose: To amend Zoning Bylaw No. 2017-08 as follows:
- Designate 3200 Evergreen Drive as R1 (Large Lot Residential), RM1 (Bareland Strata Housing), FG (Forestry Grazing) and P2 (Parks and Recreation). Add a site specific provision to the Forestry Grazing (FG) zone to permit two single family residences and a 20 room tourist accommodation resort with a maximum floor area of 1850m².
- The Official Community Plan and Zoning Bylaw are being amended to include the newly annexed lands located on the eastern hillside of Penticton known as the “Bluffs at Skaha”.
- Notice: The Public Hearing was advertised in the Penticton Western Newspaper on Friday, August 22, 2018 and Wednesday, August 29, 2018 (pursuant to the *Local Government Act*).
- CO No Correspondence received regarding the Zoning Amendment (as of noon Wednesday, August 29, 2018)
- Mayor Requests the Director of Development Services describe the proposed amendments
- Mayor Invitation to applicant for comment or elaboration on the application
- Mayor Invites those in attendance to present their views
- Mayor Invites Council members to ask questions
- Mayor Invites applicants to respond to questions and those in attendance may provide new additional information
- PUBLIC HEARING for “Zoning Amendment Bylaw No. 2018-61” is terminated and no new information can be received on this matter.

Regular Council Meeting
held at City of Penticton Council Chambers
171 Main Street, Penticton, B.C.

Tuesday, August 21, 2018
at 1:00 p.m.

Resolutions

10.5 Official Community Plan Amendment Bylaw No. 2018-60
Zoning Amendment Bylaw No. 2018-61
Development Cost Charges Amendment Bylaw No. 2018-62
Re: 3200 Evergreen Drive (Bluffs at Skaha)

384/2018

It was MOVED and SECONDED

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2018-60" and in accordance with Section 475 of *Local Government Act*, Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67; and
5. The provincial or federal government and their agencies;

AND THAT it is determined that the public consultation completed to date and the Public Hearing is sufficient consultation;

AND THAT "Official Community Plan Amendment Bylaw No. 2018-60", a bylaw amends OCP Bylaw 2002-20 to include 3200 Evergreen Drive (Bluffs at Skaha) by:

- Amending Schedule "B" Future Land Use;
- Amending Schedule "H" Development Permit Areas";
- Replaces in its entirety: Schedule "M" Wiltse Area Structure Plan and Schedule "E" Hazard Lands;

be given first reading and be forwarded to the September 4, 2018 Public Hearing.

THAT "Zoning Amendment Bylaw No. 2018-61", a bylaw that:

- Adds the following zones to Lot 1, District Lot 190 and 2710, Similkameen Division Yale District Plan KAP7449 located at 3200 Evergreen Drive: R1 (Large Lot Residential), RM1 (Bareland Strata Housing), FG (Forestry Grazing) and P2 (Parks and Recreation);
- Adds as a site specific zoning amendment to the FG (Forestry Grazing) zone on 3200 Evergreen Drive to allow for two single family residences and a 20 room tourist accommodation resort with a maximum floor area of 1850 m²

be given first reading and be forwarded to the September 4, 2018 Public Hearing.

THAT "Development Cost Charges Amendment Bylaw No. 2018-62", a bylaw to amend 'Sector Map A' of "Development Cost Charges Bylaw 2007-79", to include 3200 Evergreen Drive in the Periphery DCC Area, be given first, second and third reading and, in accordance with Section 560 of the *Local Government Act*, the bylaw be forwarded to the Inspector of Municipalities for approval prior to adoption.

CARRIED UNANIMOUSLY

Council Report

penticton.ca

Date: August 21, 2018 File No: 2018 PRJ-010
To: Peter Weeber, Chief Administrative Officer
From: Audrey Tanguay, Senior Planner
Address: 3200 Evergreen Drive

Subject: **Official Community Plan Amendment Bylaw No. 2018-60**
Zoning Amendment Bylaw No. 2018-61
Development Cost Charges Amendment Bylaw No. 2018-62

Staff Recommendation

Official Community Plan Bylaw Amendments

THAT prior to consideration of "Official Community Plan Amendment Bylaw No. 2018-60" and in accordance with Section 475 of *Local Government Act*, Council considers whether early and on-going consultation, in addition to the required Public Hearing, is necessary with:

1. One or more persons, organizations or authorities;
2. The Regional District of Okanagan Similkameen;
3. Local First Nations;
4. School District #67; and
5. The provincial or federal government and their agencies;

AND THAT it is determined that the public consultation completed to date and the Public Hearing is sufficient consultation;

AND THAT "Official Community Plan Amendment Bylaw No. 2018-60", a bylaw amends OCP Bylaw 2002-20 to include 3200 Evergreen Drive (Bluffs at Skaha) by:

- Amending Schedule "B" Future Land Use;
- Amending Schedule "H" Development Permit Areas";
- Replaces in its entirety: Schedule "M" Wiltse Area Structure Plan and Schedule "E" Hazard Lands;

be given first reading and be forwarded to the September 4, 2018 Public Hearing.

Zoning Bylaw Amendments

THAT "Zoning Amendment Bylaw No. 2018-61", a bylaw that:

- Adds the following zones to Lot 1, District Lot 190 and 2710, Similkameen Division Yale District Plan KAP7449 located at 3200 Evergreen Drive: R1 (Large Lot Residential), RM1 (Bareland Strata Housing), FG (Forestry Grazing) and P2 (Parks and Recreation);

- Adds as a site specific zoning amendment to the FG (Forestry Grazing) zone on 3200 Evergreen Drive to allow for two single family residences and a 20 room tourist accommodation resort with a maximum floor area of 1850 m²

be given first reading and be forwarded to the September 4, 2018 Public Hearing.

Development Cost Charge Bylaw Amendments

THAT “Development Cost Charges Amendment Bylaw No. 2018-62”, a bylaw to amend ‘Sector Map A’ of “Development Cost Charges Bylaw 2007-79”, to include 3200 Evergreen Drive in the Periphery DCC Area, be given first, second and third reading and, in accordance with Section 560 of the *Local Government Act*, the bylaw be forwarded to the Inspector of Municipalities for approval prior to adoption.

Executive Summary

This report speaks to proposed amendments to the City Official Community Plan (OCP) as part of the inclusion of the Wiltse South Block (Bluffs at Skaha) into the City boundary. The land use plan reflected in the OCP changes were developed through extensive public consultation with an emphasis on natural preservation and maintaining public access to the Skaha Bluffs recreational area. This report outlines a proposal to ensure that adequate zoning is in place on these lands to allow for the subdivision and ultimate development of the lands in accordance with the vision outlined in the boundary adjustment application. This report also proposes to include the lands in the City’s domestic water area and sanitary sewer service area. This is required to provide these services to the new development lands. Finally, the report proposes to include the area in the Development Cost Charge Bylaw. This will ensure that any development pays adequate fees to the City for citywide infrastructure improvements.

Strategic priority objective

The subject application is aligned with the Council Priorities of Community Building, Economic Vitality and Environmental Sustainability. The subject area has long been identified as a future growth area for our city, adjacent to existing residential areas in our community.

Background

Wiltse Area Structure Plan

The subject lands are located in Penticton’s eastern hillside and are currently vacant. In 2014, Council approved the “Wiltse Area Structure Plan” (ASP). The ASP establishes the direction for future development of the Upper Wiltse Flats, a future growth area identified in the Official Community Plan. The ASP was created through a comprehensive planning process, involving extensive public engagement, environmental oversight and attention to the impact on existing City services and infrastructure. The area covered by the plan consists of 630 acres of land with approximately 330 acres within the North Block and the remaining 300 acres called “Bluffs at Skaha” recently annexed through a boundary extension process.

The “Bluffs at Skaha” is located at the southern end of Evergreen Drive. At build out, between the two development blocks of the ASP, an approximate 800-850 new residential units are proposed, servicing an estimated population of approximately 1,600 persons. The current plan envisions approximately 180 of those units in the “Bluffs at Skaha”.

Presently, the ASP shows a mixture of land uses for the subject lands. The plan shows an extensive natural area, 159 acres (+/-) that will form part of a voluntary donation for expansion of the provincially owned Skaha Bluffs Park. Other uses in the plan show clustered single-family development, parkland and multiple family sites. The plan features a mixture of land uses and was developed with a vision towards respect for the environment, through retention and restoration of natural areas.

As the subject lands are now officially in the City limits, a number of amendments are required to include the lands in the OCP, zoning and other applicable City policy documents and bylaws. The proposed amendments generally conform to the approved Plan. Some minor changes are proposed including:

Proposed OCP Changes

Currently the land has not been incorporated in the Land Use plan of the OCP. The following OCP designations are proposed for the property (as shown on the Schedule "B")

- Low Density Residential(LR)
- Medium Density Residential(MR)
- Parks and Trails(PR)
- Forestry Grazing(FG)

In addition to the change in OCP future land use designations, this Bylaw will also amend the development permit area maps in two ways. Firstly, the sites that are designated for multiple housing development will be placed in the General Multiple Family Development Permit Area. This will assist in protecting the form and character of the multi family sites as well as landscaping. Secondly, the property is included in an environmental development permit area and hillside development permit area that will include provisions for tree protection.

There are also a number of small changes required to the existing Wiltse Area Plan including:

- Removal of references to the South Block being located in the RDOS;
- Designation of the southern 159 acres (+/-) from Conservation/Protected Area to Parks and Trails(PR) . These lands are part of a voluntary donation for expansion of the Provincial Skaha Bluffs Park;
- Designation of the northeast 77 acres (+/-) from Conservation/Protected Area to Forestry Grazing (FG). This is a proposal for one large rural lot. Two residences and potentially a small tourist accommodation, up to 20 rooms, are proposed on this portion of the site. The vast majority of the land will remain undeveloped and in its natural state. The tourist accommodation use is intended to have an "ecotourism" focus, geared toward users of the adjacent climbing bluffs;
- Designation of most of the medium density site in the south block to low density residential as well as an expansion of the developable area. The Low Density designation includes 106 single family lots, and 17 bare land strata lots;
- Preserving 2 multiple family townhouse developments totalling 57 units;

- Revised Parks and Trails system in the development area by adding more trails connection to the proposed park expansion;
- Add a subsection to Section 9.0 Environmental Protection Policies, Section 14.1 Environmental Protection Development Permit Area and the DPA Map Figure 18A for the South Block. These amendments are to reflect a revised Environmental Impact Assessment and a subsequent report to address Species At Risk recovery strategies;
- Add Tree Protection guidelines in the Hillside Hazard Development Permit Area;
- Amending Figures 12 and 13 (Concept Plan and Land Use Designation) to reflect the revised development layout.

Proposed Zoning Bylaw Changes

At present, the land is still subject to the RDOS Official Community Plan Bylaw and Zoning bylaw. Since the subject property is now officially part of the City of Penticton, the following zones, contained within the City of Penticton Zoning Bylaw, are proposed for the development lands:

- R1 (Large Lot Residential)
- RM1(Bareland Strata Housing)
- P2 (Parks and Recreation) Parks and Fortis power line right-of-way, within the residential area and the expansion of the Skaha Bluffs Provincial Park.
- FG(Forestry Grazing)
- Site-Specific amendments to the FG (Forestry Grazing) zone – for the large 77 acre parcel including the following:
 - The site specific zoning amendments will provide for two single family residences.
 - A 20 room tourist accommodation will also be permitted with a maximum floor area of 1850 m².
 - The two dwellings and future commercial accommodation will only be permitted in a limited “Developments Area” shown on the Zoning Map.
 - The remainder of the site would remain undeveloped.

Proposed DCC Bylaw Change

Currently, the property is not included in the Development Cost Charge Area of the City. Staff proposed to include the subject land in the City of Penticton Periphery DCC area. The changes proposed are limited to updating the Development Cost charges map to include the area in the periphery area. The Development Cost charge amount is not being altered by this bylaw, as the units being developed are already accounted for in the Bylaw.

Public Open House

As part of the plan development process, the developers held a Public Open House at the Wiltse School. The open house was held in January 2018 and attended by approximately 30 people. The Open House was advertised in the local newspaper and letters were sent to all residences in the surrounding neighbourhoods. While the overall tone of the Open House was positive, attendees brought up several

concerns that they wished to see addressed as development occurs. A survey was also made available for attendees to fill out.

A synopsis of the Open House is attached to this report (Attachment I), but the main concerns that were brought up, included traffic, construction disturbance, environmental preservation and access to Skaha Park. The following table outlines how these issues have been addressed through the refinement of the ultimate plan:

Item	How the issue has been addressed
Traffic generated by the development	A traffic study was undertaken as part of the original ASP. The proposed land use plan is relatively less density than the ASP therefore further traffic analysis was not necessary.
Construction disturbance	As with any development, there will be some disturbance to the existing residences on Evergreen drive. The development will happen in phases and mitigation will be undertaken to reduce the impact.
Environmental concerns	Additional Environmental Assessments were conducted to develop detailed environmental development permit guidelines as well as the inclusion of tree protection in the hillside development permit guidelines
Parks and trails	Park donation is proposed along with a trail connection to the proposed extension to Skaha bluffs.

The subject lands were part of a community engagement process for the annexation over the past year. On April 6, 2017, a public open house on the proposed annexation and development plan was hosted by the proponents and their consultant at the Penticton Community Centre. Forty-three people attended the event, 12 of whom filled out comment forms. The majority were satisfied with the proposed land use changes. The greatest concerns that were identified focused on the need to protect the natural areas and features in the Wiltse South Block, and to ensure future recreational and wildlife access. Also noted were concerns about traffic impacts on both Valleyview Road and Pineview Road, the access points to the new development.

First Nation Consultation

The Penticton Indian band has been working closely with the developers throughout the planning process. A preliminary field reconnaissance report was completed by the PIB for the entire site. This was followed up in 2017 with an Archeological Impact Assessment for the northern 19.7ha of the site. The assessment recorded two new sites and four Coyote Boulders. The developers and their consultants have been working collaboratively with the PIB's Natural Resources division to ensure all artifacts and cultural heritage implications of the development are adequately addressed.

Environmental Consideration

The subject property is home to a number of blue and red listed species listed by the British Columbia Conservation Data Centre. Overall, the subject property is characterized by mixed grassland and open woodland with rock outcrop, cliff, talus and scattered small pockets of moist micro-climate, and wetlands. A Biophysical Inventory and Environmental Sensitivity Analysis guided the conceptual planning and design of the original Wiltse Area Structure Plan (ASP). The Plan identified four levels of environmentally sensitive areas. The applicant has submitted an updated and refined environmental assessment that guided the proposed land use changes. In responses to the Federal Species At Risk Act recovery plan for the Lewis Woodpecker and Dessert Night Snake, Gopher Snake and Rattle Snakes, the developer was directed to revise their Environmental Impact Assessment to the satisfaction of Environmental and Climate Change Canada, the federal division responsible for managing species at risk. The revised environmental assessment has adequately addressed the concerns that Environment Canada originally had and features a number of conditions that include best practices during construction and environmental oversight of the project. These recommendations will form part of any subdivision, development permit and building permit approvals.

Park Donation to BC Parks

The Upper Wiltse Area Structure Plan recognized the ecological value of large areas of this property, which are adjacent to Skaha Bluffs Provincial Park. Recognizing the importance of the climbing areas on the subject lands, the developer has undertaken the first few steps in the process of a voluntary dedication of a significant proportion of the land, which will ultimately be included as part of Skaha Bluffs Provincial Park. Staff see this as a unique opportunity to preserve and sustainably manage a valuable ecological and recreational asset and was one of the major discussions points through the recent boundary adjustment process. BC Parks staff have identified areas with very high ecological value on these lands with hiking/biking trails and actively-used climbing bluffs throughout the southern half of the block. The voluntary donation process involves the subdivision of the land that will thereafter be consolidated with the existing park. This process will take several months, however at this time, BC Parks have provided a preliminary letter of support as shown on Attachment "J" that ensures the process is underway.

Servicing

With a development of this scale, early and ongoing consultation between the developer's Engineering team and the City's Development Engineering Department is vital. Discussions have been ongoing prior to applications being made. As with any greenfield development a full infrastructure plan dealing with the provision of domestic water, sanitary sewer services, an integrated road network, storm water management and electrical and communication infrastructure needs to be created.

In this case, the Wiltse Area Structure Plan identified a general concept for these needs. While detailed plans have not been created yet, a concept plan has been submitted to the City's Manager of Infrastructure Development for review showing how the development will be serviced and impacts on the City's system. Once zoning is in place, detailed design work will commence. The following represent an overview of the initial findings:

Water

Water for the initial development will proceed by upgrading the pumps at the Gordon Reservoir Booster station on Crow Place at the southern end of Evergreen Drive near Penrose Court. The extent of the initial development would be limited to roughly 40 lots to ensure the capacity of the Gordon Booster is not exceeded.

Further development would require the construction of a reservoir and transfer line from Carmi reservoir as outlined in the Wiltse Area plan. The current expectation is that this ultimate system will be constructed as part of the development of the "North Wiltse" properties (850 Wiltse boulevard). The city is working with the owners of the property to refine the servicing option proposed in the Wiltse Area Plan to confirm the viability, staging and ultimately the costs to the developer. The expectation is that all benefiting properties will pay for their portion of the ultimate solution. The City is in the process of working out the preferred funding scheme for this whether this is a form of Development Cost Charge or another tool. The City has been working with the developer on this and Staff will be presenting Council with the preferred funding scheme once it has been determined. It is expected that solutions may trigger a need to include cost recovery methods within the DCC Bylaw.

Sanitary

A gravity sewer main extension from the existing main on Evergreen Drive will be constructed for the initial development of the "Bluffs at Skaha" which include roughly 40 lots. Further development to the south and down slope that will occur in future stages of the developer will require a gravity sewer system draining to a lift station or the construction of a gravity sewer connection through Crescent Hill Road to Lee Avenue.

Storm

In accordance with the bylaw the development is planning to have onsite water disposal for the planned lots, and a piped system to collect and dispose of water from the roads. The stormwater management system accommodating up to the 1:5 year return storm event will be required for the initial development of the subject land for the first 40 or so lots. This piped system will connect into the existing storm system at Evergreen Drive. Further development to the south would require a piped gravity storm system draining to detention ponds or tanks that discharge through Crescent Hill Road.

Financial implications

The financial analysis completed through the municipal boundary adjustment process indicated that the proposed development will yield an estimated \$42M (in 2016\$) in tax revenue over 60 years, of which approximately \$27M would be municipal taxes, once build-out of the development occurs. The costs of maintaining infrastructure and servicing the development in that period are estimated at \$17M, leaving just under \$10M to support citywide services. The conclusion is that this development would be self-sustaining financially and will not pose a burden on the City's finances. This outcome is in large part due to the area's adjacency to an existing neighbourhood and services.

Analysis

Support OCP and Zoning Bylaw Amendments

The proposed development strategy for the subject lands is generally in conformance with the original Wiltse Area Structure Plan. The major change has to do with the fact that the plans no longer show commercial development and include less multi-family development than originally envisioned.

The proposed plan is reflective of a good planning process, with the developer seeking public input prior to finalizing plans and incorporating those findings into the final designs. The outcome is a plan that preserves a large portion of the land as a natural area, provides a mixture of land uses and is compatible with neighbouring development.

The development meets the following policies and principles of the City's Official Community Plan and Wiltse Area Structure Plan:

- Facilitating the provision of a variety of housing types, tenures and densities that will respond to the diverse needs, including income levels of individuals and families in Penticton at varying stages of their life.
- Developing new neighbourhoods that are considerate of the environment and of important habitat.
- Developing neighbourhoods that have a feeling of community, incorporating the following elements: parks, green spaces, trails and natural areas, a mixture of housing types, pedestrian orientation.
- Implementing multi-use trails.
- Urban services will be provided concurrent with development.

Given that the development is in general conformance with the plan and represents good planning practice, staff are recommending that Council give first reading to the OCP and zoning amendment bylaws and refer the bylaws to the September 4, 2018 Public Hearing for comment from the public.

Deny / Refer OCP and Zoning Bylaw Amendments

Council may feel that the proposed development plan is not adequate for the lands in question. If that is the case Council may wish to deny first reading of the Bylaws. Alternatively, Council may feel that further conditions are warranted prior to approval.

Alternate Recommendations

1. THAT Council deny first reading of "Official Community Plan Bylaw No. 2018-60 and Zoning Amendment Bylaw No. 2018-61".
2. THAT Council send application 2018 PRJ-010 back to staff to work with the proponents on changes to the development scheme as directed by Council.

Attachments

- Attachment A: Subject Property Location Map
- Attachment B: Zoning Map –proposed
- Attachment C: OCP Land Use Map – proposed
- Attachment D: OCP Map Schedule “E”
- Attachment E: DCC Map
- Attachment F: Letter of Intent
- Attachment G: Public survey
- Attachment H: Letter from BC Parks
- Attachment I: Official Community Plan Amendment Bylaw No. 2018-60
- Attachment J: Zoning Amendment Bylaw No. 2018-61
- Attachment K: Development Cost Charge Amendment Bylaw No. 2018-62

Respectfully submitted,

Audrey Tanguay
Senior Planner

DDS <i>AT</i>	A/CAO LD
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Attachment A- Subject Property Location Map

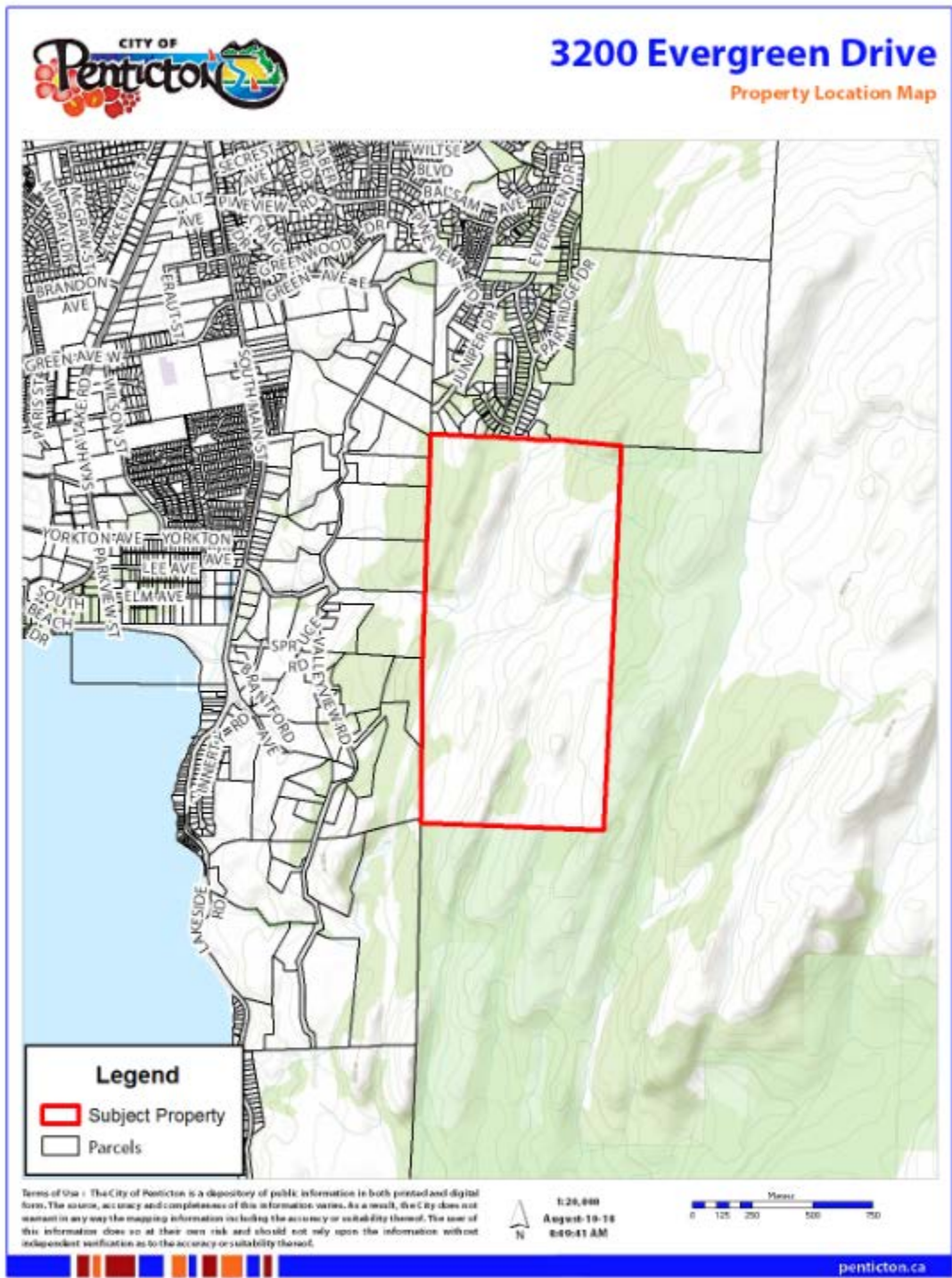


Figure 1: Subject Property Location Map

Attachment B – Proposed Zoning Map

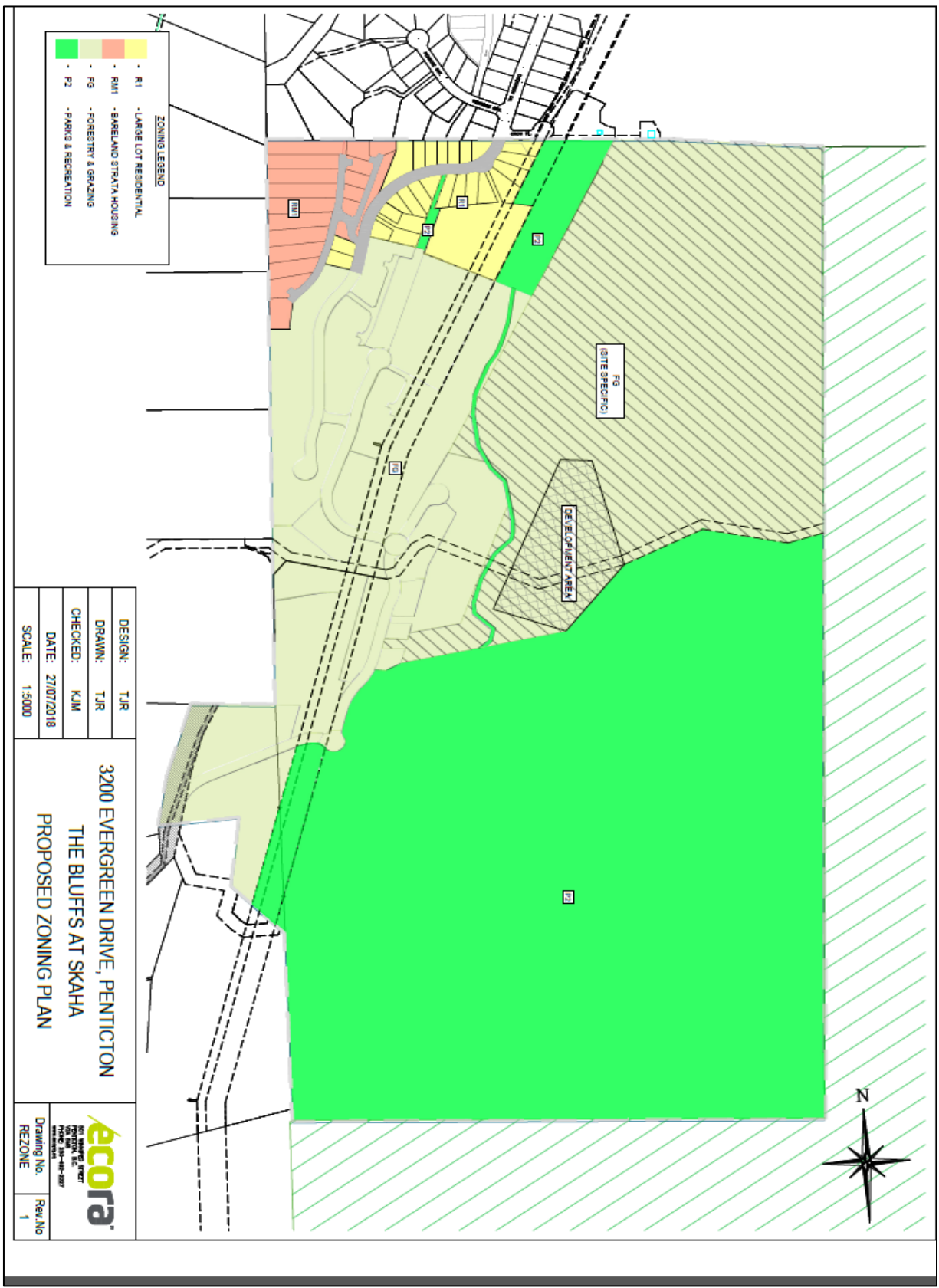


Figure 2: Proposed Zoning Map

Attachment C- Proposed OCP Map

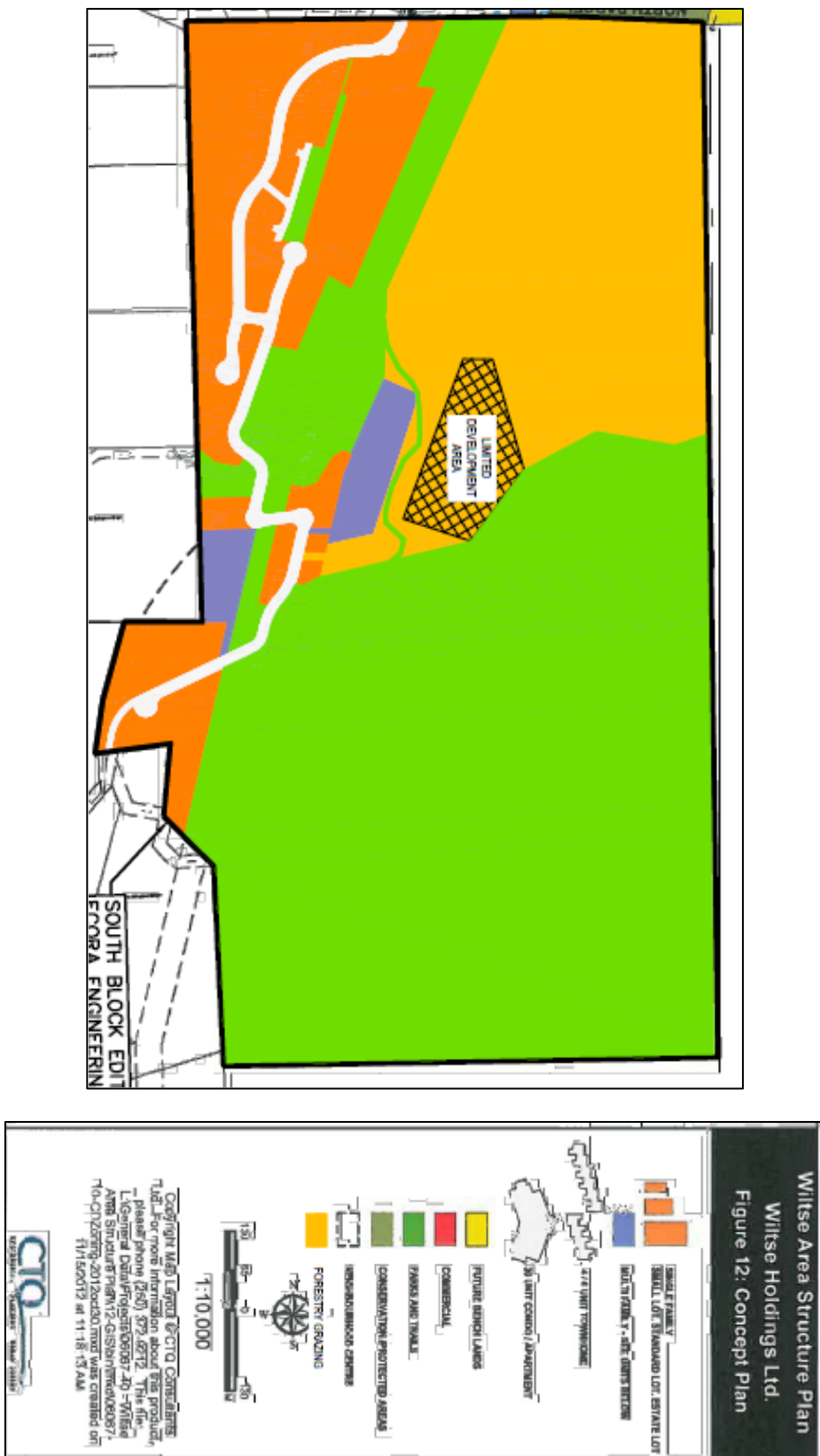


Figure 3: Proposed OCP Land Use Map

Attachment D- OCP Map Schedule "E"

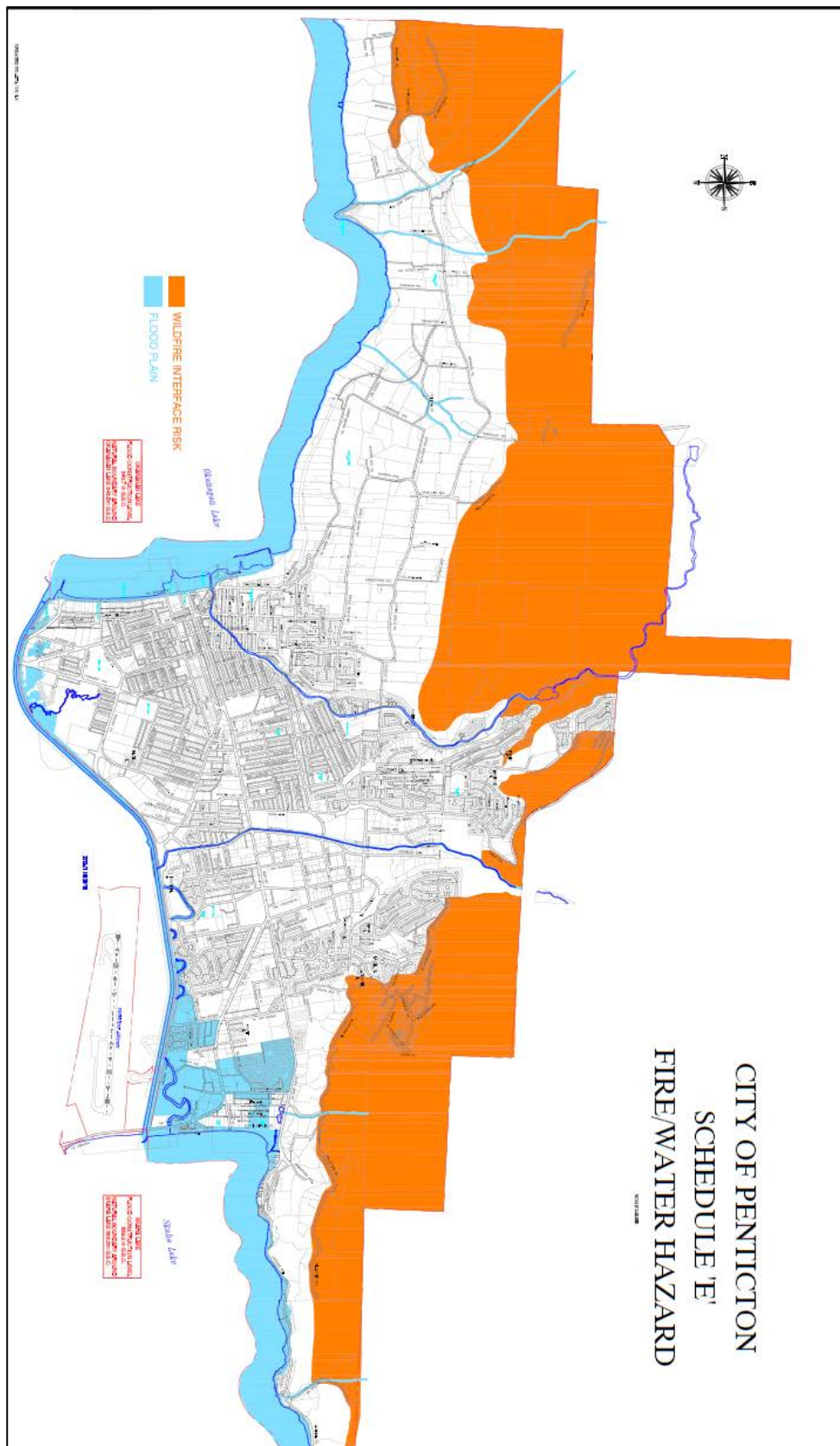


Figure 4: Schedule "E" Hazard

Attachment E –DCC Map

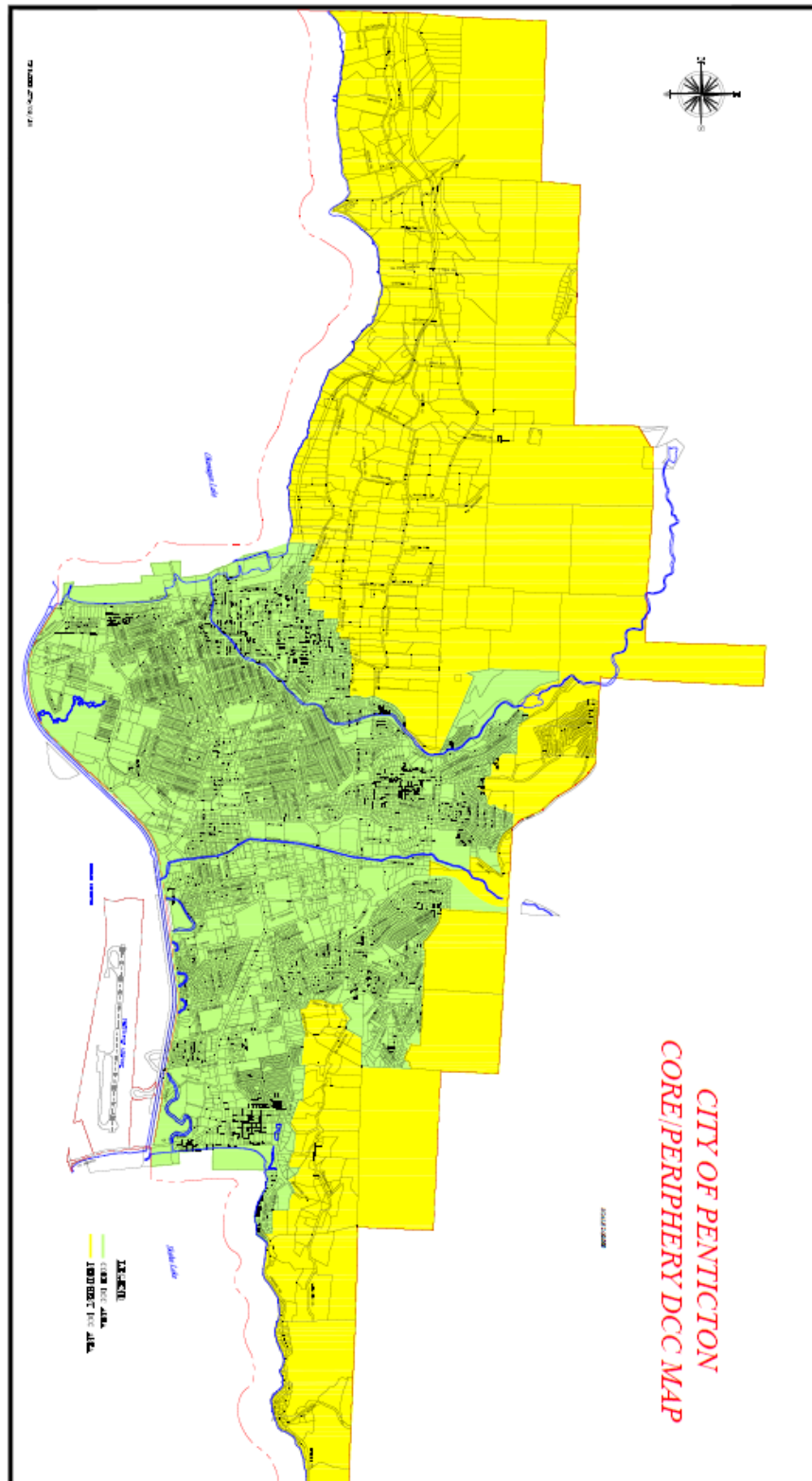


Figure 7: Core/Periphery DCC

Attachment F- Letter of Intent



July 5, 2018

Ecora File No.: 16-358

Development Services
City of Penticton
171 Main Street
Penticton, B.C. V2A 5A9

Attention: Planning Department

Reference: Adoption of Wiltse Area Structure Plan, with amendments and Rezoning of 3200 Evergreen Drive Road (South ½ of the East ½ of District Lot 3821s SDYD Except Plan 24178) to R1, R2, RM1, RM2, P2 and FG; and Amendments to Official Community Plan Bylaw No 2002-20 to Schedule E Hazard Lands and Schedule H Multiple Family Development Permit Areas; and Amendment to Zoning Bylaw to rezone 21 acres in the City from A, Agriculture to R1, Large Lot Residential

Background

The 321 acre subject property is located at the southern end of Evergreen Drive. Three hundred (300) acres have very recently been subject to a boundary expansion and are now incorporated into the City of Penticton. Twenty-one (21) acres of the parcel are located within the City boundary in the upper Valleyview Road area (3952 Valleyview). These lands were included in the Wiltse Area Structure Plan adopted in 2014 as the South Block – now called the “Bluffs at Skaha”. At present the newly annexed land is subject to the RDOS Electoral Area D-2 Community Plan and is designated as LH, Large Holdings. With the amendments proposed in this application, the Area Structure Plan will be formally adopted and the lands rezoned to come under municipal land use bylaws.

First Nations Consultation

The Penticton Indian Band has been working closely with the Owners and Ecora throughout the development planning process. The owners initially contacted the PIB who carried out a Preliminary Field Reconnaissance report for the entire 38 ha site. This was followed up in 2017 with an Archaeological Impact Assessment prepared by the PIB consultant, 4 Seasons Heritage Consulting and



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Band technicians for the northern 19.7 ha of the Bluffs at Skaha site. This AIA was authorized by a permit issued by the Heritage Branch. The Assessment recorded 2 new sites and four Coyote Boulders. Ecora worked with PIB, with input from Elders, to deal with culturally significant features.

In 2018 the Heritage Branch approved an Alteration Permit for land-altering activities associated with the subdivision. This permit process included a referral to 6 First Nations Band offices. In addition, for the City boundary expansion process, the Ministry of Municipal Affairs and Housing sent out referrals to 7 First Nations offices.

Public Consultation

Three Public Meetings were held in the fall of 2017 related to the proposed boundary extension of the South Block lands into the City. In January 2018, an Open House for the new development proposal for property was held at the Wiltse School. About 30 people attended and 5 questionnaires were completed. Some concerns about traffic, parks and trail connections and the impacts of construction were mentioned, but overall the response was favourable. Meeting report is attached.

Application

An application for Area Plan and Zoning Amendments for the South Block (Bluffs at Skaha) was submitted in December 2017. Since then a number of events have occurred necessitating a modified approach that will be outlined in detail in the following letter. In particular, response to the Federal Species At Risk Act recovery plans for Lewis Woodpecker and Snakes has required a revised Environmental Impact Assessment Report and a loss of development area and number of units.

The new land owner is proposing a revised development concept, attached, with a greater emphasis on single family units and a reduced number and density of multiple family units. The existing ASP provides for 20 single family units and 180 multiple family units on the Land Use Designation Map. The revised plan is for 106 single family, 17 bare land strata lots and 57 multiple family units – 180 units.

Servicing

Water: With respect to the Wiltse South Block, water for an initial development could proceed by upgrading the pumps at the Gordon Reservoir Booster station on Crow Place at the southern end of Evergreen Drive near Penrose Court. The elevation at the end of Evergreen Drive in this location is 526 m. Because the land rises quickly to the south, the extent of the initial development would be limited to about 40 lots.

Further development would require the building of a reservoir. If the North Block developed first, then a connection to the supply main from the North Block reservoir would be required for further development in the South Block. If the North Block did not develop first, then the South Block would be

required to build a reservoir. Such a reservoir could be supplied by boosting from the existing Crow Place booster station with upgraded pumps. The Pumping capacity limit would be determined by the constraints within the existing 555 Pressure zone (PZ555) relating to existing pipe size, available flow and pressure.

Sanitary: A gravity sewer will service the initial development of South Block for the contemplated lots between elevation 526 m at Evergreen Drive and Crow Place and elevation 550 m – this includes the first 40 or so lots of the development.

Further development to the south and down slope from elevation 550 m would require a gravity sewer system draining to a lift station. A force-main from this lift station would return the sewage collected from this future developed area and discharge it to a Manhole at elevation 550 m for gravity flow of the collected sewage into the existing sanitary sewer on Evergreen Dr. Alternatively a connection down to Valleyview Rd may be a consideration, with a connection from Valleyview down to South Main via Crescent Hill.

Storm: A piped system accommodating up to the 1:5 year return storm event will be required for the initial development of the South Block for the first 40 or so lots between elevation 526 m at Evergreen Drive and Crow Place and elevation 550 m. This piped system will connect into the existing storm system at Evergreen Drive and Crow Place. The 1:100 year return storm event will be contained with the right-of-way and flow into a storm detention tank adjacent to and south of the Evergreen/Crow intersection. Storm water from the tank would be released into an existing gully at the 1:5 year pre-development flow rate. This gully flows south towards the Crescent Hill ravine. The difference between the 1:5 year and 1:100 year storm will be stored within the tank. Events greater than the 1:100 year storm will overflow into the gully.

Further development to the south and down slope from elevation 550 m would require a piped gravity storm system draining to detention ponds or tanks. The ponds/tanks would be sized as described above. The flow from the ponds/tanks would be directed to the ravine that runs westward and adjacent to Crescent Hill. The flow into the ravine would be limited to the 1:5 year pre-development rate.

Development beyond the water-shed of the Crescent Hill ravine would require a connection to Valleyview Rd and, where possible, would utilize existing east-west gullies. A piped and ponded storm system with a release limited to the 1:5 year pre-development rate would be constructed.

OVERALL AREA STRUCTURE PLAN AMENDMENTS

In this application, there are a number of Area Plan amendments being proposed that will also impact on the North Block lands, comprising 330 acres in the Upper Wiltse area. These amendments are mainly housekeeping items related to removal of Comprehensive Development Zoning and fine tuning of Development Permit Areas and Guidelines. These changes have been reviewed with the owners of

the North Block who concur with the proposed amendments – there is no impact on the scope of development outlined in the Area Structure Plan for the North Block. These general amendments are discussed below:

Comprehensive Development Zoning: The WASP establishes a Comprehensive Development (CD) Zoning scheme to regulating development. The CD approach involves creation of Site Specific Zones for Low and Medium Density development, the upper Benchlands and Conservation / Park uses. This is an overly complicated approach that is not necessary, as the City’s Zoning Bylaw has a variety zones that would be appropriate in this area.

It is proposed to delete the section of the WASP referring to CD Zoning and Figure 17.

Wildfire Interface Development Permit Area: The WASP created a new DPA for Wildlife Interface, requiring permits at the time of subdivision and at building permit stages. This is a duplication of the well-established process used by the City Planning Department outlined in Section 3.2.6, Hazard Land Policies, of the Community Plan and adds an unnecessary regulatory layer.

It is proposed to delete this Wildfire Interface DPA and Figure 19.

MFR and Commercial Development Permit Area: The Area Plan provides a set of guidelines for multiple family and commercial development. At this time, it is suggested that this DPA be removed from the South Block only (shown on Figure 21) and replaced with City-wide guidelines.

SOUTH BLOCK AREA STRUCTURE PLAN AMENDMENTS

Most of the Wiltse Area Structure Plan remains as is and provides good direction for many aspects of the development of the neighbourhood. The key changes include to the Area Plan for the South Block includes:

- Removal of references to the South Block being located in the RDOS
- Redesignation of the southern 159 acres (+/-) from Conservation/Protected Area to Parks and Trails – a voluntary donation for expansion of the Provincial Skaha Bluffs Park. Addition of revised Parks and Trails in the development area.
- Redesignation of the north east 77 acres (+/-) from Conservation/Protected Area to Hillside Holdings – a proposal for 1 large rural lot. Two residences and potential small resort, up to 20 rooms are proposed on this large site, with the vast majority of the lands to be undeveloped and in a natural state. The resort will have an eco / agri tourist focus. A wildlife corridor identified in the eastern edge of the property will be addressed in the Environmentally Sensitive Development Permit.
- Redesignation of most of the Multi Unit lands to Single Family Residential as well as an expansion of the developable area. Low density units include 106 single family, and 17 bare land strata lots.
- Maintaining 2 multiple family townhouses developments totalling 57 units

- Add a subsection to Section 9.0 Environmental Protection Policies, Section 14.1 Environmental Protection Development Permit Area and the DPA Map Figure 18A for the South Block. These amendments are to reflect a revised Environmental Impact Assessment and a subsequent report to address Species At Risk recovery strategies.
- Add Tree Protection guidelines in the Hillside Hazard DPA.
- Amending Figures 12 and 13 (Concept Plan and Land Use Designation) to reflect the revised development layout. Adding the existing trail between Crow Place and Skaha Bluffs Park on Figure 18B as well as revised parks and trails in the development.

The list of amendments to the Wiltse Area Structure Plan is attached to this letter.

CITY-WIDE COMMUNITY PLAN AMENDMENTS

- Further to the discussion on Wildfire Interface DPA it is proposed amend Schedule E of the Community Plan to add the North and South Blocks as a “Wild Fire Interface Area”. This will trigger the established City process to address this hazard.
- It is also proposed to add the multiple family developments sites in the South Block to Schedule H General Multiple Family Development Permit Area and remove the “Wiltse Holdings Ltd” inset maps. – Wildfire/Interface inset maps and amend the Multi-Family Commercial DPAs.

ZONING BYLAW AMENDMENTS FOR SOUTH BLOCK

Presently most of the South Block lands are still subject to RDOS Electoral Area D-2 Zoning Bylaw as LH3, Large Holdings, with a minimum parcel size of 20 ha. Twenty-one acres within the City boundary are presently zoned A, Agriculture. With incorporation into the City, the following zones are proposed:

- R1 – making up the bulk of the new lots – 86 lots
- R2 – 20 lots in the central area
- RM1 -- 17 bare land strata units in north west section of site
- RM2 – 2 parcels in the central area for about 57 town homes
- P2 – Parks and Fortis power line right-of-way, within the residential area and the expansion of the Skaha Bluffs Provincial Park.
- Site-Specific amendments to the FG, Forestry Grazing zone – for the large Hillside Holdings 77 acre parcel. The site specific zone amendments will provide for two single family residences. A 20 room eco / agri tourist resort will also be permitted with a maximum floor area of 1850 m². The 2 dwellings and future commercial accommodation will only be permitted in a limited “Developments Area” shown on the Zoning Map. The remainder of the site would remain undeveloped.

To conclude, the proposed amendments to the Wiltse Area Structure Plan and rezoning of the South Block lands are consistent with the overall intent of the Plan, but with an increased emphasis on single family lots. About 230 acres or 75% of the total 300 acres area will be protected from development. Of this area a large park dedication to the Province will address a long standing issue of rock climbing on private property and provides for an expanded Skaha Bluffs Provincial Park. Development of the South Block will enhance development opportunities in the City and provide high quality view lots and a new mixed use neighbourhood.

Sincerely
Ecora Engineering and Resource Group



Donna Butler, MCIP, RPP
Senior Planner

List of Main Amendments to Wiltse Area Structure – South Block / Bluffs at Skaha

Remove references to the location of the South Block in the Regional District of Okanagan-Similkameen:

1.0 Introduction

2.0 City of Penticton policy

3.1 Location

4.3.5 Conservation / Open Space

15.0 Implementation

4.3 Land Use

- amend table and map

4.3.1 amend number of units

4.3.2 amend number of multiple family units

4.3.4 add reference to park dedication for Skaha Bluffs Park and amend parks table

4.3.7 add new section on large Rural Parcel

4.4 Residential Build Out

- amend South Block units to 123 single family and 57 multiple family units and population estimate

4.6 Parks, Open Space and Natural Features

- amend map for new local and Skaha Bluffs Parks

- amend Park and Conservation land area measurements

Neighbourhood Park – 3.0 ac

Community Park (include trails/greenway) – 19 ac and Skaha Bluffs Park – 159 ac – total 178 acres

- amend Park Allocation table

- add discussion of Skaha Bluffs Park expansion

5.0 Residential Policies

- add new section on Hillside Holdings Development

7.0 Parks, Open space,

- include policies on Skaha Bluff Park dedication

9.0 Environmental Protection Policies

- add a sub-section to reflect revised Environmental Impact Assessment for the South Block

13.0 Comprehensive Development Zoning

- delete section

14.1 Environmental Protection Development Permit Area

- add updated ESA information and Map schedule

14.2 Wildfire Interface

- delete section

Map Schedules to be amended or deleted

Figure 8: Core Sensitive Areas

Figure 11B: Proposed Parks and Open space

Figure 12: Concept Plan

Figure 13: Land Use Designation

Figure 17: Comprehensive Development Zoning

Figure 18: Environmental Protection and DPA

Figure 19: Wildfire Interface DPA

Figure 20: Hillside Hazard DPA

Figure 21: Multi-Family and Commercial DPA



May 8, 2018

Ecora File No.: CP-15-5287-CUZ

Development Services
City of Penticton
171 Main Street
Penticton, B.C V2A 5A9

Attention: Planning Department

Reference: Community Plan Amendment from LR to MR and Rezoning from RD1 to RM2 for the southern portion of Lot 1, DL 2710, Plan 21103, located at 1830 Ridgedale Drive (Phase 2 of The Ridge Development)

This letter is to accompany an application to rezone a portion of Lot 1, DL 2710, Plan 21103 from RD1 to RM2. The subject property is located in the Upper Columbia Heights Neighbourhood Plan Area in the eastern hillsides of Penticton. The property, a former gravel pit, is addressed from Ridgedale Drive, but is accessed from Lawrence Avenue.

Background:

The site is in the new development called The Ridge. Phase 1 of this development was approved in January 2018, creating 52 new single family lots and one townhouse site and park expansion in the eastern area adjacent to the Sendaro Canyon development. The second phase of The Ridge, not yet developed, is zoned for 53 R1 single family lots, and 5 duplex lots, and includes a Park and RM3 multiple family site in the south / western portion.

This application is for the 4944m² located along the southern boundary of Lot 1 that is currently zoned RD1.

Development Proposal:

It is proposed to zone the subject lands from RD1, Duplex Housing to RM3, Multi Family Housing for a 19 unit townhouse project. The owner is responding to increased market

Subject

File No: CP-15-5287-CUZ | May 2018

demand for townhomes in newly developing neighbourhoods. The proposed development features 3 storey 3 bedrooms units with parking in garages and an internal driveway system.

Planning Considerations:

The Upper Columbia Heights Neighbourhood Plan was adopted in 1996. This area of The Ridge is currently designated LR, Low Density Residential and it is proposed to amend the Plan to MR, Medium Density Residential as well as inclusion of the property in a Multiple Family Development Permit Area. This amendment is consistent with the Area Plan that:

- Supports a full range of housing options and diversity;
- Supports multiple family units beside the main road network and in close proximity to a Park; and
- Supports low density multiple family development up to 3 storeys in height

The subject site is across a road from a future park and an RM3 zoned multiple family property and is also close and has easy access to Lawrence Avenue.

Sincerely
Ecora Engineering & Resource Group



Donna M. Butler, MCIP, RPP
Senior Planner



Kelowna | Penticton | Prince George | Vancouver | Victoria | Chilliwack

2

Figure 10: Letter of Intent

Attachment G Public survey

Bluffs at Skaha Open House - January 18, 2018

Report on Public Comments

An Open House was held at the Wiltse School Library from 4 - 7 p.m. on January 18, 2018. There were a number of information boards showing the existing Wiltse Area Structure Plan as well as boards with proposed Area Plan amendments and rezoning, the Environmental Impact Assessment Report and upcoming development approval process. Nineteen (19) residents signed in to the meeting. Staff and consultants estimate that about 30 were in attendance.

Of the 5 questionnaires completed, 3 were from Evergreen Dr. residents and 1 from View Lane and 1 was submitted a month after the Open House from a Hastings Avenue resident.

Comments from each completed Questionnaire are summarized as follows:

1. Overall satisfaction the proposed Land Use changes to Plan and rezoning?
 - score of 1 - 2 replies (not satisfied)
 - score of 5 - 3 replies (satisfied)
2. Concerns about proposed changes?
 - No Concerns
 - Maximizing parkland and trail connections to existing trail networks
 - Concerned about additional traffic. South end road access is needed.
 - Reduction of multi family units from 180 to 70 and increase in single family to 124 lots a concern. Lack of transparency or full economic assessment associated with proposed park. There are no valid reasons for this portion to be brought into the City. Encroachment on natural areas and increasing risk of loss of life and property from forest fires on hillside
3. What is missing from the proposed Land Use changes?
 - Developer seems to be listening to concerns of local residents which is appreciated
 - It would be nice to have additional access point from Valleyview Road
 - Second road access to alleviate the additional traffic on Evergreen Drive
4. Additional comments?
 - Good job

Other verbal questions and comments from the public (with proponents reply) included:

- Development phasing. Northern 40 lots would be developed first.
- Impact on residents during construction – noise, dust and vibration from truck traffic, blasting, road and services construction. Potential of on-site gravel crushing can

significantly reduce truck traffic impacts, but acknowledges that there will be construction impacts

- Sensitive hillside development. Developers very familiar with the landscape and will minimize disturbance
- Controls on house design and appearance. Developers to have Building Scheme.

D. Butler
Ecora Engineering

Revised Feb 22/18

Attachment H Public survey



August 14, 2018

File: 98100-20/SKA-0462

SENT VIA EMAIL: audrey.tanguay@pentiction.ca

Audrey Tanguay, Senior Planner
City of Pentiction
171 Main Street
Pentiction, BC V2A 5A9

Dear Audrey Tanguay:

Re: Skaha Bluffs Park - Proposed Land Donation

It is my understanding that the recent City of Pentiction municipal boundary extension has further opened up an opportunity for a potential land donation from a private land owner to the Ministry of Environment and Climate Change Strategy (as represented by BC Parks). This donation involves the proposed gifting of approximately 64 hectares of highly sensitive wildlife habitat as well as a land area that has substantial recreational value (e.g., rock climbing and hiking) located immediately adjacent to Skaha Bluffs Park.

While I realize this proposal is still evolving, it appears to be well supported in the local community as well as being received favourably by frequent users of Skaha Bluffs Park. Should a donation to our ministry be fully realized, it would be our objective, subject to consultation requirements, to formally add the gifted lands to the Class A park at some point in the near future.

I trust that by relaying our support for continued dialogue on the donation, it will provide City staff with additional reassurance that the proposal has immense benefit to park users and local recreationalists while greatly assisting in the long-term protection of the bluffs ecosystem.

Should you have any questions or require additional information, please do not hesitate to contact our Planning Section Head (Okanagan), Keith Baric, in our Pentiction office at 250-490-8260 or email at Keith.Baric@gov.bc.ca

Sincerely,

Jim Standen
Assistant Deputy Minister

cc: Keith Baric, Planning Section Head, Pentiction, BC Parks

Ministry of Environment and
Climate Change Strategy

Office of the
Assistant Deputy Minister
BC Parks and Conservation Officer
Service Division

Mailing Address:
PO Box 9339
Stn Prov Govt
Victoria BC V8W 9M1

Telephone: 250 387-1288
Facsimile 250 387-6003
Website: www.gov.bc.ca/env

Bylaw No. 2018-60

A Bylaw to Amend Official Community Plan Bylaw 2002-20

WHEREAS the Council of the City of Penticton has adopted an Official Community Plan Bylaw pursuant to the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Official Community Bylaw 2002-20;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Official Community Plan Amendment Bylaw No. 2018-60."

2. **Amendment:**

"Official Community Plan Bylaw No. 2002-20" is hereby amended as follows:

- 2.1 Amend Schedule 'B' Future Land Use map and designate Lot 1, District Lot 190 and 2710, Similkameen Division Yale District Plan KAP7449 located at 3200 Evergreen Drive, identified in Schedule 'A' of this bylaw, as Low Density Residential (LR), Medium Density Residential (MR), Parks & Recreation (PR) and Forestry Grazing (FG).
- 2.2 Amend Schedule 'H' Development Permit Area Map and include Lot 1, District Lot 190 and 2710, Similkameen Division Yale District Plan KAP7449 located at 3200 Evergreen Drive, identified in Schedule 'B' of this bylaw, in the General Multiple Family Development Permit Area, Hillside Hazard DP Area and Environmental Sensitive DP Area.
- 2.3 Replace Schedule 'E' Hazard Lands in its entirety with the attached Schedule 'E'.
- 2.4 Replace Schedule 'M' Upper Wiltse Area Structure Plan in its entirety with the attached Schedule 'M' Wiltse Area Structure Plan.
- 2.5 Schedule 'A', Schedule 'B', Schedule 'E', and Schedule 'M' attached hereto forms part of this bylaw.

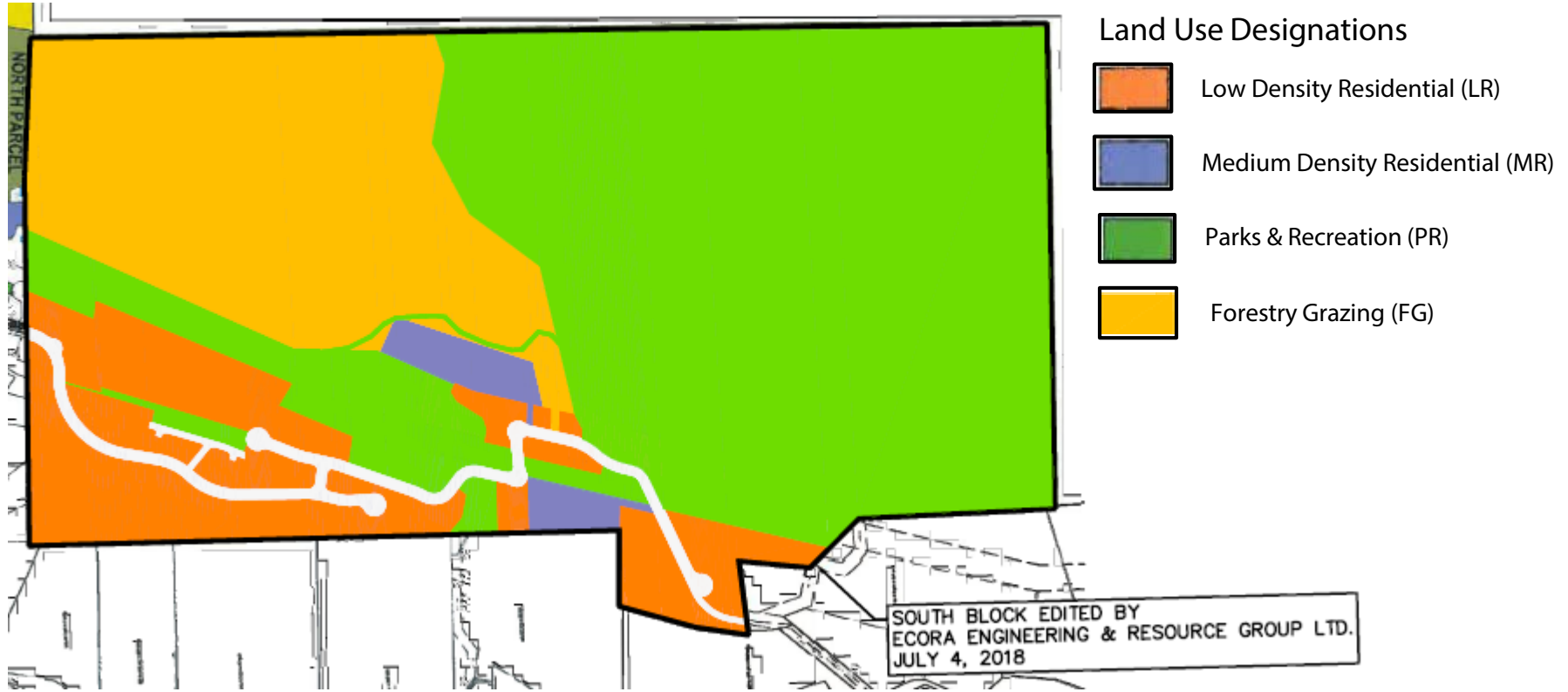
READ A FIRST time this	21	day of	August, 2018
A PUBLIC HEARING was held this	4	day of	September, 2018
READ A SECOND time this		day of	, 2018
READ A THIRD time this		day of	, 2018
ADOPTED this		day of	, 2018

Notice of intention to proceed with this bylaw was published on the 24 of August, 2018 and the 29 of August, 2018 in the Penticton newspapers, pursuant to Section 94 of the *Community Charter*.

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Amend Schedule 'B' Future Land Use Map of OCP Bylaw 2002-20 to designate portions of Lot 1, DL 190 and 2710, SDYD, Plan KAP7449 (3200 Evergreen Dr) as 1) Low Density Residential (LR),
2) Medium Density Residential (MR), 3) Parks & Recreation (PR), and 4) Forestry Grazing (FG)



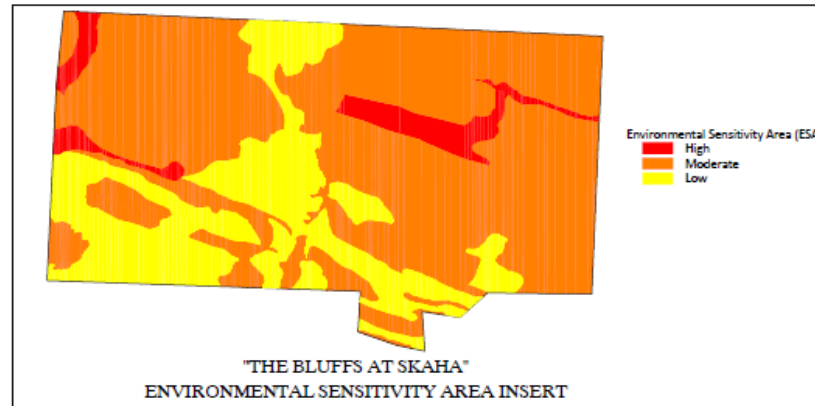
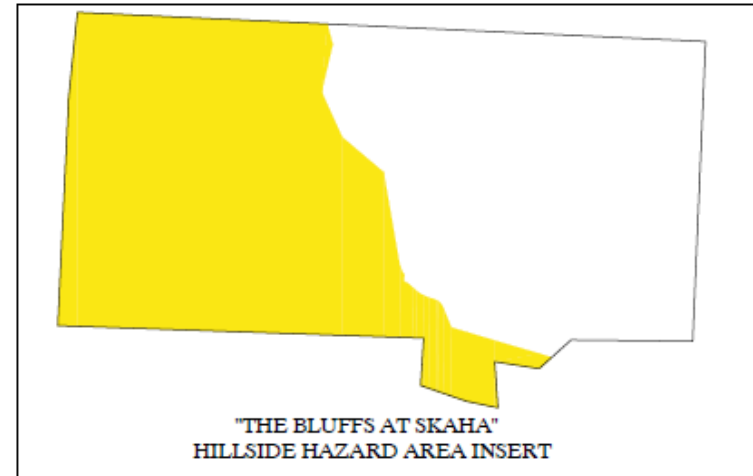
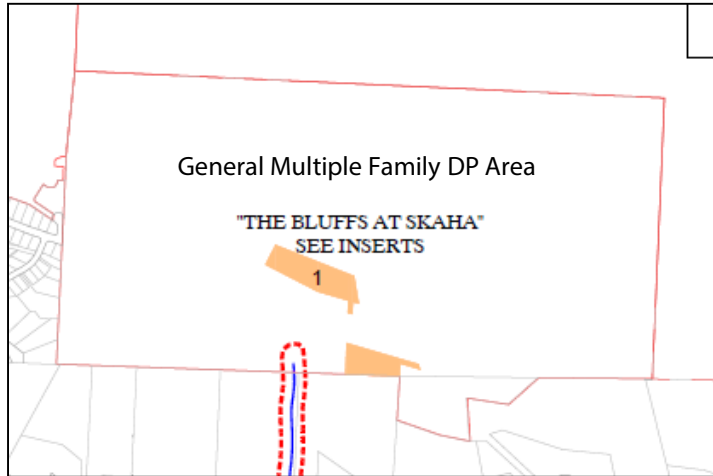
City of Penticton – Schedule 'A'

Official Community Plan Amendment Bylaw No. 2018-60

Date: _____

Corporate Officer: _____

Amend Schedule 'H' Development Permit Area Map of OCP Bylaw 2002-20 to include portions of Lot 1, DL 190 and 2710, SDYD, Plan KAP7449 (3200 Evergreen Dr) in 1) General Multiple Family DP Area, 2) Hillside Hazard DP Area, and 3) Environmental Sensitive DP Area.

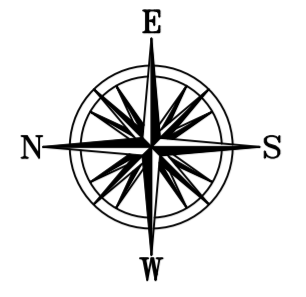


City of Penticton – Schedule 'B'

Official Community Plan Amendment Bylaw No. 2018-60

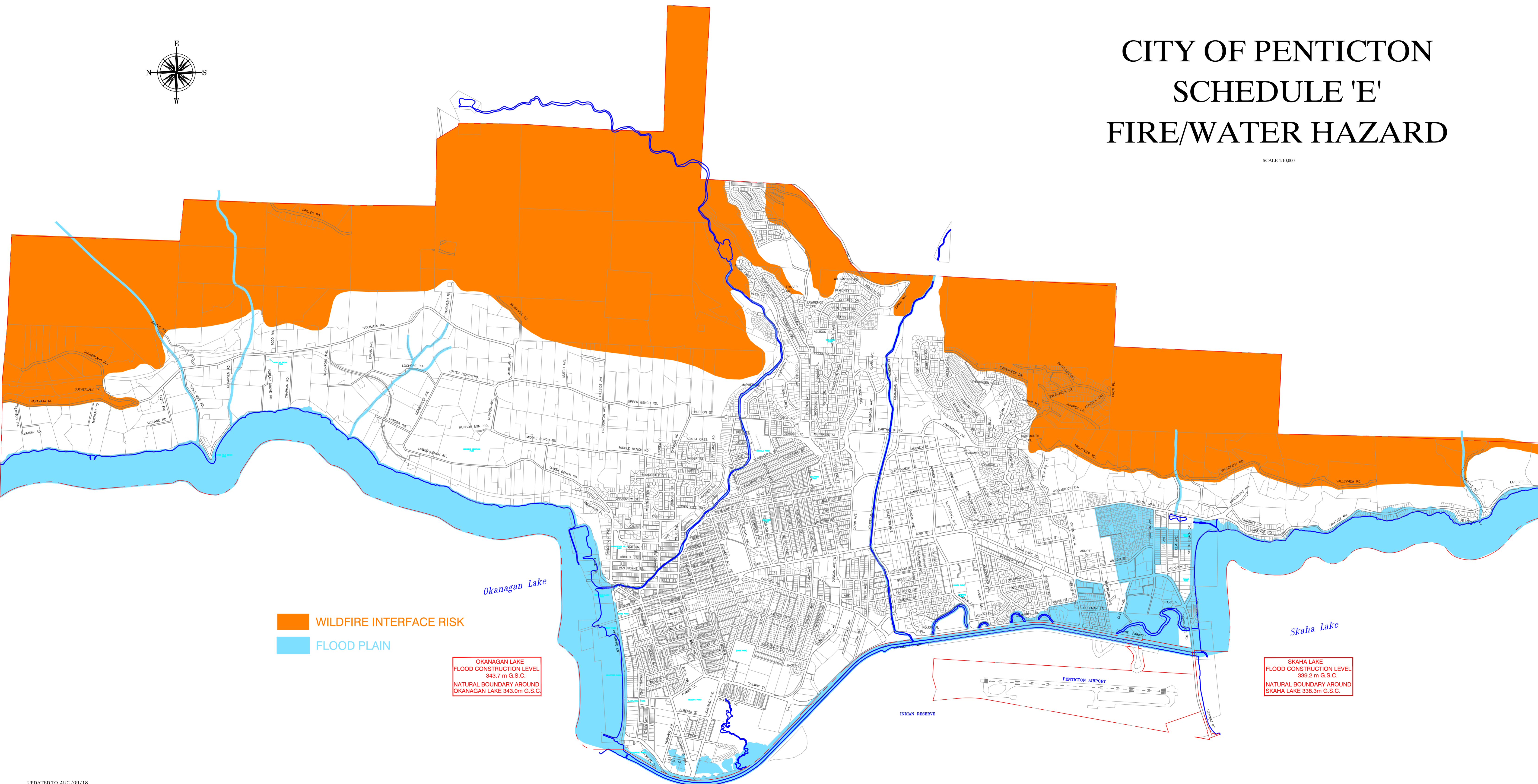
Date: _____

Corporate Officer: _____



CITY OF PENTICTON SCHEDULE 'E' FIRE/WATER HAZARD

SCALE 1:10,000



WILDFIRE INTERFACE RISK
FLOOD PLAIN

OKANAGAN LAKE
FLOOD CONSTRUCTION LEVEL
343.7 m G.S.C.
NATURAL BOUNDARY AROUND
OKANAGAN LAKE 343.0m G.S.C.

SKAHA LAKE
FLOOD CONSTRUCTION LEVEL
339.2 m G.S.C.
NATURAL BOUNDARY AROUND
SKAHA LAKE 338.3m G.S.C.

Wiltse Holdings Ltd.

Wiltse Area Structure Plan – Final Report

Prepared for:

Wiltse Holdings Ltd.
Attention: Mr. Don Wiltse
2995 Valleyview Road
Penticton, BC V2A 8W8

Prepared by:

CTQ Consultants Ltd.
#500 – 1708 Dolphin Avenue
Kelowna, BC V1Y 9S4
Tel: (250) 979-1221
Fax: (250) 979-1232

Our File: 06067-40

Presented to City of Penticton – June 2014

TABLE OF CONTENTS

1.0 INTRODUCTION..... 1-1

1.1 INTENT OF THE AREA STRUCTURE PLAN (ASP)..... 1-2

1.2 CONTENTS OF THE ASP 1-3

1.3 FORMULATION OF THE ASP 1-8

2.0 CITY OF PENTICTON POLICY 2-1

3.0 SITE CONDITIONS AND LOCATION..... 3-1

3.1 LOCATION, LAND AREA, AND CONTEXT 3-2

3.2 ADJACENT USES..... 3-3

3.3 ROADS AND ACCESS 3-4

3.4 EXISTING AND FORMER USES..... 3-5

3.5 TOPOGRAPHY AND TERRAIN 3-6

3.6 GENERAL ENVIRONMENTAL CHARACTERISTICS 3-7

3.7 GEOTECHNICAL CONSIDERATIONS 3-9

3.8 INFRASTRUCTURE..... 3-9

3.9 VIEWS..... 3-10

3.10 PROXIMITY TO SCHOOLS AND SERVICES..... 3-11

3.11 FORTIS TRANSMISSION LINE 3-12

3.12 PARKS AND OPEN SPACE..... 3-13

3.13 WILDFIRE RISK 3-14

4.0 AREA PLAN DESCRIPTION..... 4-1

4.1 NEIGHBOURHOOD VISION 4-1

4.2 SUSTAINABILITY 4-3

4.3 LAND USE..... 4-12

4.4 RESIDENTIAL BUILD OUT (UNITS)..... 4-17



4.5 THE NEIGHBOURHOOD CENTRE 4-19

4.6 PARKS, OPEN SPACE, AND NATURAL FEATURES 4-20

4.7 ROADS, MOBILITY, AND TRANSIT 4-22

4.8 INSTITUTIONAL AND SCHOOLS 4-23

4.9 RECREATION AND CULTURE 4-23

5.0 RESIDENTIAL POLICIES 5-1

5.1 GOALS 5-1

5.2 GENERAL POLICIES 5-1

5.3 SINGLE FAMILY RESIDENTIAL POLICIES 5-2

5.4 MULTI-UNIT RESIDENTIAL POLICIES 5-5

6.0 NEIGHBOURHOOD CENTRE POLICIES 6-1

6.1 GOALS 6-1

6.2 MIXED USE DEVELOPMENT 6-1

6.3 COMMERCIAL CORE 6-2

6.4 CARE AND SENIORS/ASSISTED LIVING COMPLEXES/INSTITUTIONAL 6-3

6.5 HIGHER DENSITY RESIDENTIAL 6-3

7.0 PARKS, OPEN SPACE, TRAILS, AND NATURAL FEATURES POLICIES .. 7-1

7.1 GOALS 7-1

7.2 PARKS POLICIES 7-1

7.3 CONSERVATION AND PROTECTED AREAS POLICIES 7-3

7.4 TRAILS POLICIES 7-3

7.5 NATURAL FEATURES POLICIES 7-4

8.0 URBAN DESIGN 8-1

8.1 GENERAL DESIGN PRINCIPLES 8-1

8.2 COMMUNITY CHARACTER 8-2

8.3 HILLSIDE DEVELOPMENT 8-3

8.4 RESIDENTIAL 8-4



8.5 NEIGHBOURHOOD CENTRE 8-5

8.6 SPECIAL CONDITIONS 8-6

8.7 VISUAL IMPACT CONSIDERATIONS 8-7

9.0 ENVIRONMENTAL PROTECTION POLICIES 9-1

10.0 TRANSPORTATION, MOBILITY, AND PARKING 10-1

10.1 ON-SITE ROADS 10-1

10.2 OFF-SITE ROAD CONNECTIONS 10-2

10.3 TRAFFIC MANAGEMENT 10-2

10.4 TRANSIT 10-4

10.5 PARKING 10-4

10.6 PEDESTRIAN AND HIKING FEATURES 10-5

10.7 BICYCLE FACILITIES 10-5

11.0 SERVICING AND UTILITIES 11-1

11.1 WATER 11-1

11.2 SANITARY SEWER 11-2

11.3 STORM WATER MANAGEMENT PLAN (SWMP) 11-3

11.4 UTILITIES 11-4

11.5 POTENTIAL ROADWORKS UPGRADING 11-4

12.0 GRADING AND HILLSIDE DEVELOPMENT 12-1

13.0 ZONING ERROR! BOOKMARK NOT DEFINED.

13.1 CD ZONING CONCEPT – WILTSE COMPREHENSIVE DISTRICT **ERROR! BOOKMARK NOT DEFINED.**

13.2 SUB-ZONES **ERROR! BOOKMARK NOT DEFINED.**

14.0 DEVELOPMENT PERMIT AREAS 13-1

14.1 ENVIRONMENTAL PROTECTION DEVELOPMENT PERMIT AREA 13-2

14.2 WILDFIRE INTERFACE DEVELOPMENT PERMIT AREA 13-17

14.3 HILLSIDE HAZARD DEVELOPMENT PERMIT AREA 13-17

14.4 MFR AND COMMERCIAL DEVELOPMENT PERMIT AREA 13-21



15.0 IMPLEMENTATION..... 14-1

15.1 ANNEXATION OF LANDS **ERROR! BOOKMARK NOT DEFINED.**

15.2 PARKS DEDICATION 14-1

15.3 DESIGN GUIDELINES AND BUILDING SCHEME 14-1

15.4 PHASING OF DEVELOPMENT..... 14-1

15.5 ENVIRONMENTAL DEVELOPMENT PERMIT AREA (DPA) AND MONITORING..... 14-3

15.6 WILDFIRE DEVELOPMENT PERMIT AREA (DPA) **ERROR! BOOKMARK NOT DEFINED.**

15.7 ZONING BYLAW CHANGES 14-4

15.8 CONFIRMATION OF SCHOOL SITE 14-4

15.9 FIRE DEPARTMENT/STATION REQUIREMENTS 14-4

15.10 DEVELOPMENT PROCESS 14-4

Appendix A – Figures and Mapping

- Figure 1: City of Penticton Future Land Use Plan
- Figure 2: Area Context Map
- Figure 3: Air Photo
- Figure 4: Adjacent Land Uses
- Figure 5: Roads/Access
- Figure 6: Topography
- Figure 7A: Slope Analysis
- Figure 7B: Slope Analysis - North Block
- Figure 7C: Slope Analysis – South Block
- Figure 8: Core Sensitive Areas and Connectivity
- Figure 9: Infrastructure
- Figure 10: Fortis Powerline
- Figure 11A: Existing Parks/Open Space
- Figure 11B: Proposed Parks/Open Space
- Figure 12: Concept Plan
- Figure 13: Land Use Designation
- Figure 14: Development Versus Slope
- Figure 15: Water Pressure Zone
- Figure 16: Proposed North Parcel Grading
- Figure 18: Environmental Protection DPA
- Figure 20 Hillside Hazard DPA
- Figure 21: MFR and Commercial DPA



Appendix B - Biophysical Inventory and Environmental Sensitivity Analysis

Appendix C – Wildland Urban Interface Fire Hazard Assessment

Appendix D – Geotechnical Assessment of Lands

Appendix E – Transportation

Appendix F – Figures and Infrastructure Project Sheets

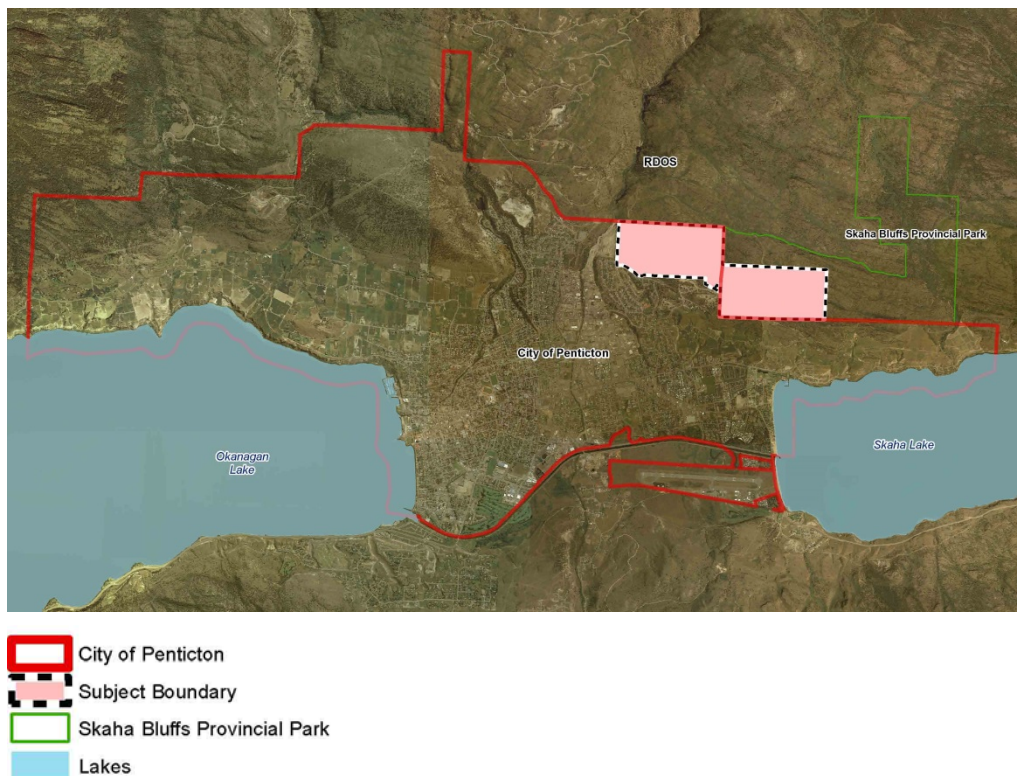
- Water
- Stormwater
- Sanitary Sewer

Appendix G – Correspondence

- FortisBC
- School District #67

1.0 Introduction

The Upper Wiltse Area Structure Plan (ASP) focuses on lands located on the Eastern Hillside of the City of Penticton. The area is known as the Wiltse Plateau (or “Flats”) and has long been recognized as a critical long-term supply of land to accommodate new housing for Penticton. The Upper Wiltse land is considered a logical extension of the existing residential area and an opportunity to add a new neighbourhood to Penticton. The area consists of two main parcels of land accounting for approximately 630 acres (255 hectares). Both parcels are in the City of Penticton, the South Block subject to a boundary expansion in June 2018. Although of equal size, the majority of the southern parcel is subject to steep slope terrain and environmental values. The northern parcel is considered to be the land that will accommodate the largest portion of the new development. The entire subject property forming the ASP is owned by Wiltse Holdings of Penticton, BC. Refer to Figure 2 ‘Context Map’ and Figure 3 ‘Air Photo’, in Appendix A.



Prior to any development being considered, the City of Penticton requires the preparation of an Area Structure Plan (or Neighbourhood Plan) to formulate a comprehensive guide for development of these (and potentially adjacent) lands. In 2008/2009 Wiltse Holdings Ltd. commissioned CTQ Consultants Ltd. (Engineers, Planners, and Landscape Architects) to prepare such a plan. During 2009 and 2010 CTQ worked with the City's Planning Department to prepare the Terms of Reference that would address all of the City's planning and development requirements for the Area Structure Plan (ASP). City Council approved the scope of work and Terms of Reference, with some minor changes, in 2010 and 2011.

The original Area Structure Plan is subject to amendments due to annexation of the South Block into the City of Penticton along with new ownership and a revised development plan.

1.1 Intent of the Area Structure Plan (ASP)

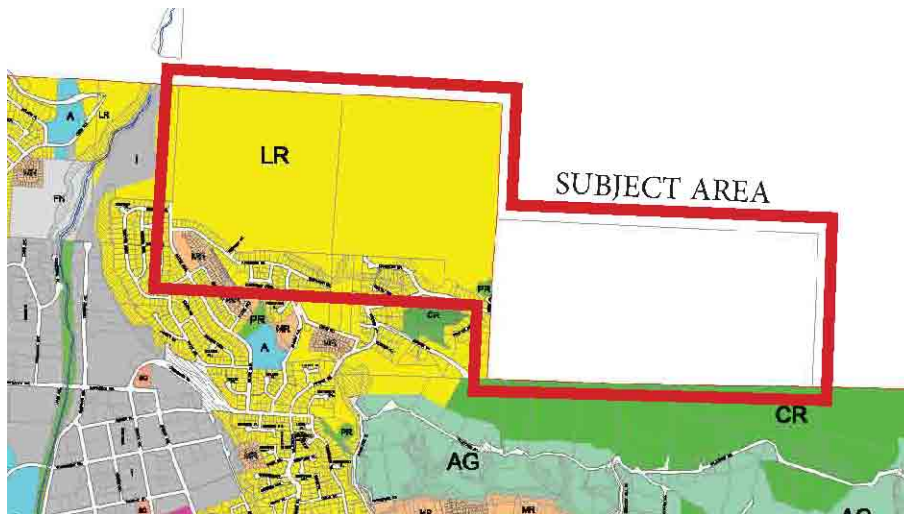
The Area Structure Plan is considered to be a planning document that provides a comprehensive but high level type of planning guide for future development and more detailed planning in a particular area or neighbourhood of the city. Paramount with this level of planning is the need to set an overall direction for land use allocation and general distribution for the lands in question. It is also necessary for the plan to offer guidance in the provision of utility services that will allow for the amount, type and location of the uses that are proposed. The ASP provides the necessary background context to the series of land use options and what is ultimately appropriate for the lands and its relationship to the remainder of the City.

The overall intent of the ASP is to give City Council the confidence to move forward with an amendment to the Official Community Plan and subsequently rezoning to permit the land uses and development pattern as proposed. The ASP takes many factors into consideration, allowing a very comprehensive evaluation by Council and the public to ensure that it will meet the planning principles of the City of Penticton. A series of policies have been formulated to address these principles and establish a framework for development. Some of the many policy areas that are included are as follows:

- Residential Development
- Commercial/Neighbourhood Centre
- Parks, Open Space, Trails, and Natural Features
- Urban Design

- Environmental Protection
- Transportation and Mobility
- Servicing and Utilities
- Grading and Hillside Development

Recommendations for Zoning and Implementation of the Plan are also included.



Refer to Figure 1, Appendix A 'Future Land Use Plan' for full mapping.

1.2 Contents of the ASP

The following sections of the document have been organized to help inform and for ease of consideration towards approval of the Plan.

Section 2.0 – Current City of Penticton Policy

This is an introductory section that defines the municipality's policy direction to permit and encourage urban development in this area of the city. The ASP largely takes its direction from the City's Official Community Plan (OCP) that has called for the Upper Wiltse Flats to accommodate a new neighbourhood in the form of medium density multiple family residential development. Various studies and other plans have been conducted by the City in recent years and formally supported the policy directives of the OCP.

Section 3.0 – Site Conditions and Location

This section provides an evaluation of the site and its merits or opportunities for development relative to many factors such as the following:

- Location
- Size and Context
- Adjacent Uses
- Roads and Access
- Existing and Former Uses
- Topography and Terrain
- Environmental Properties
- Geotechnical Properties
- Infrastructure
- Views
- Proximity to Schools and Services
- Fortis Transmission Line
- Parks and Open Space
- Wildfire Risk

A series of specialist studies were conducted to address many of the above noted factors, including the following:

- Biophysical Inventory and Environmental Sensitivity Analysis
- Geotechnical Assessment
- Wildland Urban Interface Fire Hazard Assessment
- Traffic Impact Analysis

This information forms part of the Appendix to the document.

Section 4.0 – Area Plan Description

This section generally describes the key components of the Area Plan, as follows:

- The Vision
- Sustainability Features

- Land Use
- Residential Build Out/Projected Population
- The Commercial or Neighbourhood Centre
- Parks, Open Space, and Trails System
- Roads, Mobility and Transit
- Institutional/Schools
- Recreation

Section 5.0 – Residential Policies

The residential policies help define the various types of residential development forms and densities, including the following:

- Single Family Homes
- Multi Unit Homes
- Cluster Development
- Mixed Use (Residential and Commercial)
- Future Planning Area

Section 6.0 – Commercial/Neighbourhood Centre Policies

This section defines the policy direction for development to be contained in a neighbourhood centre, and will address items such as the following:

- Urban Design
- Commercial, including Local Service and Retail, Health and Related Services
- Care and Seniors Facilities
- Higher Density Residential

Section 7.0 – Parks, Open Space, and Trails

This section describes the policies for an integrated system of parks, open space and trails that will complement this residential community and form a backdrop to a growing livable and sustainable city.

Section 8.0 – Urban Design

This section addresses some of the critical urban design elements such as the following:

- Hillside Development
- Residential Design
- The Commercial/Neighbourhood Centre
- Special Conditions Related to Certain Areas and Site Features
- Visual Impact Considerations
- Integration of Natural Features
- Stormwater Detention Ponds

Section 9.0 – Environmental Protection Policies

This section presents policies that are intended to protect the integrity of specific biophysical features and environmental sensitivity of the site, allowing for a livable and sustainable neighbourhood to be enjoyed by future residents. Policies have been informed by significant review and analysis of the biophysical inventories and environmental sensitivity work conducted by specialist consultants in environmental sciences, and best management practices and standards provided by the RDOS, the City of Penticton and other relevant legislation and regulations.

Section 10.0 – Transportation and Mobility

This section addresses the transportation and mobility policies of the plan, including some of the key elements as follows:

- On-site Roads Standards
- Off-site Roads
- Traffic Management (reflecting traffic impact analysis findings)
- Transit
- Parking
- Pedestrian and Hiking Facilities
- Bicycle Facilities

Section 11.0 – Servicing and Utilities

This section addresses the major municipal infrastructure and utilities that will be required to be upgraded, installed or planned in more detail to allow a significant greenfield residential development in Penticton. Any on-site and off-site water supply and distribution facilities, sanitary sewer and stormwater/drainage infrastructure will ultimately be managed by the City of Penticton. Potential off-site road works upgrading are also noted. The policy directives of this plan address the ability to supply services to the 850 households and other facilities over a phased development timeframe.

Section 12.0 – Grading and Hillside Development

It is implicit in this Plan that the natural terrain of the Upper Wiltse area will require some grading to accommodate the new neighbourhood and attendant infrastructure and roads. Nevertheless, site design is expected to take advantage of the prominent views, natural features, sun exposure and other benefits of this prominent site. This section presents a general grading plan of where natural topography may be affected and where hillside development guidelines can be applied to protect the integrity of some of the steeper slopes and natural features.

Section 14.0 – DPA’s

This section describes the Development Permit Areas designated in accordance with Section 491 of the Local Government Act, as follows:

- Environmental Protection
- Hillside Hazard

Section 15.0 – Implementation

This final section of the document describes a series of key implementation steps that will allow the development to proceed in accordance with this Plan. The main items are as follows:

- **Parks dedication and conservation** of lands not to be developed.
- **Design Guidelines** for particular DPAs.
- **Phasing** of development relative to servicing, roads and access, and incremental development of various housing forms, commercial services and other uses or community facilities.
- **Environmental Monitoring** that will need to be conducted in accordance to identified standards, BMPs and during each phase of development.

1.3 Formulation of the ASP

The formulation of the Area Structure Plan has involved a very comprehensive approach and sequence of events that allowed a full understanding of the properties, development of various land use scenarios and ultimately a Plan that can proceed with support from the proponent and the City of Penticton.

Key steps in the process have involved at least the following:

1. Collection and analysis of existing site conditions, city policies, studies and plans.
2. Several meetings with the proponent regarding market, land use planning and development scenarios.
3. Preparation of Terms of Reference with City Staff.
4. Support from City Council to proceed with the ASP and defined scope of work/terms of reference.
5. Agency input such as BC Parks, Regional District and Fortis BC (included re-routing of the Transmission Line).
6. Preparation of a chosen land use plan, discussions with City staff and amendments to preliminary plan.
7. Conducted a series of specialist studies to address terms of reference:
 - Environmental Assessment (Biophysical Inventory)
 - Geotechnical Assessment
 - Wildfire Hazard Assessment
 - Traffic Impact Assessment
 - Stormwater Master Plan
8. Review of preliminary plans with two major adjacent land owners, to the north and to the west.
9. Preparation of site conditions report and mapping; slope analysis, power line, environmental conditions, geotechnical, access, views, and infrastructure.
10. Refinement of land use plan and build out scenarios.
11. Preparation of the Draft ASP Policies.
12. Review of the ASP with City of Penticton Planning and Engineering Staff.
13. Public Consultation (Early 2013 and Spring 2014).
14. Finalize ASP (Spring 2014).
15. Adoption of ASP/OCP Amendment (Mid 2014).
16. Application for Rezoning (Mid 2014)

2.0 City of Penticton Policy

The Upper Wiltse Area Structure Plan has respected the City’s Official Community Plan policy direction in its entirety. The Wiltse area has been identified for two decades as one of the most convenient directions to proceed with future growth of the city. This was recognized in the Comprehensive Development Plan (CDP) of the early 1990s and in subsequent amendments and updates in 2005, which assessed the 20 year development capacity of the City. Since then, servicing studies, planning policies, financial strategies and other initiatives have all recognized the potential of the Upper Wiltse area.

The South Block was included in the Wiltse Area Structure Plan in 2014 that envisaged its annexation. City expansion into the South Block has been considered for many years prior to the Area Plan, in the Comprehensive Development Plan and often in the context of the Skaha Bluffs Provincial Park.

The following are critical statements of support for the principles of this Area Structure Plan; they have been extracted from the City of Penticton Official Community Plan (Bylaw 2002-20).

1. With respect to the community consultation that occurred during the formulation of the OCP:

“The community emphasized that future growth needs to be well planned, considerate of the neighbourhood, and contribute to the overall livability of the City.”

“Neighbourhoods should include low rise and townhouse residential structures and should include other neighbourhood amenities such as parks, schools and commercial opportunities.”

2. With respect to growth management criteria and policies that the City would like to instil:

“...development of a wide range of housing forms will meet the needs of a diverse community and address the changing demographic structure of the City”

“...principles of community sustainability and philosophy of livable communities will be part of the thought and design process in development

proposals...”

“...densification of the residential areas and mixed use development will occur....in designated Medium Density Residential areas as well as new growth neighbourhoods on the eastern hillsides.”

“.....it is anticipated that lower density residential development will continue to occur.....in the new areas ofUpper Wiltse”

“...efficient use of existing public investment in infrastructure...”

“Continue to plan complete neighbourhoods in the desired growth areas in the City”

3. With respect to Phasing of Development, the OCP calls for:

“...infrastructure including sewer, storm drainage, water lines, and roads have been constructed to service the Wiltse Flats area in the south-east portion of the City which is both a current and future development area.”

“...to efficiently utilize existing infrastructure, the City will continue to support and promote continued development of the Wiltse area.”

4. With respect to the type of housing being forecast for Penticton, the OCP reveals the following:

“... on average, over the past 20 years (from 2002), 60% of the residential construction has been multiple family, the other 40% being single family (34%) and duplex (6%). It is expected that with the higher proportion of seniors in Penticton, and the relatively low household size, this will (continue) to be responsible for the relatively high demand for multiple family (unit) dwelling construction.”

5. With respect to the Land Use Designations proposed for the City, the following policies are noted:

“....In theUpper Wiltse Flats growth area(s), the City shall encourage the development of medium density multiple family units;

“Encourage a wide range of Medium Density Residential housing forms, including the following:

Triplexes, fourplexes, townhouses, cluster housing, compact housing, apartments, and other innovative housing forms...”

“...direct the following types of residential accommodation to areas designated Medium Density Residential: retirement homes providing intermediate or extended care services, community care housing, seniors and special needs housing.”

It is recognized that many other policies of the Official Community Plan must be respected, to ensure a livable and sustainable neighbourhood. The ASP has embodied these as carefully as possible to create a plan that has some flexibility for market variation while still achieving the goals of environmental, social and economic sustainability.

It is understood that the Regional District of Okanagan-Similkameen Regional Growth Strategy will be respected regarding development at the edge of the City of Penticton.

3.0 Site Conditions and Location

This section provides an evaluation of the site and its merits or opportunities for development relative to many factors such as the following:

- Location, Land Area, Context
- Adjacent Uses
- Roads and Access
- Existing and Former Uses
- Topography and Terrain
- Environmental Properties
- Geotechnical Properties
- Infrastructure
- Views
- Proximity to Schools and Services
- Fortis Transmission Line
- Parks and Open Space
- Wildfire Risk

A series of specialist studies were conducted to address many of the above noted factors, including the following:

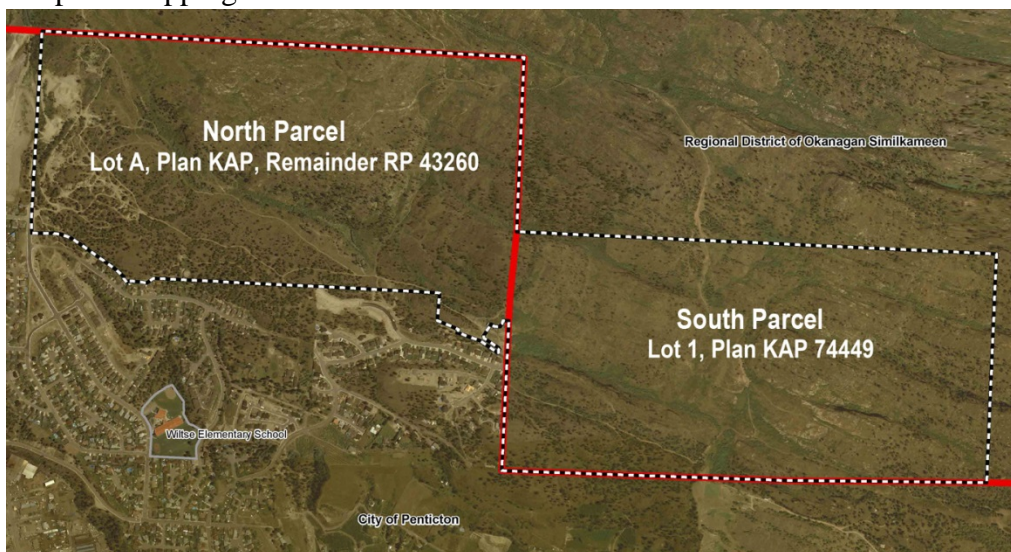
- Biophysical Inventory and Environmental Sensitivity Analysis
- Geotechnical Assessment
- Wildland Urban Interface Fire Hazard Assessment
- Traffic Impact Analysis

This information forms part of the Appendix to the document.

3.1 Location, Land Area, and Context

: “The Upper Wiltse lands are located on the eastern hillsides of Penticton, overlooking both Skaha Lake to the south and Okanagan Lake to the north. The area consists of two main parcels accounting for about 630 acres. Lot 1 Plan KAP 74449, of about 300 acres was recently the subject of a boundary expansion to the City. This area was identified as having growth potential in the former Comprehensive Development Plans. Lot A, KAP Remainder RP 43260 is the northerly parcel of 300 acres that has been designated in the City’s Community Plan as a residential growth area for many years”.

Refer to Figure 2 ‘Context Map’ and Figure 3 ‘Air Photo’, in Appendix A for complete mapping.



Due to the topographic constraints and terrain of these two parcels, development potential is most prevalent in the lower elevations on both parcels, and especially on the more gentle slopes below the existing Fortis Transmission Line. (See Section 3.5) Although there is opportunity to cross the Transmission Line with future development, the highest concentration of development will occur below or to the west of the line and generally to the toe of the slope that rises just to the east of the Transmission Line. The northern parcel does contain additional pockets of gently sloping and flatter lands on the higher elevations, whereas the southern parcel is much more constricted with severe terrain and slopes in the higher elevations.

The developable lands for the Upper Wiltse Area are immediately accessible and serviceable from the existing (lower) Wiltse area neighbourhood. At the northern end, Wiltse Boulevard and Westview Drive have been planned to provide immediate access. The most proximate urban areas for the north parcel are the Evergreen Drive residential, Westview Drive residential, and the Upper Pineview/Juniper Drive residential neighbourhoods. Large lot residential and agricultural uses abut the southern block to the west.

3.2 Adjacent Uses

The main surrounding uses are as follows:

North: The Cantex Gravel Quarry and asphalt plant and associated works/undeveloped lands.

East: Crown Land above the entire north parcel; Crown land and Skaha Bluffs Provincial Park adjacent to the south parcel.

South: Crown land and Skaha Bluffs Provincial Park adjacent to the south parcel.

West: Evergreen Drive Residential Area below the north parcel; large lots above Valleyview Drive (Country Residential/ALR/Undeveloped); Pockets of undeveloped lands occur above Evergreen Drive and along the western boundary of the north parcel. These lands should also be considered for development that may be contiguous with the development of the subject parcels.

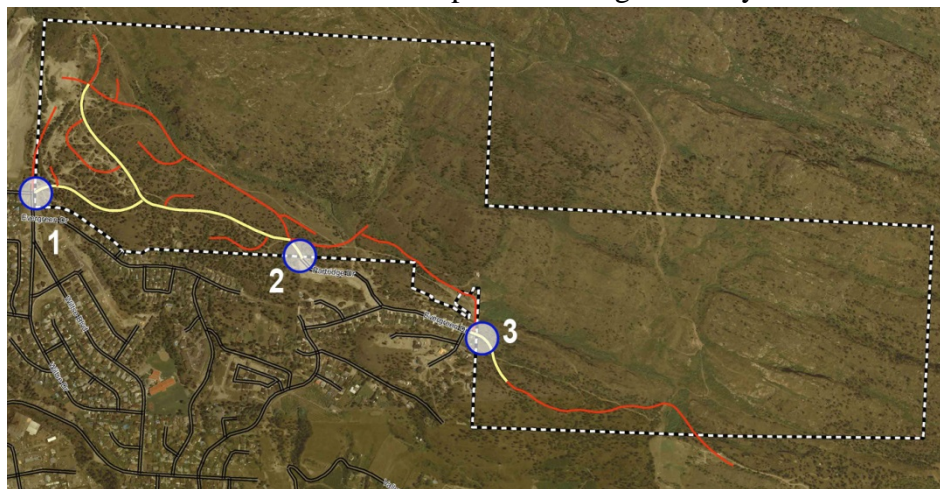


Refer to Figure 4 ‘Adjacent Land Uses’, Appendix A for complete mapping.

3.3 Roads and Access

The subject lands are generally located above (east of) Evergreen Drive. Primary access is currently off Wiltse Boulevard located at the north end of the two properties (1), with secondary access points off the south end of Evergreen Drive/Crow Place (2). An unimproved dirt road/trail running along the northern boundary provides access to the Fortis transmission line road that extends along much of the two properties. Access is also available from Partridge Drive for the southern portion of the north parcel (3)

The southern portion of the property (south parcel) has access via a dirt road/trail from Crow Place to the power line right of way. A dirt road/trail then runs through the western portion of the property. The dirt road is located at the bottom of several small canyons with steep, rocky sides. A dirt road also provides access from the south to the power line right-of-way.



Refer to Figure 5 ‘Roads/Access’, Appendix A for complete mapping.



3.4 Existing and Former Uses

There has been limited use of the site other than a small amount of quarrying activity that has taken place on the northern portion of the site. Hiking, mountain bike and ATV/dirt bike trails have been established over time without the consent of the property owners. Many of these trails and fire lines were also established during the 1994 Garnet Wildfire. This fire was known to severely affect the forest cover on much of the property.



Unauthorized rock climbing activity does occur in portions of the southern parcel which is immediately adjacent to the Skaha Bluffs Provincial Park. Refer to Figure 1 ‘Area Context Map’, Appendix A for location of Skaha Bluffs.

The Fortis Transmission Line crosses through both properties from north to south. In recent years, the route was partially altered at the extreme north end as a result of the expansion project to meet power requirements in the Okanagan. Refer to Section 3.11.

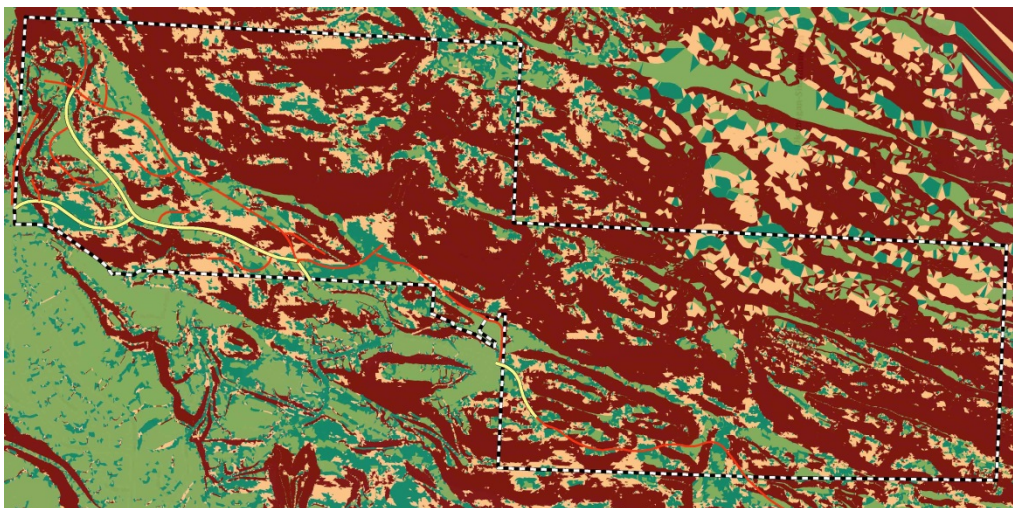


3.5 Topography and Terrain

The subject property has rolling terrain in the northern portion of the development with steep rocky terrain in the southern portion. The elevation varies from 490 to 720 meters with variable aspects due to the size of the property. Most of the property has a west to south west aspect. There are some areas along the eastern portion of the property with rolling terrain with side slopes of 0-15%.



The property above and to the east of the transmission line is open with scattered tree cover and open rock. This area has low use and poor access due to the lack of trails and steep, rocky terrain. The south west portion of this part of the development has steep, rocky terrain and limited access. There is a small canyon with very steep sidewalls in the southwest portion.



Refer to Figure 6 ‘Topography’ and Figures 7A-7C ‘Slope Analysis, in Appendix A for complete mapping.

3.6 General Environmental Characteristics

Garnet Fire Impacts

The lands experienced a major fire in recent time that eliminated most of the trees from the site, and has since induced regeneration of snowbrush.

Lot A, Plan KAP, Remainder R.P. 43260 - The forest to the east of the hydro line was partially burned in the 1994 Garnet Fire, leaving most of the forest cover removed from the land.

Lot 1, Plan KAP 74449 - There is a forest interface located along the western boundary, with large residential lots to the west. Most of the property to the east of the hydro line was burned in the Garnet Fire. There are small patches of the area where the forest has not been burned.

Flora

This property is located within the Okanagan Very Dry Ponderosa Pine (PPxh1) bio-geo-climatic sub-zone. Due to the western aspect, most of the property is within the sub-xeric to sub-mesic site, or drier series of this sub-zone. Open forest conditions are found on the property. There is a forest interface along the western portion of the property with a residential development to the west.

The average number of trees for the property is less than the 200 trees/ha commonly found in this sub-zone. Most of the property has no forest cover, with moss covered or bare rock exposed. There are small pockets of trees with ponderosa pines the dominant tree species and some scattered Douglas-fir trees in the wetter site series. The crown closure consists of scattered small groups of trees in the non-rocky areas where there is enough soil and moisture to sustain tree cover and vegetation. A crown closure of 20-30% is found in these forested pockets. The open rocky areas have less than 1% crown closure. These trees found on the property vary in height from 1 to 28 meters. The crown height varies from 1 to 5 meters on the larger pines. There are some bare areas visible that show mineral soil exposed. The duff layer is thin or non-existent, on most of the property, as is common in these ecosystems. There are some thicker duff layers, up to 15 cm in depth made up of pine needles, under the larger pines. Coarse woody debris is scattered or non-existent and does not increase the fire hazard risk. Crown heights and ladder fuels vary from 0.5 meters from the ground surface on some of the smaller trees, to 2 to 3 meters on the larger trees. The ladder fuels are scattered for most of the forest area. Blue bunch wheat grass, arrow-leafed balsamroot, Idaho fescue, kinnikinnick

and yarrow are the dominant herb species. Saskatoon bushes, common snowberry, Nootka rose and tall Oregon grape are common in the shrub layer. The moss layer is present.

Fauna

The preliminary environmental assessment identified incidental observations or indirect evidence of wildlife. Mammals noted included Big Horn sheep, mule deer, coyote, northern pocket gopher, and black bear. Bird species included Black-billed Magpie, Mountain Chickadee, Clark's Nutcracker, Cooper's Hawk, Northern Harrier, among others. The environmental assessment determined the core habitat and ecological buffer to be mainly on steeper rocky slopes on the eastern side of the property.

Reptiles

Two (2) records of the endangered desert night snake (*Hypsiglena chlorophaea deserticola*) occur within the Property (Polygon 65). The night snake locations occur within close proximity to areas planned for development and must be given careful consideration to avoid conflicts with this rare and sensitive species. Connectivity between occurrence locations and suitable habitats must be maintained within the Property, as shown on Figure 8, Appendix A 'Core Sensitive Areas and Connectivity'. This will prevent the arbitrary buffering of potentially less important habitat and instead focus on critical habitats required to sustain the species within or adjacent to the Property, such as talus slopes and rocky outcrops that provide hibernacula and denning areas and other areas suitable for migratory and dispersal corridors. The conservation of these areas will also benefit other sensitive reptile species, such as rattlesnakes, gopher snakes, and western skinks, which were also observed within the Property and have similar habitat requirements (SIRART 2008a; SIRART 2008c).

For the detailed Environmental Report please refer to Appendix B.

Refer to Figure 8, Appendix A 'Core Sensitive Area and Connectivity' for additional mapping.

3.7 Geotechnical Considerations

The Geotechnical Assessment was conducted during Spring and Summer of 2011. This assessment has investigated potential hazard areas and general stability of the lands to permit development. Caliber Geotechnical engineers retained Polar Geoscience Ltd. to conduct a geological map review and air photo interpretation to determine any signs of instability, hazard, rock fall, talus slopes and water seepage areas. An on-site investigation was also carried out by Albert Losch, P.Eng. and his staff in August 2011.



Conclusions of the assessment confirm that the only visible signs of instability are rock fall from many of the canyon walls.

(Please see Appendix 'D')

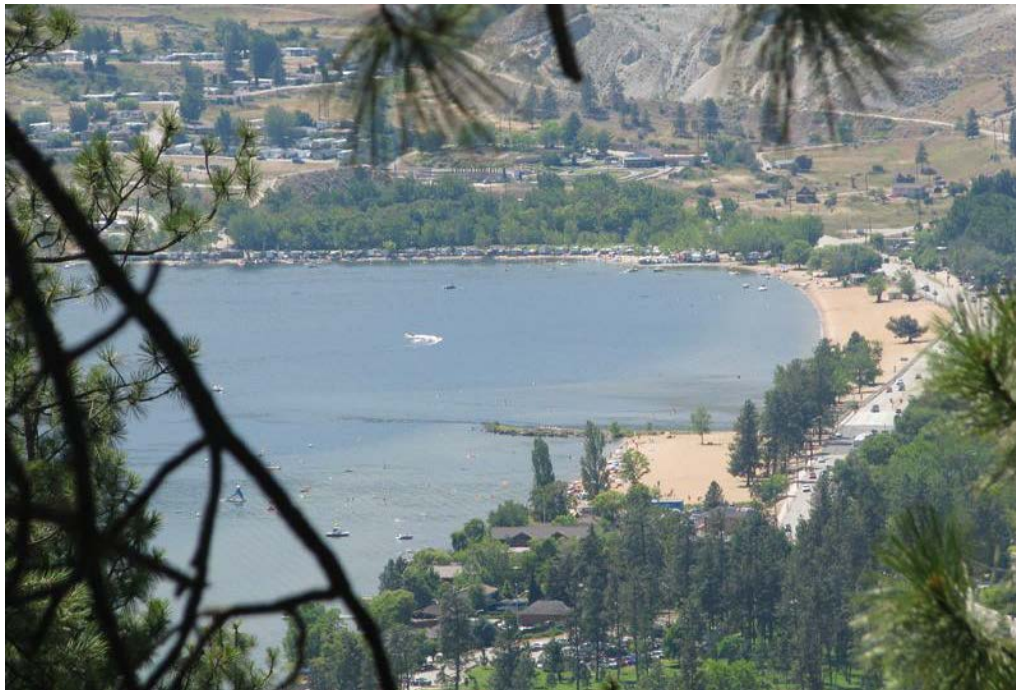
3.8 Infrastructure

Please see Section 11 and referenced City of Penticton Water and Sanitary Sewer Studies for a full account of the infrastructure that addresses the ability to supply services (water and sewer) to approximately 850 units and other facilities over a phased development timeframe. A Stormwater Management Plan was prepared specifically to address development of the Upper Wiltse Lands. It is contained in Appendix E.

Refer to Figure 9 'Infrastructure', Appendix A for complete mapping.

3.9 Views

Due to the western aspect and the elevation of the property, the land commands spectacular views of the City and Okanagan and/or Skaha Lakes from most locations. Views to the east are limited by a defined steep rock slope which follows the approximate location of the new Fortis Transmission Line.



3.10 Proximity to Schools and Services

The Upper Wiltse area is currently served by the following key services and institutional facilities:

- Wiltse Elementary School is approximately 900 meters down Wiltse Boulevard. The site also has play fields/local park, and the school is offered as a community meeting facility. There is reportedly, capacity to add more students at the existing school. Refer to Figure 3 ‘Air Photo’ in Appendix A for detailed location.
- The closest convenience store (commercial zoned land) is located at Wiltse Boulevard and Dartmouth Drive, approximately .85 km down Wiltse Boulevard from the proposed north entrance to the new neighbourhood.
- The Main Street commercial precinct where many convenience, services, retail and restaurants are located is approximately 1.36 miles or 2.2 km from the proposed north entrance to the project.
- Fire Hall #2 is located closest to the project site. It is approximately 1.7 miles or 2.7 km away from the proposed entrance, just off Dawson Avenue. Refer to Figure 3 ‘Air Photo’ in Appendix A for detailed location.



3.11 Fortis Transmission Line

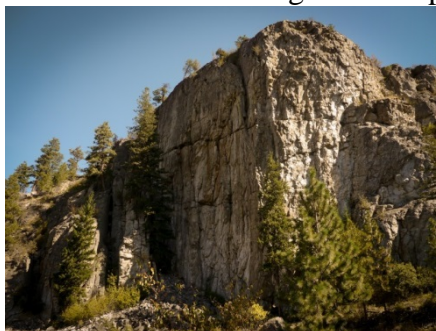
Other than the challenging terrain on much of the site, the main encumbrance is a high voltage (230KV) FortisBC Power Transmission Line and right-of-way. Unfortunately some of the most desirable land has been impacted and led to loss of significant development opportunities. The right-of-way follows the toe of the steeper slopes for much of the extent through the two blocks of land.

Refer to Figure 10 ‘Fortis Transmission Line’, Appendix A for complete mapping.



3.12 Parks and Open Space

Skaha Bluffs Provincial Park is located to the south of the subject property on the southeast perimeter of the City of Penticton on the east side of Skaha Lake. The newly established park is 178 hectares in size and is comprised of fairly rugged terrain, riparian areas and some shrub-steppe grasslands in a coniferous forest setting. The bluff area is also known to include California bighorn sheep and several species of wildlife at risk. The Skaha Bluffs are a very popular rock climbing destination in British Columbia. The climbing routes through the bluffs have been clearly defined in maps and various books and are internationally known as a world-class climbing destination.



In 2010 an interim Management Statement outlined the direction for a protected area until such time that a full management plan is prepared. The statement suggests that an additional 307 hectares to the south (Sub-Lot 18) would become part of the Provincial Park. This land currently incorporates private land jointly owned by The Land Conservancy of British Columbia, the Nature Conservancy of Canada and the Ministry of Environment. The management statement suggests that although it is currently held as ‘undivided interest’ amongst the owners, it will be transferred to the Ministry of Environment in the near future.

BC Parks and the current owners of the subject property have previously discussed opportunities for park expansion on the subject property.



Municipal parks are contained in nearby locations, including adjacent to Wiltse Elementary School. (see photo – right)

Refer to Figure 11A ‘Existing Parks/Open Space’, Appendix A for complete mapping.

3.13 Wildfire Risk

A Wildland Urban Interface Fire Hazard Assessment was completed by Richard Swanson, RPF of Swanson Forestry Services in February of 2011. The assessment addressed the following:

1. Utilized the BC Ministry of Forests supported assessment methodology.
2. Considered and integrated relevant findings and recommendations from other studies completed or underway that relate to the site.
3. Inventoried forest interface and proposed development.
4. Assessed Wildland fire hazard severity.
5. Established priorities for mitigating the dangers from wildfire.
6. Determined mitigation measures for vegetation, other combustibles and construction criteria.

The report concludes with recommendations to reduce the risk from wildfire, including emergency access standards from the National Fire Protection Association and building construction, landscape, and fuel management recommendations from BC FireSmart Manual.



(The full report is included in Appendix B)



4.0 Area Plan Description

This section generally describes the key components of the Area Plan, as follows:

- The Vision
- Sustainability Features
- Land Use
- Residential Build Out/Projected Population
- The Neighbourhood Centre
- Parks, Open Space, and Trails System
- Roads, Mobility and Transit
- Institutional/Schools
- Recreation

4.1 Neighbourhood Vision

The primary goal of the Wiltse Area Structure Plan is to create a vibrant and livable neighbourhood. Although it is seen as a physical extension of the lower Wiltse area, it is envisioned as a unique community with a high quality of living for its residents. This will be a place where you know not just your neighbours but your entire neighbourhood. It is a place that fosters diversity – cultural, social and economic, especially through a carefully designed mix of housing types, lot sizes, densities, recreational opportunities and public amenities. There should be the potential to age in place with seniors and assisted living facilities forming an integral part of the community. The community will foster a healthy mix of residents that will help ensure the vibrancy of the neighbourhood. This will be attained by offering housing product with smaller units and secondary suites, offering affordability to a cross section of residents and family demographics.

A small but vital component of the Area Structure Plan will be a Neighbourhood Centre that fosters sustainability. The Neighbourhood Centre is envisioned to provide residents, visitors and workers with basic retail needs, learning, social and cultural activities, and economic opportunities to pursue a healthy

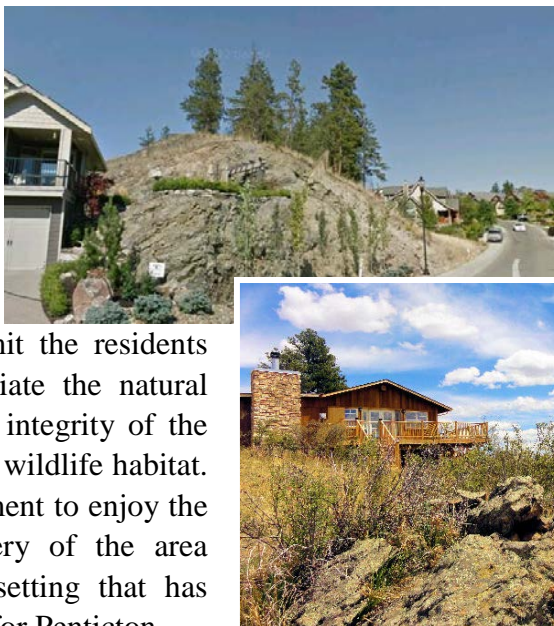


Wiltse Area Structure Plan – Final Report

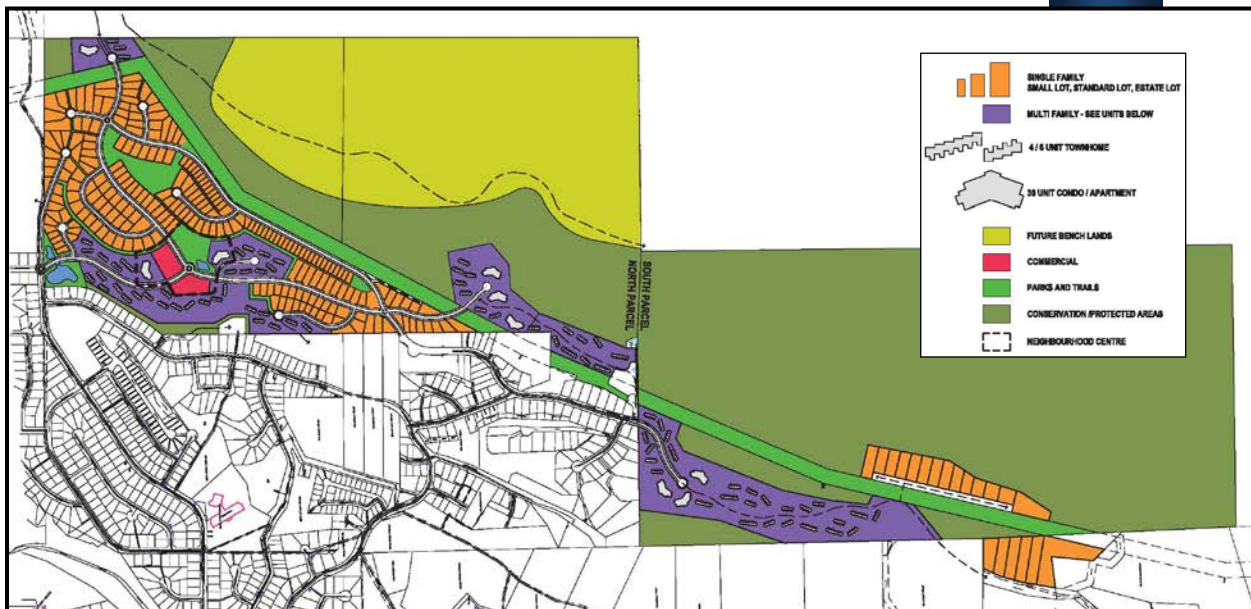
Wiltse Holdings Ltd.

lifestyle. It will be an area that will develop over time as the community grows, and eventually become the central hub for community events and social interaction.

A key principle of the vision for this new neighbourhood is the integration of the development with the natural environment. Steep slopes, natural features and open spaces will form a backdrop and be connected to the residential pods. A series of open spaces, trails and parks will permit the residents opportunities to access or appreciate the natural environment, while protecting the integrity of the more sensitive natural features and wildlife habitat. The intent is to allow the development to enjoy the natural beauty, views, and scenery of the area without compromising the very setting that has helped create this new community for Penticton.



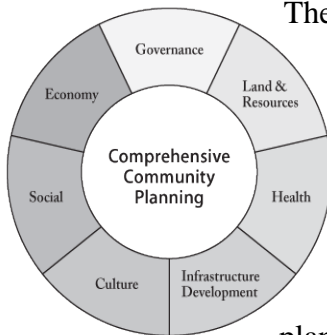
Refer to Figure 12, Appendix A ‘Concept Plan’ for complete mapping.



4.2 Sustainability

The Wiltse Area Structure Plan has embodied sustainability in several forms and dimensions. It is the intent to see that as many of the following principles are implemented through ultimate planning approvals and at building permit stage.

1. Planning and Design Process



The approach for the Wiltse ASP has used an iterative process where planning, design, environmental and engineering members worked together as a team from the outset. Decisions were influenced by a broad group of professionals, and holistic thinking resulted in the discovery of synergies and the optimization of existing resources; all of which are necessary outcomes to achieve projects that are more sustainable. It is hoped that future planning and more detailed design will continue to respect this type of approach to truly achieve a sustainable community.

2. Land use

Efficient land use in appropriate locations and contexts, and at appropriate densities, is a critical component of sustainable community development. The Wiltse ASP set out to achieve these objectives in the following manner:

- A progressive community located adjacent to existing municipal services, and growth area that does not threaten agricultural lands.
- A complete mixed use community that includes townhouses and multi-unit residential (including mixed use, apartments and live-work spaces) and that is adjacent to single family residential.
- Compact development that promotes walkability and livability through higher residential densities.



- A compact community that situates homes in relative close proximity to potential places of employment (Penticton Hospital, Industrial area and South Main Street).
- Includes schools within walking distances of residential component of the development.
- Includes basic shops and services within walking distance of the residential component.
- Avoid gated areas and enclaves.
- To be developed in a dense manner that will allow the preservation of adjacent open space.
- Conserves and/or restores a segment of native wildlife habitat and connectivity corridors throughout the community.

3. Transportation

The location and variety of particular transportation modes has a large impact on three aspects that have important consequences for sustainable living: land use, air quality and climate change. To maximize sustainable living from a transportation perspective, the Wiltse Area Structure Plan took the following into consideration:

- Provide as many alternatives to the automobile as possible.
- Provide transit service connections to downtown, employment and shopping nodes of Penticton.
- Utilize a bicycle/trail network to make key areas such as schools/commercial accessible for non-auto modes of travel.
- Install bike racks at trail heads and in the Neighbourhood Centre.
- Provide a percentage of bicycle and/or car pool parking spaces of total auto parking for non residential and multi-unit residential buildings.



- Reduce road widths and impervious surfaces.
- Reduce parking spaces.
- Increase pervious spaces on roads, parking lots, etc by using permeable materials.



4. Water

Water plays a critical role in all life processes. It is also a resource that is under increasing stress due to competing needs between various sectors such as agriculture, industry, and urban development. In addition, water infrastructure, which includes facilities for treatment, storage, and distribution, is increasingly costly to build and to maintain. To address these issues, the Wiltse Area Structure Plan promotes the following:

- Locate the development within a planned water and wastewater servicing area of the city.
- Minimize the amount of distribution infrastructure.
- Develop in a manner that utilizes density to offset per capita infrastructure costs.
- Detain rainwater flows in detention ponds where appropriate.
- Reuse a percentage of the rainwater that is generated by the project.
- When appropriate, make use of grey water and water saving devices.
- Use household and commercial/institutional digital meters to record water use in real time.
- Use indigenous plants that are non-invasive and tolerant of local rainfall and climate conditions (i.e. minimize additional watering needs).



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Wiltse Holdings Ltd.



5. Material and Waste Flows

The development of livable neighbourhoods requires significant quantities of various construction materials. The extraction of virgin materials (wood, ore, etc.) is harmful to the ecosystem integrity and species diversity, and is energy intensive. Where possible, the following is suggested for the Wiltse ASP:

- Utilize crushed blast rock (from on-site grading work) for subgrade material.
- Use recycled materials to reduce environmental impact.
- Incorporate a percentage of recycled asphalt into new pavement.
- Incorporate a percentage of recycled aggregate materials into aggregate base and aggregate sub-base.
- Incorporate Waste Management Plans for all new construction projects.

6. Site Landscaping

Landscaping can play multiple roles, such as aesthetic, hydrological, ecological, wayfinding, sense of place, carbon sequestration, or mitigation of the ‘urban heat island’ effect. Consequently, it is recommended that the Wiltse ASP consider the following:

- Use native plants on a substantial part of the site.
- Cover a percentage of the impervious surfaces with shade to reduce the heat island effect and reduce cooling and heating energy requirements.
- Use paving materials that will allow rainwater to percolate through the underlying soil.
- Design to preserve mature tree stands and existing topographic site features.
- Ensure that a percentage of the tree species mix should vary over time



to respond to the Pine Beetle or other epidemic infestations.

7. Food and Community Gardens

Food production is energy intensive, water intensive and typically uses pesticides, and is transported great distances, thereby contributing to GHG and other pollution emissions. It is recommended that the ASP consider the following:

- Plan for affordable locally grown food, potentially in community gardens dedicated on public open space.
- Relax bylaws that prohibit growing food in park space, on balconies, patios or rooftops, or other appropriate public/private spaces.
- Consider the feasibility of establishing a farmer's market in the Neighbourhood Centre.
- Consider creating multifunctional space that can also accommodate public gatherings and activities.
- Consider the development of a food store and restaurants in the Neighbourhood Centre.



8. Parks, Trails, and Open Space

Parks, trails and open space provide aesthetic, ecological and recreational opportunities. It is therefore recommended that the ASP consider the following:

- Greenway and wildlife corridors that connects the natural open space from



the north to the south, especially along the steeper slopes of the site.

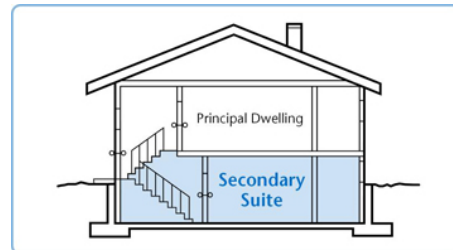
- Develop the lands to a density such that significant amount of the adjacent lands can be designated as open space.
- Provide public park space for active community use.
- Provide pedestrian and bicycle connectivity throughout the site and into adjacent open space.
- Provide accessibility for peoples with diverse abilities, be it physical, age-related, or otherwise.



9. Attainable Housing

Appropriate affordable housing, with the flexibility to meet changing needs (such as low to moderate incomes, physical and mental illness, different age groups) is an important part of social sustainability. The ASP should therefore consider the following concepts:

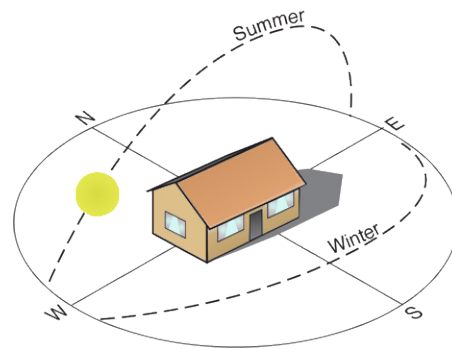
- Provide a residential environment that can support a wide range of socio-economic levels and age groups.
- Keep the cost of infrastructure and development low enough to allow a portion of the residential households earning up a certain percentage of the area’s median income to buy or rent in the area.
- Supply a range of housing types and sizes that allows the diversity of ownership, accommodating young families, singles, seniors as well as special needs as key components of the market mix.



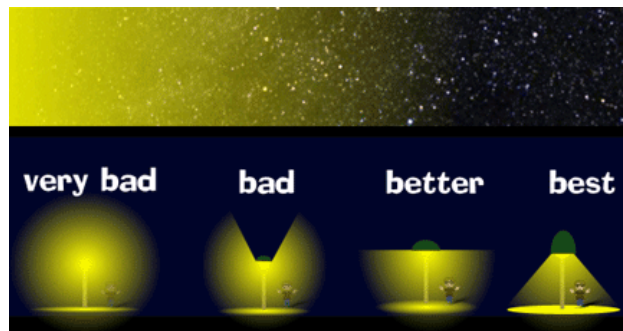
10. Built Form

The built form affects our sense of place, the aesthetics of the community, and the ability of the project to practice energy, material and water conservation, reduction, and even generation. It is therefore recommended that the ASP consider the following:

- Orient a percentage of the buildings such that the longer axis of each is within 15° of geographical east/west.
- Orient a percentage of the project's buildings such that the longer axis of each building is at least 1.5 times as long as the shorter axis.



- Minimize light trespass from the site, reduce sky glow to increase night sky access, reduce glare and reduce development impact on nocturnal environment.
- Adjust light standards to reflect and differentiate between park and rural settings, residential areas, commercial and high density residential areas.
- Consider public safety through the use of CPTED (Crime Prevention Through Environmental Design) principles.



11. Economic Development

Economic development that is socially and environmentally responsible is an important component for achieving more sustainable communities. Secure employment that offers meaningful wages provides families with the opportunity to: i) raise their standard of living and ii) the free time to provide volunteer services for their community. It is therefore

recommended that the ASP consider the following:

- Offer a (small) range of commercial facilities (retail, local office, etc.) to maximize the working and shopping opportunities associated with the neighbourhood.
- Encourage the development of employment opportunities appropriate for the area.
- Promote the inclusion of live/work spaces that are flexible enough to respond to changing economic opportunities.
- Provide small inexpensive commercial spaces for artisans and entrepreneurs



4.3 Land Use

The land use concept for the Wiltse Area Structure Plan is embodied in the following designations:

- Residential – Low Density Single Family
- Residential – Multi-Unit
- Neighbourhood Centre
- Parks and Trails
- Conservation and Open Space
- Future Plan Area (Benchland Residential)
- Forestry Grazing

LAND USE	LAND AREA			NET DENSITY		
	Ha	Ac	% OF LAND	UNITS PER HA	UNITS PER AC	% Unit Type
Single-Family	23.98	59.23	9.3%	10.4	4.2	34.0%
Multi-Family	25.41	62.76	9.9%	23.8	9.6	66.0%
Future Plan Area	49.95	123.38	19.4%	1.00	0.4	
Commercial	0.90	2.23	0.4%			
Parks and Trails	16.02	39.57	6.2%			
Conservation/Protected	131.92	325.84	51.2%			
Road ROW	9.82	24.26	3.8%			
TOTALS	258	636.94	100%			

Density Table



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Wiltse Holdings Ltd.

Refer to Figure 13, Appendix A ‘Land Use Designation’ for full mapping.

1. Residential – Low Density Single Family

The *Residential – Low Density Single Family* Designation will encourage low density single family uses, accommodating both conventional and small lot development. The small lots may occur in areas fronting (or backing) public spaces and trail systems, in areas where significant natural features are to be retained, and in areas where public amenities and/or commercial spaces are located. It is expected that many of the small lot opportunities may be close to the Fortis Transmission Line.



Sizes for both conventional and small lots will be dictated by zoning. The main objective is to provide a diversity of lot sizes that will address the demand for a variety in homes and buyer demographic.

The majority of the conventional single family residential will be located towards the north end of the subject property. Due to topography, a multitude of housing styles will accommodate various user groups: single level bungalows, two storey walk-in, and two storey walk-out. The potential for legal secondary suites will provide supplemental income for homeowners as well as the provision for extended families to be accommodated.

Preliminary plans suggest approximately 340 units may be located within this designation.

2. Residential – Multi-Unit

The *Residential Multi-Unit* Designation is intended to encourage a mixture of medium density residential uses, largely in the form of townhouses and apartments. The townhouse product is envisioned as a mix of three to six unit buildings; the apartment (condominiums) product is envisioned as approximately three and



four storeys, 30 unit buildings with resident parking supplied underground. The height and location of this product will vary due to topographic constraints or opportunities, view corridors and other site implications.



The Multi-Unit designation is concentrated near the neighbourhood centre and closer to the north entrance of the development project, with other clusters on the east side the Power Line R/W and on the south parcel below the Power Line R/W. All multi-unit developments are buffered from the low density residential use by green space and parks.

Preliminary plans suggest approximately 600 units, with a 50/50 split between townhouse product and apartment condo product, may be located within this designation. Duplex and single family would be permitted with zoning.

3. Neighbourhood Centre/Commercial



The *Neighbourhood Centre/Commercial* Designation is intended to encourage a mixture of commercial retail and service, multi-family housing, mixed use commercial and residential use buildings and a seniors care and/or assisted living facility. Design guidelines will play a major role in the establishment of this centre so that it forms a distinct and cohesive character within the neighbourhood.

Beyond the commercial precinct, the adjacent central park will complement the neighbourhood centre.



4. Parks and Trails

The *Parks and Trails* Designation is intended to encourage community outdoor recreational activity space, passive use and enjoyment and connectivity within the neighbourhood. The trails may vary from paved walkways to gravel footpaths. A major donation of land in the southern portion of the Plan Area will increase the size of Skaha Bluffs Provincial Park by 159 acres.

The Transmission Line easement offers an incredible walking and biking trail, with opportunities for equestrian and Nordic skiing.

Stormwater management ponds, lookouts, trailheads and interpretive sites will also afford opportunity for additional green space and parks.



5. Conservation and Open Space

The *Conservation and Open Space* Designation is intended to protect the major steep slopes, hazard areas, sensitive natural areas and the integrity of wildlife corridors from development. Other means of protection such as Development Permit Area guidelines, interpretive education or other conservation measures may also be required beyond the land use designation. It is recognized that the Skaha Bluffs Provincial Park is immediately adjacent to the south block of the subject lands. A major component of the South Block development is the donation of 159 acres to



provide for the expansion of Skaha Bluffs Provincial Park and retain conservation values. Future Plan Area (Benchland Residential)

The *Future Plan Area* Designation is intended to promote the use of particular sites where topography will permit development in the form of residential clusters or acreages, while protecting the integrity of the steep slopes and environmentally sensitive lands. Development is recognized for this area subject to further detailed planning, access and servicing parameters that will meet City requirements.



4.3.7 Forestry Grazing

The Forestry Grazing designation is for a large part of the South Block, with rugged topography and a small area for development. Most of the area will be retained in a natural state, with development limited to 2 dwellings and potential for up to a 20 room lodge / resort.

4.4 Residential Build Out (Units)

	North Block	South Block
Low Density – Single Family 230		
Small Lot Residential	40	0
Conventional Lot	190	106
Bare Land Strata		17
Multi-Unit Residential 600		
Townhouse	290	57
Apartment	160	0
Mixed Use	50	0
Other (Seniors Care, Assisted Living)	20	0
Suites	?	
Future Plan Area	?	

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Wiltse Holdings Ltd.

TOTAL	670	180
Population (Build Out)	1,600 - 1,785 (Assumed Av Household Size = 2 or 2.1)	Total Units 800 - 850

Notes:

As size of seniors housing rises, total units of other multi-unit residential (apartments, etc.) may be decreased.

Unit build out is not representative of equivalent units.

4.5 The Neighbourhood Centre

A Neighbourhood Centre is proposed as a small but important hub to the development. This centre is envisioned to provide the basic retail and service needs for this sector of the city and especially the neighbourhood. It is not expected to detract or compete with business located in downtown Penticton or other major commercial precincts. The intent is that any retail or service in this location will encompass basic needs in order to promote a more sustainable community and limit vehicle trips to downtown Penticton for day to day goods and services.



The following suggests the makeup of the Neighbourhood Centre:

- Local and Convenience Retail and Service Commercial on Ground Floor.
- Local Office and Health Care.
- Mixed Use Commercial and Residential with Commercial on Ground Floor.
- Live/Work Uses/Studios.
- Higher Density Multi-Unit Residential to Support the Commercial Centre.
- Potential for Seniors, Care and Assisted Living Facilities.
- School (Private or Public).
- Public Space/Amenities.

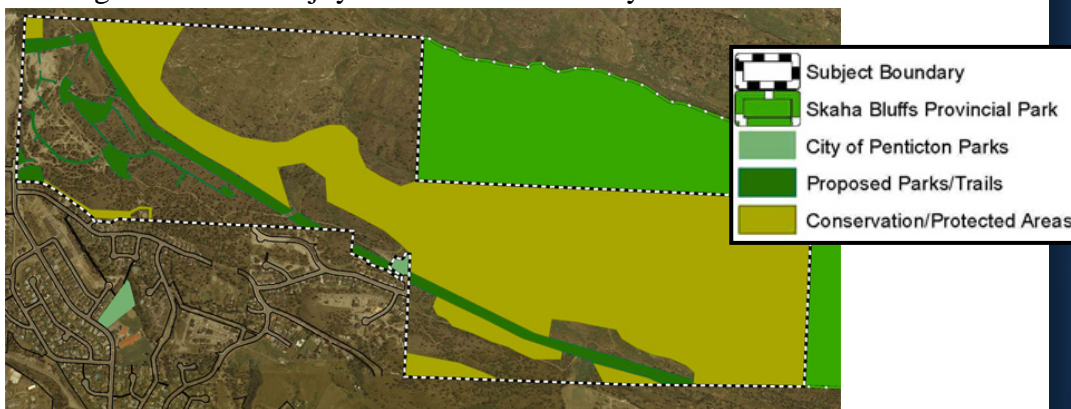
Key considerations to establish this centre so that it is compatible with the neighbourhood will be the following:

- Architecture, urban design and landscape guidelines that will address streetscape, facades and entryways making the area accessible to passing pedestrians, cyclists, and motorists, and also to make the ground floor of the buildings visibly transparent to promote interaction between building and street.
- A cohesive character (and consistency) for the neighbourhood centre, relative to materials, colors, scale, signage, building setbacks, retaining walls, furnishing, landscape and lighting.
- Sensitive integration of any multi-unit residential buildings through design and siting.
- Sensitive integration of any special use buildings, including institutional or health related, through design and siting.



4.6 Parks, Open Space, and Natural Features

The Area Plan incorporates a network of parks, trails and open spaces that will be designated for the enjoyment and active lifestyle of the residents.



Refer to Figure 11B, Appendix A ‘Proposed Parks/Open Space’.

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In keeping with the City of Penticton Official Community Plan guidelines for the provision of parks, the Area Structure Plan allocates the following:

- Neighborhood Park: 10.6 Ac
- Community Park (include trails/greenways): 28.8 Ac
- Conservation/Protected Areas: 325.8 Ac

ASP Parks Allocation		City Guidelines
Neighborhood Park	13.6 Ac/5.5 Ha	4-5 Ac (@ 2.5 ac/1,000 pop.)
Community Park	28.8 Ac/11.65 Ha	12-13 Ac (@ 7.5 ac/1,000 pop.)
Total (rounded)	39Ac/15.8 Ha	16 – 18 Ac
Conservation/Protected Area	325 Ac/131.5 Ha	-N/A
Total all parks/reserved area (rounded)	364 Ac/147 Ha	-N/A

Neighborhood parks include the larger blocks within the central aspect of the neighborhood, and tot lots, all accessible by walking or cycling. The neighborhood parks typically provide a broad range of recreation opportunities for the entire neighborhood.

Community Parks include the significant expansion of the Skaha Bluffs Provincial Park and other natural areas, linear parks and trails. Although the City’s guidelines include major recreation parks and athletic parks (sports fields) within the community park category, this ASP acknowledges the challenges of the sloped lands and therefore limits large playing fields that would avoid major grading requirements.

At time of development, should it be warranted that additional lands are required for community park facilities, the City may invoke their cash-in-lieu for park land and policy as compensation so that the City can purchase land to create community parks in a more suitable area.



Much of the open space will be protected due to the steep slopes and environmental sensitivity of the lands. Significant portions of the two parcels of land will be protected for conservation use due to known wildlife or endangered species and natural features that are prominent in certain locations. Where feasible, the network of greenspaces will contribute to stormwater management of the development, as well as corridors for wildlife movement, hiking trails and local parks or interpretive sites. The Fortis Transmission Line through the site is also a prominent feature that will be incorporated into the overall linear parks, trails and open space network.



4.7 Roads, Mobility, and Transit

The transportation and mobility network respects the fact that much of this new neighbourhood is located on a hillside. A series of local roads, sidewalks, pathways for pedestrians and cyclists, and transit connections, will provide opportunities for efficient neighbourhood movement as well as connections to locations beyond the neighbourhood. The system of roads incorporates narrow local roads, short cul-de-sacs, and potential strata roads to accommodate the nodes of multi-unit residential development. Traffic calming for any through roads should consider the use of roundabouts where feasible, along with curvilinear design that will respect the terrain and the establishment of pockets of residential development.



Preliminary concepts suggest a series of interconnected greenways that will accommodate pedestrian and cycling trails throughout the neighbourhood where terrain will permit. The greenways will also allow the circulation to connect with the central park, numerous pocket parks and the adjacent undeveloped lands and crown lands beyond the City.

A transit connection and route is assumed to be able to service the Upper Wiltse area in the future. A convenient transit stop would be at the Neighbourhood Centre. As the project is phased and roads are constructed, an appropriate transit route should be chosen to service both north and south ends of the Upper Wiltse neighbourhood.

4.8 Institutional and Schools

Institutional uses such as fire halls and schools may not be required in the Upper Wiltse area for many years into the future as current nearby facilities provide capacity for growth in population. However, School District #67 has expressed interest in further participation in the development planning process and investigation of setting aside land for a school site in the (Upper Wiltse) area.

Fire Hall #2 is very close to the subject area, but confirmation may be required regarding additional fire protection. It is also assumed that all multiple unit structures would be built to code with fire resistant exterior and roofing materials. Furthermore, apartment structures would be required to have sprinkler systems throughout the buildings, in accordance with BC Building Code. Covenants could also be used to ensure such protection is enshrined in the plan.

Churches, community halls or key public amenity spaces would be permitted in convenient locations in the neighbourhood. Opportunities to group the facilities within or close to the Neighbourhood Centre would certainly be encouraged.

4.9 Recreation and Culture

The Area Plan promotes the use of outdoor spaces and activity areas to add to the quality of life for the residents. The natural terrain of the site lends itself to walking, hiking, cycling, and of course, rock climbing in the nearby Skaha Bluffs. Outdoor recreation facilities such as parks and trails can also be complemented by indoor recreation and sports. Public and private facilities are encouraged in or near the Neighbourhood Centre and in affiliation with Community Parks or schools.



The Neighbourhood Centre is proposed to be a social gathering area where a plaza, outdoor square or private spaces can be programmed for public use throughout the year. Both public and private spaces should be designed to support public art, music events, small markets, displays and outdoor dining. It is also expected that the area's municipal parks can be programmed for recreation, competitions, education, environmental interpretation and cultural events.

5.0 Residential Policies

This section describes the policies for a variety of residential uses ranging from single family units to low and medium density multi-unit residential forms. Opportunities for clustered residential and acreages on the upper bench of the north block are also provided in a Future Planning Area. Very limited development is provided for in the large Forestry Grazing parcel in the South Block. The diversity in housing form is intended to address the challenging topography, while offering housing product that will address family size, life cycle, income levels and affordability and tenure types.

5.1 Goals

1. Provide for a diversity of housing types and densities in keeping with the Official Community Plan.
2. Develop residential areas that will respect steep slopes and environmental sensitivity.
3. Plan for a mixture of housing that will accommodate various income levels and demographics.
4. Create a neighbourhood that will encourage ease of access to public spaces such as parks and trails.
5. Promote a strong sense of design and siting of residential development to avoid interruption of views in the hillside environment.
6. Promote a mixture of residential and commercial uses in mixed use buildings in the neighbourhood centre.

5.2 General Policies

1. The Area Structure Plan will accommodate a diversity of housing product to address family size, life cycle, income levels, affordability and tenure types.
2. The Area Structure Plan has been prepared to accommodate a neighbourhood of approximately 850 residential units with predominantly low density multiple family housing form (townhouses and low rise apartment condominiums). Using equivalent unit calculations, this implies

- that ultimate build out for this ASP would be less than the forecast allocation related to the servicing capacity for this part of the Eastern Hillside. This further implies potential for some infill and further densification in the distant future.
3. Clustering of residential will be used to address hillside and sensitive environments where appropriate and necessary.
 4. Medium density, ground oriented multiple family (unit) residential uses will offer a range of housing type and affordability.
 5. The single family residential uses will provide a variety of larger lot, (duplexes permitted with zoning approval) conventional and small lot development areas, respecting suitable location and relationship to the higher density residential areas.
 6. Low density multiple residential forms (townhouses) will be carefully integrated into hillsides and comprehensive pockets or pods of development (planned unit development) to form compact sub-neighbourhoods while achieving economic efficiencies and quality living environments.
 7. Apartments will be focused in select locations and in close proximity to the neighbourhood centre; mixed use buildings with residential above commercial uses will be encouraged in the neighbourhood centre.
 8. The development of all residential will work with the opportunities and constraints of the site, relative to the following: highest and best use/marketability of lands, slopes, views, relationship to the Fortis Power Transmission Line and the Cantex Gravel Quarry, roads/access and protection of the environmental integrity of the site.
 9. Gated communities will not be permitted.

5.3 Single Family Residential Policies

The following policies are intended to encourage and control a diversity of housing forms and lot sizes:

Small Lot Housing

1. Encourage a significant proportion of small lot development that will address affordable housing demand.
2. Ensure that small lot development has access to public spaces such as

- parks, trails and amenities.
3. Require appropriate transition and integration between larger conventional lots and small lot development through use of local streets, parks, trails and green space, as well as urban design (DPA) guidelines for intensive development.
 4. Lot sizes will be in accordance to densities in the City of Penticton Zoning Bylaw.
 5. Housing types to be supported include but are not limited to bungalows, manufactured homes, cottage homes as well as regular walk out and walk-in houses.
 6. Garages and other structures will be permitted subject to allocated site coverage and dependent on terrain. In difficult terrain, on-site parking (over one parking space) may be addressed with roadside cluster parking.
 7. Secondary suites will only be permitted subject to zoning.

Conventional/Large Lot Housing

1. Encourage a significant proportion of conventional/large lot development that benefits from the site views and other attributes of the location.
2. Ensure that conventional single family residential areas have immediate or easy access to parks, trails and green space.
3. Housing types to be supported include but are not limited to bungalows, walk-ups and walk-ins, duplexes, secondary suites, carriage houses, and special housing forms subject to zoning. Low density multiple family residential (e.g. threeplex and fourplex townhouses) may be permitted subject to rezoning.
4. Lot sizes will be in accordance to densities in the City of Penticton Zoning Bylaw.
5. Development may require covenants to address steep slope portions of a lot and protection of environmental sensitivity of an area. Integration of covenant areas with open space corridors, trails, and parks where necessary is encouraged.

Future Planning Area

The following policies are intended to support and control appropriate development of the Benchlands of the North Block of the Upper Wiltse Area. Either acreages or clustered single family residential development is expected to achieve the main goals of avoiding steep slopes and protecting the integrity of any environmentally sensitive lands and wildlife corridors.

Acreages

1. Large lot estate homes are supported in appropriate locations of the upper bench. Lot sizes will be a minimum of 2.5 acres/1.01 hectares and no greater than 20 acres/8.09 hectares.
2. Large lot development will be planned and designed with topographic features in mind.
3. Cross slopes of 30% or greater will be subject to covenants and/or development permit guidelines within a steep slope DPA.
4. The overall footprint of built form (houses, paddocks, garages, outbuildings and other structures, and hard surface driveways) will be limited by zoning/lot coverage provisions.
5. Development of this area will only be permitted once servicing and roadway access is confirmed with the City's approval.
6. Hobby farms, Bed and Breakfasts, Equestrian facilities, wineries, and small resorts may be permitted subject to zoning.

Cluster Housing

1. Clustered home development is supported in appropriate locations of the upper bench. The main intent is preserving the integrity of large open spaces and environmentally sensitive areas.
2. Amenities in the form of planned unit area parks, public spaces, club houses, community facilities should be considered in comprehensive plans for all cluster home developments.
3. Average density factors for planned unit/cluster developments shall be determined by zoning.
4. Single family residential or low density multi-family development (threeplex and fourplex townhouses) will be permitted in cluster home

developments.

5. Development of this area will only be permitted once servicing and roadway access is confirmed with City's approval.



5.4 Multi-Unit Residential Policies

1. The area designated as Multi-Unit Residential on the Land Use Schedule will accommodate predominantly low density multiple family residential and some medium density residential housing forms (including triplexes, fourplexes, townhouses, compact housing, apartments and other innovative forms of housing, in keeping with the direction imposed by the Official Community Plan. Single family residential may be permitted in accordance with Zoning provisions.
2. Low Density Multiple Family Residential forms will be contained in three to six unit buildings.
3. The Medium Density Residential forms of townhouses and apartments will be at a maximum net density of 40 units per acre. Ground oriented apartments will be four storeys maximum with approximately 30 units per building.
4. Other forms of housing such as compact housing, seniors and care facilities will be subject to Zoning provisions.
5. Placement of multi-residential forms of housing will respect the protection of views and view corridors from up-hill homes.
6. Buffering between single family residential and any multi-unit residential uses shall be achieved with the use of open space, parks, trails and distance separation.

7. Multi-unit residential development is encouraged to be developed in close proximity to and within the neighbourhood centre to achieve critical mass and design objectives for the mixed use centre.
8. Parking is required to be within or under structure of the principal building to avoid expansive surface parking area.
9. All multi-unit residential development will be located in close proximity to or within easy access of, parks, trails or an open space system.
10. Grouping of multi-unit developments is encouraged either within a single development site or aggregated sites (node) to avoid impacts on sensitive natural areas and steep slopes.
11. The greatest concentration of multi-unit residential use is encouraged at the extreme north end and south end of the subject lands to avoid through traffic in the low density residential areas.
12. All multi-unit residential developments will be subject to Development Permit Area Design Guidelines that will address form and character.
13. The south block multi-unit residential area will be subject to both Multi-Family Residential DPA and Environmental Protection DPA upon annexing the land into the City of Penticton.

5.5 Forestry Grazing

1. The area designated as Forestry Grazing on the Land Use Designation Map will accommodate a large parcel characterized by steep rugged topography with limited development potential.
2. Development on the Forestry Grazing site will only occur in the area identified as “Development Area” on Figure 13, the Land Use Designation Map. The remainder of the site is to be maintained in a natural, undisturbed condition, except for low impact trails.
3. The development will have a minimum parcel size of 25 ha and a maximum density of 2 single family dwellings. A tourist commercial lodge / resort of up to 20 room is permitted, subject to zoning, within the “Development Area”. The lodge / resort is to offer a unique visitor experience with an eco or agri-tourism focus.

6.0 Neighbourhood Centre Policies

The following policies are intended to encourage and control development in a mixed use neighbourhood centre that will permit minor commercial uses, mixed use residential/commercial buildings, care and seniors facilities, and a concentrated node of high density multi-unit residential buildings.

Sub-components of this designation are as follows:

- Mixed Use Development
- Commercial Core
- Care and Seniors Complex
- Higher Density Residential

6.1 Goals

1. Provide an opportunity for neighbourhood convenience commercial retail and services.
2. Create a sense of place and neighbourhood focus with appropriate attention to design, uses and siting of the centre.
3. Accommodate Seniors Care and Assisted Living facilities so that they are integrated with the neighbourhood through design and siting.
4. Promote higher density residential and mixed commercial/residential uses in and near the Neighbourhood Centre.

6.2 Mixed Use Development

1. Blended mixed use buildings with residential uses above commercial (retail and office) on the ground floor will be encouraged in the neighbourhood centre.
2. Live/work opportunities will be promoted where studio or office space is made available in or within close proximity to residential buildings and mixed use buildings. Zoning will permit transition from residential to commercial use of units over time.



3. Parking is required to be within or under structure of the principal building or shared with adjacent buildings.
4. Urban design will promote pedestrian oriented character and amenities such as outdoor and street level activity, landscaping and site features.
5. Residential Unit sizes are encouraged to be small to assist with affordability and attraction of consumers to support the commercial enterprises.
6. Commercial uses will be limited to local convenience retail, recreation and fitness, health care professionals and related services such as a pharmacy.
7. A maximum of 10,000 square feet (930 square meters) of commercial (retail/office/service) will be permitted in the Neighbourhood Centre.

6.3 Commercial Core

1. Approximately 2.5 acres (1.01 hectares) of land have been dedicated to neighbourhood centre commercial retail and service.
2. Uses should be limited to convenience groceries, restaurant and beverage (includes pub), cafes and health related services such as doctors, physiotherapists/message clinics and pharmacy.
3. Health related retail and services can be contained within Care or Seniors and Assisted Living Facilities.
4. A maximum of 10,000 square feet (930 square meters) of commercial (retail/office/service) will be permitted.
5. Zoning of commercial uses will be in accordance with the CD Zone.
6. Customer parking shall be allocated between surface and structured/underground parking spaces, with the majority being accommodated within the building.
7. Any free standing buildings must comply with Design Guidelines for the Neighbourhood Centre.



6.4 Care and Seniors/Assisted Living Complexes/Institutional

1. Care and Seniors or Assisted Living development is encouraged as a focus of development in the Upper Wiltse Neighbourhood, providing scale and massing of the buildings do not compromise the neighbourhood character of the area. Three stories maximum is envisioned with the potential to integrate related retail and health care services at the ground floor level.
2. Accessibility from local roads is a requirement of development.
3. Visitor parking shall be allocated between surface and structured/underground parking spaces, with the majority being accommodated within the building.
4. Care and Seniors/Assisted Living Complexes will be subject to DPA Design Guidelines to address form and character and the ability to sensitively integrate such development within the neighbourhood centre.



6.5 Higher Density Residential

1. Multiple unit residential buildings will complement the commercial, mixed use and any care/assisted living facilities in the neighbourhood centre. A comprehensive design plan will be required to address compatibility amongst the various uses in the centre.
2. In the neighbourhood centre, five-storey or higher building profile may be considered with zoning approval and within strict design parameters. The intent is to create critical mass of residents in the vicinity of the neighbourhood centre, housing affordability and a mixture of demographic in the entire Upper Wiltse neighbourhood.



3. Parking shall be located within or under the principal structure. If totally underground, parking level should not count as a floor.
4. Development should be integrated with the urban design character of the centre as well as the other higher density buildings in the vicinity of the neighbourhood centre.
5. All multiple unit residential buildings shall be subject to DPA Design Guidelines to address form and character.
6. The City may consider innovative forms of housing within the neighbourhood centre, providing the character of an accessible, walkable and user friendly precinct is not compromised.

7.0 Parks, Open Space, Trails, and Natural Features Policies

This section describes the policies for an integrated system of parks, open space and trails that will complement this residential community and form a backdrop to a growing livable and sustainable city.

7.1 Goals

1. Create a strong sense of connectivity between residents of the community/ neighbourhood.
2. Promote a strong connection and relationship with the natural beauty of the site.
3. Promote and supply opportunities for active recreation and a healthy lifestyle.
4. Create a diverse mix of uses within the park system to appeal to all user groups.
5. Create a cohesive overall park system.
6. Preserve natural site features and wildlife habitat.
7. Create park space and amenity areas that are integrated with storm water, transportation and utility infrastructure.
8. Respect and enhance the development and/or expansion of Skaha Bluffs Provincial Park.
9. Allow for the creation of additional semi-private greenspaces.

7.2 Parks Policies

1. A network of greenspace is integrated into the Area Structure Plan, allowing residents to move freely throughout the neighbourhood with all trails emanating from the central park and diffusing into adjacent undeveloped lands.
2. A hierarchy of spaces will exist with a central park acting as the core of the system. This park is seen as programmable space to accommodate larger groups of people and a wide variety of activities. It will be located in the heart of the neighbourhood centre and become a meeting place for social interaction.

3. Numerous neighbourhood or pocket parks will be provided close to residential areas. These are smaller greenspaces that may accommodate playgrounds, lookouts, trailheads and interpretive sites as examples. Storm water ponds required on the site will also afford opportunities for additional greenspace and/or parks.
4. All neighbourhood parks/green spaces will be connected via greenway corridors that will permit movement of pedestrian/hikers, snowshoeing/cross country skiing enthusiasts, and cyclists as well as wildlife.
5. Fixed exercise equipment could be located on one park or a series of interconnected parks to create an exercise circuit.
6. Due to the challenging topography of much of the property, large sports or play fields are not envisioned. Instead, active play and sports activities or recreational events will be directed to nearby Wiltse Elementary School playfields and adjacent park just down the road on Wiltse Boulevard.
7. The smaller parks will be designed for both active and passive opportunities in keeping with the City’s Parks, Recreation and Culture Master Plan requirements.
8. Any future school site requirements deemed necessary should consider complementary development with an adjacent municipal park.
9. This Area Plan provides for a major expansion to Skaha Bluffs Provincial Park to facilitate management of environmental values and public recreation use. Integration of neighbourhood trails with this Park will be promoted for hiking, equestrian and other recreational pursuits.
10. .



7.3 Conservation and Protected Areas Policies

1. Conservation areas include steep slopes, ravines, gullies, wetlands and limited forest cover areas that will not be subject to development and consequently protected through designation.
2. Certain sites that have been identified through professional ecological evaluation will be protected by Environmental DPA.
3. Sensitive natural areas that may not be formalized as park space but that will be preserved as non-buildable lands may be integrated into the residential areas with careful design and environmental monitoring.
4. Interpretive signs along the linear trail system will provide information about features in the area without providing direct access, thereby protecting habitat and environmental integrity of the sensitive features.
5. The Fortis Transmission Power Line ROW will also serve to protect an open space feature immediately along the eastern edge of the neighbourhood. This will form a transition into the major open space system and Skaha Bluffs climbing area to the east of the residential neighbourhood.
6. The open space policies shall respect the recommendations of the Biophysical Inventory and Environmental Sensitivity Analysis conducted by Ecoscape Environmental Consultants and the City's Environmental Consultants.



7.4 Trails Policies

1. Trails will be developed for increased connectivity between neighbours and to the central park.
2. Trails and trailheads will provide connectivity to recreational opportunities beyond the neighbourhood.

3. Trails may vary from paved walkways to gravel footpaths, in order to best suit the terrain and the development around them.
4. Trails should offer as much universality as possible for all age groups and abilities.
5. The City and developers will work with FortisBC to ensure the use and suitability of the Power Line easement for walking, biking and equestrian trail opportunities.
6. Natural rock outcroppings, cliffs, gullies and significant tree stands will be preserved wherever possible to profile the rugged nature and beauty of the area where trails will be planned and constructed.
7. Trails planning must respect environmentally sensitive areas and features; interpretive signs will be used to educate trail users in the vicinity of these sensitive areas and avoid impact on them.
8. Trails along greenways near residential areas will not contain lighting to avoid disruption of the enjoyment by the residents. Dark skies provisions may be included in the hillside development guidelines.



7.5 Natural Features Policies

It is implicit that natural features will play an important role in establishing the character of this new neighbourhood, along with protecting the environmental integrity of the lands. The following policies are intended to help influence the aesthetics, livability and general sustainability of the community. It is understood that these policies will be complemented by the Environmental Policies contained in Section 9.0.

1. Key natural features including major rock outcrops, canyons, unusual geological features, and important water and vegetative features will be protected from disturbance.



Wiltse Area Structure Plan – Final Report *Wiltse Holdings Ltd.*

2. Wherever possible, identified features to be protected will be incorporated into the parks, open space or conservation designations of this plan.
3. Roadways, trails, servicing lines or other linear developments should ensure routing plans that can work around the major natural features.
4. Extensive grading that will be required in the north block should also consider protection of natural features wherever possible, even though much of this area has historically been disturbed by human activity.
5. Special environmental features that form key habitat for wildlife or reptiles have been identified. Talus slopes, wet areas and steep slopes should be signed for protection or incorporated into an interpretive/education program for residents and visitors to become part of the stewardship efforts.
6. Key natural features can form part of the parks/trails/pedestrian system but with careful planning and design by qualified Landscape Architects.
7. Key natural features may be incorporated into the overall storm water system, boulevards, medians, and within public or private spaces, providing protective measures are taken. Covenants may be used on private lands, the City may acquire certain lands or conservation methods used where necessary.
8. Monitoring by qualified environmental professionals will be required wherever development and construction is to take place in or near environmentally sensitive areas and critical habitat that forms part of the natural features.
9. Planting of areas where major grading will take place should include a significant percentage of indigenous trees and plants. Ability to incorporate xeriscape and natural replanting on private property should be included as part of development guidelines, as well as addressing wildfire interface concerns.
10. Where key natural features may be affected by the results of grading, e.g. soil erosion, sediment flows, and storm water drainage issues, a civil engineer must be involved to address potential impacts prior to disturbance of the site.



8.0 Urban Design

This section addresses some of the critical urban design elements such as the following:

- Community Character
- Hillside Development
- Residential Design
- The Commercial/Neighbourhood Centre
- Special Conditions Related to Certain Areas and Site Features
- Visual Impact Considerations

8.1 General Design Principles

- Keep rugged hillside features where possible – Although grading of much of the northern block will be required, there are several areas where the natural terrain and steep slopes will be retained. These rugged hillside features and backdrop to the development will help define the Upper Wiltse Neighbourhood.
- Integrate roads and development following the contours (curvilinear design) – Roadway design and alignment will help dictate the layout of this hillside community. Access, road standards and alignment will respect the general contours and slopes. Cul-de-sacs, crescents and short/broken extents of road will help create sub-neighbourhoods and pods of development for both single family and multi-unit residential areas. Local streets should be narrow designed for a low design speed. Roads should be constructed “around” major natural features such as boulders/rock outcrops.

Refer to Figure 14, Appendix A ‘Development Vs Slope’.

- Contour slopes – Working with the land orientation, any grading that needs to be conducted will create gentle transition between benches or housing platforms. An overall grade of 15% for the main single family residential area is envisioned to be achieved. Overall intent is to establish development areas that allow for seeing over the homes below and with views towards one or both lakes.

Refer to Figure 16, Appendix A ‘Proposed North Parcel Grading’.



- Open Space and Parks breaks up massing – Use of open space and local parks/greenways will help break up the massing of development along the hillside. Existing vegetation, natural features and replanting will be interspersed on public and private lands, forming a variety in viewscales as seen from within the neighbourhood and from external vantage points. Uniform building rooflines should be avoided. Trees should be retained or replanted within road rights-of-way.
- Landscaping regarding Single Family Residential (see Guidelines for Wildfire Report and DPA).

8.2 Community Character

- Establish an attractive, pedestrian-friendly, walkable community that respects and integrates the local character of Penticton.
- Support local mixed use opportunities at community focal points that promote a healthy, vibrant, pedestrian-friendly neighbourhood.
- Encourage architecture that is innovative, of high quality, and supportive of the community's image, identity and sense of place.
- Provide high quality landscaping through the creation and maintenance of landmarks, pathways, and focal points within the neighbourhood.
- Enhance the attractiveness of community focal points through careful attention to urban design, provision of innovative landscaping, street furniture, distinctive lighting, and public art.
- Ensure public and private open space is clearly and attractively demarcated along internal open space corridors.



8.3 Hillside Development

- Contour hillside slopes – natural slopes should be retained between houses wherever possible.
- Use of walls – height and length – Retaining walls are often the scourge of hillside developments. Walls should not be used in place of natural features such as cliff, rock knoll or outcrop. Necessary walls should be kept low and terraced, screened with strategic placement of trees and landscape material, and use of natural stone wherever possible. Manufactured material walls can also be broken up with natural stone portions.
- Protection of trees – Trees and natural cover should be protected wherever possible, or enhancement of existing is complemented with native landscape materials.
- Integration of multiple unit residential pods – Clustering of townhouse pods and integrating them into the hillside will help preserve sensitive environments while achieving economic returns for the development.
- Retain expansive natural areas – All steep slopes (beyond 30%) will be protected from development. Where some encroachment occurs, geotechnical evaluation may be required for each building permit. Covenants or conservation areas will apply to both public lands and some private lands where important natural areas are to be protected. Steeper slopes will form part of the Hillside Hazard Development Permit Area.
- Stepping housing forms down hillside/stepped grading – Lot grading and disturbance should occur at the building stage in order to design buildings which accommodate existing terrain and vegetation to the extent possible. Both townhouses and single family forms should step up or down with the natural terrain as opposed to creating large single building platforms.

- Use varying residential types that can suite terrain and setting – The plan calls for using a variety of housing forms, styles and sizes to suite the terrain and setting. This may include a mixture of townhouse sizes in one location (duplex, threeplex, fourplex, to sixplex, etc.), walk-up or grade entry homes, separate/detached garages, etc.
- Yardscape and placement of structures – Blending into natural landscape, minimize impact of garage doors, driveway grades respect slopes, lower or flat roof lines, setbacks, house and yard construction respects natural slope/small yards if necessary.
- Avoid front of ridge lines – Ridge lines should not be dominated with buildings and structures or at least broken up where possible.

8.4 Residential

- Multiple Unit residential to suit the site – instead of three large lots/houses, use of a three or fourplex may achieve significant design objectives on a hillside.
- Minimal reflective glass – caution on the amount and orientation of walls containing reflective glass for windows.
- Use of Stone and Wood to reflect natural materials/surroundings – imported or local blast rock and other natural or local materials should be used instead of manufactured materials, subject to code and regulatory requirements.
- Colors to blend with natural landscape – Colors should be chosen to blend into natural landscape for all structures, including retaining walls, fences, roof materials and other architectural finishes.
- Maximum height – 2.5 storey on single family residential (stepping is encouraged where terrain permits).
- Maximum height – 4 storey on multiple unit residential (stepping is encouraged where terrain permits).
- Broken massing of larger buildings – Vertical and horizontal articulation of buildings and structures is paramount to avoiding impacts of massing.
- Parking within buildings for all multi-unit residential/apartments to avoid



expansive surface parking.

- Articulated facades and roof lines/pitches that follow natural slopes.
- Garages (doors) should not dominate front façade of buildings.
- Grouped or planned unit development is encouraged where appropriate (e.g. four to five buildings of fourplexes).

8.5 Neighbourhood Centre

- **Outdoor Amenity Areas** – Opportunities for public outdoor amenity space should be incorporated into the design of all projects forming part of the neighbourhood centre. A comprehensive plan should include seating areas, small lawns, a plaza or square as features and naturalized landscaping. 
- **Parking Underground/Within Buildings** – Similar to parking for multi-unit residential developments, parking for uses in the centre should be provided largely in independent or common underground or within buildings to avoid expansive surface parking. Parking entryways into structures should be obscured from street view as much as possible. Surface parking lots (visitor or tenant) where necessary should be broken up by landscaping and pocket parking.
- **Common Architectural Theme** – In order to establish a focus for the neighbourhood centre, a common architectural theme should be imposed in the comprehensive plan for the site. Materials, colors, roof forms and general architectural design should be complementary within the neighbourhood centre as well as with adjacent land uses.
- **Pedestrian Oriented** – Every opportunity should be taken to instil a pedestrian oriented character in the planning and design of the Neighbourhood Centre. The automobile and parking should be secondary by advocating wide sidewalks, seating areas, landscaping and other features that allow mobility for people to move by foot, bicycle or even scooters between buildings and within the centre. Connections to the surrounding residential areas should also be promoted by installation of

sidewalks, parks and trails/pathways.

- Transit Stop – A convenient transit stop should be integrated into the Neighbourhood Centre. This will require certainty that transit will form part of the looped system through the Upper Wiltse Neighbourhood.
- Landscaping/Streetscape – Street appeal is imperative to achieve a successful commercial and neighbourhood centre. Attention to special landscaping and tree planting, sidewalk materials, lights, bike racks, benches and other street furniture should be incorporated into roadway intersections near the Centre as well as within the Neighbourhood Centre. Any roundabouts in the vicinity of the Centre should contain quality landscape and/or public art in keeping with the City’s cultural tourism enhancement strategy.

8.6 Special Conditions

- Development Along Fortis Power Line – Residential Development along and in close proximity to the FortisBC Right of Way will either occur immediately adjacent to or across a roadway from the power line easement. Many of the lots to be developed in this vicinity are proposed to be small lots where smaller homes may be built. Planning and design of each development should take into consideration the following:
 - Orientation of the home in relation to power line, poles, guidewires, etc.
 - Location of and access to on-site parking/garage
 - Yards and setback
 - Fencing
 - Landscaping
 - Location of outbuildings
 - Edge treatment of roadways

- Gateway Treatment – Gateways into the neighbourhood may occur at strategic locations to demarcate the Upper Wiltse community. The intention of any special treatment should be to announce arrival, not to suggest a gated community. Special features that can be used may be boulevards, split carriageway/landscaped entry median, natural features such as rock outcrops, small parks, storm water ponds, public art, and monument signs. The theme can be carried throughout the neighbourhood with smaller representations of the main entryways at entrances to strata developments or sub-neighbourhoods, or even the Neighbourhood Centre.
- Park Edges and Entryways – Any community park or trails should include appropriate demarcation and entry signs in keeping with an overall Wiltse or City of Penticton theme and standards. CPTED principles should also be employed to allow for the safe enjoyment by residents and visitors, including seniors and children.



8.7 Visual Impact Considerations

- Protecting Views from Above – The entire site area lends itself to partial or wide and expansive views of the valley and city landscape. Every opportunity should be taken to avoid blocking views of the upslope homes. Mechanisms such as Building Schemes or where applicable and permitted, DPA guidelines, should be used to address height, roof lines, placement of buildings, and any other impediments to views. Overall grading and lot by lot grading must be carefully considered in the overall scheme, as well as roadway placement. Siting of single family residential above multi-unit residential complexes should also respect site lines and view corridors wherever possible so that the benefit of the special location of the Upper Wiltse Plateau is not compromised.
- Siting to Maximize Views – The development concept entails a considerable build out of low density multi-unit residential buildings on both blocks of land. Many of these will occur in clustered planned unit developments with a combination of townhouse and in some cases with low rise apartment complexes. It is important to have as many buildings as possible maximize views from where they are located. The planned

unit developments should be planned and designed comprehensively so that building arrangements on site can work compatibly. Stepping up and down slopes to work with natural terrain can be done very effectively with multi-unit residential buildings.

- Views from Below – A major visual impact consideration will be views from below towards the upper slopes of the site. Important elements of design will be retaining walls, massing of buildings and landscape/screening. Extra care and attention should be employed in Building Schemes and DPA guidelines that will address the following:
 - Retaining Walls – height shall be kept to a minimum as prescribed by the City; natural material such as local stone should be used wherever possible; walls may be integrated into natural features such rock outcrops in yards where possible.
 - Massing of Buildings – the mass of both single family and multi-unit buildings shall be broken by articulating roof lines, building facades and the overall structure wherever possible. Institutional and commercial buildings will require detailed architectural design analysis to avoid imposing significant mass that may be visible from below.
 - Landscape and Screening – Selective use of landscape material and strategic planting will assist considerably in addressing visual impact from below. Retaining walls, expansive side walls of buildings and structures in general can be screened with properly selected trees and other landscape materials. The City may ask that Development Applications can provide modeling of tree growth over a period of growth intervals or site line analysis to illustrate to City officials that landscaping plans will ultimately obscure sensitive visual elements.

9.0 Environmental Protection Policies

This section presents policies that are intended to protect the integrity of specific biophysical features and environmental sensitivity of the site, allowing for a livable and sustainable neighbourhood to be enjoyed by future residents. Policies have been informed by significant review and analysis of the biophysical inventories and environmental sensitivity work conducted by specialist consultants in environmental sciences, and best management practices and standards provided by the RDOS, the City of Penticton and other relevant legislation and regulations.

[The following policies were derived from recommendations and best management practices provided in the specialist report: *Biophysical Inventory and Environmental Sensitivity Analysis for the Wiltse Property produced by Ecoscape Environmental Consultants Ltd.*]

The Wiltse Area Structure Plan amendments for the South Block were based on an Environmental Mapping Update and Assessment report 2017 by Ecora Engineering. This report was further updated in 2018 to address additional environmental concerns associated with the overlap of identified “Critical Habitat” as defined by the federal Species at Risk Act. Environment Canada released a Recovery Strategy for the Western Rattlesnake, Great Basin Gophersnake and Desert Nightsnake as well as a Strategy for the Lewis Woodpecker. Further site inventory and investigation was undertaken to develop plans to avoid destruction of Critical Habitat and recommend mitigation strategies. The Environmentally Sensitive Areas for the South Block are identified in Figure 18A -- Environmental Protection Development Permit Area.

1. Roadways should be designed to follow natural topography and with as small footprint as possible to reduce cut and fill requirements.
2. The conservation of wildlife movement corridors should also be considered for roadway locations and alignments.
3. Where roadways may conflict with wildlife activity, mitigation measures should be incorporated into the road designs to minimize impacts. Recommendations include construction of wildlife crossings (culverts and bridges) signs to warn motorists of wildlife crossings, and exclusion fencing.
4. Any crossings for snakes should be designed to prevent snakes from accessing road surfaces, and be placed in areas where snakes are known to

- occur, migrate, or bask and based on topography or other habitat features.
5. Stormwater runoff should not be directly discharged into any of the existing wetlands due to the potential for degrading the aquatic communities.
 6. The stormwater plan must aim at maintaining drainage patterns, rates and flows without directly introducing runoff into aquatic environments.
 7. Rapid Infiltration Basins (RIB) should be installed in areas with significant soil permeability to help attenuate stormwater flows via exfiltration into the underlying soils.

8. Proposed trail networks and park facilities adjacent to and/or bisecting ESA habitats or identified conservation areas and wildlife movement corridors should be designed to include minimal lighting to reduce potential disturbance to nocturnal and migrating wildlife. It is understood that the roadways and residential area will have appropriate lighting for visibility and safety of the motorists and pedestrians.
9. Interpretive signs should be posted to educate residents regarding the significance of sensitive habitats. Fencing should also be installed in specific areas to further controls access to identified ESAs, buffers or covenant areas.
10. A weed control program should be developed prior to construction. Use of pesticides is discouraged and should not be conducted within 30 meters of aquatic habitats.
11. Roadways and other infrastructure and servicing footprints should be kept to a minimum to reduce disturbance of native soils and removal of native vegetation, which will prevent establishment of invasive species.
12. Restoration planting and seeding with native species is encouraged.
13. Where feasible, areas of coniferous woodland and grasslands should be restored, understanding that much of the land has been disturbed by human activity and fires in the past.
14. Enhancement and creation of wetlands, riparian and other aquatic ecosystems can be created through careful planning of development with respect to existing drainage patterns, ecosystems types and stormwater management. Detention basins, ponds and other wetland habitats can benefit many sensitive species described in the biophysical inventory.
15. Qualified environmental monitors (EM) will be required to document compliance with identified standards, BMPs and other conditions. Such EMs will be authorized to halt construction activities should an incident arise that is causing undue harm to terrestrial, aquatic or riparian resource values of the site. An EM will be in a position to recommend measures to protect or restore the natural integrity of a site should a disturbance occur due to unforeseen circumstances.
16. An Environmental Protection Development Permit Area is applied to all environmentally sensitive lands.

17. Where development is proposed within the recommended wildlife corridors, additional environmental investigations and site specific mitigation strategies will be undertaken. For example, the southern block will ultimately be developed with a road that must traverse an ESA; appropriate mitigation or compensation measures will be defined to help ensure the development project meets or exceeds the standards provided by government, relevant legislation, regulations and Best Management Practices. See Figure 8: Core Sensitive Areas and Connectivity.

18. This ASP acknowledges work done under the auspices of South Okanagan Similkameen Conservation Program (SOSCP); “Keeping Nature in Our Future; A Biodiversity Conservation Strategy for the South Okanagan-Similkameen”.

10.0 Transportation, Mobility, and Parking

This section addresses the transportation and mobility policies of the plan, including some of the key elements as follows:

- On-site Roads Standards
- Off-site Roads
- Traffic Management
- Transit
- Parking
- Pedestrian and Hiking Facilities
- Bicycle Facilities

10.1 On-site Roads

On-site Roads will be developed to the City of Penticton Subdivision and Development Bylaw requirements and standards. The roads will be either based on the conventional cross sections for local and collector roadways with a 16m right-of-way width for local roads, and a 20m right-of-way width for collector roads, or the hillside development guidelines will be implemented with right-of-way widths ranging from 10 to 14m for local roads, and right-of-way widths ranging from 14 to 18m in width for hillside collector. (See examples of hillside road cross-sections) Hillside Development Guidelines will be implemented to allow for a reduction in the amount of earthworks and modification to the existing topography and natural features.



The extension of Wiltse Boulevard through the site and connecting with Partridge Drive is planned as a collector roadway. The roadway that connects with Wiltse Boulevard, adjacent to the commercial site and extending to the east is also planned as a collector roadway. The roadway that serves the southern portion of the site, with a connection to Evergreen Drive, is also planned as a collector, with provision for a future connection to Valleyview Road.

Refer to Figure 5, Appendix A ‘Roads/Access’ for detailed mapping of proposed roads.

10.2 Off-site Road Connections

The City of Penticton 2005 Transportation Study identifies the Road Classifications for the area adjacent to the Wiltse Neighbourhood. Figure 8.1 from the study (appended) identifies the following collector roadways in the adjacent area:

- Wiltse Boulevard, from Dartmouth Drive through to the north-west corner of the site. The portion of Wiltse Boulevard currently in place has been constructed to the urban collector roadway standard.
- Pineview Road, from South Main Street, past Dartmouth Drive, to a planned connection with Evergreen Drive. Evergreen Drive then extends through to a connection with Wiltse Boulevard. A portion of Pineview Road will require the adjacent lands to develop for the full collector roadway width to be developed. The portion of Evergreen Drive completed meets the current collector roadway width.
- As noted above, the extension of Wiltse Boulevard through the site and connecting with Partridge Drive is also planned as a collector roadway. The portion of Partridge drive adjacent to the intersection with Evergreen Drive has been constructed to the collector roadway standard.

10.3 Traffic Management

Hillside Development Guidelines contained herein address means to achieve narrower roadway widths. The traffic calming objectives of the Official Community Plan are promoted with the use of the narrow roadways and roundabouts at the major intersections.

The site is anticipated to build out with the following number of units:

- 250 single family homes;
- 604 multi-units (with both low rise apartments and townhomes);
- An estimated 10,000 sq. ft. of commercial.

Wiltse Area Structure Plan – Final Report
Wiltse Holdings Ltd.

The total number of trips entering and exiting the site from the adjacent collector roadways has been estimated based on Institute of Transportation Engineers trip generation rates, with an internal reduction factor applied, to allow for trips that will occur within the neighborhood (primarily related to the commercial site). The following **Table 10.1** presents the total number of site generated trips for both the North and South blocks. The north block is anticipated to generate up to 400 vehicle trips into and out of the neighbourhood, during the average weekday afternoon Peak Hour. The south block is anticipated to generate up to 130 vehicle trips into and out of the neighbourhood, during the average weekday afternoon peak hour.

North Block			Rate	Total		in	internal reduction	external in		out	internal reduction	external out
230	Single Family	AM	0.75	173	25%	43	10%	39	75%	32	10%	29
units	(ITE #210)	PM	1	230	63%	145	10%	130	37%	54	10%	48
216	Town House	AM	0.44	95	17%	16	10%	15	83%	79	10%	71
units	(ITE #230)	PM	0.52	112	64%	72	10%	65	36%	40	10%	36
180	MF Low	AM	0.51	92	20%	18	10%	17	80%	73	10%	66
units	(ITE #221)	PM	0.62	112	64%	71	10%	64	34%	38	10%	34
10,000	Commercial	AM	1	10	61%	6	25%	5	39%	4	25%	3
(per 1,000 ft ²)	(ITE #820)	PM	3.73	37	49%	18	25%	14	51%	19	25%	14
Total		AM						74				169
		PM						273				133
South Block			Rate	Total		in	internal reduction	external in		out	internal reduction	external out
30	Single Family	AM	0.75	23	25%	6	10%	5	75%	4	10%	4
units	(ITE #210)	PM	1	30	63%	19	10%	17	37%	7	10%	6
118	Town House	AM	0.44	52	17%	9	10%	8	83%	43	10%	39
units	(ITE #230)	PM	0.52	61	64%	39	10%	35	36%	22	10%	20
90	MF Low	AM	0.51	46	20%	9	10%	8	80%	37	10%	33
units	(ITE #221)	PM	0.62	56	64%	36	10%	32	34%	19	10%	17
Total		AM						21				76
		PM						84				43
Full Build Out Total		AM						96				245
		PM						358				176

Table 10.1 - Wiltse Area Trip Generation Rates and Traffic Volumes

The internal roadway hierarchy is laid out to accommodate the connectivity with the adjacent collector roadway system, while providing for direct access to the local street network.

The collector roadways identified in **Section 10.2** have been planned to accommodate the additional traffic generated by the full build out of the north and south blocks.

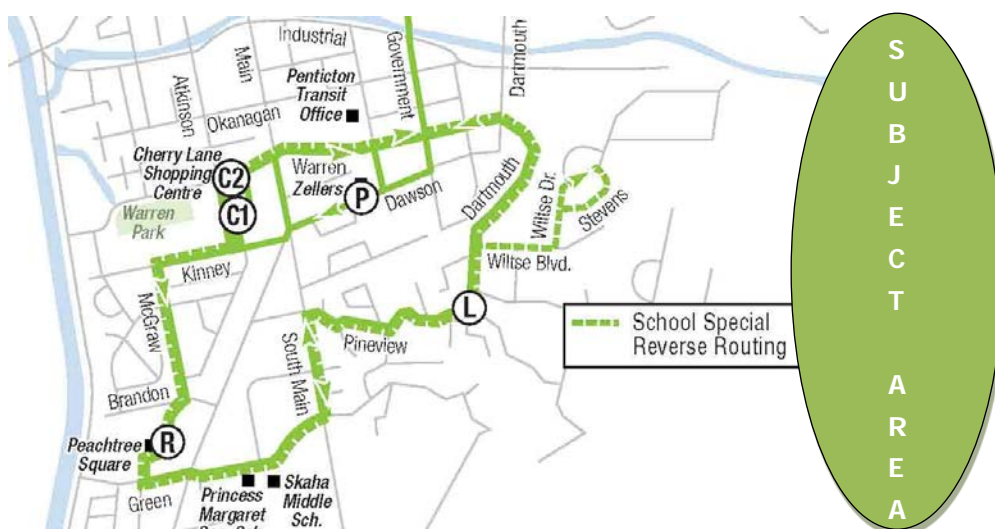


The City of Penticton Comprehensive Development Plan Study completed in 2005 identified roadway infrastructure improvements of \$100,000 to facilitate the additional traffic generated by the Wiltse Area.

The total traffic generated by the Wiltse Area is anticipated to have a minimal overall impact on the City of Penticton collector and arterial roadway infrastructure.

10.4 Transit

The Penticton Transit System currently serves the Wiltse area via the Okanagan Lake/Wiltse Route. The route extends from downtown to Dartmouth Drive and onto the Peach Tree Mall. With the addition of the commercial node within the site, a further extension of the transit service should be investigated as the area builds out.



10.5 Parking

The use of the Hillside Development Guidelines allow for the development of on street parking bulbs (laybys), adjacent to single family homes, thus allowing for narrower roadways in areas that do not have single family homes adjacent to the roadway. Parking for multifamily and town house sites will be provided on site, thus minimizing the adjacent on street parking.

10.6 Pedestrian and Hiking Features

The site layout has been developed to take advantage of the adjacent green space for the provision of trails connecting residential areas. All collector and local roadways will have sidewalks. Local roads may incorporate sidewalks on one side only in order to preserve natural features and to limit grading of the site.

10.7 Bicycle Facilities

The City of Penticton 2005 Transportation Study identifies the existing and proposed bicycle/pathway network for the area adjacent to the Wiltse Neighbourhood. Figure 5.3 from the study (See Appendix E) identifies a future bike route loop via Wiltse Boulevard, Partridge Drive, Evergreen Drive and Pineview Road.

The pedestrian trail system will also be developed to accommodate off road bike travel where appropriate. The Fortis R/W can also accommodate cycling trails but not for motorized (off road) vehicles.

11.0 Servicing and Utilities

This section addresses the major municipal infrastructure and utilities that will be required to be upgraded, installed or planned in more detail to allow a significant greenfield residential development in Penticton. Any on-site and off-site water supply and distribution facilities, sanitary sewer and stormwater/drainage infrastructure will ultimately be managed by the City of Penticton. Potential off-site road works upgrading are also noted. The policy directives of this plan address the ability to supply services to the 850 households and other facilities over a phased development timeframe.

11.1 Water

Water is currently available to the lower areas of the property to an elevation of 520m within the pressure zone known as the 1,820 or 555m. This pressure zone is serviced by the Carmi and Gordon reservoirs. However, the Water Master Plan completed in 2010 by AECOM identifies a shortfall of storage volume, and therefore the City has indicated that the existing reservoirs cannot supply water to these lower areas.

The Water Master Plan completed identifies infrastructure required to provide water service to the Wiltse Flats Development as Project No. 35. (Refer to Appendix F.) Water storage will be provided within a new reservoir to be constructed at a 616 meter elevation within the upper elevations of the Wiltse property. Water will be boosted from the Carmi Reservoir to this reservoir to provide service to the Wiltse development. A new booster station at Carmi Reservoir and a new trunk main from Carmi to the proposed new reservoir will be required.

The master plan estimates the cost of improvements to supply the Wiltse lands at approximately \$5.0 million. As outlined above the requirements include the reservoir, pump station, and trunk watermains necessary to supply water to the reservoir. The estimate also includes the trunk watermain from the reservoir to service the southern portion of the development area. The installation of this trunk main could be delayed until such time as that portion of the land is developed. The costs for the reservoir, booster pump and trunk mains would be entirely to the developers account.

Development has occurred in the upper eastern hillside area since the completion of the 2005 Water Study which could result in a variation to the

servicing strategy for the subject area identified as Project 35 in the Water Study. Such variation or alternative servicing arrangements would reflect consistency with completed works and generate the most efficient servicing for the subject area as well as other potential developments and system improvements with appropriate cost sharing by benefitting parties. Other alternatives may be considered by the City that reflects best long-term solutions and further analysis will be evaluated prior to development.

11.2 Sanitary Sewer

Sanitary sewer service to the site will be entirely by gravity sewer, connecting to the existing system at four distinct locations.

The 2005 Sanitary Sewer Study by then Earth Tech, now known as AECOM, identified and recommended system improvements for downstream facilities based on the existing and future peak flows for specific growth areas. In 2009 the Master Plan was updated to reflect a more accurate projection of development and provided Project Sheets highlighting the proposed sewer projects required under various levels of development. (Refer to Appendix F.)

In 2007 the city adopted DCC Bylaw 2007-79 in which the Wiltse area was identified as being on the periphery of the City under Schedule 'A2'. The current DCC's for sanitary sewer are \$8,132 per unit for single family, bare land strata, and multi-family units.

We understand that in order to provide sewer service to the Wiltse development area, certain downstream upgrading projects have been identified. The project sheets detailing the proposed upgrading have been included within Appendix F. The projects and the expected costs are outlined below.

- Project 3: North Penticton Interceptor – Fairview Road to Treatment Plant Section; Total cost \$711,563 – 100% DCC project.
- Project 4: South Penticton Interceptor – Industrial Ave W to Fairview Road Section; Total Cost \$711,563 – 100% DCC project.
- Project 22; South Main Street at Galt Ave.
Total Cost \$31,625 – 100% New Development
- Upgrade of the existing 142m of 300mm sanitary south from Yorkton / Skaha intersection to the Lee Ave lift station. Cost contribution from the Wiltse development is estimated up to \$0.11 M. The actual contribution is to be determined based upon flow modeling.

11.3 Storm Water Management Plan (SWMP)

The technical portion of the Storm Water Management Plan SWMP is provided in the appendices. The design philosophy and considerations are presented in this portion of the report.

Most importantly, the plan ensures that the natural run-off that recharges the environmentally sensitive wetlands and ponds identified in Ecoscape’s report will not be interfered with or supplemented by the development runoff.

It is noted that almost all the urban development occurs below the Fortis BC hydro right-of-way and therefore below the environmentally sensitive areas. Where urban development is above the ESA stormwater from the development will be captured and piped around the ESA to discharge to a trunk disposal site system below the ESA.

The development runoff will be captured by traditional urban development mains such as catchbasins and where applicable, drainage swales and inlets which are considered more environmentally friendly. Stormwater will be directed either to detention storage facilities and then released to the existing system at pre-development runoff rates, either into the existing drainage system or to a new pipe discharging through a Detention Pond to Ellis Creek as per the Drainage Master Plan.

To assist in the controlled release of storm water from the development area, drainage from individual lots will be managed at the point of origin. Development designs for multi-family sites will require on site storage and release at a controlled rate or discharge to the ground if soil conditions are suitable. Roof drainage from individual single family lots can be directed to splash pads and/or rock pits as geotechnical conditions permit.

The city is currently updating its Storm Drainage Master Plan and changes to the rainfall intensity curves are expected. The runoff rates and generated storm water volumes identified within the Storm Water Management Plan will need to be reviewed in the future and based on the most current rainfall intensity curves.

The City, within its Stormwater Master Plan has identified several projects and associated cost distributions as noted below.

- Project EX-10 – South main Storm Trunk Bypass
Total cost: \$2,081,875: DCCs 46%; Existing users 51%
- Project EX-17; Evergreen Drive Major Systems Upgrades
Total Cost \$61,250: DCC's 46%, existing users 54%
- Project FT-I; Yorkton Ave. Storm Sewer and Wetland Development
Total Cost \$868,750 – 100% DCC project
- Project FT-J; Valleyview Road Storm system
Total Cost; \$1,237,500; 100% Developer Cost- Contribution of Wiltse lands to be based on contributing flow to be calculated.
- Project FT-M: Wiltse Holdings Area Drainage Upgrades
Total cost \$188,000 – 100% Developer's cost
- Project FT-N; Upper Evergreen Drive Upgrades
Total Cost: \$788,500 – 100% Developer's cost

Developer's Cost, as noted above, infers that costs will be applied to "contributing" developers (i.e. any development flows that impact capacity of the identified project) based on flow proportioning. The percentage contributions will be determined by future storm water modeling.

11.4 Utilities

City of Penticton will be the supplier of electrical power to the development.

The electrical distribution system will adhere to the Construction Standards published by the City of Penticton.

Communications will be provided by Telus and Shaw.

It is anticipated that FortisBC will extend natural gas distribution to the development.

11.5 Potential Roadworks Upgrading

The Comprehensive Development Plan (CDP) dated of April 28th, 2005 stated that for the Wiltse Holdings - The projected growth can be adequately serviced by the existing road network. However, a sidewalk along Pineview Road between Dartmouth Drive and Juniper Drive had been included within the CDP to provide for the safe accommodation of pedestrians as traffic volume increases.

The 2005 Transportation study identifies Green Avenue and South Main as requiring improvement: Upper Wiltse may contribute traffic to that intersection with the later, more southern phases of development. Improvements are estimated at \$310,000 (for traffic eastbound up Green Avenue through Greenwood Drive to Pineview Road). Proportional contribution is unknown as no traffic generation relating to the currently proposed Wiltse Development has been estimated.

The near term intersection improvement would be Kinney Avenue and Skaha Lake Road - for any future phases that would result in increased traffic down Pineview Road, onto South Main Street and into this intersection. Road improvements are estimated at \$245,000. Again, proportional contribution from the Wiltse Development would be based on further traffic modeling to be completed as the project is developed.

12.0 Grading and Hillside Development

It is implicit in this Plan that the natural terrain of the Upper Wiltse area will require some grading to accommodate the new neighbourhood and attendant infrastructure and roads. Nevertheless, site design is expected to take advantage of the prominent views, natural features, sun exposure and other benefits of this prominent site. This section presents a general grading plan of where natural topography may be affected and where hillside development guidelines can be applied to protect the integrity of some of the steeper slopes and natural features.

The widely varied topography and vegetation of the site, ranging over almost four quarter sections, along with environmental concerns to a large degree dictates both the areas of development and the type of development within those areas.

The predominantly single family area in the most northern area of the North Block is one area that will require regrading to achieve an overall slope of approximately 15%, which will allow views from each residence over the lower unit with limited retaining required, provided building guidelines, which will be first in place, are followed.



Refer to Figure 16, Appendix A ‘Proposed North Parcel Grading’ for complete mapping and section.

Within the regrading, any unusual geological or vegetative features will be recognized and every effort to maintain these features will be made. It is noted that within this area already exists significant disturbance to the site in the form of a gravel extraction area, a disposal of construction materials area and several roads. All regrading efforts will be monitored by a geotechnical professional to ensure soil stability.

It is contemplated that the regrading be confined to the appropriate phase of development, that the civil engineer provides input to the erosion and sediment control and the stormwater drainage for the undeveloped regraded area as well as for the final development and assurance that run-off be restricted to the pre-developed condition be maintained at all times.

Over the remaining site, grading will be predominantly confined to the roadways, with the roadway not extending further than one phase beyond that being developed, unless alternative access is required or available.

The same requirements of stormwater control and erosion and sediment control will apply as each phase and roadway extension occurs.

Wiltse Area Structure Plan – Final Report
Wiltse Holdings Ltd.



13.0 Development Permit Areas

In accordance with Section 919.1 of the Local Government Act of BC, an Official Community Plan may designate Development Permit Areas within the City. Unless otherwise specified, a Development Permit must be approved and issued by the City prior to any development, subdivision, construction or alteration within a Development Permit Area. Through the adoption of this Area Structure Plan into the Official Community Plan, the City of Penticton specifies the following Development Permit Areas:

1. Environmental Protection Development Permit Area.
2. Hillside Hazard Development Permit Area
3. Multiple Family Residential and Commercial Development Permit Area.

These Development Permit Areas are established to ensure that development responds to the unique site conditions in the Upper Wiltse area of Penticton. Pursuant to Section 919.1 of the Local Government Act, the Development Permit Areas are established for the following purposes:

- Protection of the natural environment, its ecosystems and biological diversity.
- Protection of development from hazardous conditions.
- Establishment of objectives for the form and character of multi-family residential and commercial development.

For all development permit areas, submission requirements will be as per the City of Penticton Development Permit application requirements, except where additional requirements are noted below.

Figure 18 identifies the four categories of Environmental Sensitivity within the Development Permit Area.

13.1 Environmental Protection Development Permit Area

Guidelines

13.1.1 ESA Sensitivity Index

Based on the biophysical inventory and sensitivity analysis (Ecoscape 2012), 81 polygons within the Project area were identified and ranked with respect to ecological values. These values were transformed to one of four environmental ESA categories. For each category, best practice prescriptions have been assigned. Table 14.1 describes the assigned Development Sensitivity Index for each identified polygons.

Table 14.1 Development Sensitivity Index for Identified Polygons

ESA Sensitivity	Polygons		Total Area (m ²)	Percentage Area (%)
	North Parcel	South Parcel		
Very High	1,5,6,7,8,9,10,26,81	39,40,48,50,53,55,59,71,74, 81	134570.39	5.3
High	16,17,25,27,21,22,25,27,30,32,33,34,36,	41,42,43,44,45,49,52,54,56,57,58,62,65,70,73,75,77,78,79,80	1,648,973.03	64.5
Moderate	3,4,12,13,14,15,16,18,19,20,23,24,28,29,35	47,51,54,72,60,63,64,66,67, 69,72,76	592,847.01	23.2
Low	2,38	68	177,980.74	7.0
Total	1,289,810.14	1,264,561,03	2,554,371.17	100

Source: compiled from (Ecoscape 2012)

Prescriptive guidelines for each of the four ESA Indices have been compiled from Biophysical Inventory, and Sensitivity Analysis and (Ecoscape, 2012), Penticton OCP, and accepted best management practices for aquatic and terrestrial systems.

South Block Area Plan Amendments

The Environmentally Sensitive Area (ESA) terminology used in the Area Structure Plan (ASP) differs from the terminology used in the Environmental Mapping Update and Assessment for the Southern Parcel of the Wiltse Property, Penticton, BC (Ecora 2017) and the Environmental Addendum Report for the Southern Parcel of the Wiltse Property, Penticton, BC (Ecora 2018). The relative value (1 to 4) has not changed but the term assigned to each number has, as summarized in the table below. The terminology used in the update reports is consistent with the terminology used in the



Wiltse Area Structure Plan – Final Report
Wiltse Holdings Ltd.

City of Penticton Terms of Reference for Environmental Impact Assessments (2011).

ESA Rank	2011 Area Structure Plan Terminology	Environmental Update Reports (Ecora 2017 and 2018) Terminology
1	Very High	High
2	High	Moderate
3	Moderate	Low
4	Low	Not Sensitive

Environmentally Sensitive Area Summary

ESA Value	EAS Class / Value	# Polygons	Area (Ha)	5 Property
1	High	6	7.93	6
2	Moderate	36	88.73	68
3	Low	15	33.65	26
4	Not Sensitive	0	0	0
		57	130.31	100

For the South Block, development of lots within the ESA ranks of High and Moderate require a Development Permit. These permits will be based on the guidelines outlined below for Very High and High ranked areas. **Guidelines for Very High, High, Moderate ESA**

Development within an Very High, High and Moderate ESA index require an Environmental Assessment (EA), carried out by a registered professional biologist (RPBio), as defined in the College of Applied Biology Act, and with input from other professionals of specific expertise where required.



The EA must be based on Penticton’s approved terms of reference (TOR), and includes two phases of assessment as follows, which can be completed together or separate:

- Ecological Assessment Phase, the intention of which is to assess both the biological conditions and physical conditions of a site, should be carried out in advance of any preliminary layout plan and prior to any preparatory site disturbances. The Ecological Assessment Phase determines a development footprint respectful of sensitive ecosystems and helps streamline the development approval process.
- Impact Assessment and Mitigation Phase is generally carried out after the preliminary layout plan and outlines the impact, if any, of the development footprint on sensitive ecosystems and recommends mitigation measures to minimize or cause no impact.

Development within Low ESA index will require an Environmental Assessment (EA), carried out by a registered professional biologist (RPBio), as defined in the College of Applied Biology Act and in accordance with the Penticton’s approved terms of reference (TOR).

The intention of the EA is to assess both the biological and physical conditions of a site at an appropriate scale (minimum 1:500 and maximum 1:5,000) to confirm the low environmental sensitivity of the area and verify that the area does not contain important habitat values for wildlife.

Habitat Compensation and Enhancement Plan for Very High, High and Moderate ESA Areas

Only when residual, permanent loss of habitat is unavoidable, acceptable and compensable and after it proves impossible or impractical to maintain the same level of ecological function, will compensation be considered. Any compensation will promote a not net loss to the habitat (typically a 3:1 replacement of equivalent functioning habitat) within high ESA areas. A detailed Habitat Compensation and Enhancement Plan may be required to mitigate against residual impacts of the development. This plan should be a recommendation of the RPBio in the EA.

Where it has been demonstrated that avoidance of High ESA areas is not possible, a habitat balance sheet shall be provided.

13.1.2 Very High ESA Index

The Very High ESA Index is the highest level of protection. The purpose of the assigned protection is to preserve, protect, maintain, and restore the natural, physical, and ecological characteristics of an area by avoiding and restricting development.

Regarding ESA 1 (High), the City of Penticton (2002) maintains:

“These lands include locally and provincially significant ecosystems, extremely rare and/or of critical importance to rare wildlife species. These areas may also represent a diverse range of habitats and contribute significantly to the overall connectivity of the habitat and ecosystems. Avoidance and conservation of ESA-1 designations is the primary objective. If development is required and justified within these areas, mitigation to reduce or eliminate environmental impact shall be required if permanent loss of habitat is unavoidable, compensation will be considered. Compensation should promote a not net loss to habitat, and be used only after it proves impossible or impractical to maintain the same level of ecological function.”

Sites which have been assessed as Very High ESA Value are considered the highest priority for protection of ecosystem function and values and should be left undisturbed. Avoidance and conservation of Very High ESA designations should be the primary objective. Allowable development within the identified polygons is limited to “accessory structures and uses” (i.e., trails, informative signage, benches, tables, and litter bins). Further a 30m buffer around all riparian high water marks is recommended.

Evaluation of the applicability of these sites should consider a number of factors, including size, uniqueness, connectivity, habitat potential, existing land use or disturbance level and surrounding land use. Further ecological assessment may be required of specific areas to establish boundaries. The provided prescriptive guidelines are designed to best protect ecological resources.

1. Design Phase Prescriptions

- Preserve unique natural characteristics such as rock outcrops, talus slopes, watercourses, wildlife trees, wetlands, and other features.

- Avoid where possible any disturbance of any native vegetation in the “non-disturbance” area, which is typically beyond the development footprint.
- Establish core conservation areas and wildlife corridors.
- Protect sensitive and At Risk wildlife species and critical habitats.
- Maintain connectivity with critical habitat on both Project lands and adjacent lands (i.e. escape terrain for bighorn sheep).
- Employ wildlife crossings and exclusion fencing to reduce impacts where required.
- Reduce development profile and maintain ridgeline views by minimizing grading works.
- Plant vegetation buffers to reduce sight lines and sound volumes.
- Ensure that manufactured slopes blend well with existing slope conditions.
- Locate development in areas with natural slopes of less than 30%, and preserve open space in areas with natural slopes of 30% or more.
- Reduce fragmentation and align roads along natural site contours where possible.
- Reduce pavement and right-of-way widths where service levels can be maintained.
- Employ Rapid Infiltration Basins where required.
- Develop educational and interpretive signing to minimize recreational user impacts.

2. Construction Phase Prescriptions

- Inform construction crew as to the presence of sensitive species and habitats.
- Provide construction crew with MOE and QEP contact information.
- Encourage “stepping” of building foundations to reduce site grading requirements.
- Maintain existing drainage without directly introducing runoff into receiving waters.
- Where possible, set buildings into the hillside and integrate natural slope conditions.
- Avoid unbroken expanses of wall.
- Develop a spill response plan.
- Avoid refueling within 100 m of all watercourses.
- Employ weed control and waste management practices.

Wiltse Area Structure Plan – Final Report
Wiltse Holdings Ltd.

- Respect avian work windows.
- Employ an Environmental Monitor to document compliance during Project works.

13.1.3 High ESA Index

The High ESA Index is the second level of protection afforded environmental guidelines. The purpose of the assigned protection is to preserve, protect, maintain and restore the natural, physical, and ecological characteristics of an area. It contains physical features, plants, animals and habitat characteristic which contribute toward the overall diversity and contiguous nature of the surrounding natural features. These may also include areas used to buffer ecological functions of Very High ecosystems. A large number of polygons (64%) within Project lands are considered High ESA to recognize or protect environmental features. The High ESA designation is intended to achieve land use objectives while promoting the protection of ecological resources.

1. Design Phase Prescriptions

- Preserve unique natural characteristics such as rock outcrops, talus slopes, watercourses, wildlife trees, wetland habitat, and other features.
- Establish core conservation areas and corridors.
- Protect sensitive and At Risk wildlife species and critical habitats.
- Maintain connectivity with critical habitat on both Project lands and adjacent lands (i.e. escape terrain for bighorn sheep).
- Employ wildlife crossings and exclusion fencing to reduce impacts where required.
- Reduce development profile and maintain ridgeline views by minimizing grading works.
- Plant vegetation buffers to reduce sight lines and sound volumes.
- Ensure that manufactured slopes blend well with existing slope conditions.
- Locate development in areas with natural slopes of less than 30%, and preserve open space in areas with natural slopes of 30% or more.
- Reduce fragmentation and align roads along natural site contours where possible.
- Aim for retention targets of 75% on Polygon 32.
- Carefully consider the occurrence of night snake including habitat protection and habitat connectivity for development planning for Polygon 65.
- Employ Rapid Infiltration Basins where required.
- Develop educational and interpretive signing to minimize recreational user impacts.

2. Construction Phase Prescriptions

- Inform construction crew as to the presence of sensitive species and habitats.
- Provide construction crew with MOE and QEP contact information.
- Retain materials that reflect natural qualities (e.g. colours, and textures).
- Reduce pavement and right-of-way widths where service levels can be maintained.
- Encourage “stepping” of building foundations to reduce site grading requirements.
- Where possible, set buildings into the hillside and integrate natural slope conditions.
- Maintain existing drainage without directly introducing runoff into receiving waters.
- Avoid unbroken expanses of wall.
- Develop a spill response plan.
- Avoid refueling within 100 m of all watercourses.
- Employ weed control and waste management practices.
- Respect avian work windows.
- Employ an Environmental Monitor to document compliance during Project works.

13.1.4 Moderate ESA Index

The moderate ESA contains important features or remnant stands/sites with ecological value. The purpose of the assigned protection is to preserve, protect, maintain and restore the natural, physical and ecological characteristics of an area while promoting well planned development.

Regarding ESA 2 (Moderate), the City of Penticton maintains:

“These lands include locally or provincially significant ecosystems, uncommon and important to rare wildlife species. In general, it is preferable to avoid development in ESA-2 areas. Where development is pursued, portions of the habitat must be retained and integrated to maintain the contiguous nature of the landscape. Any area given this rank is of only slightly lower priority for preservation than ESA-1 areas. Therefore, clear rationale and criteria for distinction between High and Moderate values shall be provided. Some degree of development may be considered as long as this does not have any potential

impact on High ESA's on Project lands. Some loss to these ESAs can be offset by habitat improvements to the remaining natural areas found on the property."

1. Design Phase Prescriptions

- Maintain connectivity with critical habitat on both Project lands and adjacent lands (i.e. escape terrain for bighorn sheep).
- Reduce development profile and maintain ridgeline views by minimizing grading works.
- Plant vegetation buffers to reduce sight lines and sound volumes.
- Ensure that manufactured slopes blend well with existing slope conditions.
- Locate development in areas with natural slopes of less than 30%, and preserve open space in areas with natural slopes of 30% or more.
- Reduce fragmentation and align roads along natural site contours where possible.
- Employ Rapid Infiltration Basins where required.

2. Construction Phase Prescriptions

- Inform construction crew as to the presence of sensitive species and habitats.
- Provide construction crew with MOE and QEP contact information.
- Align roads along natural site contours where possible.
- Reduce pavement and right-of-way widths where service levels can be maintained.
- Develop a spill response plan.
- Avoid refueling within 100 m of all watercourses.
- Employ weed control and waste management practices.
- Respect avian work windows.
- Employ an Environmental Monitor to document compliance during Project works.

13.1.5 Low ESA Index

The purpose of Low ESA Index is to manage development and plan accordingly, by focusing around those sites before considering developing higher rated sites of the area.

Regarding ESA 3 (Low), the City of Penticton maintains:

“These lands include ecosystems that may have low to moderate conservation values because of importance to wildlife (e.g. disturbed or fragmented ecosystems or habitat features). These areas may contribute to the diversity to the landscape, although based on the condition and adjacency of each habitat the significant function within the landscape is limited. Lands rated low to moderate can generally accommodate development more so than other ESA categories.”

Development within Low ESA index may require an Environmental Assessment (EA) carried out by a registered professional biologist (RPBio), as defined in the College of Applied Biology Act and in accordance with the Penticton’s approved terms of reference (TOR).

1. Design Phase Prescriptions

- Reduce development profile and maintain ridgeline views by minimizing grading works.
- Plant vegetation buffers to reduce sight lines and sound volumes.
- Ensure that manufactured slopes blend well with existing slope conditions.
- Locate development in areas with natural slopes of less than 30%, and preserve open space in areas with natural slopes of 30% or more.
- Reduce fragmentation and align roads along natural site contours where possible.
- Employ Rapid Infiltration Basins where required.

2. Construction Phase Prescriptions

- Inform construction crew as to the presence of sensitive species and habitats.
- Provide construction crew with MOE and QEP contact information.
- Align roads along natural site contours where possible.

- Reduce pavement and right-of-way widths where service levels can be maintained.
- Develop a spill response plan.
- Avoid refueling within 100 m of all watercourses.
- Employ weed control and waste management practices.
- Respect avian work windows.
- Employ an Environmental Monitor to document compliance during Project works.

13.1.6 Bonding and Environmental Monitoring

- i.) The City may require security in accordance with Section 925 of the Local Government Act to pay for remediation if:
 - a) a condition in a permit respecting landscaping has not been satisfied;
 - b) an unsafe condition has resulted as a consequence of contravention of a condition in a permit; or
 - c) damage to the natural environment has resulted as a consequence of a contravention of a condition in a permit.
- ii.) Where the City requires bonding as a condition of the development permit approval, the applicant must provide a bond for up to a value of 125% of the estimated cost of any remediation works, as prepared by a QEP.
- iii.) The City may require monitoring reports prepared by a QEP, during construction, and up to two years after construction, the purpose of which are to confirm the required conditions of the development permit have been met.
- iv.) The bond shall remain in effect until the City has been notified, in writing, by a QEP that the conditions of the development permit have been met. However, to confirm that the remedial works, such as successful plant establishment, have been completed, the City will withhold 10% of the bond for two years.

13.1.7 South Block Mitigation Strategies

In addition to the guidelines in this Section of the Area Plan, the Mitigation Strategies, from the 2018 Ecora Environmental Assessment are included as follows:

Snakes

According to Table 4.1 in *Develop with Care* (2014), the recommended buffer from snake hibernacula in natural settings is 150 m. This is reduced to 100 m in rural settings and 30 m in urban settings. A 150 m buffer is maintained around the north and east side of the den. However, at its closest, the proposed roadway passes within approximately 35 m of the den on the south side. This meets the recommended buffer for urban settings and would be consistent with the future landuse of the area. However, the proximity highlights the importance of implementation of mitigation measures for construction around the snake den and the installation of barrier fencing to prevent access to roadways and residential lots as well as wildlife crossings to facilitate migration through the Property.

- Suitable habitats and cover (e.g., fractured rock outcrops, talus, large woody debris, snags, herbaceous and shrub cover) must be retained. Most of the rock-dominated habitat deemed suitable for denning and basking occurs outside of the proposed development footprint, in association with the polygons supporting fractured rock and talus.
- If snakes are observed basking or moving through the Property, works must be halted or suspended until the snake has moved a safe distance away. The EM must be notified of any snake observations onsite.
- Contractors will be advised of the higher likelihood of encountering snakes in the southern portion of the Property, especially near rock-dominated polygons with potential to support known den locations.
- Standard details for barrier fencing were adapted from the South Okanagan-Similkameen Stewardship Program Snake Barrier Fencing Living in Nature Series document (2005). Fencing and road crossing structures at the Big Horn Estates development in OK Falls were used in the development of the concept plan and similar measures will be used for the proposed development.
- The fencing will be chain-link with a ¼” mesh (hardware cloth) fixed to the lower 2 feet of the fence and buried to a depth of 12”. This will prevent snakes from moving through or under the fence and provide a simple yet durable barrier.
- Fencing must make use of existing topography and must not be installed in a manner that will result in erosion or failure of the fence. Rocks, soil, and other debris must not be allowed to pile up against the fence. Weeds and other debris will be removed from the area outside of the fencing to prevent pile-up

against the fence that might allow snakes to overtop the barrier.

- Escape funnels will be installed at no more than 50 m intervals along the bottom of the fence to allow snakes trapped within the development to pass through the fencing. The funnels are constructed so that movement is allowed in only one direction.
- Cover objects such as rocks, logs, or constructed features will be installed at regular intervals along the fence (but not against the fence) to provide shade and thermal cover for snakes and security from predators. Cover objects must be secured to the ground to prevent movement towards the fence.
- Crossings will be concrete box culverts with open tops that are covered with a cattle-guard or similar grate to allow light and ambient air into the culvert. The bottom of the culvert will be covered with an approximately 10 cm layer of ¼ inch minus or similar substrate. The overall depth of the culvert will be at 2 feet to prevent snakes from escaping the culvert onto the road surface above. Culverts will be at least 1 m in width.
- Routine maintenance should be completed for the fence and crossings to remove litter and debris and to conduct replacement and repairs, as needed to maintain the effectiveness of the fence as a barrier.

Birds

Although LEWO have not been observed within the Property to date, the mitigation measures below will ensure that CH features are maintained for potential LEWO breeding, as well as other sensitive cavity-nesting species, including other songbirds, raptors, owls, and small mammals such as bats.

- Construction works will be conducted within the least-risk window for breeding birds, described above and using the appropriate disturbance and noise buffers.
- The critical habitat mapped for Lewis’s woodpecker is based on the presence of biophysical attributes including potential nesting sites and foraging areas, both of which are present within the Property. As such, the following mitigation measures must be implemented:
 - Conserve all suitable nesting trees, including standing dead or partially dead pine, fir, and cottonwood that are >30 cm diameter at breast height;
 - Conserve perching and foraging features, such as standing live or dead trees, grass and shrub layer understories, and fruit-bearing plants (e.g.,

Saskatoon, elderberry).

- Wildlife related BMPs and guidelines that should be followed during planning and construction include Best Management Practices for Bats in British Columbia (2016), Guidelines for Amphibian and Reptile Conservation during Urban and Rural Development in British Columbia (2014), and Guidelines for Raptor Conservation during Urban and Rural Land Development in British Columbia (2013), each of which is available at <http://www.env.gov.bc.ca/wld/BMP/>.

Aquatic Resources

The identified aquatic communities are generally being avoided by the proposed development layout. This includes the wetland near Crow Place, the entire length of the wetland and watercourse that conveys flows south past the development.

- Proposed works in or in the vicinity of surface waters (including wetlands and watercourses) within the Property will be subject to the provincial *Water Sustainability Act* (WSA) and the Riparian Areas Regulation (RAR). As such, additional assessment and/or permitting may be required at the time of individual lot development to ensure compliance with these provincial rules.
- The Riparian Assessment Area (RAA) is typically 30 m from the high water level of waterbodies and acts as a trigger for assessment prior to development. This 30 buffer overlaps some of the lots within the proposed development which may require further environmental review and designation of riparian setbacks consistent with the provincial Riparian Areas Regulation (RAR) at the individual lot level at the time of building permit application.
- Stormwater drainage for Phase 1 is proposed to discharge to the wetland at the north end of the Property. A provincial WSA Section 11 application will be required for this construction and will be submitted separately. Proposed stormwater outfalls will follow the guidelines and recommendations provided in the provincial standards and best practices for instream works, as they pertain to urban stormwater management.
- Future stormwater management is proposed to be discharged to a detention pond which will be naturalized to provide habitat value and to facilitate the infiltration of stormwater to ground.

Conservation /

In keeping with the ASP, the proposed development maintains between the protected areas to the south and east (within the Skaha Bluffs Provincial Park) and the northern

Wiltse parcel to the north. Movement corridors for snakes to and from the den sites must be maintained throughout construction and future development. The corridor is proposed with the following objectives:

- Maintaining connectivity to the adjacent Skaha Bluffs Provincial Park, covenant areas, and wildlife management areas, for a wildlife movement, migration, and dispersal. This includes the installation of crossings, culverts, and other features to allow wildlife to safely cross roads and private property.
- Ensuring conservation of all ESA 1 and majority of ESA 2 polygons within the Property, including the conservation of wildlife movement corridors and buffers to preserve important habitats. The maintenance of these areas will help achieve the connectivity recommendations from the ASP.
- Conserving the aquatic (wetland and riparian) communities along the ravine and gulley to provide movement corridors for snakes and other wildlife. This will also help maintain existing drainage patterns and moisture regimes.
- Conserving the cliff, bluff, and talus features for snake basking habitat and to support the mature coniferous woodland communities. These areas provide unique habitats for a variety of species including other reptiles, birds, and small mammals.

13.2

13.3 Hillside Hazard Development Permit Area

Guidelines

The Hillside Hazard Development Permit Area applies to all properties identified in Figure 20 (Hillside Hazard Development Permit Area). For all of these properties, Development Permits shall be issued in accordance with the following guidelines:

Site Planning and Development Guidelines

1. Preserve unique natural characteristics such as rock outcrops, watercourses, and ravines.
2. Maintain the views of ridgelines by minimizing grading works, planting screening vegetation, and/or designing buildings sensitively to ensure that development has a low profile on ridgelines.
3. Ensure that manufactured slopes blend well with existing slope conditions.
4. Generally locate development in areas with natural slopes of less than 30%, and preserve open space in areas with natural slopes of 30% or more.

5. Consider limited development in areas with natural slopes of more than 30%, under the following conditions: a geotechnical study demonstrates the feasibility of development; a site grading plan demonstrates that works will sensitively replicate the hillside environment; flat yards and large retaining features are avoided; pre-development slopes of less than 30% are predominant in the general area; and, visual impact assessment demonstrates the sensitive integration of development into the hillside.
6. On steeper sites, ensure that it is feasible to construct individual driveways with slopes of less than or equal to 20%.
7. Site parks to capitalize on scenic view opportunities.
8. Align roads along natural site contours where possible.
9. Consider increased cul-de-sac lengths where connectivity to the road network is not possible due to topographic conditions, provided that appropriate emergency access is constructed. Emergency vehicle access lanes shall generally have a minimum hard packed surface width of 4.5 metres. Emergency vehicle access lanes should generally be designed to achieve a maximum grade of 11%. In steeper areas the City may consider varying this requirement to allow stretches with grades of up to 15%.
10. Consider reduced pavement widths and right-of-way widths where service levels can be maintained, the reduced widths provide demonstrably less slope disturbance, and the reduced widths contribute to the overall neighbourhood character.
11. Consider reduced front yard setbacks as a means to alleviate the need for steep driveways. Along street frontages, a generally consistent front building line should be maintained.
12. Predominantly maintain yard areas in a natural slope condition, and avoid large cuts and fills to achieve flat yards.
13. Where retaining materials are necessary, use materials that evoke a sense of permanence and reflect natural qualities through the use of context-sensitive materials, colours, and textures.
14. Where possible, use systems of smaller, terraced retaining walls rather than single, large, uniform walls.

Building Form Guidelines

1. Encourage “stepping” of building foundations to reduce site grading and retaining requirements.
2. Where possible, set buildings into the hillside and integrate with natural slope conditions.
3. Avoid unbroken expanses of wall.
4. Encourage building articulation to reduce apparent mass.

Tree Protection

1. At the time of subdivision, a tree cover inventory should be carried out for the development area
2. Encourage the preservation of trees throughout the site to protect the natural environments, stabilize slopes and enhance the hillside character
3. Seek out opportunities to replace lost tree cover where possible, including in disturbed natural areas, along streets, in parks and open spaces and on residential properties

Submission Guidelines

In support of Hillside Development Permit Area applications, the following submissions will be required:

- Site Features Inventory Identifying:
 - Property lines, easements, rights-of-way;
 - Natural pre-development site contours;
 - Geotechnical assessment;
 - Existing human-made features such as roads, curbs, sidewalks, utilities, trails, buildings, structures, fences, and retaining walls;
 - Natural physical features including knolls, ridgelines, rock outcrops, watercourses, ravines, and cliffs;
 - Prominent views;
 - Identification of significant environmental attributes; and,
 - Potential hazards and hazard areas.
- Development Concept Plan Identifying:
 - Proposed site plan outlining the location of roads, shared driveways, lanes, major utility features (mains, pump stations, reservoirs, detention

- ponds, etc.), lots, building envelopes, parks, trails;
- Grading concept plan including identification of large cut and fill areas, significant retaining feature locations and heights, and building envelopes; and,
 - Identification of site features to be retained (from Site Features Inventory).

13.4 MFR and Commercial Development Permit Area

Guidelines

Within areas designated as Neighbourhood Centre on the Future Land Use Plan (Figure 13), and for all multi-family residential developments in the North Block of the Wiltse Area Structure Plan, Development Permits shall be issued in accordance with the following guidelines and as identified in Figure 21: Note that the South Block will be included in the City-wide MF DPA.

Parking and Access

1. Large surface parking facilities are discouraged.
2. Whenever possible, required off-street parking shall be provided under buildings or internally located, rather than being adjacent to street frontages.
3. Townhouse developments are encouraged to use rear lane access where possible.

Pedestrian Orientation and Focus

1. Development should be pedestrian oriented. Buildings containing commercial uses shall not be set back from front or flanking lot lines but should form an active street edge. Commercial buildings should also define a pedestrian oriented first floor with canopies, window and door trim, and varied building facades.
2. All commercial and multi-family residential buildings should front or appear to front onto adjacent roadways. This may be achieved through appropriate treatment of the building exteriors and through the provision of pedestrian entrance-ways and walkways to the street.
3. Developments shall give priority to pedestrian circulation and ensure that sidewalks and other pedestrian facilities are of ample width.
4. Efforts should be made to create informal and formal pedestrian gathering spaces that create interest for the pedestrian and contribute to community building and socializing.

Wiltse Area Structure Plan – Final Report
Wiltse Holdings Ltd.



Preservation of Views

1. Buildings and structures should be sited to ensure the protection of views, particularly from public gathering spaces.

Building Design

1. Large buildings should be designed in a way that creates the impression of smaller units and less bulk by using building jogs and irregular faces.
2. Building shape, roof lines, architectural features and exterior finish should be sufficiently varied to create interest and avoid a monotonous appearance.
3. Where townhouse units have attached garages or carports, the units should be wide enough to allow the creation of attractive entrances to the individual units between garages. The garage or carport should not dominate the dwelling unit.
4. For commercial buildings, outdoor areas, and street-side plazas are encouraged.
5. Front entrances should provide a focal point to buildings.

Landscaping and Signage

1. Landscape design plans prepared by a landscape professional will be required for all new multi-family and commercial developments.
2. Landscaped areas should include an underground irrigation system, which should be programmed to optimize water use efficiency.
3. Waste disposal bins and outdoor storage areas should be completely screened within an enclosure.
4. Free standing signage should be low, front lit or unlit, and provided with a landscape base.
5. The general character of signs should positively relate to the character of associated buildings.

14.0 Implementation

The following items address the main implementation measures for this Area Structure Plan. It is appreciated that since the development will be phased in accordance to market conditions, other implementation measures such as more detailed planning and design will be required over time.

14.1 Parks Dedication

The Area Structure Plan advocates a significant amount of designated park and open space use. Within this designation there will be various forms of “park” that warrant dedication. This will entail conservation lands, linear parks, community parks, neighbourhood parks, and other open space or undevelopable land. It may also include infrastructure such as stormwater management ponds, public amenity areas and public parking/squares and plazas.

14.2 Design Guidelines and Building Scheme

The policy direction for this Area Structure Plan calls for the use of Development Permit Areas to help control or manage many components of the development. Some of the most important aspects will entail design control of buildings/development of the residential, commercial (Neighbourhood Centre) and hillside development in general. Besides enforcement of zoning, the City will use Development Permit Area Guidelines in accordance with provisions of the Local Government Act. (See Section 14) Due to development on some of the sloped lands, it will also be prudent to use a self imposed “building scheme” to ensure that siting and building design does not compromise views form upslope single family residential. Building schemes may be used on a project by project basis (e.g. Strata developments) as well as by area where particular conditions may apply. (Note that the City may wish to use an overlay system to address building on steeper slopes.)

14.3 Phasing of Development

The phasing of development will normally proceed taking a number of factors into consideration. The Wiltse Area Structure Plan respects the following phasing concept:

- Road Access – Primary road connection to the municipal road network will be made via a new collector road running southward from the top end of Wiltse Boulevard. This road is expected to open up access to both single family and multiple family unit residential development opportunities at the north end of the North Block. Secondary (Emergency) access can be provided, at an interim standard, southward from the neighbourhood centre area, connecting back to the municipal road network at the south end of the North Block.
- Water Supply – A new reservoir will be required to be constructed on the upper Wiltse property. Along with the reservoir, a supply trunk from the Carmi reservoir and a new booster station at Carmi will be required. This will allow immediate access to water for the entire north block.
- Sanitary Sewer – Sanitary sewer service to the site will be entirely by gravity sewer, connecting to the municipal system at four distinct locations. Downstream system improvements ultimately may be required as the development phases are constructed.
- Cross section of Market – Phasing in from the north end should allow for a combination of single family and multiple family residential units to be brought on the market at the earliest opportunity. Roads and services could extend into both land uses; amenities such as parks and detention ponds could be included in the initial phase of development. The initial phase is estimated at 50 to 100 units in say three to five stages of 20 units, depending on market demand.

- Grading – It is understood that grading of the portion of the north block will be required to accommodate development. This is an area where the natural topography has already been altered to some degree by gravel extraction, fill sites and roadways. Mass grading will likely occur in advance of any major development to avoid disturbance of new homes and residents. Roadways and any other public rights of way will be planned to permit interim traffic circulation and necessary services and utilities, including the main water line from the new reservoir.
- Other – The neighbourhood centre that entails a small commercial area or mixed use residential/commercial building(s) should be comprehensively planned, along with the adjacent neighbourhood park space. Development may not occur in this location until market demand warrants.

14.4 Environmental Development Permit Area (DPA) and Monitoring

It is understood that some development is expected to occur in the vicinity of environmentally sensitive areas and wildlife/snake habitat. This implies that strict environmental DPA Guidelines will be required and proper monitoring is enforced during construction. The Environmental DPA Guidelines have been prepared by qualified environmental professionals and in accordance to recommended best management practices. The guidelines have been extracted from the report provided by the environmental consultant and best management practices of the Province of BC.

Wildfire Interface and Hillside Development

Wildfire Hazard Lands development policies are outlined in the City-wide Community Plan, including policies and map designations. The Community Plan requires a comprehensive process of forest fire hazard identification, hazard reduction and development guidelines through the subdivision and building permit approval processes.

Grading and Hillside Development policies outlined in the Area Plan will also be implemented through the subdivision application process.

14.5

14.6 Confirmation of School Site

School District #67 has expressed interest in a school site on the subject lands. Further discussion will be required to confirm the actual need and potential size and location.

14.7 Fire Department/Station Requirements

The City of Penticton Fire Department provides fire protection through Fire Hall #2 located approximately 2.7 km from the proposed entrance at Wiltse Boulevard. Most of the area is within a 10 minute response time to the development area. The response time to the upper reaches of the ASP area should be confirmed prior to rezoning and subdivision. Sprinklers for residential could be considered if response time is not adequate. A new fire station is not anticipated to accommodate development.

14.8 Development Process

As part of the first Rezoning Application /Subdivision received by the City in the NCP area, the developer will include an initial Cost of Growth Analysis as part of the application. The Cost of Growth Analysis will be a collaborative exercise between the developer and the City with the goal of informing Council and the community on how development will occur and the short and long term costs for the development.

The Cost of Growth Analysis will specifically address the following items:

- Financial analysis supporting how the proposed development and phasing will be funded.
- Proposed Developer and City contributions to the development.
- Capital cost review including electrical and fire services and impacts on the City's long term Capital Budgets.
- Operating cost review and impact analysis for providing annual services and maintenance to the new development area.
- Analysis as to the City payback over time for the growth with tax revenue generated from the development of this area.

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Wiltse Holdings Ltd.



APPENDIX A

Figures and Mapping

APPENDIX B

Biophysical Inventory and Environmental Sensitivity Analysis

APPENDIX C

Wildland Urban Interface Fire Hazard Assessment

APPENDIX D

Geotechnical Assessment of Lands

APPENDIX E

Transportation

APPENDIX F

Infrastructure Mapping

Water
Stormwater
Sanitary Sewer

Water

Stormwater

Sanitary Sewer

APPENDIX G

Correspondence from:

**FortisBC
Calibre Geotechnical Engineering Ltd.
School District #67**

FortisBC

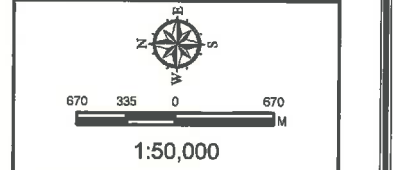
Calibre Geotechnical Engineering Ltd.

School District #67



Wiltse Area Structure Plan
 Wiltse Holdings Ltd.
 Figure 2: Area Context Map
 06067-40

-  City of Penticton
-  Subject Boundary
-  Skaha Bluffs Provincial Park
-  Lakes





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Wiltse Area Structure Plan
Wiltse Holdings Ltd.

Figure 3: Air Photo 06067-40

-  City of Penticton Boundary
-  Subject Boundary



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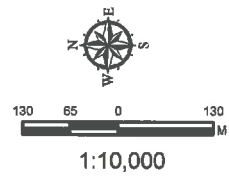
Regional District of Okanagan Similkameen

City of Penticton



Wiltse Area Structure Plan
Wiltse Holdings Ltd.
 Figure 4: Adjacent Land Uses
 06067-40

-  City of Penticton Boundary
-  Subject Boundary
-  Skaha Bluffs Provincial Park

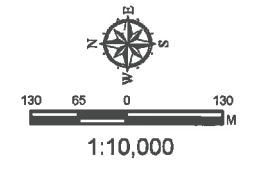


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Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 5. Roads/Access
 06067-40




-  Proposed Collector Roads
-  Proposed Local Roads
-  Existing Roads
-  Subject Boundary

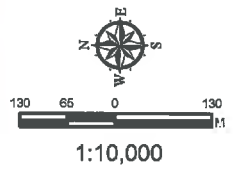


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Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 6: Topography
06067-40

-  Subject Boundary
-  Index Contours
-  Intermediate Contours








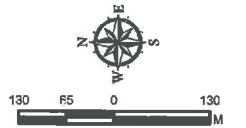
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Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 7A: Slope Analysis

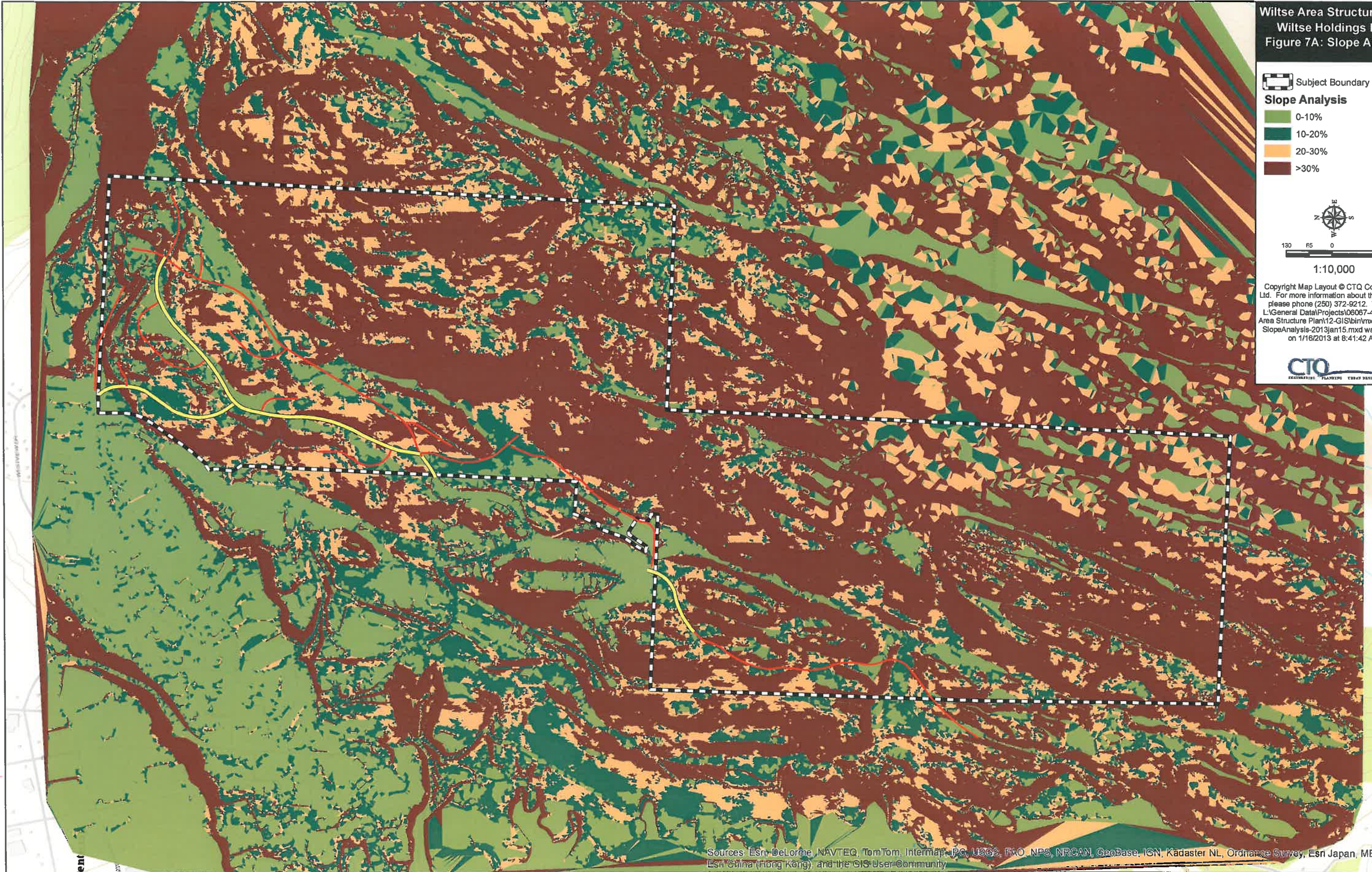
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-  Subject Boundary
- Slope Analysis**
-  0-10%
 -  10-20%
 -  20-30%
 -  >30%



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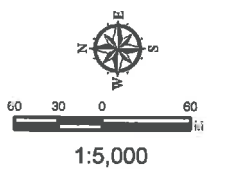
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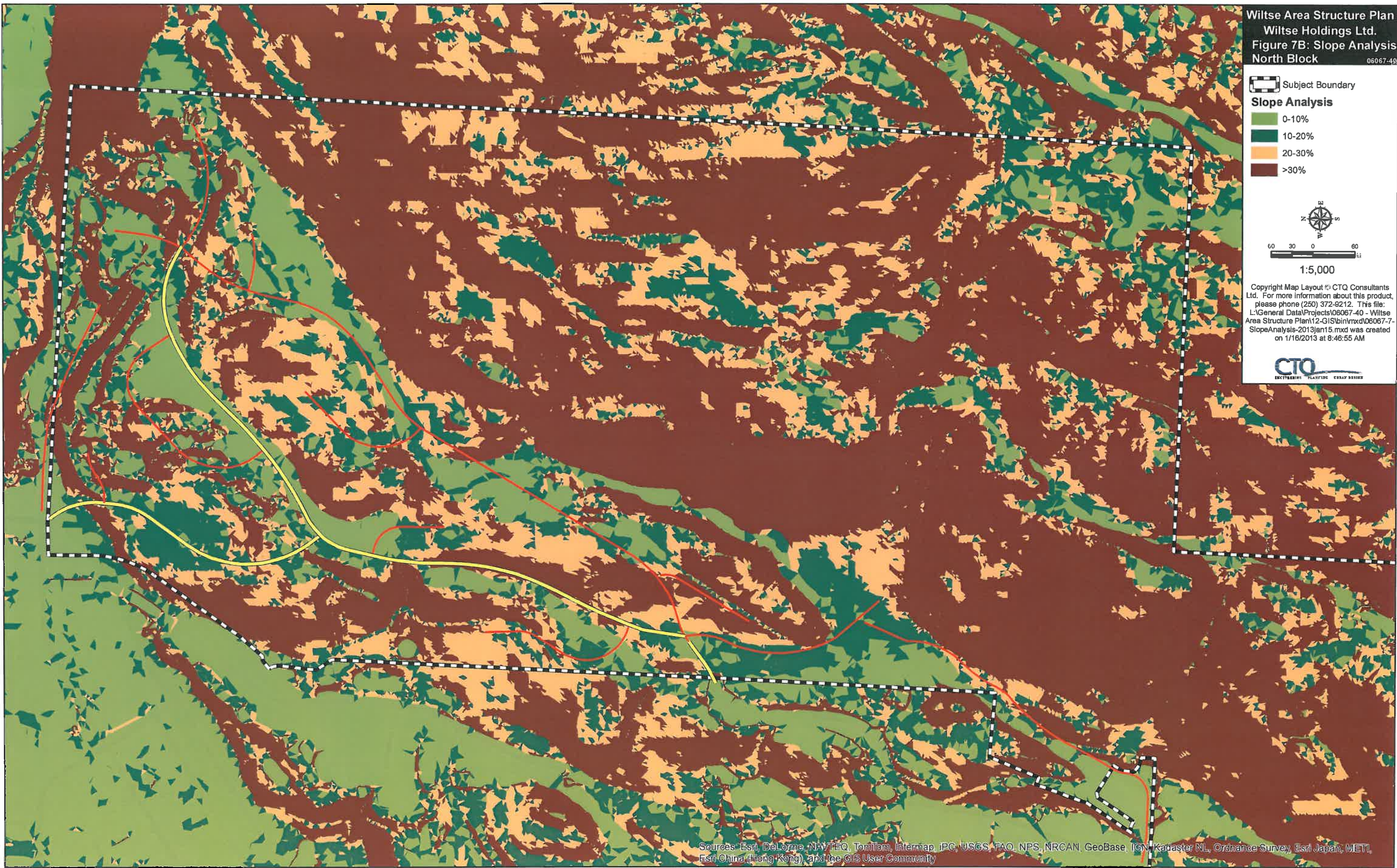
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Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 7B: Slope Analysis
North Block 06067-40

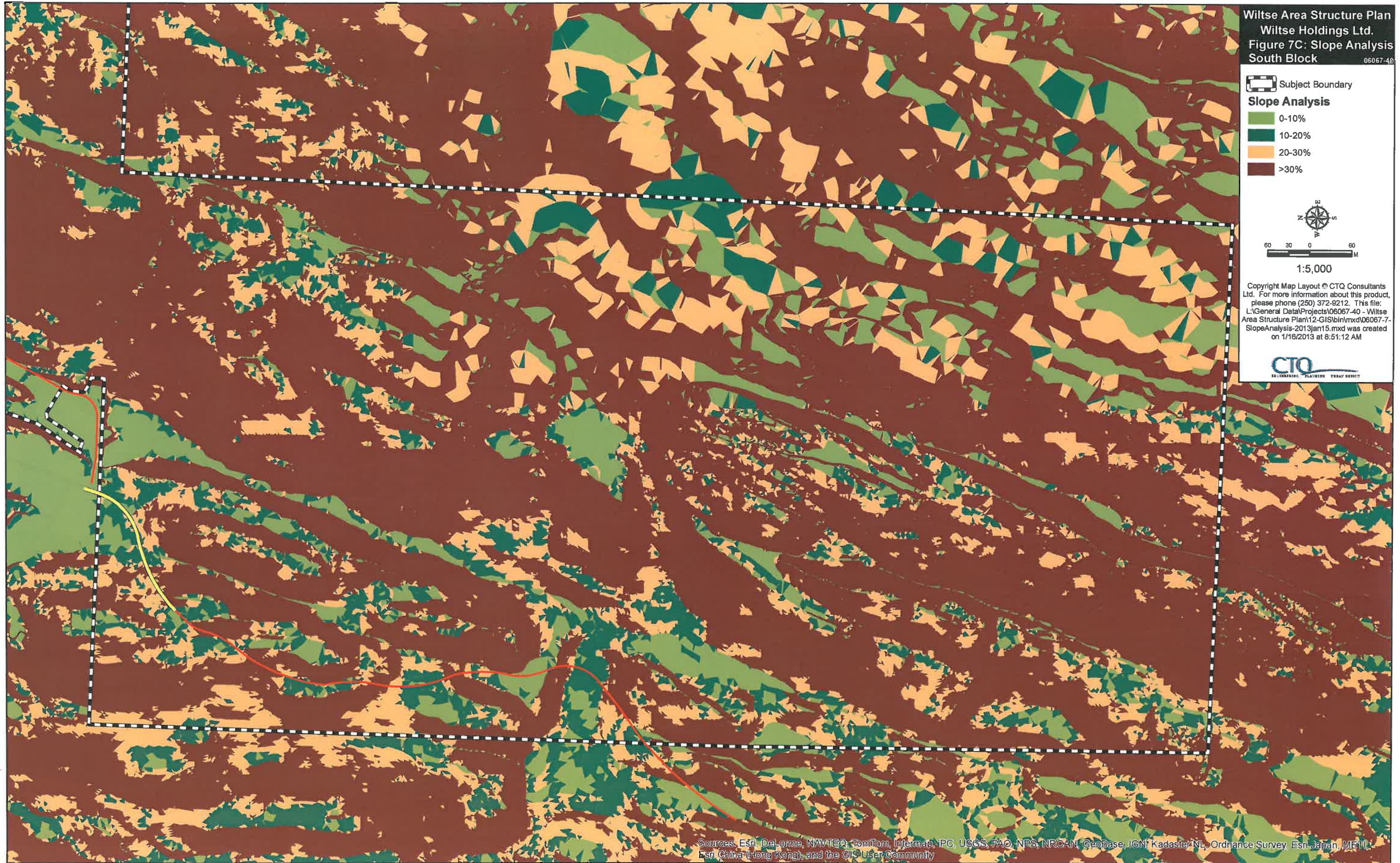
- Subject Boundary
- Slope Analysis
 - 0-10%
 - 10-20%
 - 20-30%
 - >30%



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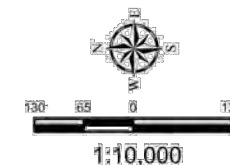


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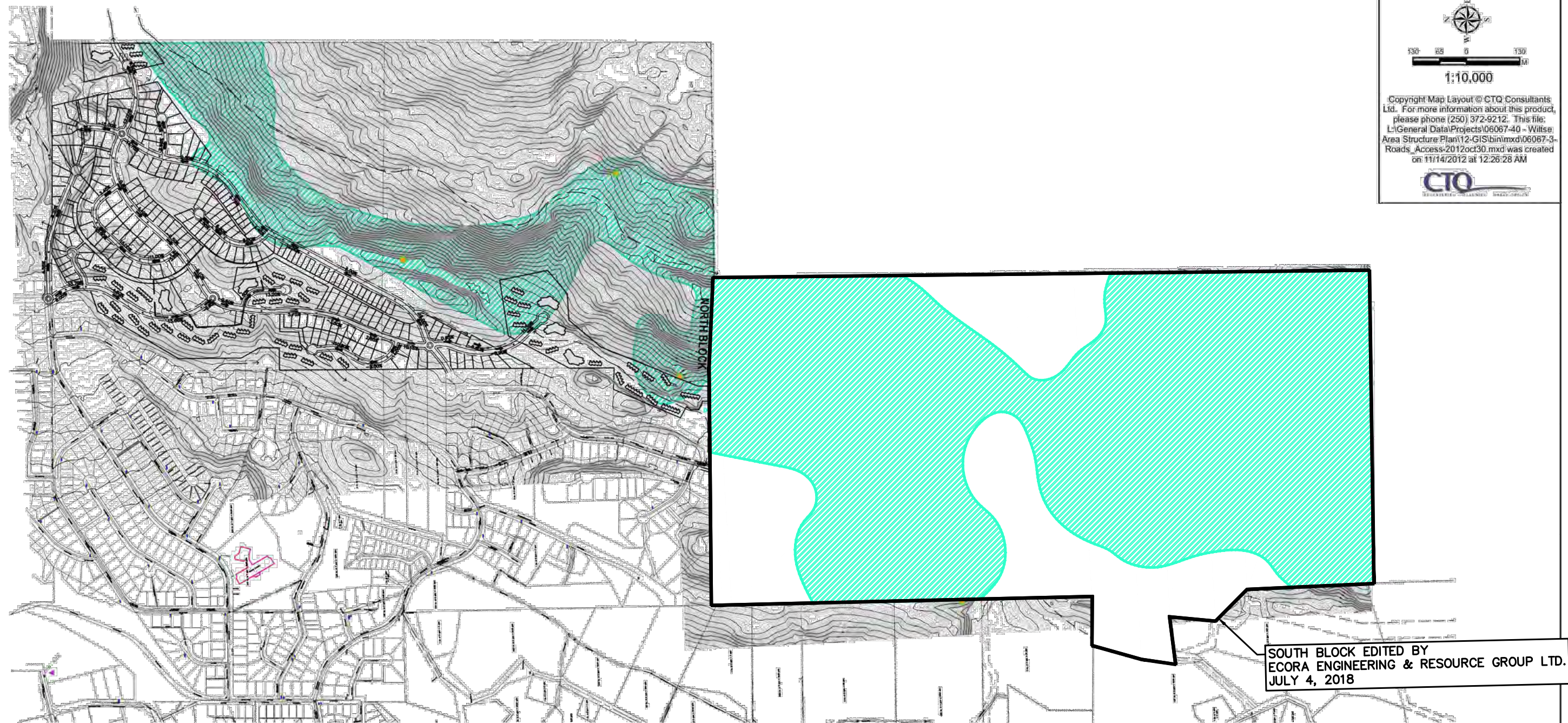


Sources: Esri, DeLorme, NAVTEQ, TomTom, Intermap, iPC, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), and the GIS User Community

Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 8: Core Sensitive
Areas and Connectivity









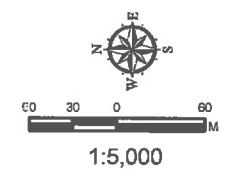
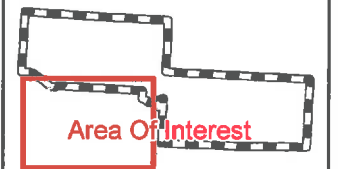
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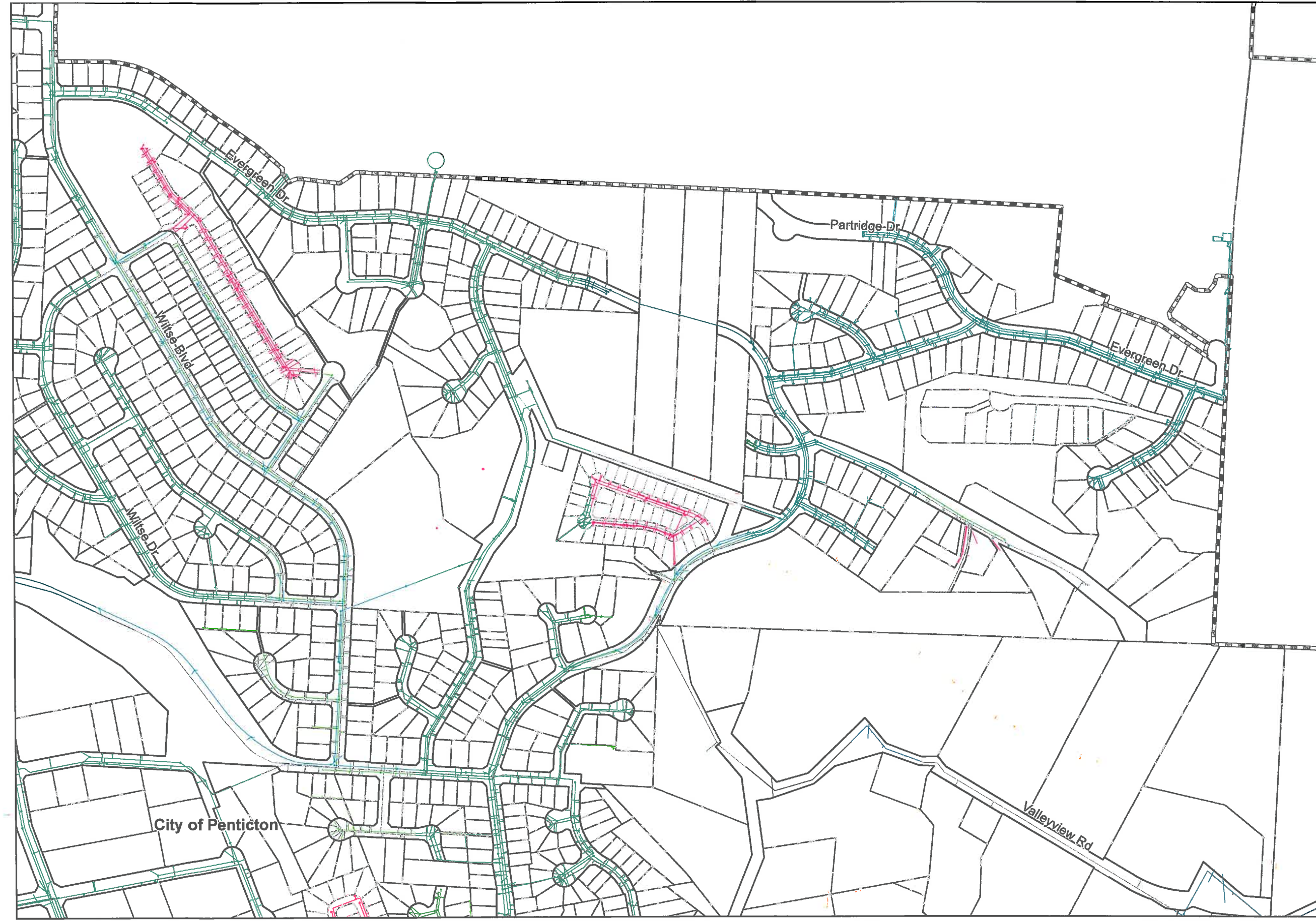
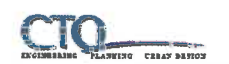
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JULY 4, 2018

Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 9: Infrastructure
06067-40

-  Subject Boundary
-  Storm Water System
-  Sanitary System
-  Water System
-  Private Utility
-  Irrigation



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City of Penticton

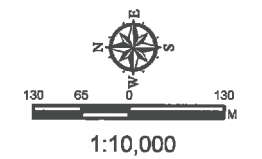
Valleyview Rd



Wiltse Area Structure Plan
Wiltse Holdings Ltd.

Figure 10: Fortis Transmission Line
06067-40

- Power Poles
- Fortis Powerline
- ▭ Subject Boundary
- 100m Contours
- 10m Contours



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Wiltse Area Structure Plan

Wiltse Holdings Ltd.

Figure 11A: Existing Parks/Open Space

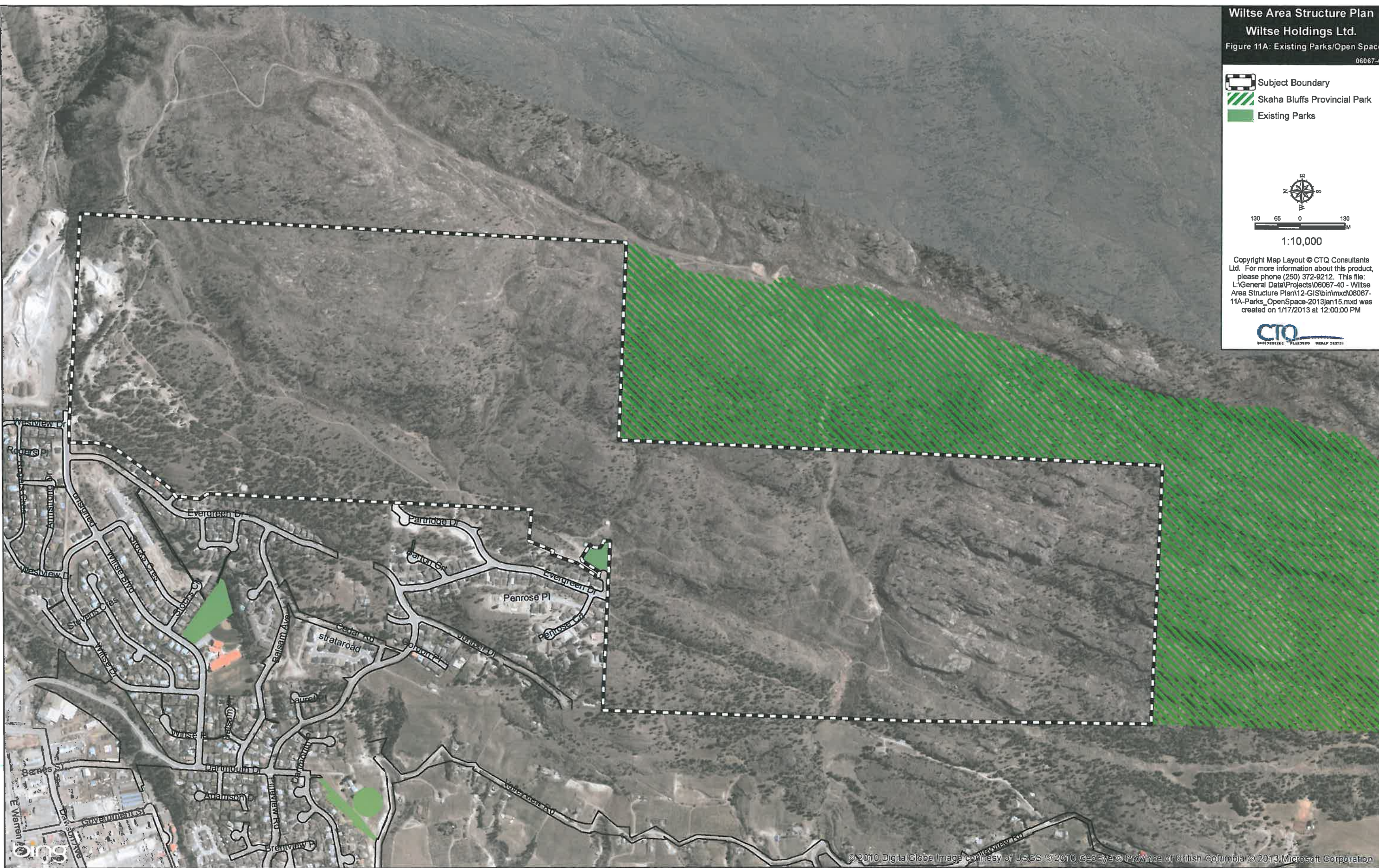
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-  Subject Boundary
-  Skaha Bluffs Provincial Park
-  Existing Parks








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Wiltse Area Structure Plan
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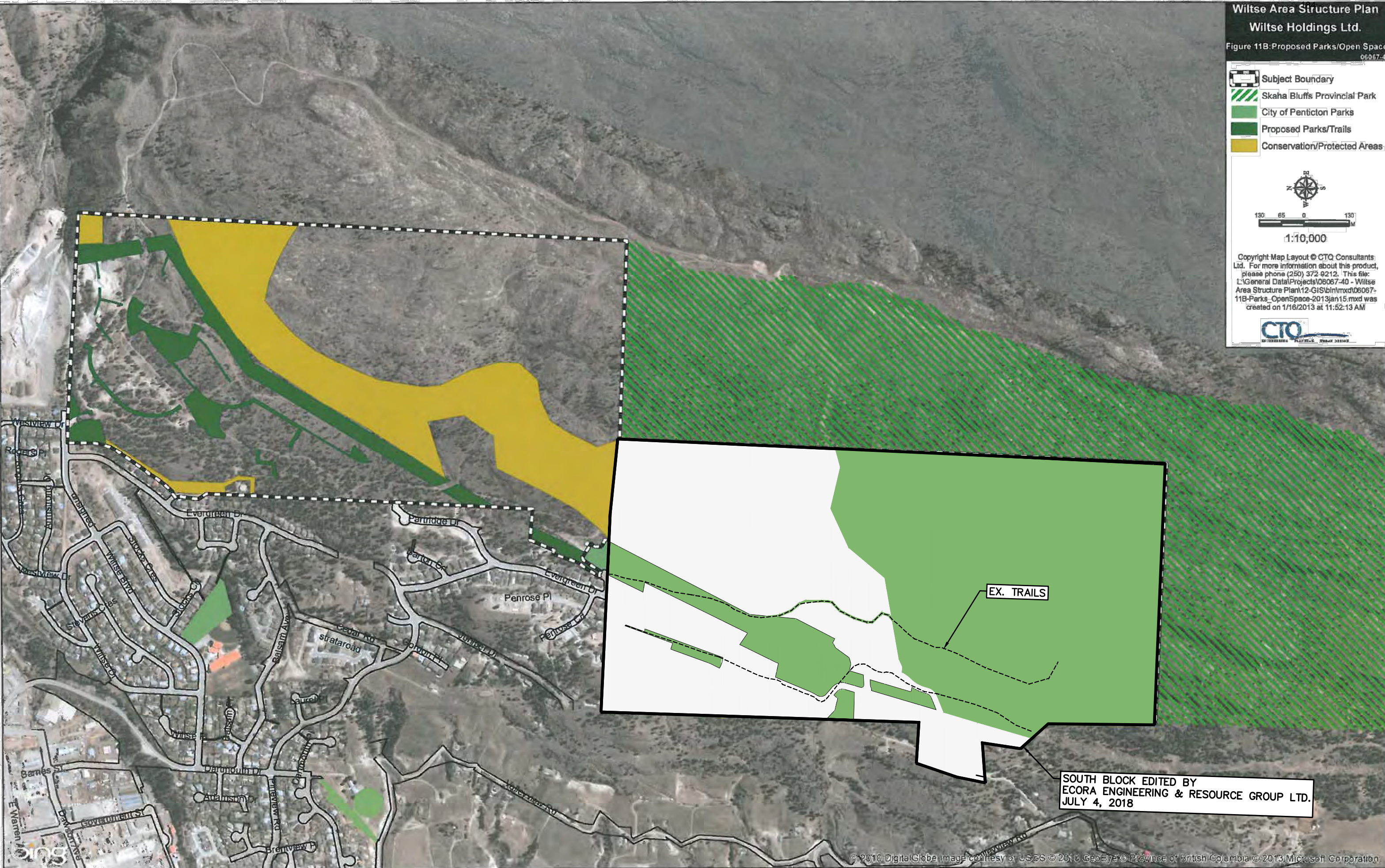
Figure 11B: Proposed Parks/Open Space
 06067-40

-  Subject Boundary
-  Skaha Bluffs Provincial Park
-  City of Penticton Parks
-  Proposed Parks/Trails
-  Conservation/Protected Areas



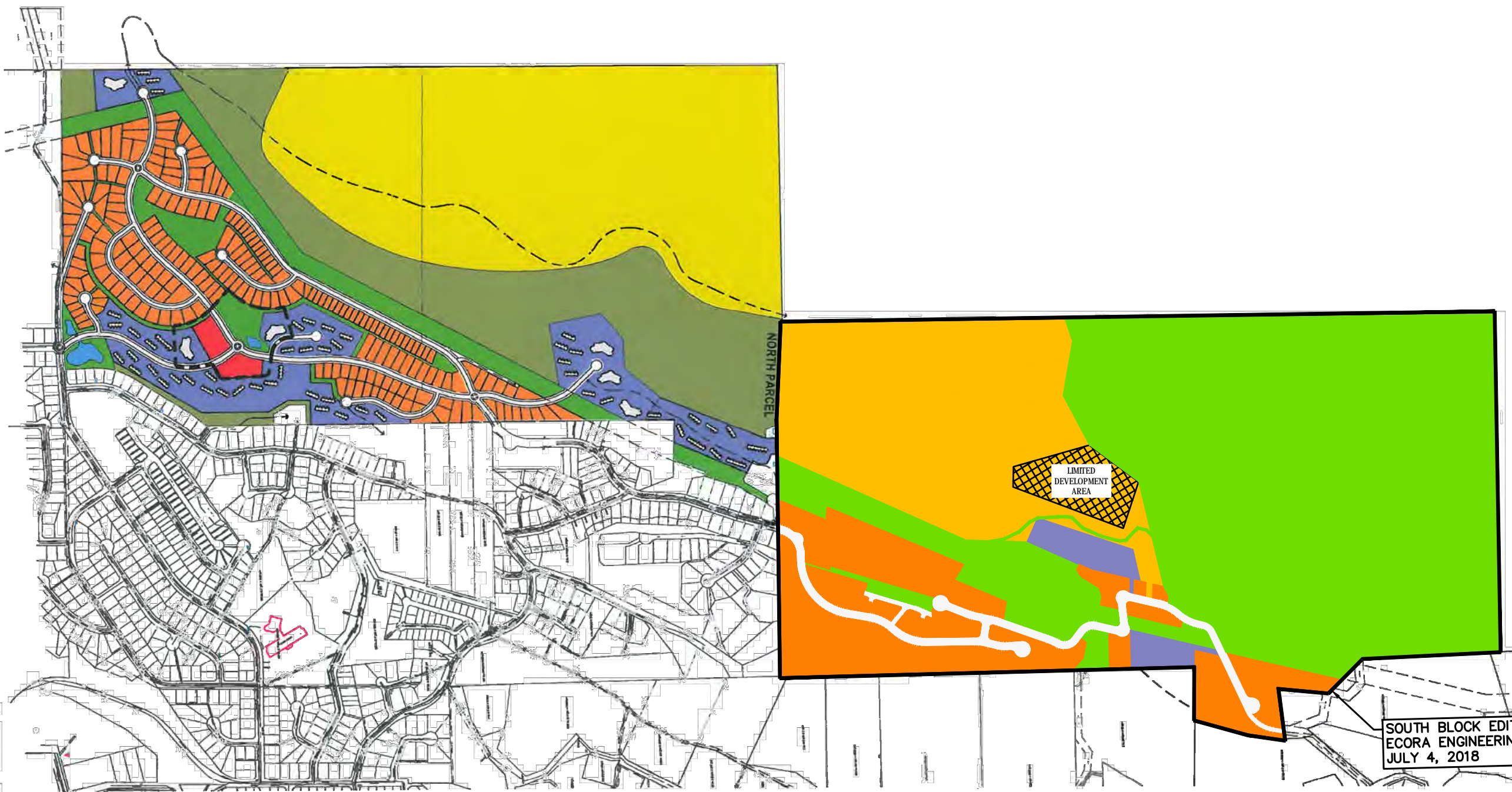
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Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 12: Concept Plan



SINGLE FAMILY
SMALL LOT, STANDARD LOT, ESTATE LOT

MULTI FAMILY - SEE UNITS BELOW

4/6 UNIT TOWNHOME

36 UNIT CONDO / APARTMENT

FUTURE BENCH LANDS

COMMERCIAL

PARKS AND TRAILS

CONSERVATION / PROTECTED AREAS

NEIGHBOURHOOD CENTRE






FORESTRY GRAZING

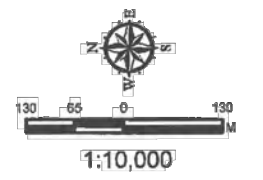
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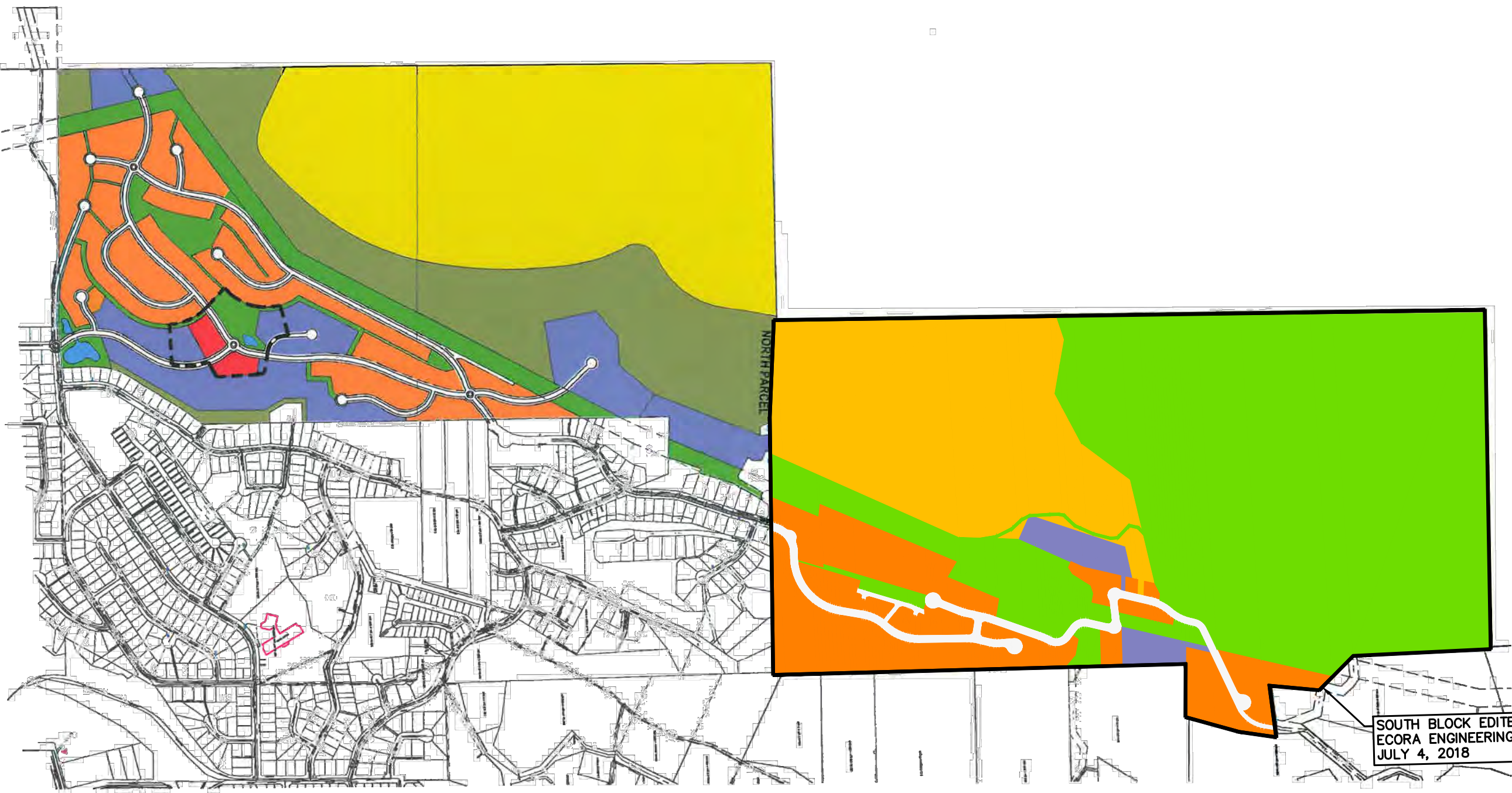


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- LAND USE DESIGNATION**
-  SINGLE FAMILY
 -  MULTI FAMILY
 -  FUTURE PLAN AREA
 -  COMMERCIAL
 -  PARK AND TRAILS
 -  CONSERVATION/PROTECTED AREAS
 -  NEIGHBOURHOOD CENTRE
 -  FORESTRY GRAZING

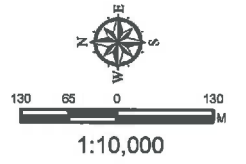
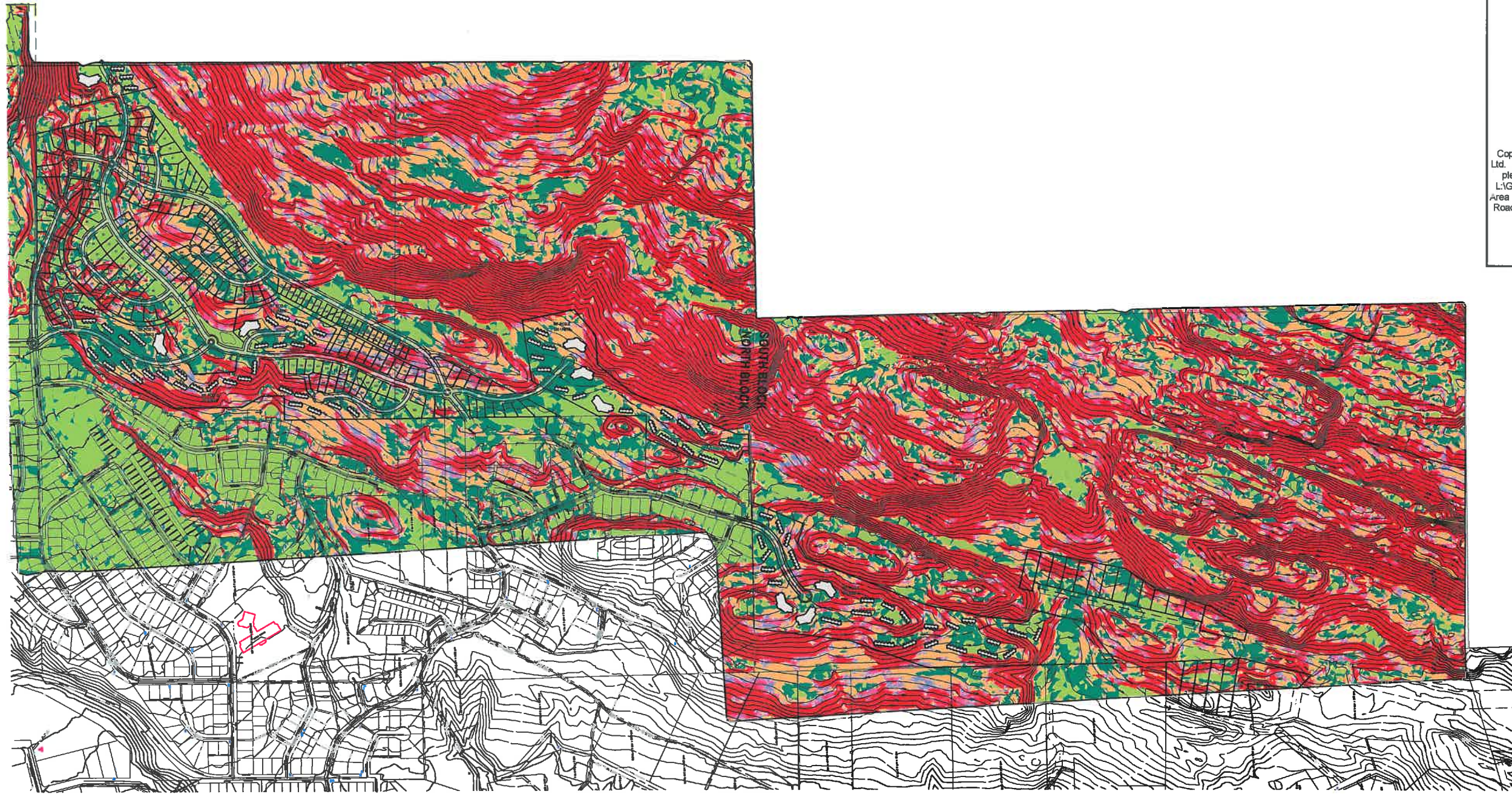


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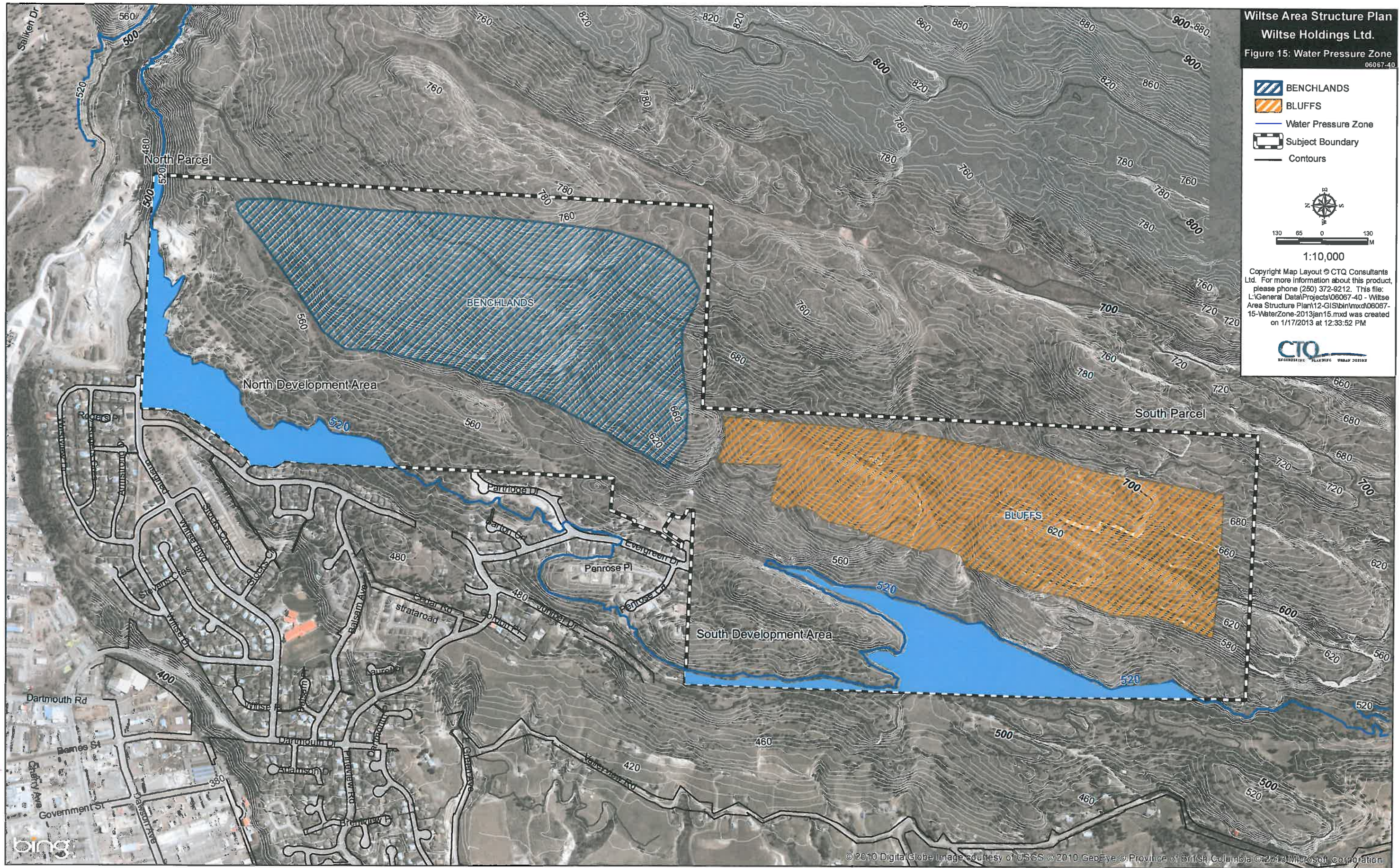
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Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 14:
Development Vs. Slope






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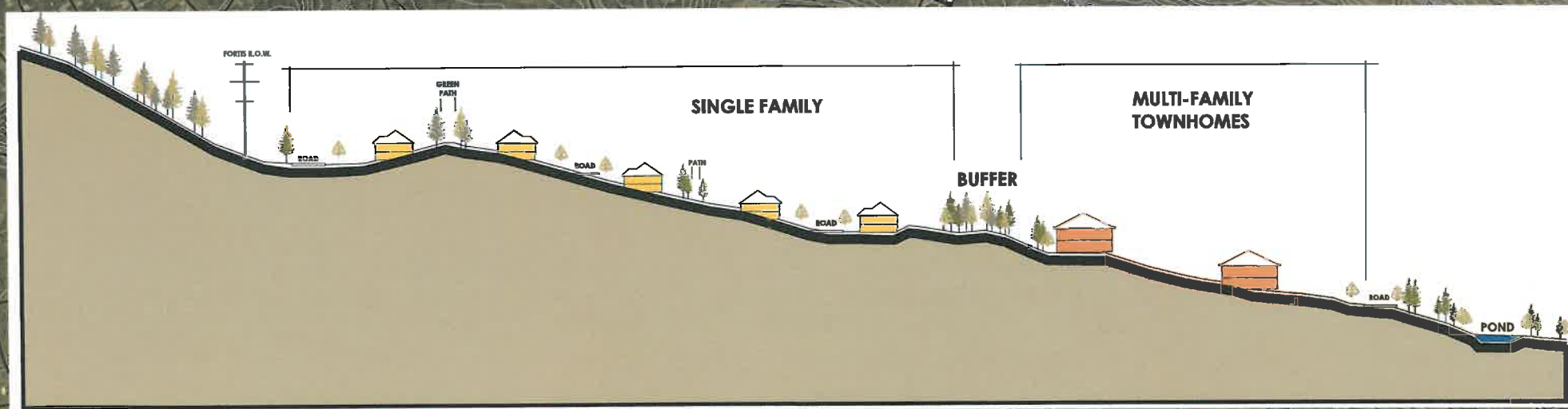
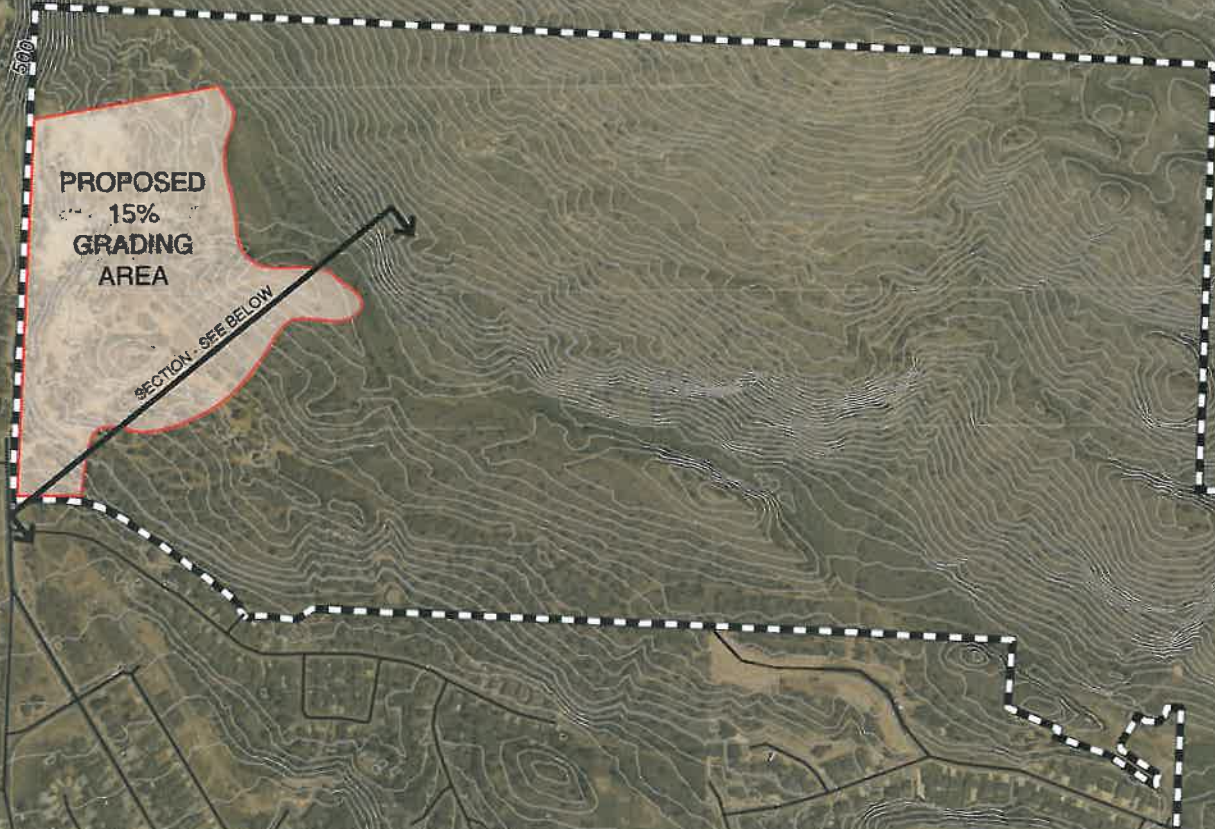
Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 16: Proposed North
Parcel Grading

-  Subject Boundary
-  Index Contours
-  Intermediate Contours






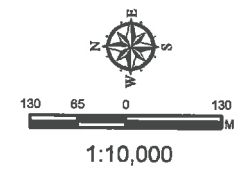
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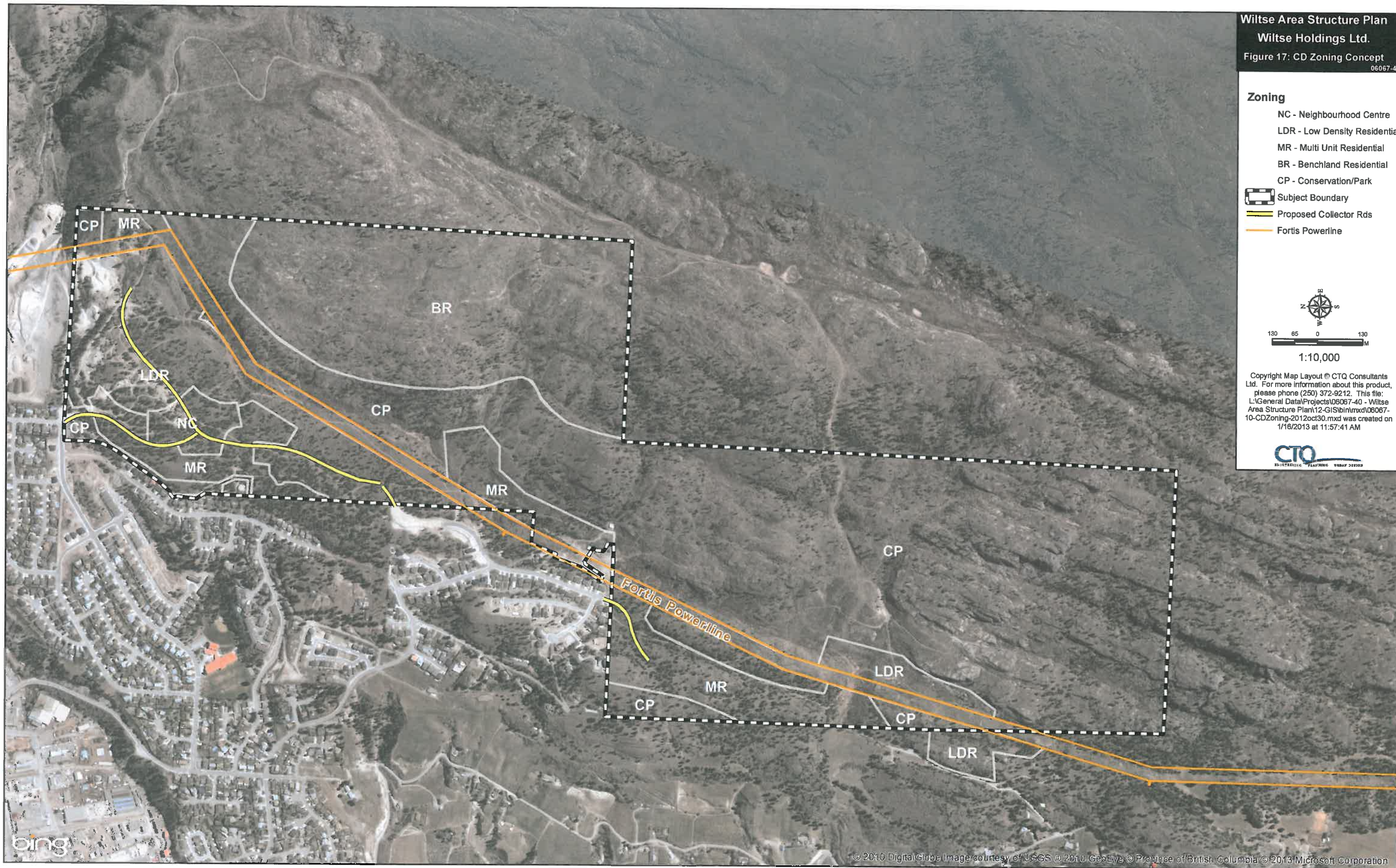


Wiltse Area Structure Plan
Wiltse Holdings Ltd.
 Figure 17: CD Zoning Concept
 06067-40

- Zoning**
- NC - Neighbourhood Centre
 - LDR - Low Density Residential
 - MR - Multi Unit Residential
 - BR - Benchland Residential
 - CP - Conservation/Park
-  Subject Boundary
-  Proposed Collector Rds
-  Fortis Powerline



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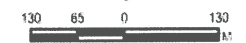
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Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Figure 17:
CD Zoning Concept

Zoning

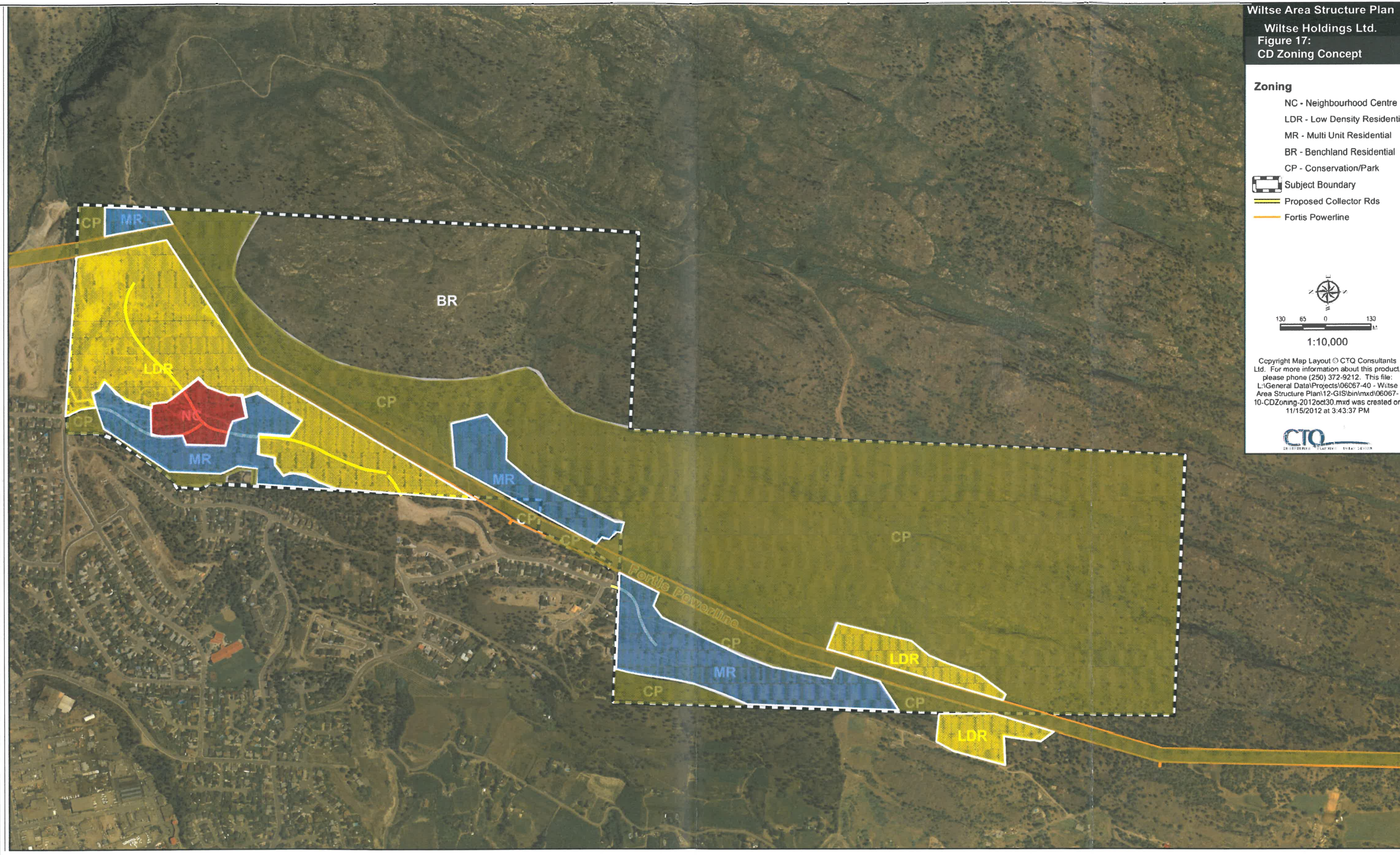
- NC - Neighbourhood Centre
- LDR - Low Density Residential
- MR - Multi Unit Residential
- BR - Benchland Residential
- CP - Conservation/Park

-  Subject Boundary
-  Proposed Collector Rds
-  Fortis Powerline



1:10,000

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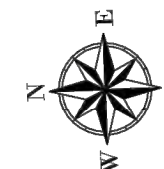
Note:
Roadways are conceptual only and for
reference purposes.

Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Fig 18: Environmental Protection
Development Permit Area

 Subject Property Boundary

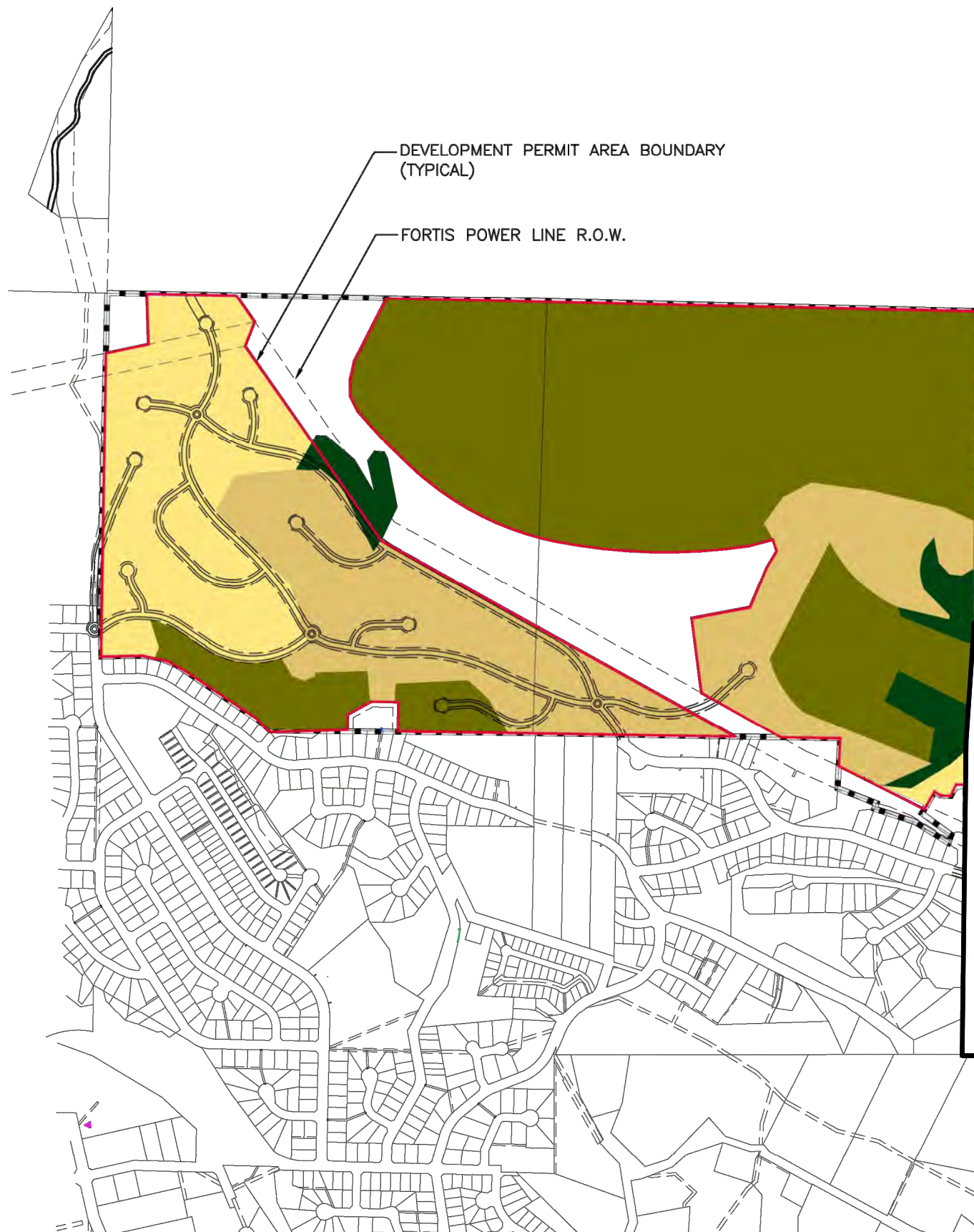
Environmental Sensitivity Area (ESA)

-  Very High
-  High
-  Moderate
-  Low



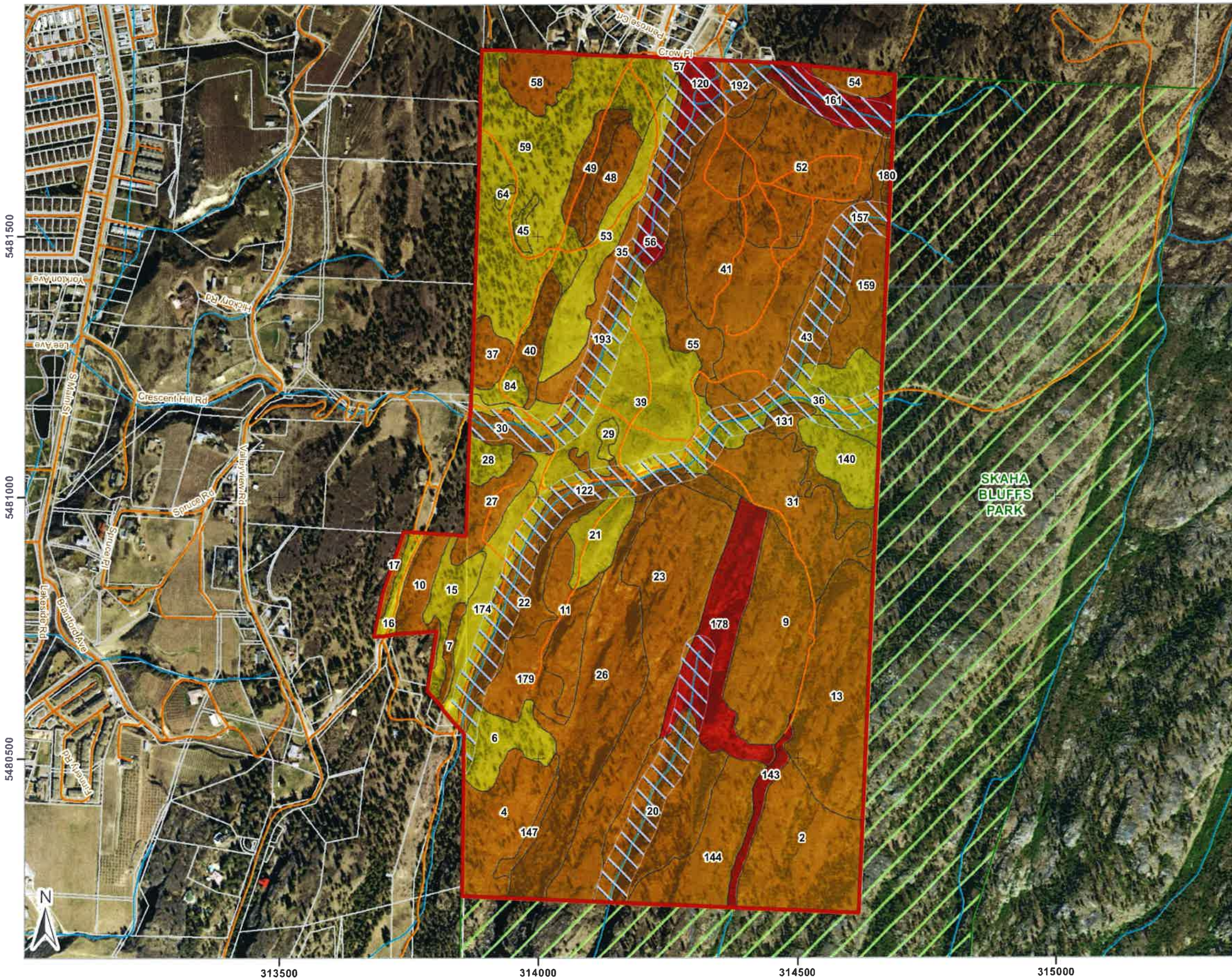
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Project No. 06067-40 - May 2014



SEE FIGURE 18A

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THE BLUFFS PENTICTON, BC

Legend

- ESA 1 - High
- ESA 2 - Moderate
- ESA 3 - Low
- ESA 4 - Not Sensitive
- Riparian Management Area (30m)
- Property Boundary
- Parks
- Roads & Trails
- Streams & Lakes
- City of Penticton Legal Parcels

Figure 18A

LOCATION MAP





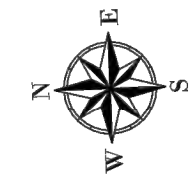
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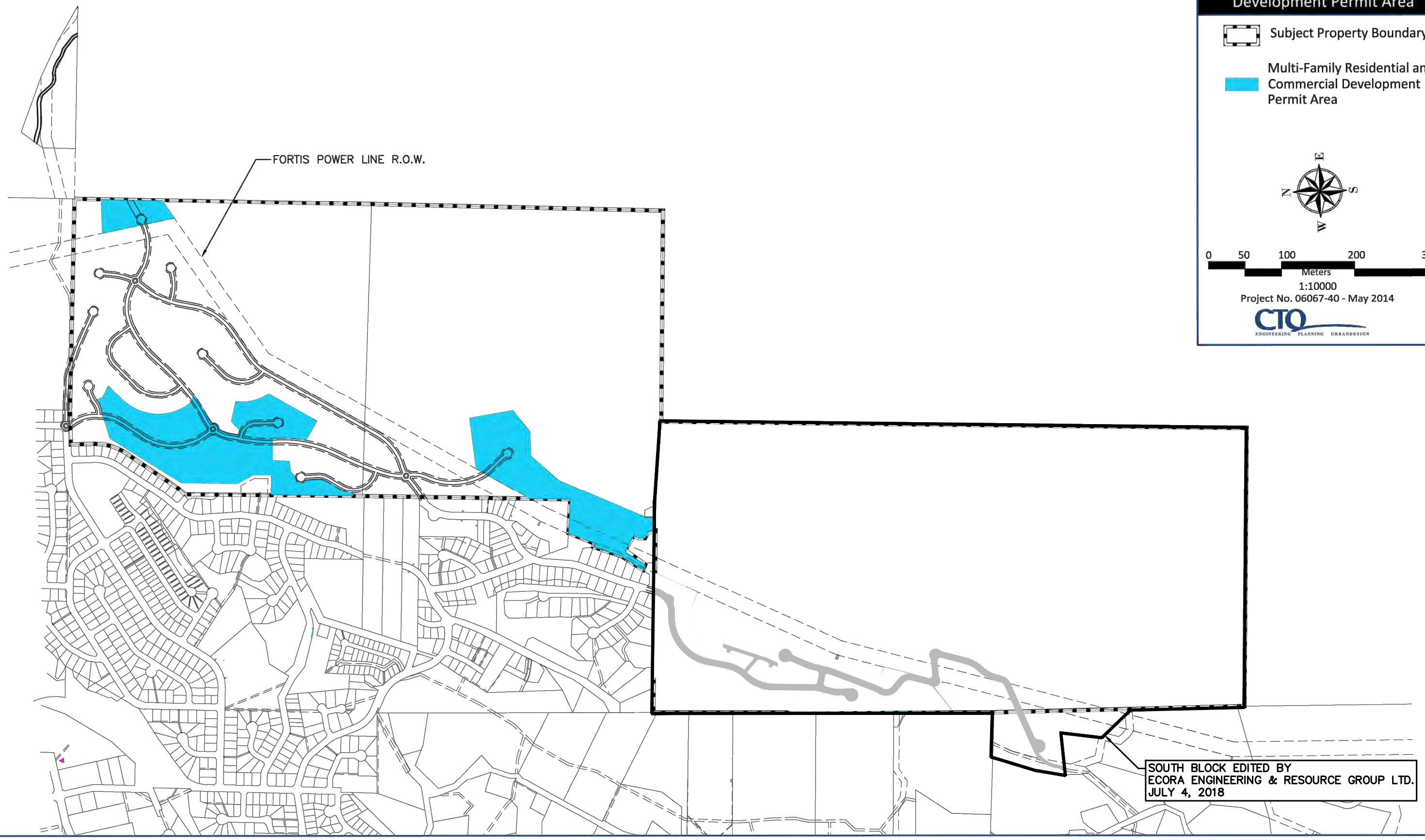
Note:
Roadways are conceptual only and for
reference purposes.

Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Fig21: Multi-Family
Residential and Commercial
Development Permit Area

-  Subject Property Boundary
-  Multi-Family Residential and Commercial Development Permit Area



1:10000
Project No. 06067-40 - May 2014

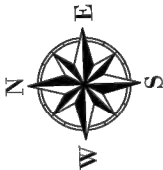


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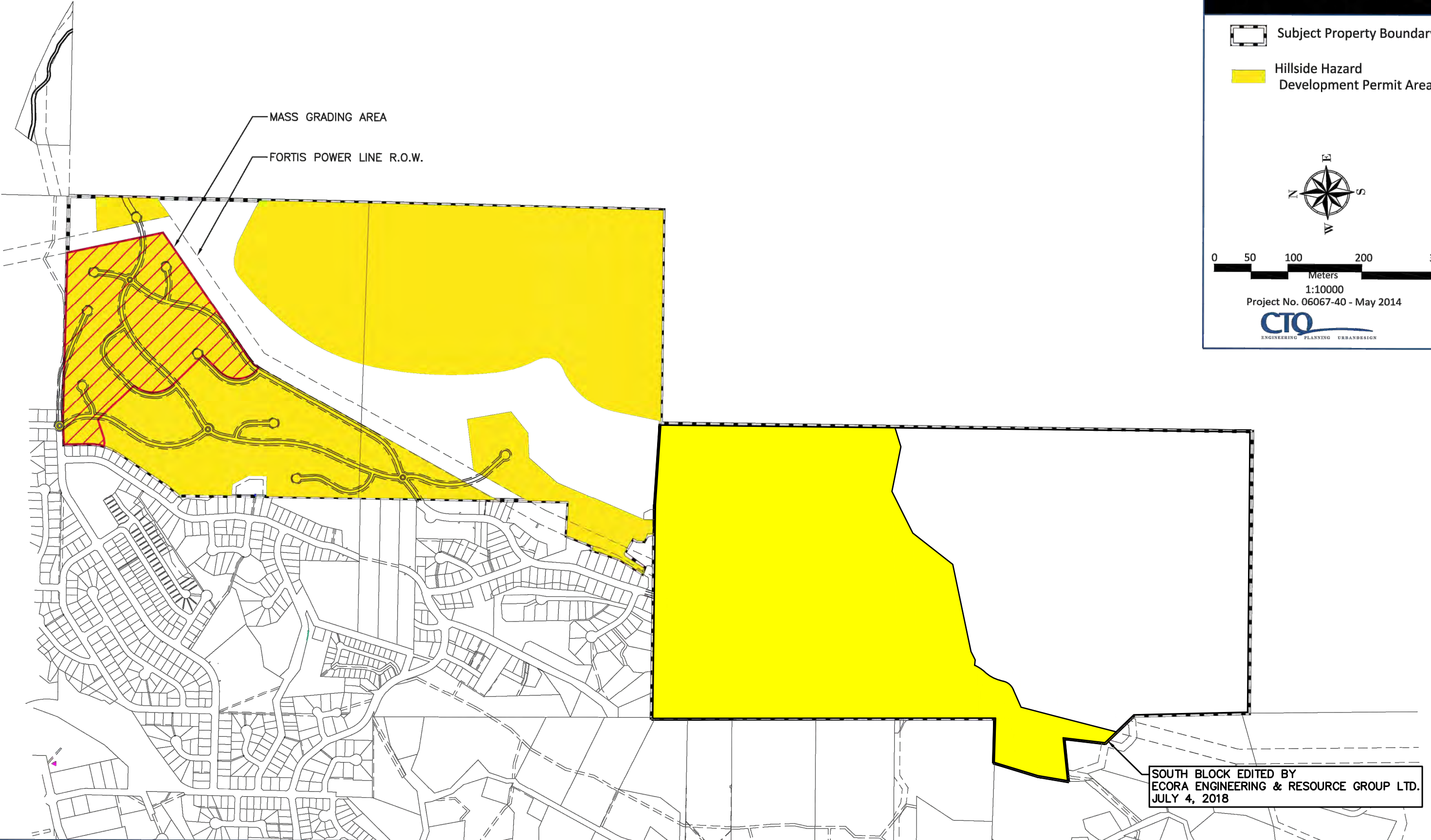
Note:
Roadways are conceptual only and for
reference purposes.

Wiltse Area Structure Plan
Wiltse Holdings Ltd.
Fig20:Hillside Hazard
Development Permit Area

-  Subject Property Boundary
-  Hillside Hazard
Development Permit Area



1:10000
Project No. 06067-40 - May 2014



MASS GRADING AREA
FORTIS POWER LINE R.O.W.

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JULY 4, 2018

Bylaw No. 2018-61

A Bylaw to Amend Zoning Bylaw 2017-08

WHEREAS the Council of the City of Penticton has adopted a Zoning Bylaw pursuant the *Local Government Act*;

AND WHEREAS the Council of the City of Penticton wishes to amend Zoning Bylaw 2017-08;

NOW THEREFORE BE IT RESOLVED that the Municipal Council of the City of Penticton, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. **Title:**

This bylaw may be cited for all purposes as "Zoning Amendment Bylaw No. 2018-61".

2. **Amendment:**

2.1 Zoning Bylaw 2017-08 Schedule B is hereby amended as follows:

Include Lot 1, District Lot 190 and 2710, Similkameen Division Yale District Plan KAP7449 located at 3200 Evergreen Drive, identified on Schedule 'A' as R1 (Large Lot Residential), RM1 (Bareland Strata Housing), FG (Forestry and Grazing) and P2 (Parks and Recreation).

2.2 Zoning Bylaw 2017-08 is hereby amended by adding the following site specific provisions to section 9.1.4:

.1 In the case of Lot 1, District Lot 190 and 2710, Similkameen Division Yale District Plan KAP7449 located at 3200 Evergreen Drive, two single family residences and a 20 room tourist accommodation resort with a maximum floor area of 1850m² is permitted.

2.3 Schedule 'A' attached hereto forms part of this bylaw.

READ A FIRST time this	21	day of	August, 2018
A PUBLIC HEARING was held this	4	day of	September, 2018
READ A SECOND time this		day of	, 2018
READ A THIRD time this		day of	, 2018
ADOPTED this		day of	, 2018

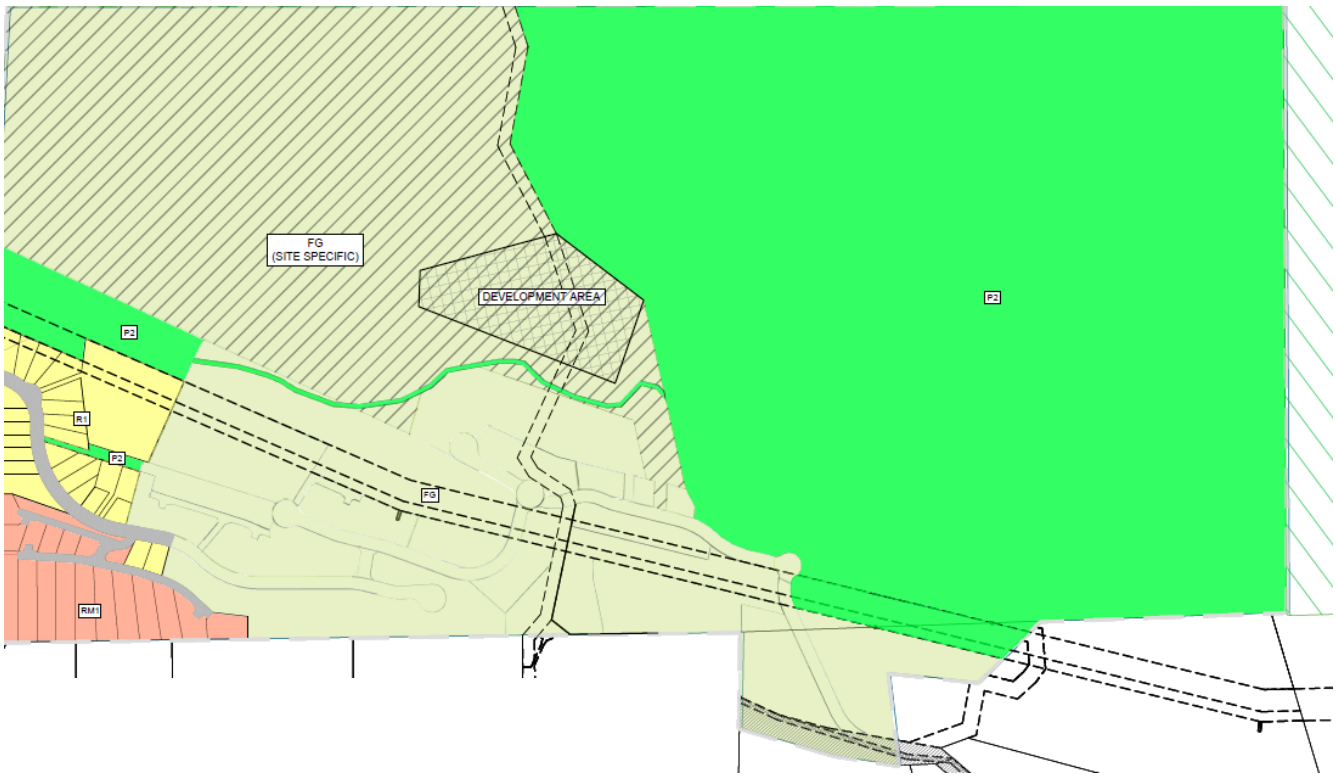
Notice of intention to proceed with this bylaw was published on the 24 day of August, 2018 and the 29 day of August, 2018 in the Penticton Western newspaper, pursuant to Section 94 of the *Community Charter*.

Andrew Jakubeit, Mayor

Dana Schmidt, Corporate Officer

Amend Zoning Bylaw 2017-08 to include Lot 1, DL 190 and 2710 SDYD, Plan KAP7449 (3200 Evergreen Drive) in 1) Large Lot Residential (R1), 2) Bareland Strata Housing (RM1), 3) Forestry Grazing (FG), and¹⁹⁷ - 4) Parks & Recreation (P2) and add a site specific provision to the Forestry Grazing (FG) zone to permit two single family residences and a 20 room tourist accommodation resort with a maximum floor area of 1850m².

ZONING LEGEND	
	- R1 - LARGE LOT RESIDENTIAL
	- RM1 - BARELAND STRATA HOUSING
	- FG - FORESTRY & GRAZING
	- P2 - PARKS & RECREATION



City of Penticton – Schedule ‘A’

Zoning Amendment Bylaw No. 2018-61

Date: _____

Corporate Officer: _____