



Goats Peak

Comprehensive Development Plan

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REPORT

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Development Plan

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1.0 Introduction

This Comprehensive Development Plan (CDP) for the Goats Peak and Gellatly Comprehensive Development (CD) Areas provides a detailed evaluation of the site, including site specific constraints and a proposed development scenario. It is the intention of the proponent to proceed with the development of a high quality residential community in this area. It is also the intention of the proponent to go beyond City of West Kelowna (CWK) requirements to create a community that provides for the highest and best use of the subject property, and works to create a vibrant and diverse space for people to live healthy and active lives. The proposed Goats Peak development, explored through this planning process, represents a significant opportunity for the CWK to work with the development community to facilitate sustainable growth and community development that positively contributes to the social and economic vibrancy of the Region.

1.1 Purpose

The purpose of this Comprehensive Development Plan (CDP) is to provide a succinct description of the planned development to take place within the Goats Peak and Gellatly CD Areas in the CWK. Key objectives of this Plan include:

- clearly demonstrating key links between the Official Community Plan (OCP) and specific land development applications;
- providing the necessary framework to support land use designations in specific areas of the subject property;
- addressing the requirements of the four development permit areas that apply to the proposed Goats Peak development;
- determining how the Goats Peak development can best meet CWK objectives, including but not limited to: environmental protection, community resources, land use, servicing, access and transportation, form and character, and parks;
- providing guidance on the protection of environmentally sensitive lands;
- establishing design guidelines that support sustainable community development;
- clearly outlining potential development areas, and the proposed phasing of development; and,
- providing a plan for the provision of infrastructure and servicing on site.

1.2 Planning Process to Date

The planning process to date has involved a substantial amount of analysis on the proposed Goats Peak development site and extensive discussion with CWK staff and citizens.

Since approval of the Terms of Reference by Council in October 2013, the applicant has been working with CWK staff to address the context and inventory requirements for developing a CDP for the Goats Peak site.

The first phase (Phase 1) of developing this CDP created the foundation to support a concept plan for the site. This was done by completing the necessary technical reports to determine if the subject area could effectively accommodate additional land uses, as well as to gain an understanding of the opportunities and constraints of the site; both within and adjacent to the plan area. An update report was then prepared and submitted to CWK for review.

The Phase 1 technical submission included a number of key studies and plans, which are further explored in Section 2.3 of this report. Additionally, the Phase 1 submission to CWK provided a preliminary land use plan, as well as a recreation and ecological network plan.

Phase 2 (Assessment) involved using the information gathered from the public and stakeholder engagement to inform the direction of the CDP's development, and to hold a public information meeting.

Phase 3 of the CDP's development used the information gathered from the context and inventory analysis work, and stakeholder engagement in Phases 1 and 2 to inform the further development of the Plan.

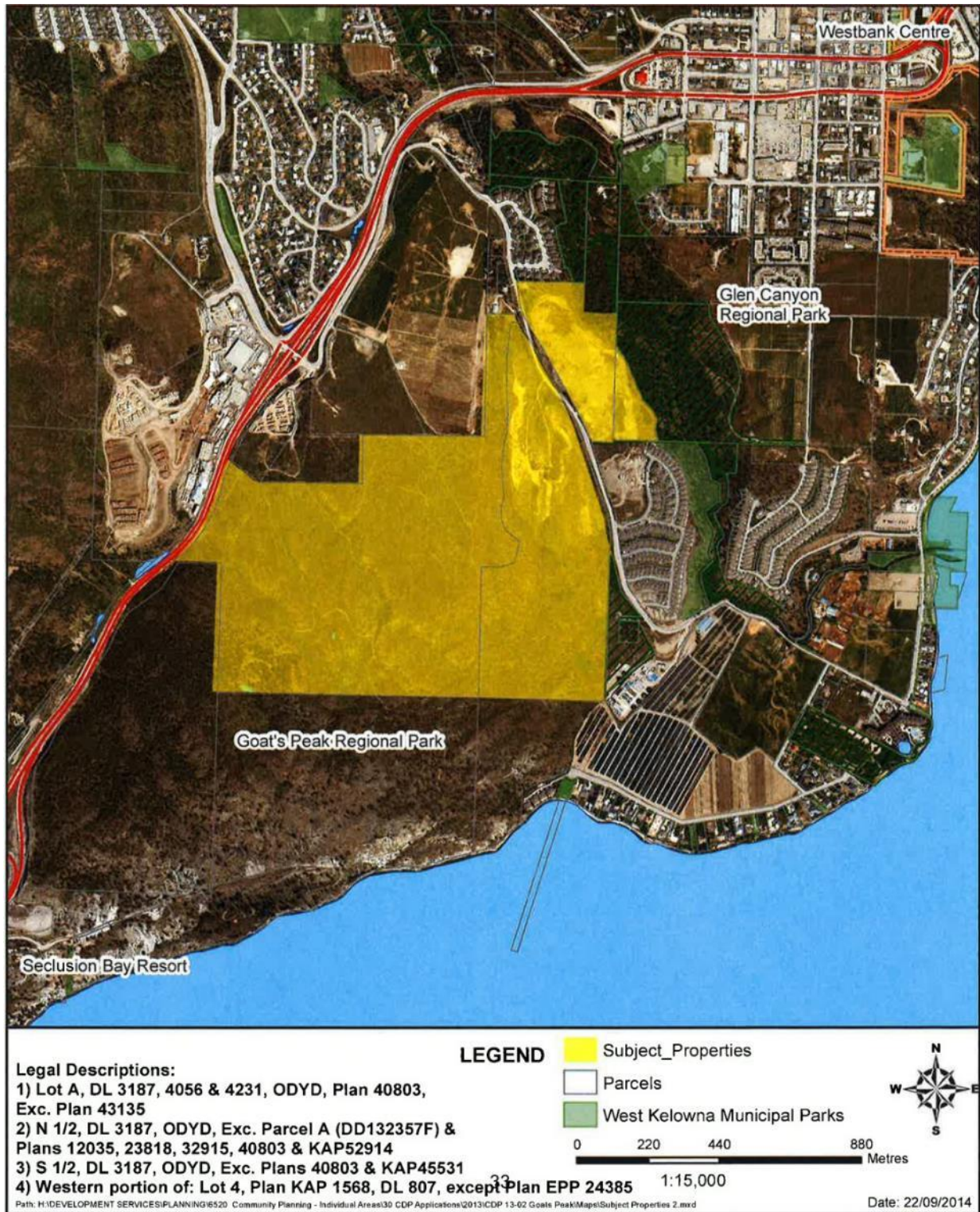
1.3 Area Context

The proposed Goats Peak development area is located above the Northwest shore of Okanagan Lake at the southern boundary of the CWK, British Columbia. Specifically, the proposed development is southeast of Highway 97 (Okanagan Highway) and straddles Gellatly Road with the proposed development cells B, C and D located on the west side of Gellatly Road and development cells E and F on the east side (see Figure 1.1).

The development area is comprised of four separate lots located adjacent to Gellatly Road, near the Glenrosa interchange in West Kelowna. The lots are described as the north and south portions of District Lot 3187, separated by Gellatly Road, and Lot A, KAP40803, hereafter referred to as DL 3187N, DL 3187S and Lot A, respectively. The combined area of the three lots is about 109.8 hectares (271 acres).

The proposed Comprehensive Development Plan includes a diverse range of uses, including a Village Centre to be located east of Highway 97. The plan envisages that full build-out of the area will include a wide range of land uses. The current concept for the area includes phased development of approximately 933 units spread across about 45% (48.8 Ha or 122 acres) of the 109.8 Ha (271 acre) site, with build-out achieved over a 15 to 20 year period.

Figure 1.1 – Site Context



2.0 Context and Land Inventory

The following section provides a contextual overview of the Goats Peak development area. This section includes an overview of existing land use regulations, site attributes, and an overview of previous studies completed.

2.1 Existing Land Use Regulations

The site is currently designated as a Comprehensive Development Area, and primarily zoned Rural Resource (RU5) and Rural Residential Large Parcel (RU4), with a small section of Agricultural (A1) on the former Westbank Orchards property (see **Figures 2.1 and 2.2**). The proposed Goats Peak development falls under both the Goats Peak and Gellatly CD area designations in the OCP, which requires the proponent to create a Comprehensive Development Plan (CDP). The authority which enables the City to consider a CDP for the Goats Peak development is outlined in the City's OCP Bylaw No. 0100. Under this bylaw CDP's are non-statutory documents that must be endorsed by Council to become valid. Additionally, specific OCP-related policy changes and Land Use Designation changes will be brought forward as an OCP amendment. As such, a completed CDP, an OCP amendment, and a zoning bylaw amendment are all required for the Goats Peak development to proceed.

Figure 2.1 – Current Zoning (Bylaw 0154)

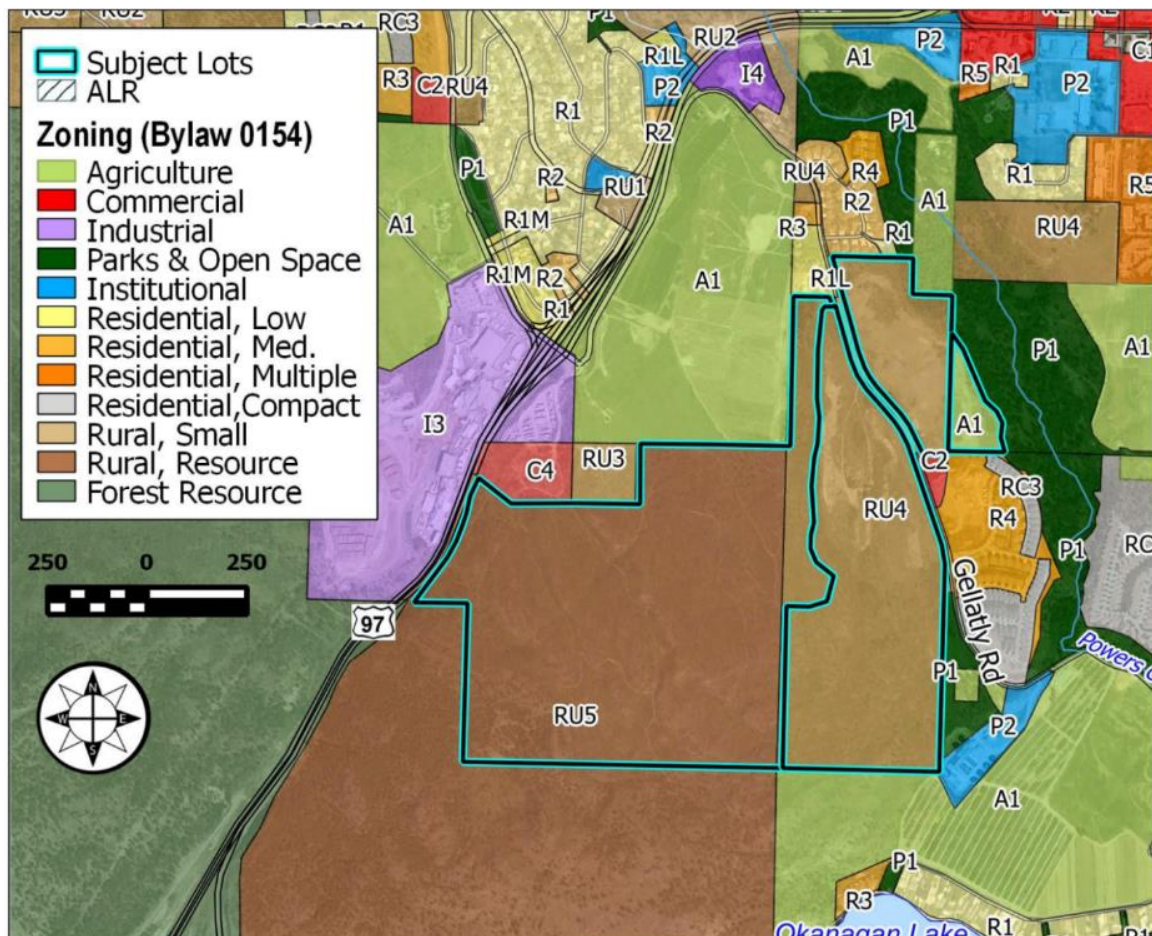
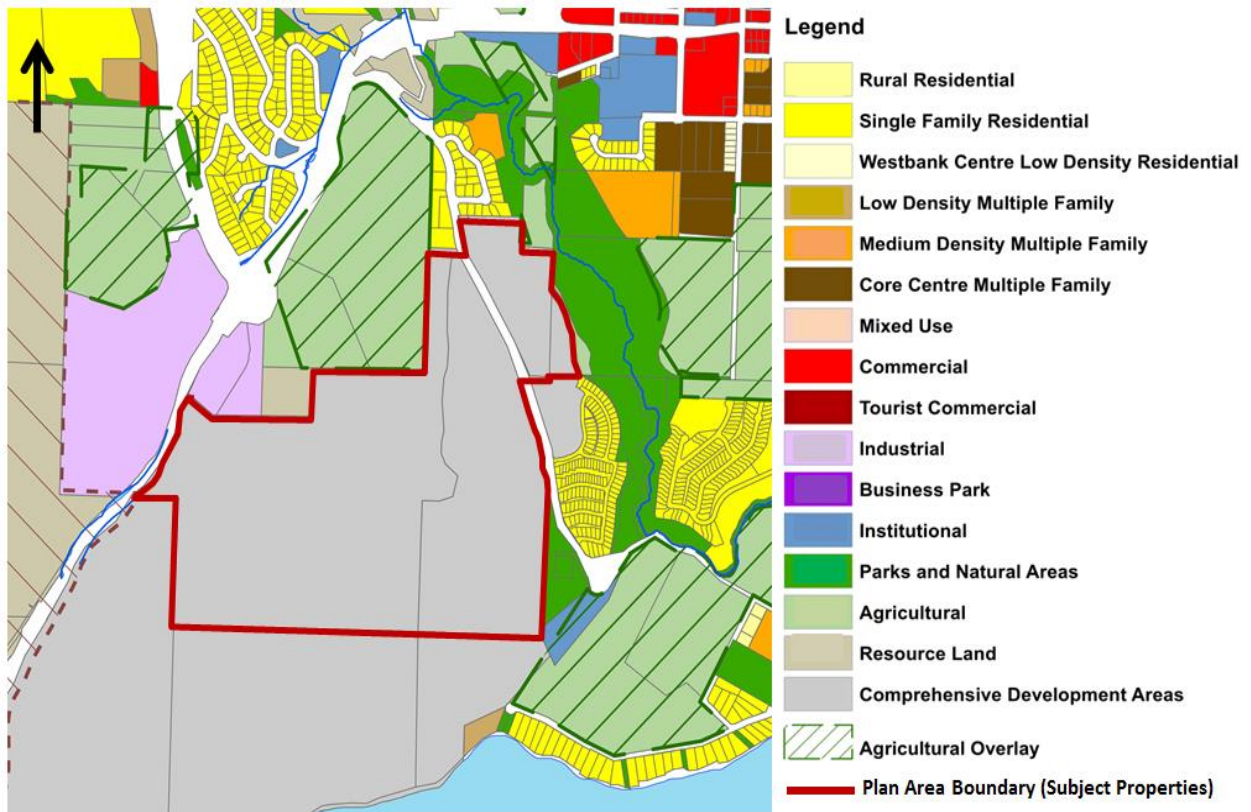


Figure 2.2 – OCP Map Designations



Further, development on Goats Peak will need to address the requirements of all applicable development permit area regulations (see **Figures 2.3 and 2.4**). The proposed Goats Peak development area is subject to the requirements of four CWK development permit areas, including:

- DPA 4 - Hillside
- DPA 5 - Aquatic Ecosystem
- DPA 6 - Sensitive Terrestrial Ecosystem
- DPA 7 - Wildfire Interface

Moving forward, the Development Permit application should also address the additional objectives and guidelines contained in the Goats Peak CDP.

Figure 2.3 – Development Permit Areas 4 (Hillside) & 7 (Wildfire Interface)

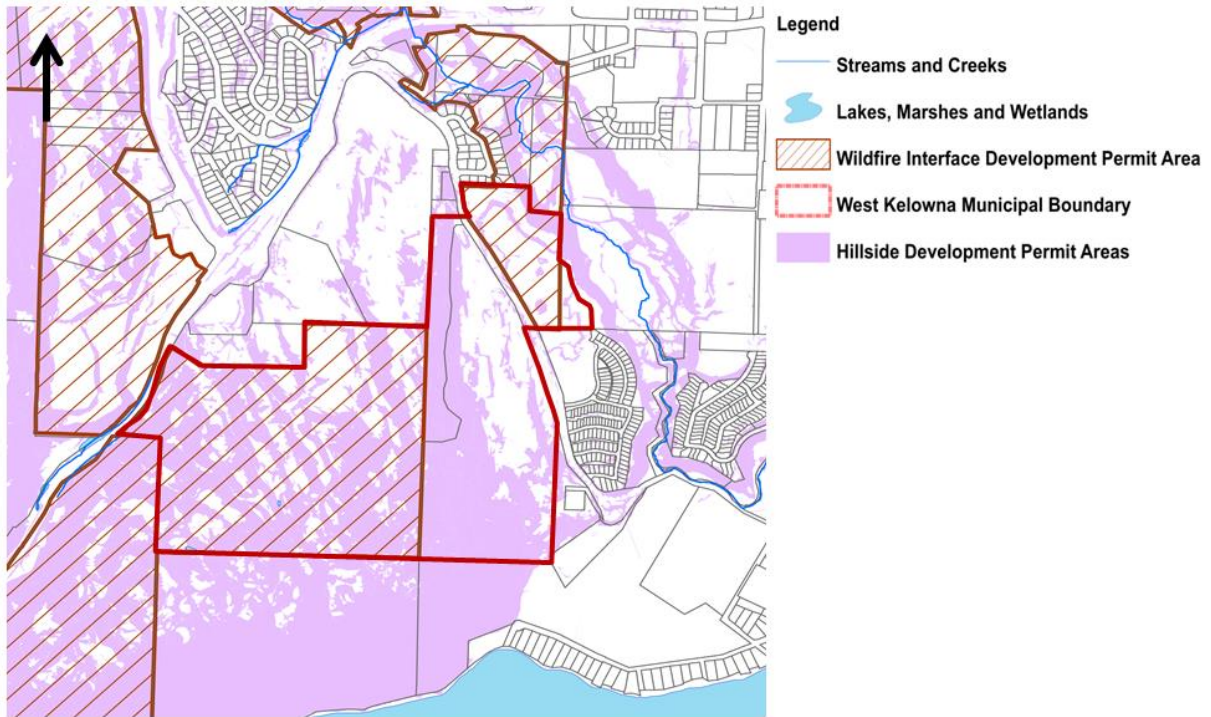
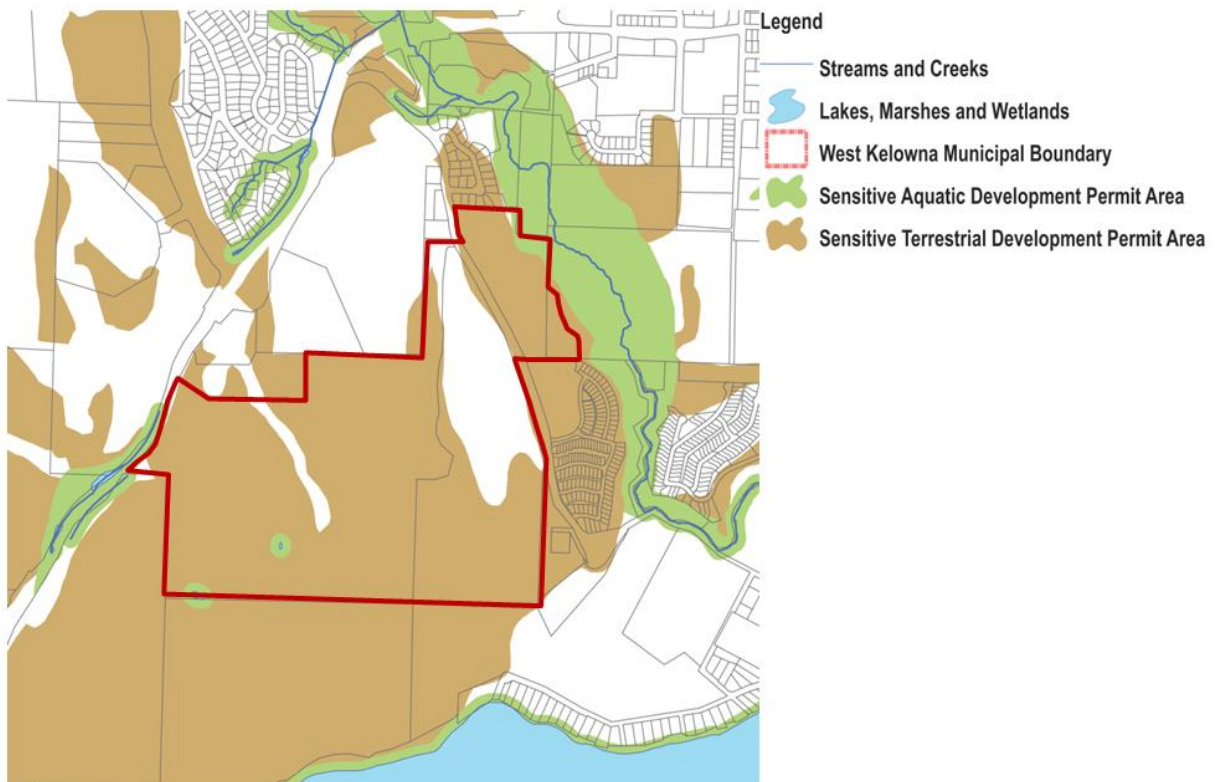


Figure 2.4 – Development Permit Areas 5 (Aquatic Ecosystem) & 6 (Terrestrial Ecosystem)



Additionally, the proposed development must also adhere to all relevant CWK master planning documents. These master planning documents, considered in this CDP, include but are not limited to:

- Master Transportation Plan;
- Water Master Plan;
- Recreation Trails Master Plan (draft);
- Agricultural Plan;
- Storm Water Management Plan; and
- Parks and Recreation Master Plan.

Importantly, the CDP should not only consider the impacts of development on the site, but also how development at Goats Peak is going to impact neighbouring properties and land uses.

Currently, neighbouring land uses designated in the CWK OCP, include: industrial and agricultural lands to the North; residential and parkland to the East; and, resource land to the West and South (towards Okanagan Lake) (see **Figure 2.2** above).

The CWK OCP requires development in the Goats Peak and Gellatly CD areas to mitigate any negative impacts on neighbouring land uses through methods, such as: buffers with ALR land; allowing wildlife corridors between protected lands; addressing the concerns of neighbouring industrial activities taking place at Gorman's Mill; and more.

2.2 Site Attributes

As previously mentioned, the Goats Peak development area is composed of three parcels totalling 109.8 hectares (271 acres). However, the developable area of the site is substantially less due to a number of topographic and environmental constraints. The presence of steep slopes, sensitive ecosystems, large ravines and watercourses limit areas for potential development to flatter areas; primarily adjacent to Gellatly Road and along flatter sections near the ridge and summit of Goats Peak.

The site is currently undeveloped with the exception of a small area near Gellatly Road, which includes a historic orchard and limited natural lands, as well as a historic gravel pit site on the east side of Gellatly Road. The remainder of the site is a mix of forested hillside and cleared lands - a large portion of which were recently disturbed by a large forest fire. Historically disturbed portions and less environmentally sensitive areas to the east of Goats Peak represent the best opportunities for land development.

2.3 Overview of Previous studies

The following section provides a breakdown of the key findings from previous studies done for the Goats Peak development. These studies include:

1. Environmental Impact Assessment
2. Riparian Areas Regulation Assessment
3. Archaeological Overview Assessment
4. Preliminary Geohazard Assessment
5. Traffic Impact Assessment

6. Functional Servicing Report
7. Trails and Open Space
8. Wildfire Hazard Assessment
9. Visual Impact Assessment

2.3.1 ENVIRONMENTAL IMPACT ASSESSMENT

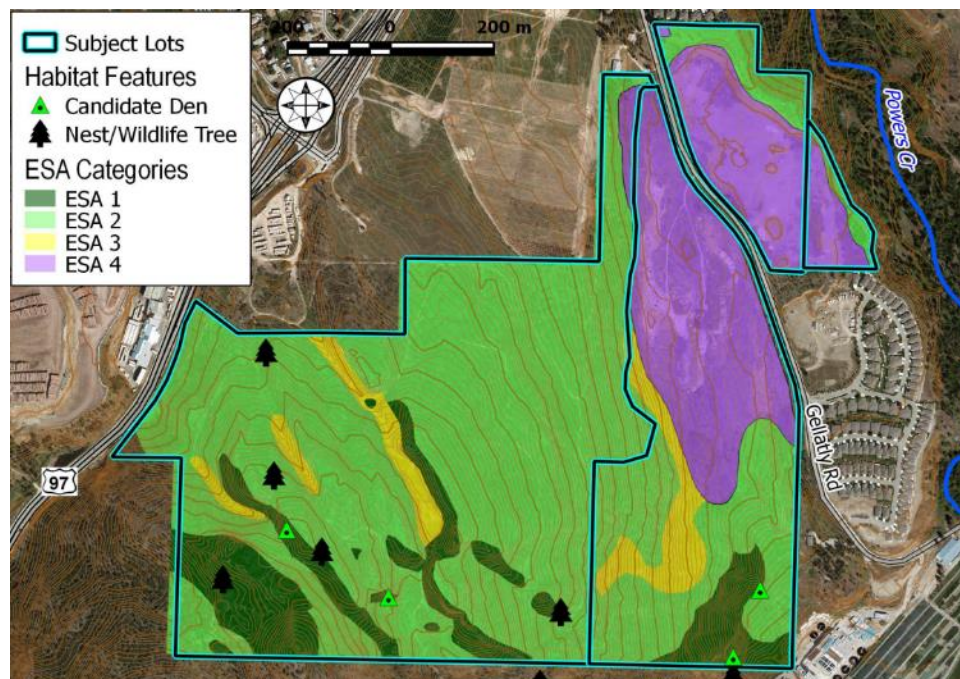
The Environmental Impact Assessment (EIA) forms an integral part of the Comprehensive Development Plan for Goats Peak. The EIA provides detailed ecosystem and Species at Risk information for the property and surrounding area, as well as recommendations to develop plans to avoid or minimize impacts to important areas that are deemed ecologically sensitive or important for wildlife. Key findings from the EIA for the Goats Peak and Gellatly Comprehensive Development areas are outlined below:

Terrestrial Ecosystems:

- The area has been subjected to historic logging, and most of the dense young forest regrowth was burned in a wildfire in 2009. Unburned portions of young forest remain in a small area around the summit in the southwest corner.
- Much of the property has been extensively cleared and graded, with gravel extraction in some areas.
- No rare species of wildlife have been observed in the Plan Area; however, several listed wildlife species have been recorded from surrounding areas (see Appendix A-1 for details).
- A high number of bat calls were recorded from the site, indicating a roost is likely present in the Goats Peak CDA. Some of these calls may have been the common, yet Endangered, Little Brown Myotis.
- No rare plants were encountered during surveys, and are unlikely to occur.

Although much of the plan area has been identified as subject to the Sensitive Terrestrial Ecosystem Development Permit Area, based on ecosystem mapping, the ecological condition of the ecosystems is generally fairly low; mostly due to the logging and fire history (see **Figure 2.5**).

Figure 2.5 – Sensitive Terrestrial Ecosystems

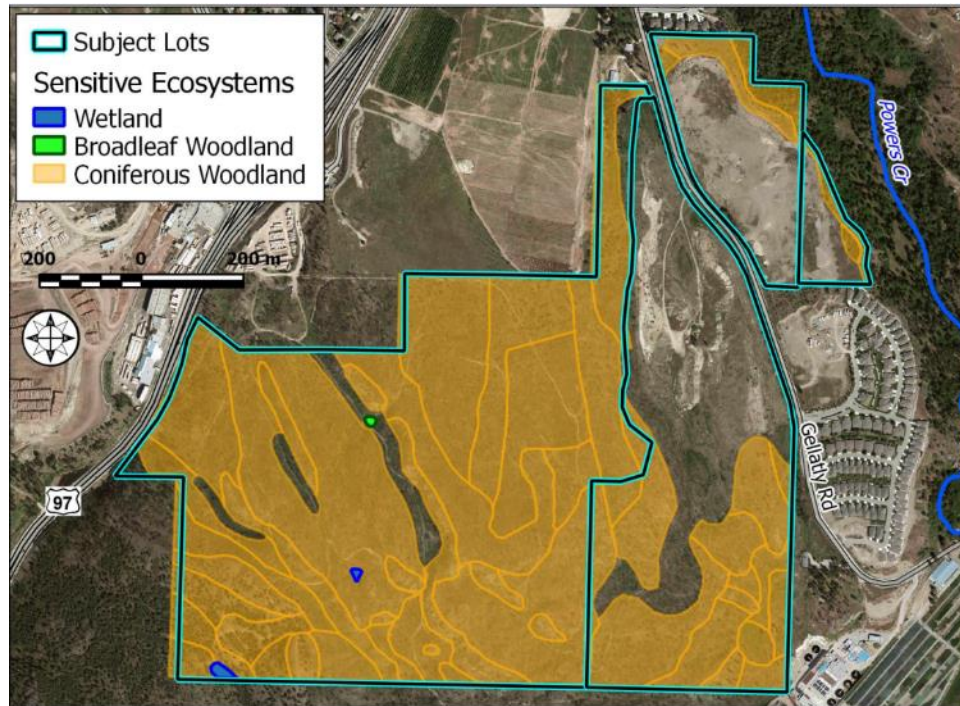


- **ESA 1** - Significant ecological values from a landscape perspective; may be important to multiple rare species.
- **ESA 2** - Considerable ecological values, but often complex with some less valuable areas.
- **ESA 3** - Some environmental sensitivity, but often disturbed and fragmented.
- **ESA 4** - Little or no ecological sensitivity.
- **Candidate Den** - Sensitive wildlife habitat feature
- **Nest/Wildlife Tree** - Sensitive wildlife habitat feature

Aquatic Ecosystems:

The EIA identified two small wetlands in the plan area, which are considered Sensitive Aquatic Ecosystems, with significant conservation value (see **Figure 2.6**). The Powers Creek gully (also identified in the Riparian Areas Regulation Assessment Report) is a Sensitive Aquatic Ecosystem that requires a setback under the Riparian Areas Regulation to avoid impacts to the stream (see **Section 2.3.2**).

Figure 2.6 – Sensitive Aquatic and Terrestrial Ecosystems



Key Recommendations:

The anticipated impacts from development are considered to be low to moderate. Generally, the loss and fragmentation of wildlife habitat and ecosystems is relatively low, but the cumulative effect of wide-spread development in the area poses barriers to ecological connectivity. Therefore, the key mitigation recommendations from the EIA include:

1. Measures should be taken to provide for species movement and ecosystem connectivity in surrounding areas;
2. Measures should be taken to protect and enhance the environmental values of the surrounding areas (particularly the ESAs); and,
3. Measures should be taken to conserve and restore the limited ecological connectivity that exists in the area, including the identified Wildlife / Ecosystem Corridors (particularly at the north and south ends of development along Gellatly Road).

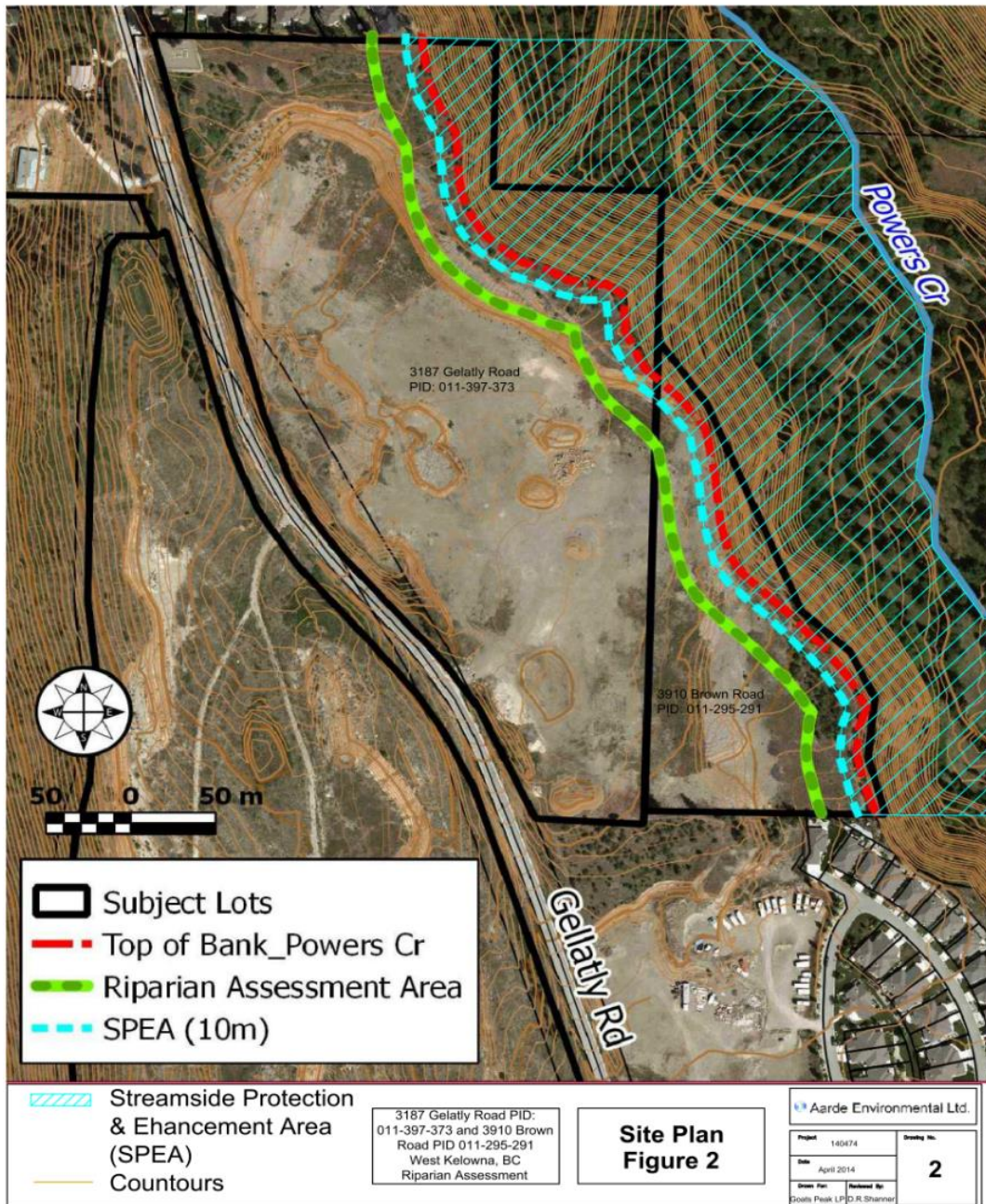
The overall findings of the report suggest development in the upper blocks will contribute to habitat loss and fragmentation, and that the cumulative impacts of the proposed development, in addition to the existing development in the area, will significantly limit ecological connectivity. However, appropriate long-term protection of the surrounding ESAs and corridors should provide adequate mitigation.

The full report and list of recommendations from the EIA can be found in **Appendix A-1**.

2.3.2 RIPARIAN AREAS REGULATION ASSESSMENT

The Riparian Areas Regulation Assessment Report provides an overview of the riparian and aquatic ecosystems in the plan area. This analysis highlighted Powers Creek as the primary location of aquatic and riparian habitats (see **Figure 2.7**).

Figure 2.7 – Powers Creek SPEA



The analysis of Powers Creek demonstrated the following:

- Powers Creek retains several species of fish and native riparian vegetation;
- Powers Creek is a high value fisheries stream for spawning kokanee and rainbow trout from Okanagan Lake;
- Powers Creek has a resident rainbow trout fish population;
- all fish species from Okanagan Lake also have unrestricted access to Powers Creek and the creek may be utilized by other species not listed in the Fisheries Data Warehouse;
- the vegetation adjacent to the creek is almost entirely native and the native riparian vegetation in the ravine is high value fish habitat; and,
- Powers Creek needs to be protected within the SPEA.

Further, the analysis demonstrated that there were two small spring fed watercourses within the ravine adjacent to the proposed development that flow directly into Powers Creek. These watercourses qualify as streams under the Riparian Areas Regulations (RAR) and their riparian area will have to be protected within the Powers Creek Streamside Protection and Enhancement Area (SPEA).

Key Recommendations:

This Riparian Areas Regulation Assessment highlighted a number of important development considerations, which will require mitigation tactics to ensure the ecological integrity of aquatic ecosystems on site remain intact. In order to mitigate the impacts of development on Powers Creek and other aquatic ecosystems, several actions were recommended. These included:

1. Prior to development, a meeting with the building contractor is required. The pre development meeting will be undertaken to review the environmental requirements with the qualified environmental professional (QEP);
2. Ensure the Environmental Monitor is informed of any changes to the original site plan and that the Environmental Monitor has sufficient time to evaluate the changes to provide any additional environmental protection measures if required;
3. On-site monitoring by a QEP will be required when developing adjacent to and within the SPEA (restoration). Monitoring will occur for pre-construction and during construction as appropriate;
4. Monitoring is required to evaluate that no additional unforeseen impacts occur to the riparian habitat;
5. Monitoring up to 5 years needs to be undertaken to assess restoration planting effectiveness and additional planting requirements;
6. Monthly verbal communication with the developer and the construction contractor will occur and if any environmental incidents occur a written list of 'Action Items' will be provided to the Developer and Contractor by the environmental monitor; and,
7. The developer is required to have the QEP create a Completion Report to be kept by the Developer and submitted to the Riparian Area Regulation Notification System.

For the full report and further detail please refer to **Appendix A-2**.

2.3.3 ARCHAEOLOGICAL OVERVIEW ASSESSMENT

The Archeological Overview Assessment for the Goats Peak development area highlights the presence of several existing archeological sites in the plan area, as well as several areas with high archeological potential. A historical review of the area highlights the potential for archeological evidence related to early European settlement and mining at the mouth of Powers Creek (Gellatly), as well as “Brigade Trails” and Aboriginal trading routes in the area. Generally, archeological sites common to the Okanagan Lake region include:

- house pits;
- cache pits;
- stone artifacts on or below ground surface;
- cooking features;
- human burial locations;
- trails;
- fish or game traps;
- bark-stripped or otherwise modified trees; and,
- rock paintings or carvings.

Similarly, areas with slopes less than 20% and landforms, such as knolls and terraces, are considered favorable for most types of archeological sites.

Previous archeological investigations have recorded five archeological sites within the project area, including:

- two single house pit sites; and,
- three rock art sites.

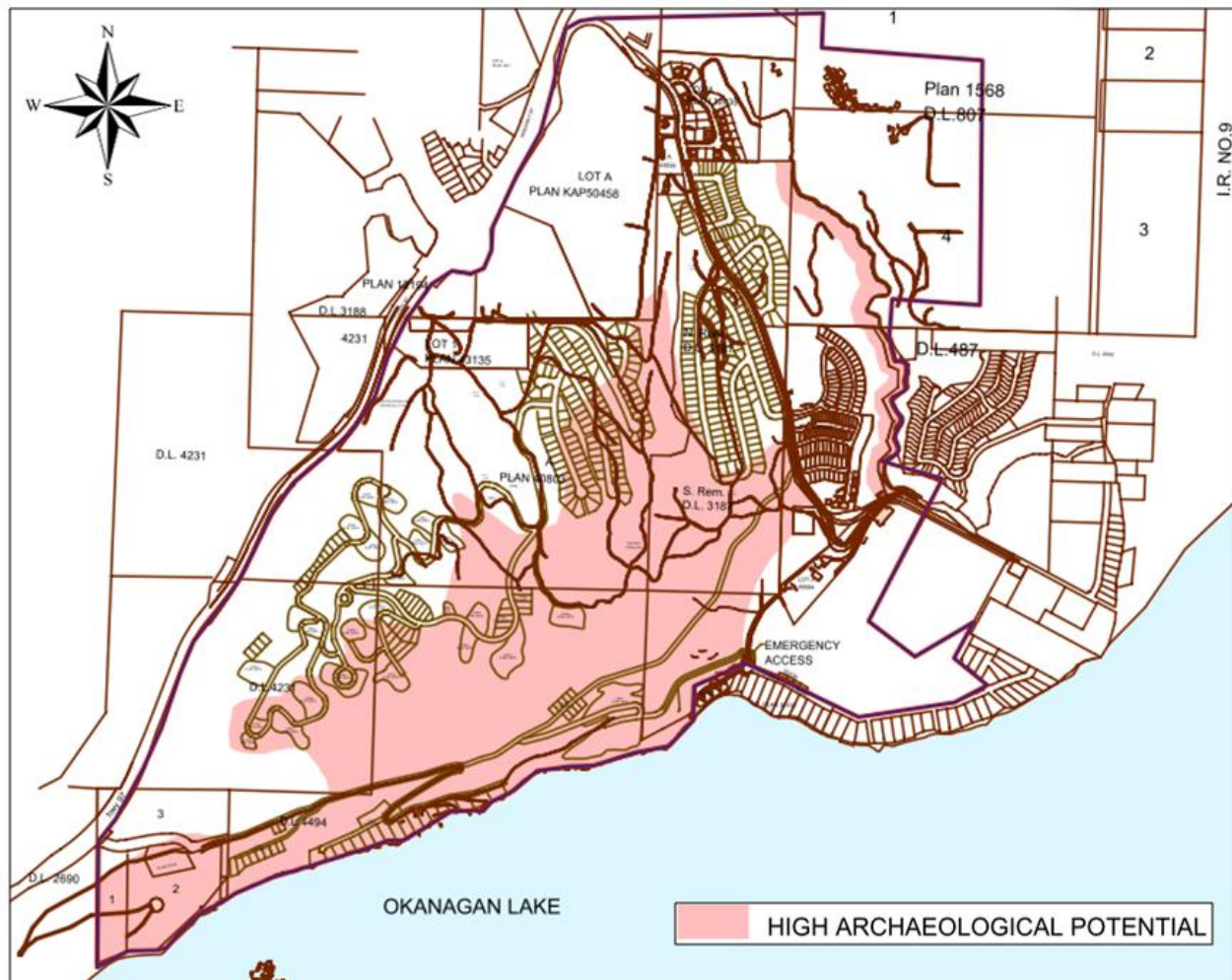
Further, an additional seven sites located within 100m of the project area, including:

- several house pits;
- scattering of stone artifacts;
- rock shelter and rock art sites; and,
- rock alignments and a prehistoric trail.

Further, numerous indigenous plants utilized by first nations were also present in the area.

Key findings of the report showed that several portions of the development area have low potential for archeological sites due to steep slopes, distance to aquatic features, unfavorable aspect and previous development. However, the south and south-central portion of the development area and the strip of land adjacent to Powers Creek are considered to have high archeological potential (see **Figure 2.8**). Additionally, the north-central portion of the development area is considered to have moderate potential for archeological sites.

Figure 2.8 – Areas of High Archeological Potential



The Archeological Assessment recommends that an Archeological Impact Assessment be completed for portions of the development area identified as having high or moderate archeological potential (i.e. north-central, south and south-central portions, and along Powers Creek) before development plans are finalized and construction proceeds. The Archaeological Impact Assessment will be undertaken at time of subdivision for each phase of development. The report also states that:

“If unanticipated cultural materials or features (including, but not limited to stone artifacts, cultural depressions, human remains, rock art, or other unusual objects or features of a possible ceremonial nature) are encountered during land development all work in the immediate area should cease and the archeological branch of Westbank First Nations and Okanagan Indian Band should be contacted.”

The CWK will require an Archaeological Impact Assessment at the time of rezoning. At that time, Westbank First Nation and Okanagan Indian Band will be contacted and involved in the preparation of the Archaeological Impact Assessment in areas of high or moderate archaeological potential.

2.3.4 PRELIMINARY GEOHAZARD ASSESSMENT

The Preliminary Geohazard Assessment is based on the results of air photo interpretation and field reconnaissance work done for the plan area and surrounding areas. The field work included a visual assessment of pre-identified terrain features, including near surface soil, bedrock and surface water conditions, vegetation, slope gradients and hillside processes.

The hazard classification criteria used for this assessment is based on City requirements for a development to have a level of safety of less than a 10% probability of failure occurring in a 50 year period (1/475) for a damaging landslide and 0.5% probability of failure occurring in a 50 year period (1/10,000) for a life-threatening or catastrophic landslide. **Table 2.1 and Figure 2.8** highlight the Hazard Classification Criteria used in the study.

Table 2.1 – Hazard Classification Criteria

Hazard Classification	Criteria of This Study	Probability of Hazard (Partial Risk) Occurrence
Green	<ul style="list-style-type: none"> No evidence of previous natural or development-related landslide activity. Level to moderately steep sloping areas of glacio-alluvial slopes or moderate colluvial slopes. Moderately steep rock slopes with loose rock particles. 	<ul style="list-style-type: none"> Less than 1 in 10,000 for catastrophic events. Less than 1 in 475 for property damaging events.
Orange	<ul style="list-style-type: none"> No evidence of previous natural or development-related landslide activity. Steep glacio-alluvial slopes and steep to moderately-steep colluvial slopes. Loose or unrestrained rock fragments present on steep slopes. Rockfall evidence with small (< 0.3m) particle size 	<ul style="list-style-type: none"> Less than 1 in 10,000 for catastrophic events. Greater than 1 in 475 for property damaging events.
Red	<ul style="list-style-type: none"> Recent or relict landslide features or other evidence of slope movement (e.g., tension cracks, soil scarps, deposition fans etc.) are visible on these slopes. Steep soil slopes (including excavated cuts greater than 5 m in vertical height). Rockfall events involving large rocks. 	<ul style="list-style-type: none"> Greater than 1 in 10,000 for catastrophic events. Greater than 1 in 475 for property damaging events.

The report suggests there were no significant changes to the plan area over time with the exception of a gravel pit located on DL 3187N.

Additional information based on visual observations during the field reconnaissance was categorized into four areas. The key findings from the visual observations conducted in these four areas included:

Area 1 – the area to the north of Gellatly Road (DL 3187N) which encompasses proposed Block E.

- Trees in this area were noted to be bent and tilting, which is indicative of creep movements in the slope.
- An area of seepage was observed at the toe of the slope below the northeast corner of the parcel.
- Localized areas of erosion with near vertical slopes up to several metres in height were observed at the base of the ravine along Powers Creek.
- The east edge of Area 1 (DL 3187N) is likely an area of landslide activity in the form of a creep movement and the likelihood for large, deep-seated landslides in this area corresponds with a Red hazard classification.

Area 2 – the cut and fill slopes in the north of DL 3187S, approximately in the center of proposed Block D.

- Evidence of construction processes were noted in the form of cut and fill slopes in this area.
- Localized areas of sloughing were noted in the fill slopes.
- No seepage or other signs of soil instability were noted in this area.
- The north half of Area 2 (DL 3187S) showed signs of sloughing in the existing fill and cut slopes and the likelihood for small, surficial landslides in this area corresponds to sections of an orange hazard classification.

Area 3 – the gullies in the south half of Lot A and the south end of DL3187S. These gullies run approximately north to south on either side of proposed Block B.

- There were no visible signs of seepage or soil instability in this area.
- Rock outcrops in this area showed visual signs of weathering in the form of oxidation and shedding, with loose weathered rock on the surfaces.
- Areas contained within the gullies below steep rock outcrops correspond to an orange hazard classification, for rockfall and rolling rock hazards.

Area 4 – the remainder of DL 3187S and Lot A

- No visual signs of seepage of soil instability were noted in this area.

Figure 2.9 – Geotechnical Hazards



Other Observations:

- The areas of rockfall hazard noted on the gullies in the south of Area 3 (DL 3187S and Lot A), were outside the proposed development area.
- Both the potential for slope instability and rockfall hazards, as noted above, will be increased during a seismic event.
- It is anticipated that the orange hazard noted in Area 2, is primarily due to suspended quarrying activity and that the over steepened slopes can be mitigated through re-grading.

Recommendations:

The Preliminary Geohazard Assessment indicates that the probability of hazard occurrence in general areas of proposed development primarily corresponds with a Green hazard classification. Although there are some problematic areas which will require mitigation measures, the overall results of the Geohazard Assessment indicate that the site is considered “safe for the use intended.”

The full report and list of observations and recommendations from the Preliminary Geohazard Assessment can be found in **Appendix A-4**.

2.3.5 TRAFFIC IMPACT ASSESSMENT

The Goat's Peak CDP Traffic Impact Assessment Report and the TIA Updates provides a detailed assessment of existing and anticipated road safety conditions, development accesses, and traffic conditions for the proposed Goats Peak development project. The study's scope includes nine (9) intersections and the road segments in between each intersection, which encompass the Glenrosa Interchange, Gellatly Road South, and the Highway 97/Gosset Road intersection. The TIA report, provided in **Appendix A-5**, was prepared in consultation with the City of West Kelowna (CWK) and initially included a non-statutory consultation with the BC Ministry of Transportation and Infrastructure (MoTI). Since a time restraint for the CDP application submission was unfavourable for MoTI to provide sufficient comment, the CDP TIA progressed in sole consultation with the CWK.

Safety Conditions

The TIA provides a detailed list of existing safety conditions related to road geometry, signage, sightlines, and other roadway characteristics. The report recognizes that a segment of Gellatly Road South between the Westside Regional Wastewater Treatment Plant access road and Whitworth Road was built to historical standards that are currently considered to be sub-standard. Existing signage is provided to warn oncoming drivers of the unique road curvature and characteristics. While the development is estimated to add a total of 350 trips per hour in the AM Peak, and 428 trips per hour in the PM Peak, the increase in volumes along this roadway segment is expected to result in an increased, but not adverse, driver exposure rate to the sub-standard geometric conditions. The TIA proposes interim signage and marking improvements, and in the long term, an eventual retrofit of the sub-standard portion of Gellatly Road South to address the existing geometric issues and improve active transportation connectivity along this corridor.

Development Access

In addition to the proposed access plan, the TIA assessed two other potential access configurations within the development. Each access was evaluated according to safety, connectivity, and constructability, which accounted for roadway grades, intersection sightlines, network connectivity, and transit suitability. The access evaluation found that the proposed access plan ranked the highest, favouring most of the criteria used in the evaluation.

In addition, the TIA Updates assessed the potential access configurations for the connection of Block C to Gellatly Road near the Glenrosa Interchange. After considerable discussion and review with the CWK, subject to the approval of MOTI, the Access Option 2 T-Stop located approximately 140 metres northeast of the Glenrosa Interchange was selected as the preferred option.

Traffic Conditions

The traffic impact assessment involved a significant analysis of traffic conditions in the study area. It primarily seeks to compare existing and future traffic conditions, with and without development traffic. The analysis accounted for base growth in existing traffic volumes and growth incurred from four surrounding developments. Traffic estimates for these surrounding developments and the proposed Goat's Peak development were established using standard reference material. With these assumptions, the future traffic conditions were simulated using Synchro 8 and SimTraffic 8 traffic modeling software

tools to obtain performance results for each intersection. These results are documented in detail in the TIA, which informs some of the recommendations described below.

Key Recommendations

The TIA and the TIA Updates identified a number of traffic operations and safety related improvements between 2014 and 2039 that are prompted by growth in background traffic volumes and by the traffic added to the road network upon the development's completion. Improvements prompted by background traffic are significant, including six-laning Highway 97 and adding capacity to turning movements at the Highway 97 and Gosset Road intersection. Improvements prompted by the development include the following:

- The Glenorsa Road and Highway 97 intersection will require improvements to maintain traffic flow efficiency, which includes designing and constructing a channelized yield right turn for the westbound right turn movement.
- A separate left turn bay will be warranted for the northbound approach at the future intersection of Gellatly Road South and Road F (Block D development cell).
- Further, improvements for active transportation modes, transit, and network connectivity are identified in the TIA. The report recognizes that connectivity gaps exist along Gellatly Road South and geographical barriers exist between the proposed development site and Westbank Towne Centre. These gaps include discontinuous segments of cycle lanes and sidewalks, and a lack of a transit route on Gellatly Road South. Improvements prompted by the development include the following:
 - Upgrading Gellatly Road South along the development's property frontage to the Wine Trail cross-section, which includes on-street cycle lanes, sidewalk for bus stops, and a multi-use pathway as required in West Kelowna's Works and Services Bylaw No. 0120 (2014). A modified Wine Trail cross-section is proposed in the TIA that incorporates a wider median boulevard and a boulevard separating the multi-use pathway from the roadway. Left turn bays will be provide at the intersection of Gellatly / Road A and D;
 - Providing sidewalks on internal roads throughout the development that connect to Gellatly Road South;
 - The addition of a future transit route along Gellatly Road South once future population meets the demand for a transit connection. Transit access would support active transportation modes across physical barriers; including Glen Canyon, Highway 97, and areas with significant elevation changes;
 - Pavement markings, signage and concrete roadside barriers will be provided at the sharp curve located on Gellatly Road approximately 600 metres south of the Gellatly Road / Road F intersection.

For the full report and further detail please refer to **Appendix A-5**. The TIA updates are provided as appendices to the Functional Servicing Report provided in **Appendix A-6**.

At time of rezoning for a new phase, updated traffic impact assessments will be submitted to ensure that existing and future conditions are being accounted for.

2.3.6 FUNCTIONAL SERVICING REPORT

The Functional Servicing Report provides a Functional Servicing Plan for servicing of the proposed Goats Peak Development. The primary components of the Functional Servicing Plan include:

- a road network plan;
- a sanitary sewer collection system;
- a water distribution system (domestic and fire flow); and,
- a functional storm water management plan with an alternative for a regional storm water management plan.

These four components of the Functional Servicing Plan are set out in the sections below.

Road Network Plan

Five Typical Road Sections are proposed for the development in accordance with the CWK Transportation Master Plan and the CWK Subdivision and Development Bylaw No. 0120. These include

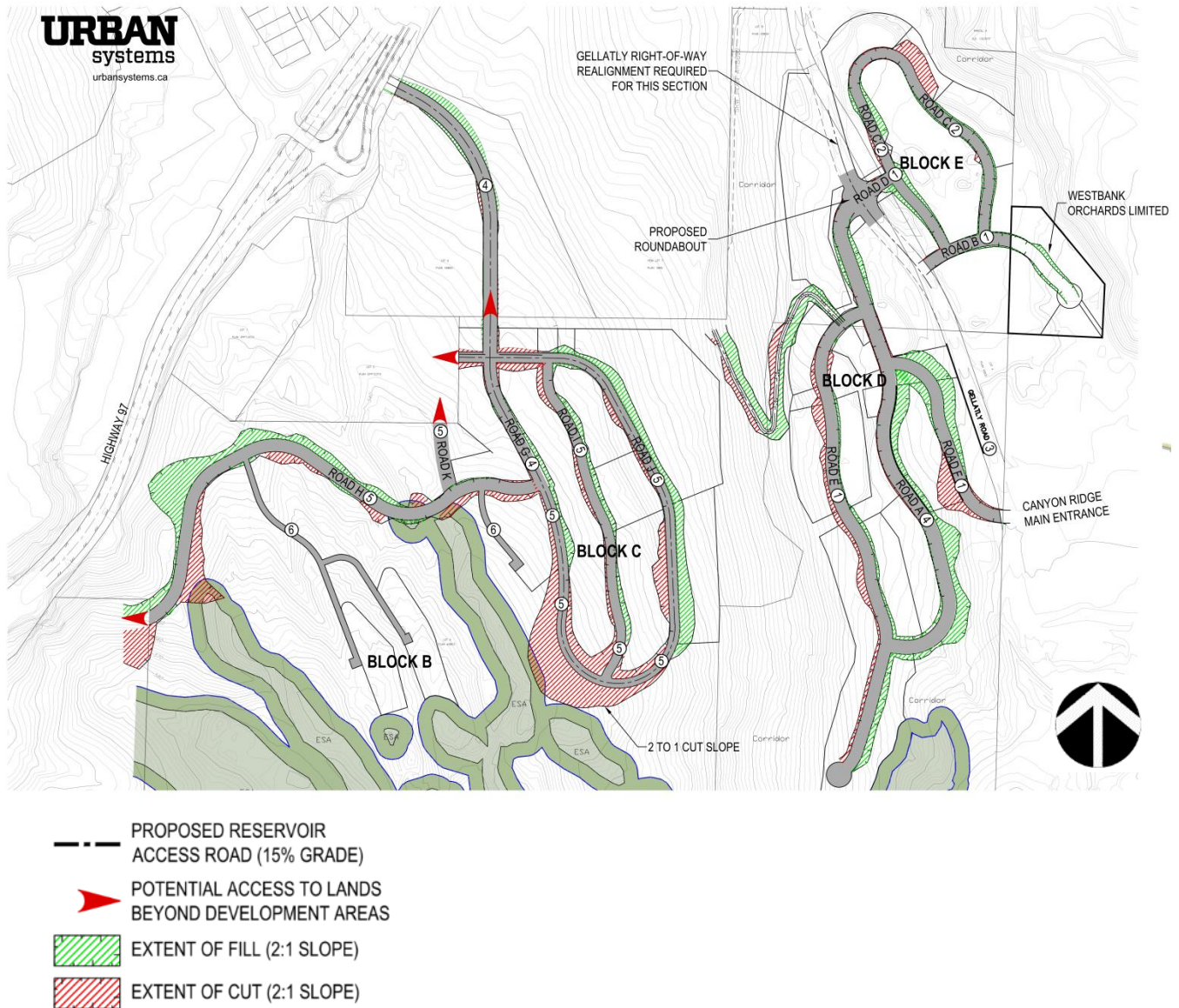
- Wine Trail – 24 m ROW (Gellatly Road)
- Urban Collector Road – 20m ROW (DWG 111)
- Urban Local Road – 18m ROW (DWG 115)
- Strata Road – 15m ROW
- Hillside Local Road – 14m ROW (HL-1)
- Hillside Public Lane – 9.3m ROW (HP-1)

The Road Network Plan provides for development access locations for each development block (**see Figure 2.10**) as follows:

- Block E and F (Westbank Orchards) Access – Two access intersections from Gellatly Road are provided to Block E and the Westbank Orchards property (Block F). Road B is proposed as municipal road right of way in order to provide access to Westbank Orchards property. Road D is proposed as the main entrance to Block E. Road D is proposed as strata road for ease of winter maintenance for the CWK. A road right of way providing access to Block F will be provided during the development of Block C, in coordination with the dedication of land for athletic fields in Block E.
- Block D Access – Two access intersections from Gellatly Road are provided to Block D. The Road A/Gellatly Road intersection is considered the primary entrance the Block D as well as Block E. Road F is proposed as the secondary access to Block D and intersects with the Canyon Ridge main entrance road.
- Block B and C Access – The most practical location for access to Blocks B, C and to land west of Goat's Peak is from Gellatly Road near the Glenrosa interchange. The proposed Road G would connect Block C to Gellatly Road through Lot A, Plan 26860. We have been advised from the owner of Lot A, Plan 26860, that Road G through the property is approved by the ALC. Also, the CWK has responded favorably to the Traffic Impact Assessment Update for the intersection of Road G and Gellatly Road.

After the development of 101 units in Block C, an emergency access will be constructed connecting Blocks C and D in order to provide a second route in and out of Block C in the case of an emergency.

Figure 2.10 – Proposed Road Network Plan



Sanitary Sewerage Collection System

The CWK Works and Services Bylaw 0120 forms the basis for the estimation of the sewage demands for the proposed development.

Three connection points to the existing sanitary trunk sewer main on Gellatly Road are proposed.

- Block E will connect to the trunk sewer main on Gellatly Road at the intersection of Road B.
- Block B, C and D will connect to the trunk sewer main on Gellatly Road at the intersection of Road A and at the intersection of Road F.

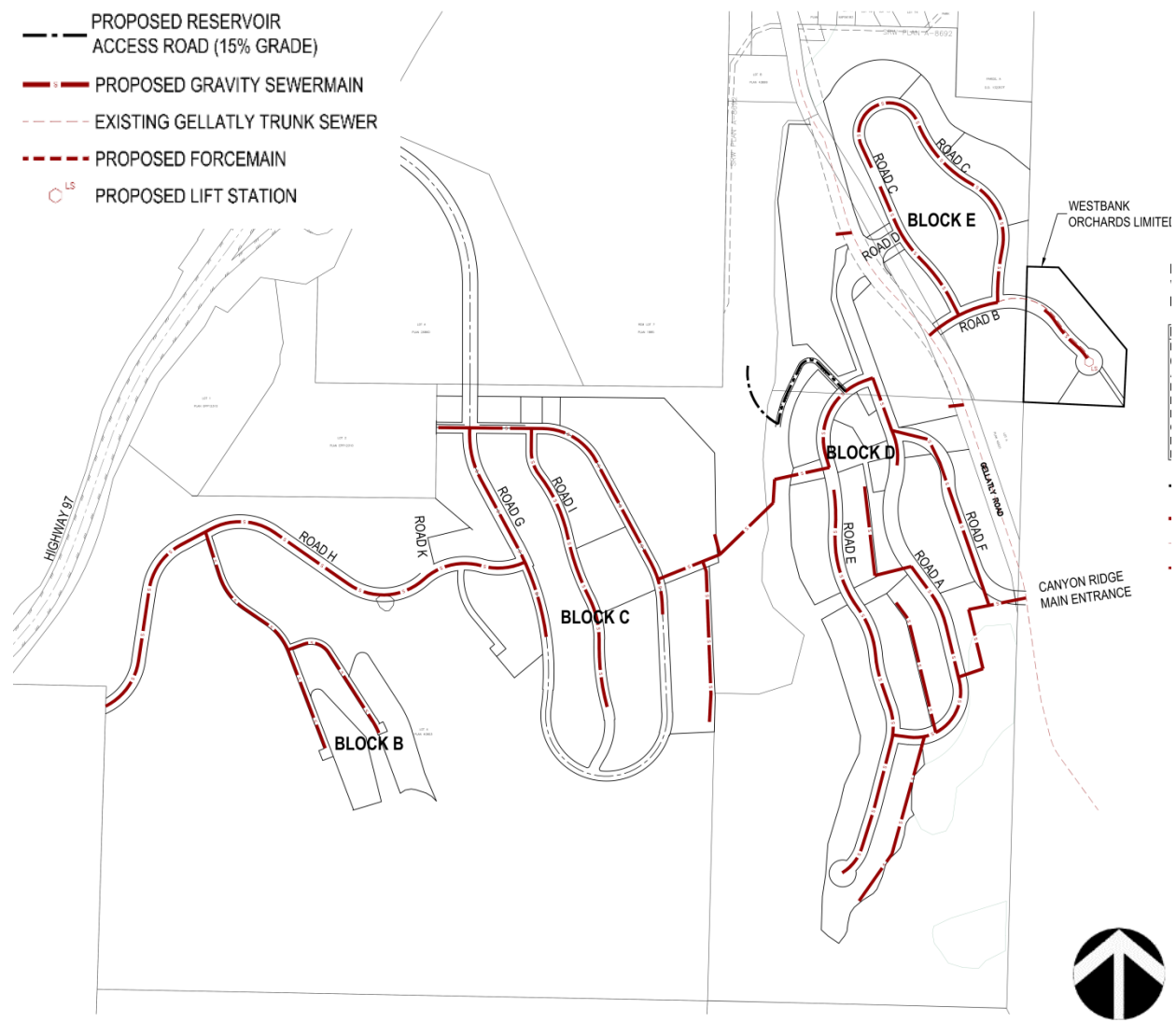
Other considerations for the Sanitary Sewerage Collection System include:

- Sanitary Sewer service to the land west of the Goat’s Peak development can be provided by extending the sanitary sewer main along Road H and Road J.
- The Westbank Orchards Limited which is located east of Block E, due to topography constraints, will require a sanitary sewage lift station.

Additionally, the Regional District of Central Okanagan has confirmed to the CWK that the existing Gellatly Road trunk sewer main and the Wastewater Treatment Plant have capacity to accommodate the estimated sewage demand from the Goat’s Peak Development.

Figure 2.11 provides an overall of the sanitary sewerage collection system proposed for the Goat’s Peak Development.

Figure 2.11 – Proposed Sanitary Sewer Collection System



Water Distribution System

There is an existing pressure reducing station located adjacent to Gellatly Road immediately above (north) of the proposed development. The existing Hydraulic Grade Line (HGL) below the pressure reducing station is 449 metres and the HGL above the pressure reducing station is 514 metres. There is an existing 250mm water main located on Gellatly Road adjacent to the proposed development and the HGL of this water main is 449 metres. The HGL in this pressure zone is insufficient to provide water to all areas of the Goat's Peak Development.

The CWK has recently completed a Water Master Plan (WMP). The WMP makes recommendations with respect to pipe upgrades and reservoir locations throughout the Westbank Irrigation District water system. However, it was unclear as to how the Goat's Peak Development was to be serviced.

Therefore, Urban Systems requested additional information from the CWK and several meetings were held including September 02, 2014 and September 06, 2015 with the CWK Development Officer and engineering staff to discuss water supply. The discussion from the meetings is generally summarized as follows:

- Fire flow for the medium density multi-family shall be 150 Lps for 2 hour duration; 90 Lps for 2 hour duration for low density multi-family; and 60 Lps for a 2 hour duration for single family residential.
- The existing water main located on Gellatly Road below the 514/449 pressure reducing station cannot deliver 150 Lps fire flow. CWK states fire flow shall not flow through more than 2 pressure zones and the existing reservoir storage is more than two pressure zones away. Therefore, a new reservoir is required and the reservoir shall be set at the 449 metre pressure zone elevation as per CWK request. This reservoir will service Block E and a few units on Road F in Block D.
- Water for Block C and Block D shall come from the existing water main located on the north side of the Glenrosa Interchange in the 578 metre pressure zone. It will be necessary to provide a hydraulic grade line of approximately 475 metres in order to service Block D which will require a pressure reducing station for Block D from Block C.

The water system requirements for Block E and Road F in Block D are summarized as follows:

- Construct the 449 metre reservoir and an altitude valve chamber west of Road F in Block D. The altitude chamber replaces the to be decommissioned 514/449 pressure reducing station.
- Provide two water mains to and from the existing Gellatly Road water main and the reservoir to provide 514 metre pressure to the altitude valve chamber and reservoir and 449 metre pressure from the reservoir.
- Decommission the existing 514/449 metre pressure reducing station.
- In the future when this reservoir is constructed, it will be possible to connect the altitude valve chamber to the 578 metre HGL water main between Blocks C and D to provide an alternative water supply to the reservoir.

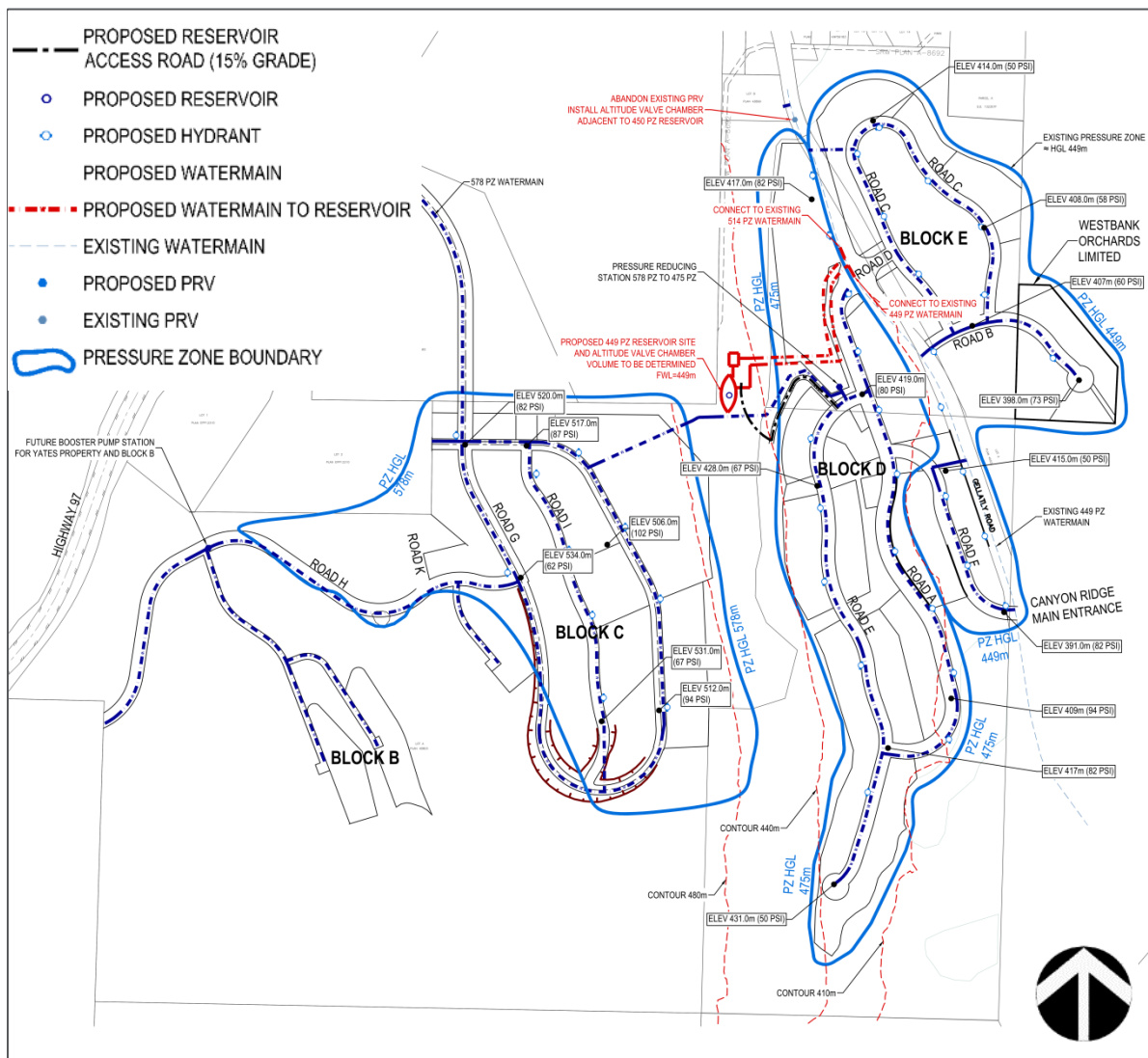
The water system requirements for Blocks C and D are summarized as follows:

- Connect to the existing 578 metre HGL water main located on the north side of Highway 97 near the Glenrosa Interchange and construct a Highway 97 trenchless crossing to the south side of Highway 97.
- Construct a water main along the road right of way across Lot A, Plan 26860 to Block C.
- For Block D, extend the water main from Block C to Road A in Block D and construct a pressure reducing station to lower the HGL from 578 metres to approximately 475 metres for Block

At this time, it is understood there are no other off-site water improvements required to deliver water to Blocks C and D from the 578 metre pressure zone.

Figure 2.12 provides an overview of the water system proposed for the Goat's Peak Development.

Figure 2.12 – Proposed Water Distribution System



Storm Water Management Plan

The CWK Master Drainage Plan (MDP) states that the subject development sites are located within the “Powers Creek Basin”. However, a detailed analysis of the site has shown a portion of the subject property (Block E and the Westbank Orchards Limited) currently drain towards Powers Creek and Blocks C and D drain more directly to Okanagan Lake. Additionally, the site analysis identified three well-defined natural drainage courses within the subject development site. A field investigation revealed no evidence of surface flow suggesting that any runoff generated within the catchment corresponding to each drainage course quickly becomes sub-surface flow.

- Block B drains to the north until potential runoff is intercepted by the Highway 97 ditch.
- The majority of Blocks C and D drain to the south and east until potential runoff is intercepted by Gellatly Road. Gellatly Road drains into a natural gully that discharges onto the existing Waste Water Treatment Plant (WWTP) site and the Byland property. From the WWTP site, the drainage ultimately flows to Okanagan Lake. It is noted the gully located in the Gellatly Heritage Regional Park is currently traversed by the access road to the park and forms a barrier to unrestricted flow. However, if sufficient flow volume occurs, water would eventually flow over the access road and ultimately be discharged onto the WWTP site and adjacent Byland’s private property.
- A small portion of Block C and D (limited to south ends of each block) drain towards the southeast to poorly defined gullies which outfall above the Wastewater Treatment Plant.
- Block E and the Westbank Orchards Limited naturally drain south and east and directly to Powers Creek.

In consideration of existing site conditions, the proposed Storm Water Management Plan includes the following components:

- Curb and gutter with catch basins and piped storm sewers will be provided for all roads including Gellatly Road. The piped storm sewer will accommodate the minor events unless shown otherwise
- A detention facility will be located on Blocks D and E (Pond 1 and Pond 2) to reduce the peak discharge from each development site
- A storm water quality treatment unit located immediately downstream of the Block D Pond 2 and prior to discharge to the existing 600mm storm sewer main located on Gellatly Road which outfalls to Powers Creek
- The 100-Year Return Event overland flow from Block C will be collected at the north end of Road G and the low point on Road J and conveyed by pipe to Pond 2 located in Block D. Road G will be false graded to direct the overland flow into the inlet structure. The inlet structures will be sized with a Headwater to Pipe Diameter ratio of < 0.5 to reduce the risk of bypass
- The 100-Year Return Event overland flow from the low point on Road A in Block D will be collected and conveyed by pipe to Pond 2 located in Block D. The inlet structure will be sized with a Headwater to Pipe Diameter ratio of < 0.5 to reduce the risk of bypass
- The 100-Year Return Event overland flow from Road F and Gellatly Road south of Pond 1 in Block E will be directed overland to Pond 2 located in Block D. Gellatly Road will be false graded to direct the overland flow to Pond 2.

- The 100-Year Return Event overland flow from Block E and Gellatly Road north of Pond 1 will be directed overland to Pond 1 located in Block E. Gellatly Road will be false graded to direct the drainage into Pond 1.
- An emergency overland flow will be provided from Pond 1 and Pond 2 to Gellatly Road for events greater than the 100-Year return period.
- The attenuated flow from Pond 1 and Pond 2 will be piped to the existing City storm sewer main located on Gellatly Road adjacent to the Glen Canyon Development which eventually discharges to Powers Creek
- The roads will be graded such that they will function as the major drainage routes and ultimately direct runoff from extreme events through the Detention Ponds 1 and 2 to Gellatly Road.

In addition to the above proposed infrastructure, where feasible, measures will be taken within the development sites to:

- Disconnect on-site hard surfaces from the storm sewer system (direct flows to pervious areas);
- Use infiltration to maintain groundwater recharge if approved by the Geotechnical Engineer; and
- Implement Low Impact Development methods to reduce total volume discharged directly to Powers Creek.

An alternative to the proposed two detention facilities located in Block D and E is a Regional Detention and Treatment Facility. The concept is generally described as follows:

- Construct a detention facility in the gulley adjacent to Gellatly Road located on current RDCO park land
- Direct all piped and overland flow to the Detention Facility from Blocks C, D and E of Goat's Peak, the Canyon Ridge Development, the Glen Canyon Development and from Gellatly Road north of the Glen Canyon Development. Gellatly Road would be false graded to direct all overland flow into the regional pond.
- Construct a storm water treatment unit on the downstream side of the detention facility prior to connection to the existing storm sewer main located on Gellatly Road which outfalls to the field adjacent to Powers Creek

The benefits of a regional detention and treatment facility include:

- Reduced operation and maintenance cost for the CWK as all storm water from the region is managed at a single site which is easily accessible
- Improved water quality for Powers Creek and Okanagan Lake as all storm water from the region is treated prior to discharge to Powers Creek
- Reduced potential liability from flooding of downstream properties from runoff from Canyon Ridge and Glen Canyon Developments and from existing lands upstream of the Glen Canyon Development
- A RDCO / City partnership in a regional facility will elevate the respective reputations in the Okanagan region for leadership in the environmental stewardship of Powers Creek and Okanagan Lake.

Figures 2.13 and 2.14 provide an overview of the Storm Water Management Plan and the Alternative Regional Facility.

Figure 2.13 – Master Drainage Plan

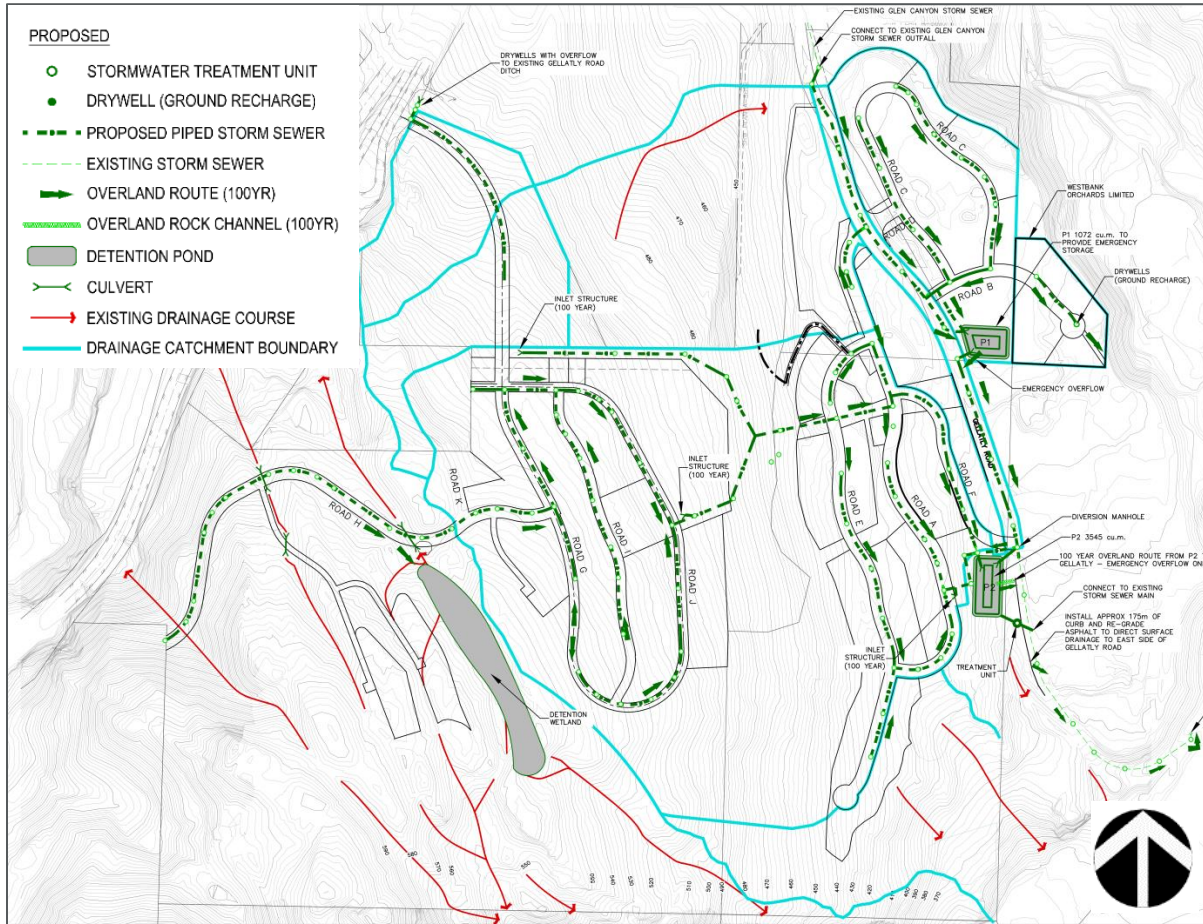
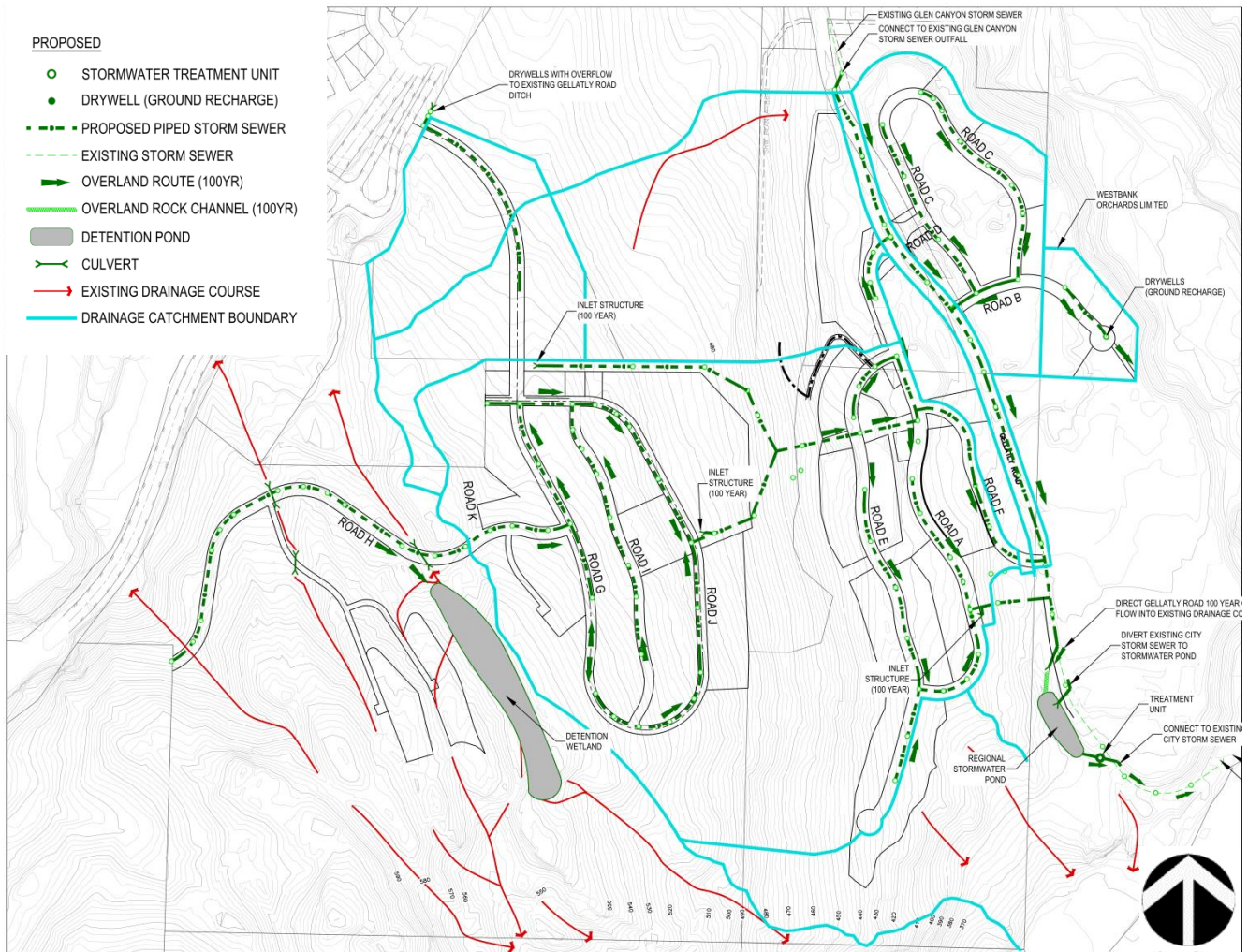


Figure 2.14 – Master Drainage Plan – Alternative Regional Facility



Summary

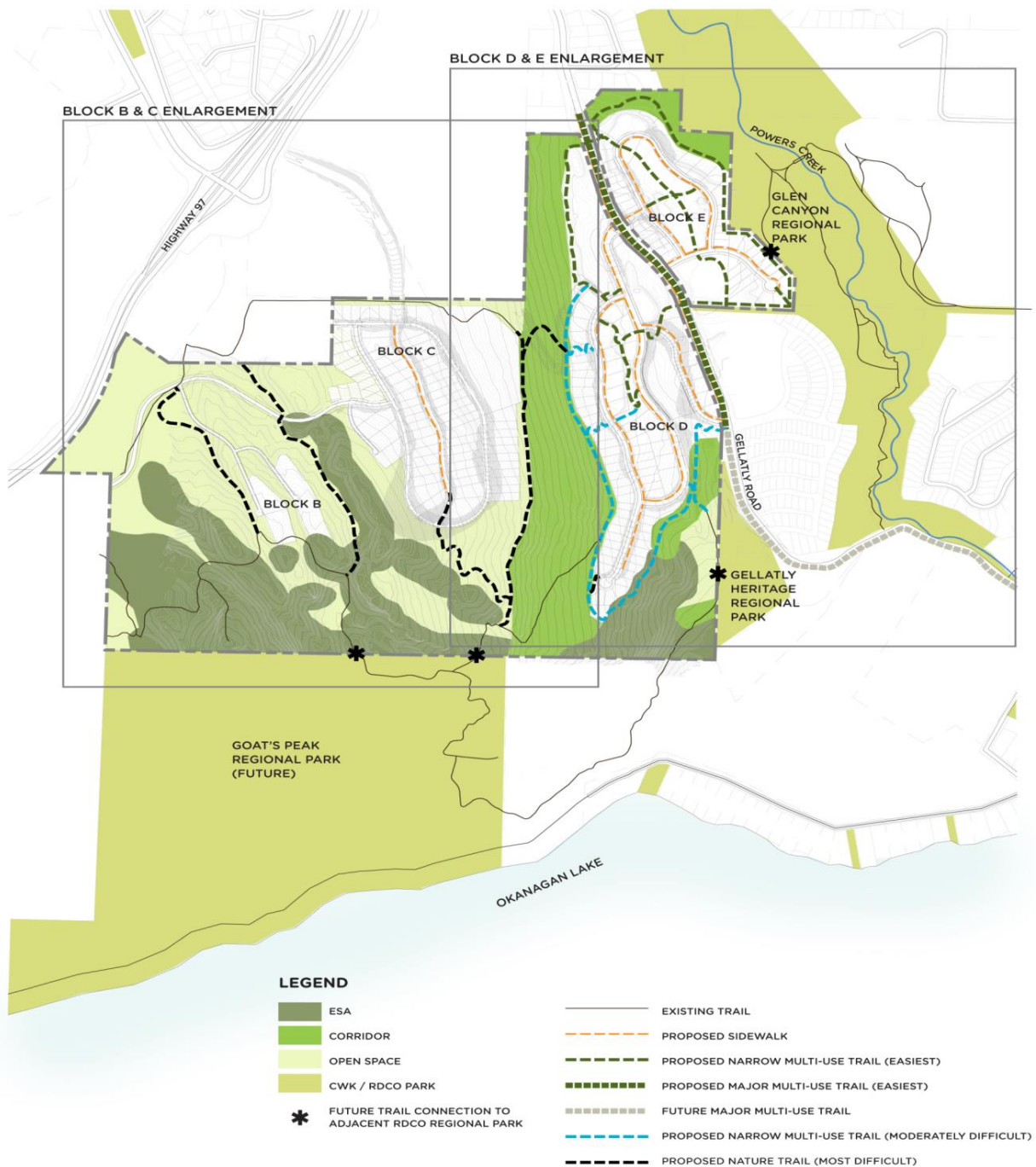
Overall, the preparation of this Functional Servicing Report has taken into consideration the Draft Standardized Terms of Reference for Professional Reports and Technical Studies prepared by the CWK, CWK Transportation Master Plan, the CWK Subdivision and Development Bylaw No. 0120, the CWK July 31, 2014 response to the first submission, the September 02, 2014 meeting with CWK Approving Officer and engineering staff and the two site visits with CWK staff.

For the full report and further detail please refer to **Appendix A-6**.

2.3.7 TRAILS AND OPEN SPACE

The Trails and Open Space plan component of the Goats Peak CDP provides a breakdown of the extensive system of parks and trails that are proposed for the Goats Peak development. The Plan sets out a number of environmentally sensitive areas, wildlife corridors and open space lands located outside of the proposed development cells. The plan also sets out an extensive trail system (see **Figure 2.15**).

Figure 2.15 – Trails and Open Space Network



The proposed trail alignments have been designed to connect the existing trail system to the broader recreational trails network, providing a variety of recreational experiences for diverse users and various abilities. The plan includes three trail standards:

1. **Major Multi-Use Trail** - Major Multi-Use Trails are wide with a smooth surface to accommodate high-intensity use and universal accessibility.
2. **Narrow Multi-Use Trail** - Narrow Multi-Use Trails are intended for moderate use and have a narrower cross-section, and may have a paved or granular surface.
3. **Nature Trail** - Nature trails are narrow and are intended for lower intensity use, such as hiking or mountain biking. They have a base of native material and have longitudinal slopes of up to 20%.

The Goat's Peak Trails and Open Space plan proposes an easy trail, accessible to most abilities, around development cells D and E, and steeper, narrower and more natural trails leading from the development to the undisturbed upland areas west of Block D. Further, the proposed trails on the site have been aligned to connect with two important existing trails in adjacent parklands. These include:

- an existing trail within Glen Canyon Regional Park that currently runs to the eastern edge of the Westbank Orchards Limited property; and,
- an existing trail in the Goat's Peak Regional Park lands that crosses the property line south of development cell Block C, and which ultimately winds down Goat's Peak toward Okanagan Lake.

The proposed trails through the subject lands will be publicly accessible, and will provide an amenity for the greater West Kelowna community by formalizing and protecting recreational linkages between the development and adjacent regional parks.

The Trails and Open Space plan also references the segment of Gellatly Road abutting the proposed development cells for Goats Peak. This area has been identified in the CWK Transportation Master Plan as a location for the future construction of a Wine Trail road standard. Further, both the CWK Recreational Trails Master Plan and Transportation Master Plan identify a future multi-use trail to be developed along this same section of Gellatly Road. Therefore, a modified Wine Trail road standard cross-section is provided as part of the Trails and Open Space plan for Goats Peak. The cross section prepared for Gellatly Road in the plan consists of a 4.0m multi-use path separated from the road by a 2.15m planted boulevard, with a 1.5m bike lane.

Overall, the development cells have been carefully located to maintain the ecological permeability of the site, and to maintain connectivity between surrounding greenspace networks. The proposed Trails and Open Space plan for Goats Peak maximizes these amenities and plans for a number of valuable public trails that connect open spaces and important natural features of the areas.

Please see **Appendix A-7** for the full Trails and Open Space plan.

Parks and Open Space Ownership / Protection

The following direction is provided for ownership and protection of Open Space, Trails, Environmentally Sensitive Areas, Corridors, and Neighbourhood Parks as well as a potential School Site and Athletic Fields.

Open Space Ownership – Areas identified as Open Space will be either protected by covenant or transferred to the City of West Kelowna, or Regional District of Central Okanagan, at time of subdivision for a specific phase.

Trail Construction – Trail construction will be negotiated, with either a financial contribution by developer or actual construction undertaken by developer. Trail construction may occur for each phase after rezoning and during subdivision, in order to have the trail amenity available to new residents when they move to the area. If components of trail construction are included in Parkland Development Cost Charges (DCCs), the developer will seek a credit for construction of any works included in the Parkland DCC project list.

Trail Ownership and Maintenance – Trail Rights of Way will be transferred to the City of West Kelowna, or Regional District of Central Okanagan after construction is complete (if construction is undertaken by the developer). The Trail Rights of Way may be considered as part of the 5% parkland dedication for the purposes of subdivision. Maintenance will be undertaken by the eventual owner: the City of West Kelowna, or Regional District of Central Okanagan.

Environmentally Sensitive Area Ownership – The environmentally sensitive areas will be protected by covenant or transferred to the City of West Kelowna, or Regional District of Central Okanagan at the time of subdivision for a specific phase. Environmentally sensitive areas will not be considered as part of the 5% parkland dedication for the purposes of subdivision.

Corridor Ownership – The ownership of Corridors may remain with the developer, until an entire phase adjacent to the corridor is subdivided, then the developer will either protect by covenant or transfer ownership to City of West Kelowna, or Regional District of Central Okanagan. Corridors, which serve as wildlife corridors, will not be considered as part of the 5% parkland dedication for the purposes of subdivision.

Neighbourhood Parkland Dedication – The lands dedicated for the athletic fields adjacent to the school site will constitute the entire 5% neighbourhood parkland dedication requirements for all phases of the land developed, including Blocks C, D and E. As block F is held under separate ownership, the eventual development of Block F will trigger a separate provision of 5% neighbourhood parkland or cash in lieu. The area for athletic fields is approximately 1.87 hectares in size and constitutes the southern portion of the area designated as Institutional. Based on the total developable area of approximately 42.4 hectares, a 5% parkland dedication equals to 2.12 hectares. Given the extensive trail network and connectivity opportunities to the Regional park system, the City is willing to provide a 0.25 hectare credit towards trail areas that will be provided throughout the development, resulting in a requirement for 1.87 hectares of neighbourhood parkland. The 1.87 hectare area for the athletic field will be dedicated during the development of Block C. This means no additional neighbourhood parkland dedication is required throughout the development (aside from land required for connecting trails throughout the neighbourhood). This approach attains the City's goal to have large areas dedicated for athletic fields in this area rather than a number of smaller parkettes or tot lots throughout the development.

School Site– The location for a future school site is set out in Block E, and forms part of the area designated as Institutional on the Land Use Designation map. The site is approximately 1.3 hectares in size and constitutes the northern portion of the area designated as Institutional and it is located adjacent to the neighbourhood park area dedicated for athletic fields. An agreement will be established providing

the School District the first right of refusal to purchase the site. After establishing the first right of refusal agreement, further negotiations and discussions will need to occur in the future between the City, School District and developer to determine if the site is required for a school. The understanding is that School District will use funds collected through the School Site Acquisition Charge to purchase the school site from the owner. A final decision would be required prior to development of Block E. If the site is not required for a school, the owner will apply to have the site redesignated as Medium Density Multiple Family.

2.3.8 WILDFIRE HAZARD ASSESSMENT

The Goats Peak Development is located within the West Kelowna DPA 7 Wildfire Interface Development Permit Area designation, which applies to new residential construction and large residential additions on all lands identified on Schedule 5 Hillside & Wildfire Interface Development Permit Areas. The document provides specific best practices for priority zones 1 and 2 and general forest fuel management practices for mitigating the wildfire threat.

The Wildfire Hazard Assessment for the Goats Peak Development area highlights a history of frequent fires, most notably the Glenrosa fire in 2009, which burned 400 ha through the majority of the proposed development threatening numerous structures and local industry facilities. Currently, wildfire hazards contained in the development area include:

- burned dead standing and down trees;
- abundant fine surface fuels;
- steep slopes; and,
- numerous drainages that have created a slash fuel type conducive to fast burning and moderately intense fires with a sustained residency time.

These fire hazards have created a significant safety risk to fire suppression efforts, as much of the proposed development areas are located at the top of the slopes and gulley's which will result in the general fire spread of most fires to be towards the developments. **Figure 2.16** and **Table 2.2** show the wildfire behaviour and wildland urban interface threat classes identified on this project by area:

Figure 2.16 – Wildfire threat Assessment Map

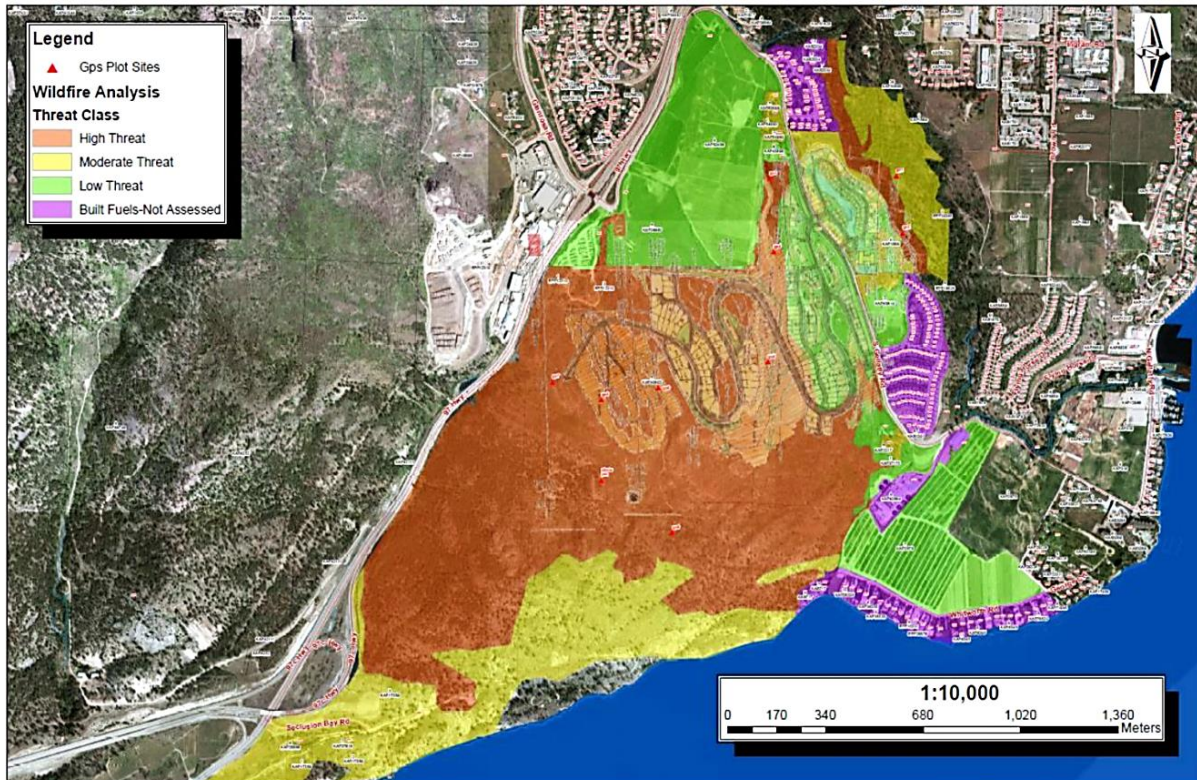


Table 2.2 – Wildfire Threat Assessment by Area

Wildfire Behaviour Threat Class	Area (hectares)
Very Low	0
Low	84.4
Moderate	70.6
High	168.1
Extreme	0
Total	323.1

Other key findings of the report include:

- the combination of fuels and prevailing winds (from the southwest and lake) may result in intermittent crown fires challenging the southwestern flanks of the proposed development;
- structures on the eastern perimeter of the development in Cell E may be challenged by a fast moving fire, with significant convective heat, and structures within the development may be challenged by short distance ember transport;
- the flat terrain and limited vegetation with in Cells D and E will not contribute to any significant fire behaviour in these areas; and,

- the northern and southeastern boundaries of the proposed development are flanked by development and agriculture lands, resulting in minimal vegetative fuels contribution to wildfire behaviour. However, depending on the building construction, conditions within the immediate vicinity of these developments may contribute to urban fire spread (house to house ignition and ember transport from burning structures).

Recommendations

The West Kelowna DPA-7 Wildfire Interface Design Guidelines should be applied when determining the layout of the community and throughout the development process. The Wildfire Interface Design Guidelines (**Appendix A-8**) provide general guidelines for wildfire mitigation within the three FireSmart priority zones, which include:

- **Priority 1 zone** - is within 10 metres from the building established for flat land
- **Priority 2 zone** - begins 10 metres (30 feet) from a building and extends to 30 metres (100 feet) depending upon topography.
- **Priority 3 zone** - begins 30 metres from a building and extend to 200 metres or more.

All development at Goats Peak, especially in DPA 7, should adhere to best practices for priority zones 1 and 2 and general forest fuel management practices for mitigating the wildfire threat. Further, specific treatments must be developed to effectively treat and mitigate the wildfire threat presented by forest fuel vegetation in priority zones 2 and 3 surrounding and within the proposed development. These treatments must take into consideration:

- the wildlife and ecosystem values;
- slope stability;
- forest health concerns;
- aesthetic and recreation values;
- community design;
- current and future fine surface fuel loading; and
- current and near future downed wood heavy fuel component.

Treatments can include:

- the spacing of trees and limbing of live trees;
- reducing the current crown fire, ember transport and overall intensity potential in the standing unburned coniferous forest; and,
- general surface fuel reduction.

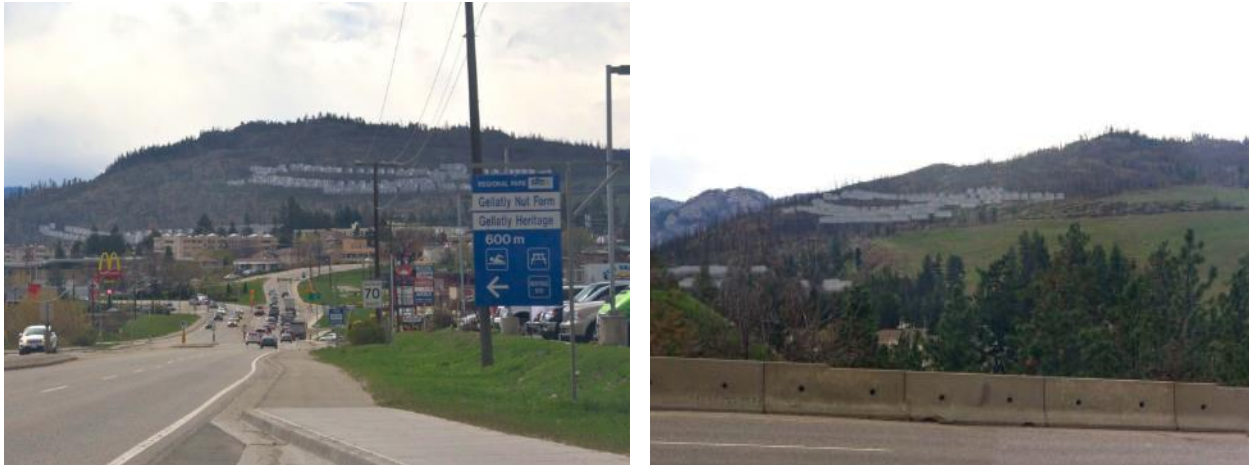
Overall, wildfires will continue to occur in the natural areas surrounding and with the proposed development. However, with effective forest fuel management and structure/community design wildfire mitigation, both the wildfire behaviour threat and wildland urban interface threat to the proposed Goat's Peak Development can be reduced to a moderate threat.

Please see **Appendix A-8** for the full Wildfire Hazard Assessment.

2.3.9 VISUAL IMPACT ASSESSMENT

The sloped topography of Goat's Peak and its prominent location in the viewshed of West Kelowna make it a particularly visually sensitive site. Therefore, the objective of the Goat's Peak Visual Impact Assessment is to estimate the potential effect of development on the existing visual condition of the site. For this analysis visualizations were prepared for four viewpoints in the community identified by CWK staff. The visualizations were created by generating a three dimensional terrain model from CWK cadastre information and topographic data obtained from the Regional District of Central Okanagan.

Images 1 and 2 - Viewpoints 2 and 3



Findings from the analysis demonstrated that any development of the site will inevitably have a visual impact; but careful design decisions with respect to the siting of roads and development cells minimize this impact. This analysis demonstrated that from most vantage points within Westbank town centre, the proposed development is screened by existing buildings and trees in the foreground. However, development cells on the east slope of Goats Peak (Blocks C and D) will have the greatest visual impact on the surrounding community, due to their upland location and sloped topography. The upper development cell on the east slope (Block C) will be the development cell that is most visible from other parts of West Kelowna. The remaining development cells (Blocks B, E and F) have much less visual impact.

The Visual Impact Assessment provides several recommendations for how to minimize the visual impact of the proposed development:

- Utilize stepped building forms to work with slopes and minimize building footprints;
- Limit the use of single-level floor plans in certain areas;
- If retention of grade is unavoidable, use building walls to retain and hide retaining as much as possible;
- Articulate form to create a humane building scale, and add relief and shadow; avoid visually dominant single-plane facades and roof lines;
- Limit disturbance of native grade and vegetation on development sites to a maximum of 2.5 metres beyond the building footprint in visually prominent development cells;
- Use “full cut-off” dark sky compliant street lighting;

- Use textured materials to face buildings and select exterior colours from a palette drawn from the site;
- Re-vegetate all areas of site disturbance caused by development and enhance fire-affected portions of the site with native trees and shrubs with the intention of eventually restoring the site to a forested condition; and,
- Ensure that sites are accurately surveyed, and that individual buildings are designed site-specifically and sited carefully to minimize cutting and filling.

Please see **Appendix A-9** for the full Visual Impact Assessment.

3.0 Assessment

Based on the information provided by the land inventory and previous studies, the following section provides an assessment of the Goats Peak development area. This assessment highlights constraints and opportunities identified in previous studies. Further, this section provides recommended options for mitigating constraints and action items to help realize the potential opportunities associated with the site.

3.1 Identified Constraints and Mitigation

As explored through the review of the background studies in Section 2.3 there are number development constraints that will require mitigation during the development process. The primary constraints of the site are related to wildfire hazards, geotechnical hazards and steep slopes, areas of high archeological potential, environmentally sensitive areas and watercourses.

In order to summarize development constraints and proposed mitigation strategies the following section breaks down each constraint by topic and makes recommendations for mitigation moving forward.

Table 3.1 - Identified Constraints and Mitigation

Archeological	Constraints	<ul style="list-style-type: none"> • Presence of areas of high archeological potential
	Suggested Mitigation	<ul style="list-style-type: none"> • Conduct an Archeological Impact Assessment to determine if further archeological resources exist on the site. To be undertaken at time of subdivision for each phase of development. • If unanticipated cultural materials or features are found, cease work and contact the archeological branches of the Westbank First Nations and Okanagan Indian Band.
Riparian Areas	Constraints	<ul style="list-style-type: none"> • Powers Creek is a high value fisheries stream for spawning kokanee and rainbow trout from Okanagan Lake, which requires protected within the SPEA. • Two spring fed watercourses flowing into Powers Creek qualify as streams under the Riparian Areas Regulations (RAR) and their riparian area will have to be protected within the Powers Creek SPEA.
	Suggested Mitigation	<ul style="list-style-type: none"> • Design development to avoid SPEA. • Meeting with the building contractor to review the environmental requirements with the QEP prior to development. • Inform the Environmental Monitor of changes to the site plan and add environmental protection measures if needed. • Have on-site monitoring by a QEP when developing adjacent to and within the SPEA. • Monitoring up to 5 years needs to be undertaken to assess restoration planting effectiveness. • Monthly verbal communication between the developer and the construction contractor - If any environmental incidents occur a written list of 'Action Items' will be provided to the Environmental Monitor. • A QEP Completion Report is to be submitted to the Riparian Area Regulation Notification System via the developer.

Environmental	Constraints	<ul style="list-style-type: none"> • Much of the plan area has been identified as being subject to the Sensitive Terrestrial Ecosystem Development Permit. • Two small wetlands and the Powers Creek gully were identified as Sensitive Aquatic Ecosystems that require a setback under the Riparian Areas Regulation.
	Suggested Mitigation	<ul style="list-style-type: none"> • Provide for species movement and ecosystem connectivity in surrounding areas. • Protect and enhance the environmental values of the surrounding areas, particularly the ESAs. • Conserve and restore the limited ecological connectivity that exists in the area, including the identified wildlife corridors (i.e. north and south ends of development along Gellatly Road).
Wildfire Hazards	Constraints	<ul style="list-style-type: none"> • Wildfire hazards contained in the development area include: burned dead standing and downed trees; abundant fine surface fuels; steep slopes; and, slash fuel type conducive to fast burning and moderately intense fires. • Crown fires could challenge the southwestern flanks of the proposed development. • Structures on the eastern perimeter of the development in Cell E may be challenged by a fast moving fire. • Conditions within the northern and southeastern boundaries of the proposed development may contribute to urban fire spread.
	Suggested Mitigation	<ul style="list-style-type: none"> • Specific treatments must be developed to effectively mitigate the wildfire threat presented by forest fuel vegetation in priority zones surrounding and within the proposed development. Treatments can include: <ul style="list-style-type: none"> • the spacing of trees and limbing of live trees; • reducing the current crown fire, ember transport and overall intensity potential in the standing unburned coniferous forest; and, • general surface fuel reduction.
Geotechnical Hazards	Constraints	<ul style="list-style-type: none"> • Several areas within the proposed development area contain red and orange geotechnical hazard classifications.
	Suggested Mitigation	<ul style="list-style-type: none"> • During construction a qualified Geotechnical Engineer should be retained to confirm and document that the subsurface conditions do not differ from those interpretations in the initial report (see Appendix A-4). • Development should be placed as to avoid the reported geotechnical hazards.
Traffic and Access	Constraints	<ul style="list-style-type: none"> • Gellatly Road South between the Westside Regional Wastewater Treatment Plant access road and Whitworth Road was built to historical standards that are now considered to be sub-standard. • The Glenrosa Road and Highway 97 intersection area will require improvements to maintain traffic flow efficiency and access to the site.
	Suggested Mitigation	<ul style="list-style-type: none"> • Short-term - interim signage and marking improvements. Road access connection from Block C to the Gellatly Road Highway 97 intersection. • Long-Term - retrofit of the sub-standard portion of Gellatly Road South to address the existing geometric issues.
Servicing	Constraints	<ul style="list-style-type: none"> • Steep slopes and varied geography requires an adaptive sewer and water systems design to ensure adequate servicing. • Water: The HGL in this pressure zone is insufficient to provide water to all areas of the Goat's Peak Development. • Water: The WMP makes recommendations for pipe upgrades and reservoir locations, however, it is unclear how the development is to be serviced. • Water: CWK states fire flow shall not flow through more than 2 pressure zones and the existing reservoir storage is more than two pressures away. • Drainage: Block E and the Westbank Orchards Limited development sites are located within the "Powers Creek Basin."

	Suggested Mitigation	<ul style="list-style-type: none"> Sanitary: Extending the sanitary sewer main along Road H and Road J to service the land west of the Goat's Peak development. Sanitary: Add sanitary sewage lift station to service Westbank Orchards Limited, and overcome topography constraints in that area. Water: Development of a new reservoir to limit the number of pressure zone affect fire flow. This reservoir will service Block E and a few units on Road F in Block D. Water: Water for Block C and Block D shall come from the existing water main located on the north side of the Glenrosa. Drainage: Curb and gutter with storm sewers on all roads including Gellatly Road. Drainage: detention facilities will be located on Blocks D and E to reduce the peak discharge from each development site. Drainage: a stormwater quality treatment unit located immediately downstream of the Block D.
Visual Impact	Constraints	<ul style="list-style-type: none"> Development cells on the east slope of Goats Peak (Blocks C and D) will have a visual impact on the CWK.
	Suggested Mitigation	<ul style="list-style-type: none"> Utilize stepped building forms and minimize building footprints. Limit the use of single-level floor plans. If retention of grade is unavoidable, use building walls to retain and hide retaining as much as possible. Articulate form to create a humane building scale, and add relief and shadow; avoid visually dominant single-plane facades and roof lines. Limit disturbance of native grade and vegetation on development sites to a maximum of 2.5 metres beyond the building footprint. Use "full cut-off" dark sky compliant street lighting; Use textured materials and select exterior colours from a palette drawn from the site; Re-vegetate all areas of site disturbance caused by development and enhance fire-affected portions of the site with native trees and shrubs. Ensure that sites are accurately surveyed, and that individual buildings are designed site-specifically and sited carefully to minimize cutting and filling.

3.2 Key Development Considerations

Key considerations for the proposed Goats Peak development relate primarily to how the location of future development cells and land uses will be influenced by the CWK's municipal planning framework, the Goats Peak and Gellatly CD Area regulations, and other significant development constraints explored in Section 3.1.

To ensure alignment with the requirements of the OCP and other municipal planning documents, as well as the proper mitigation of any development constraints noted in Section 3.1, the final concept for this CDP considers the following development approaches:

- placing development cells with consideration for the geotechnical and environmental constraints of the plan area;
- locating arterial, collector and local roads, as well as points of access to existing roads/interchanges and adjacent lands in a way that enhances connectivity and safety;
- reducing the impacts of future land uses on adjacent agricultural lands with the inclusion of edge planning principles;

- including buffers and setbacks to limit the potential impacts of future land uses on adjacent industrial lands;
- protecting visually prominent hillsides and ridgelines;
- protecting all known archeological resources and any found on site during the development process;
- limiting development in areas with geotechnical hazards and mitigating risks associated with the hazards;
- Upgrading sections of Gellatly Road to the proposed modified wine trail standard as shown in Section 2.3.7;
- placing development cells in a way that allows for the protection and preservation of Environmentally Sensitive Areas (ESA's) and defining the interface between development and the ESA's;
- creating development opportunities that are responsive to the Goats Peak and Gellatly CD Area policies, such as the preservation of large areas of open space for parkland;
- creating opportunities for the existing community to benefit from the development by improving roads, providing trail access and preserving open space for community use;
- implementing concepts from the Trails and Open Space Plan to promote the establishment of on-site pedestrian and non-motorized forms of transportation;
- implementing design standards to encourage energy efficient building design, and sustainable site design treatments that are well suited to the natural landscape of the area;
- planning infrastructure and servicing so that it progresses in a logical manner, to maximize efficiency and minimize future costs; and,
- developing the final concept with a fundamental consideration for all other regulatory policies and requirements listed in the OCP and DPA designations, as well as any other relevant municipal planning documents.

3.3 Consultation Summary Feedback

On July 16, 2014, a public consultation meeting was held to present the Phase 1 findings of the CDP process to the public. Approximately 75 people attended the meeting held at the Cove Resort and 22 surveys were received by the City. Findings from this meeting showed that the overall public opinion of the project was generally positive with the public noting a good mix of housing, well thought out design, suitable preliminary concepts for trails and greenspace, and the inclusion of attainable housing. The public also raised several concerns, including:

- the high density proposal (apartments) and the interface to the existing development in the area,
- the impact to views;
- increased traffic and emergency access;
- the need for more senior accessible trails; and,
- odour concerns related to the adjacent regional sewer treatment plant.

These comments provided by the public were considered in revision to the draft CDP.

On May 26, 2016, from 6:00 pm to 8:00 pm a second public consultation meeting was held at The Cove to present the Draft CDP to area residents and the general public. About 70 to 80 people attended the meeting and 18 surveys were received by the City. The majority of the comments in the written responses were positive. The comments were particularly positive about the trails and open spaces proposed as part of the plan. There were some concerns about traffic along Gellatly Road. One area of particular concern is the narrow stretch of Gellatly Road South between Whitworth Road and Bylands Fields.

The comments were reviewed, along with regard for verbal input at the meeting, in considering further refinements to the CDP.

3.4 Assessment Conclusions

This assessment of the proposed Goats Peak development has demonstrated that the project is well aligned with CWK's objectives and could be carried out with minimal impacts to the environment and archeological resources. Considerable thought has also been placed on developing an active and safe transportation network. Findings from the Traffic Impact Assessment and Trails and Open Space Plan provide clear direction on required road standards, access points and active transportation planning that supports a safe and connective transportation network throughout the community and the City as a whole. Further, with an understanding of development constraints and the recommended mitigation techniques, development taking place at Goats Peak can minimize the risks associated with wildfire and geotechnical hazards.

4.0 Final Concept

The proposed development area has a number of features confirmed through detailed specialist studies and specifically the environmental assessments undertaken (as discussed in the preceding sections). The development concept has been prepared based on the opportunities and constraints for the site. The area has been divided into different development cells, with land uses varying from single family residential to medium density multiple residential family housing. The proposed development cells allow for smaller subarea neighborhoods each characterized by its own unique features and development opportunities with regards to lake views, densities, typologies, development scale, and access to natural open spaces. A project of this magnitude will likely take approximately 20 years to complete driven by economic factors and market appetite, contributing to the phases.

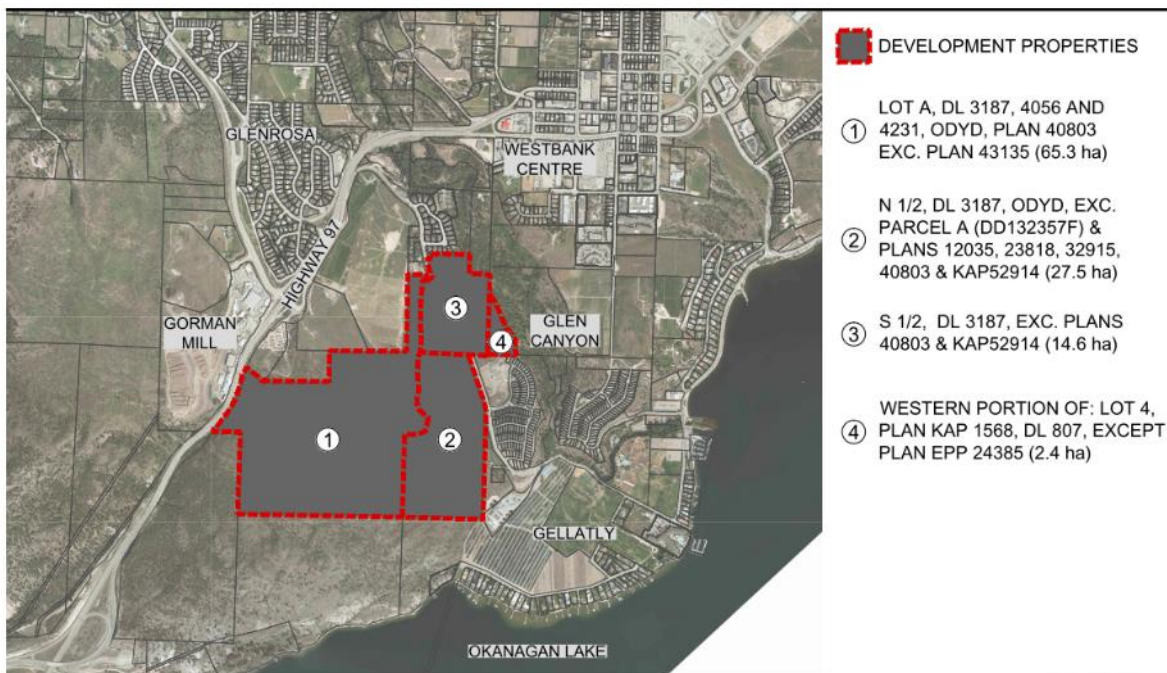
4.1 Final Site Proposal

The proposed development area consists of four legal land parcels measuring 109.8 hectares in extent, namely:

- 1) Lot A, DL 3187, 4056 & 4231, ODYD, Plan 40803, Exc. Plan 43135;
- 2) N112, DL 3187, ODYD, Exc. Parcel A (DD132357F) & Plans 12035, 23818, 32915, 40803 & KAP52914;
- 3) S 1/2, DL 3187, ODYD, Exc. Plans 40803 & KAP45531; and
- 4) Western Portion of Lot 4, Plan Kap 1568, DL 807, except Plan EPP 24385.

Figure 4.1 below shows the location of the properties within the regional context.

Figure 4.1- Development Context



4.1.1 LAND USE MIX

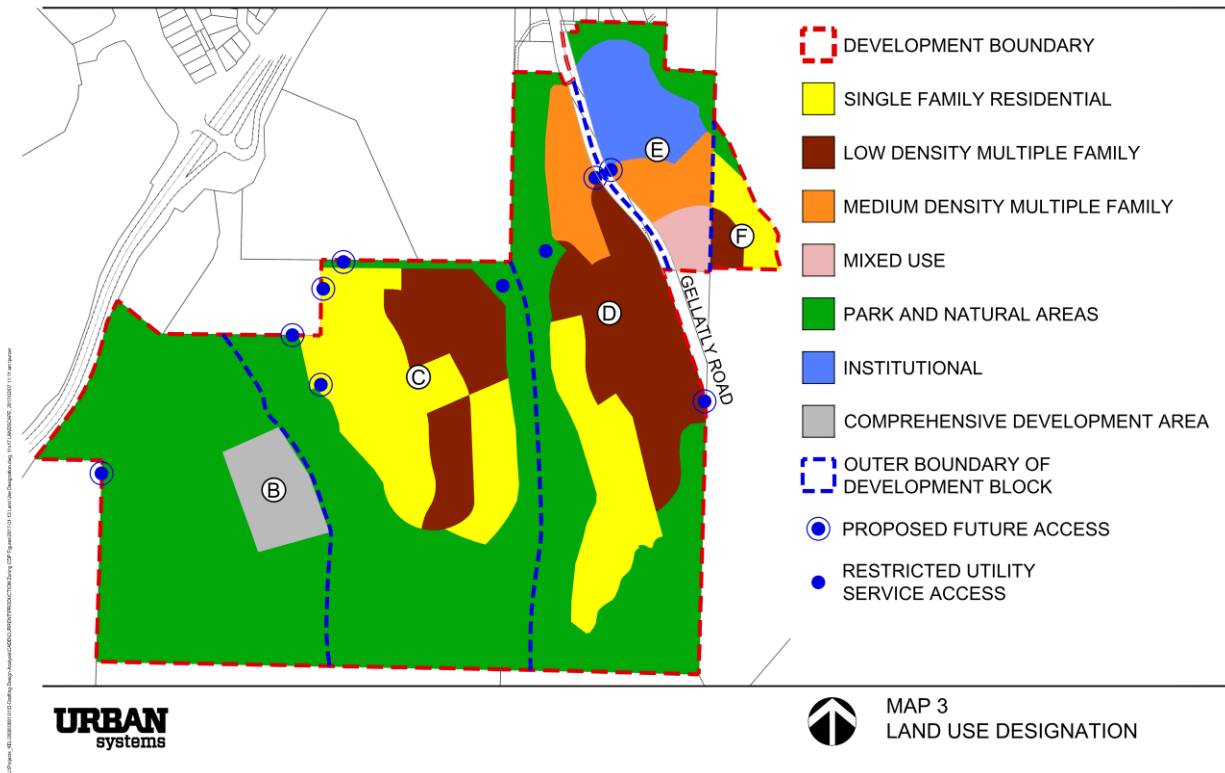
The overall development concept is structured into cells/blocks based on topography and natural features as depicted in **Figure 4.2** below. The total development area consisting of Blocks B, C, D, E and F measuring 48.8 ha in extent representing about 45% of the total development area. The majority of the proposed development area, 61.0 ha or about 55%, will be retained as park and natural areas with sensitive ecosystems that will be preserved and carefully managed, including the riparian areas and areas with steep slopes.

Figure 4.2 – Development Land Use Areas



The proposed land use designations are shown in **Figure 4.3** and provides for a broad residential mix with building forms ranging from rural residential and single family residential to medium density multiple family which may include apartments. The proposed build out is approximately 933 units and a population estimate of 2,000 residents. A Mixed Use area has been placed to provide amenities that serve the local neighbourhood; and a school site and athletic fields are planned for the area designated as Institutional. The outer boundary of each development block includes all of the Park and Natural Areas that will be either protected by covenant or transferred to the City of West Kelowna, or the RDCO, at time of subdivision for each development block.

Figure 4.3 – Proposed Land Use Designations



The **Tables 4.1- 4.5** (below) outline the areas set aside for the particular land use designations, with an expected number of residential units (as per Conceptual Site Development Plan) expressed as a density within each development cell/block.

**Table 4.1 - Block B
Land use Designation**

	Area (ha)	No. Units	Density (Units/Ha)
Rural Residential			
Single Family Residential			
Low Density Multiple Residential			
Medium Density Multiple Residential			
Institutional			
Total	3.1	0	

**Table 4.2 - Block C
Land use Designation**

	Area (ha)	No. Units	Density (Units/Ha)
Rural Residential			
Single Family Residential	11.1	59	5
Low Density Multiple Residential	6.3	186	29
Medium Density Multiple Residential			
Institutional			
Total	17.3	245	

Table 4.3 - Block D Land use Designation	Area (ha)	No. Units	Density (Units/Ha)
Rural Residential			
Single Family Residential	6.0	49	8
Low Density Multiple Residential	9.1	198	22
Medium Density Multiple Residential	2.7	276	102
Institutional			
Total	17.8	523	

Table 4.4 - Block E Land use Designation	Area (ha)	No. Units	Density (Units/Ha)
Rural Residential			
Single Family Residential			
Low Density Multiple Residential			
Medium Density Multiple Residential	2.1	125	60
Mixed Use	1.1	20	18
Institutional	4.1		
Total	7.3	145	

Table 4.5 - Block F Land use Designation	Area (ha)	No. Units	Density (Units/Ha)
Rural Residential			
Single Family Residential	1.4	8	6
Low Density Multiple Residential	0.7	12	17
Medium Density Multiple Residential			
Institutional			
Total	2.10	20	

The overall development will yield 945 mixed residential units. The number of units and the approximate percentage of the total for each block is summarized in **Table 4.6** below:

Table 4.6 - Block Description	Total number of Units	%
Block B	0	0
Block C	245	26.3
Block D	523	55.1
Block E	145	15.5
Block F	20	2.1
Total	933	100

To address environmental and topographical features as well as market changes and conditions, unit density transfer opportunities to a maximum of 20% will be applied within the designated land uses and/or amongst each development cell/block during the subdivision design. Refer to **Appendix B** for more details.

4.1.2 LAND USE DESCRIPTIONS

Land Use Designations identify the desired future land use for all parcels of land in the CWK. Land Use Designations are designed to reflect categories from the broader West Kelowna OCP, which mirror community values and needs. **Table 4.7** (below) provides brief descriptions for land use designations being applied to the proposed Goats Peak development in **Figure 4.3** (above).

Table 4.7 - Description of Proposed Land Use Designations for Goats Peak:

Designation	Built Form/Land Use	Purpose
Single Family Residential	Single detached, duplex and compact or clustered single-detached housing, including manufactured homes and modular single family dwellings.	To provide traditional single family housing opportunities and encourage more land efficient compact housing forms for families.
Low Density Multiple Family	Semi-detached, attached, ground-oriented multiple family housing.	To provide a broader range of housing opportunities within walking distance to community amenities, while acknowledging the adjacent land use.
Medium Density Multiple Family	Semi-detached, attached, ground-oriented multiple family housing stacked and/or low rise apartment housing.	To provide a broader range of housing opportunities within walking distance to community amenities, where this density is appropriate to the adjacent land use.
Mixed Use	A combination of ground floor retail and personal service uses, meeting rooms, with potential for office space, along with a residential component	To meet the needs of residents for employment, shopping, and personal services in Neighbourhood Centres which have residential densities and amenities necessary to support walkable services.
Institutional	School, sports fields, recreation facilities, and other civic uses.	To provide for institutional uses that support governance, health, culture and learning.
Parks and Natural Areas	A variety of public, accessible green and natural spaces.	To preserve significant natural areas and provide diverse recreation opportunities.
Comprehensive Development Area	Remaining Comprehensive Development Area designation from the OCP. No development proposed until future amendment to OCP.	To retain current Comprehensive Development Area OCP designation of on these lands.

The Plan recognizes concerns raised by Gorman's Mill that there may be future conflict between potential rural residential properties contained within Block B and Mill operations (and vice versa). Recognizing that additional detailed analysis is required to quantify these impacts, the land use designation of Block B will remain Comprehensive Development Area. To facilitate future development of Block B, an amendment to

the City's Official Community Plan and Zoning Bylaw will be required. At the time of future bylaw amendment, a Noise Impact Study and Light Analysis will be submitted to identify the impact of noise and light that the developed lands can be exposed to. The report, prepared by a professional engineer, shall include but is not limited to:

1. Introduction and Background of proposed development;
2. Sound and light level criteria;
3. Include noise and light sources for the development;
4. Include method of analysis;
5. Show anticipated noise and light levels after the development;
6. Measures to reduce noise impacts (i.e. siting of buildings, building materials, sound mitigative fencing, landscaping, etc) and light impacts; and
7. Final recommendations and conclusion of the study.

4.1.3 PHASING PLAN AND CONCEPTUAL LAYOUT

The development will be phased, commencing with Block C as the first phase followed by Blocks D and E.

4.1.4 ROAD, PEDESTRIAN AND CYCLING NETWORK

The main road access to the proposed development area will be off the existing Gellatly Road forming an internal transportation network into the respective development cells/blocks and in turn the proposed sub-areas. Three access roads are proposed to feed into the development from Gellatly Road. Access to the respective development cells/blocks and lands beyond has also been considered and provided from both transportation and servicing perspectives. Figure 4.3 shows Proposed Future Access and Restricted Utility Service Access points. At time of rezoning for a new phase, updated traffic impact assessments will be submitted to ensure that existing and future conditions are being accounted for. After the development of 101 units in Block C, an emergency access will be constructed connecting Blocks C and D in order to provide a second route in and out of Block C in the case of an emergency.

Some road networks and pathways are likely to cross the natural parkland areas, but their design will ensure that disturbance in these sensitive areas will be minimized, and that construction will not negatively impact these areas; buffers of various types will also be sought and encouraged to minimize impacts.

4.1.5 PARKLAND, OPEN SPACE, AND TRAILS

The proposed parks and trail system set out in the Trails and Open Spaces report will offer an integrated network of open spaces connecting all development cells/blocks, preserving sensitive environmental areas, and offering a diversity of recreation experiences throughout the development area; and where possible integrating with adjacent neighbourhood areas. Attention will be given to conserving and enhancing the connectivity of ecosystem areas, minimizing and mitigating wildlife habitat loss, and preserving the health of the area's vegetation and soils. A community trail system is also proposed throughout the site, which will involve integrating new trails with the existing trail network.

The Goat's Peak Comprehensive Development Area is bordered by several properties that have a variety of different land uses. These include agriculture, industry and single family residential development. Interface prescriptions are specified in the Trails and Open space report as trails, open spaces and landscaped areas are utilized to form effective buffers and are intended to mitigate any potential impacts that may arise from different land uses being located adjacent to each other.

4.1.6 INFRASTRUCTURE AND SERVICING

The Functional Servicing Report guides the infrastructure and servicing of the Goats Peak Development, which meets the requirements of the City. The design of road, sewer, water and drainage infrastructure was done with consideration of the unique servicing challenges of this site and the environment and climate of the area.

The road network plan provides safe and effective development access locations for each cell block while acknowledging required upgrades to Gellatly Road. The design of the sanitary sewer collection system outlines three connection points to the existing sanitary trunk sewer main on Gellatly Road and confirms the Wastewater Treatment Plant has capacity to accommodate the estimated sewage demand from the development. The water distribution system design facilitates domestic water and fire flow to the development, and includes provisions for the development of a new reservoir to provide fire flow and water service to Block E and part of Block D. Finally, the functional stormwater management plan for the development will mitigate the effect of stormwater runoff on the development site and the surrounding environment; capacity design considers a 100 Year Return Event. This section also provides a viable alternative for a regional stormwater management plan.

Overall, the infrastructure and servicing of the development meets the City's design requirements while acknowledging the topographic challenges of the site, and the need to mitigate environmental impacts in the area.

4.2 Guiding Architecture and Neighbourhood Design Patterns

The site consists of a variety of terrains and landscaped features. It is predominantly sloped and northeast facing, with a more gradual terrain on either side of Gellatly Road. Much of the site has distant views to Lake Okanagan. With weather that is hot in the summer, dry and cold in the winter, and fragrant and crisp in the spring and fall, the land planning and architecture need to respond to a variety of settings.

4.2.1 GENERAL APPROACH TO THE SITE PLANNING

Much of the site is on a hillside. The intent is to: design roads and buildings that respect the slopes; site and design buildings to address the variations in terrain; avoid creating taller retaining walls; and provide shorter and stepped walls where higher amounts of retaining are needed.



Some portions of the site are in areas that will be filled and where soil will be moved from one area to another. The intent is to reconstruct the land to emulate a natural condition and to emphasize rolling terrain and varied grades, similar to what is found naturally in the area. The design will provide opportunities for natural water flow, rain gardens and dry stream beds to capture water run-off when it occurs and to mark this occurrences even when it doesn't.



The intent is to plan in clusters, with larger open spaces throughout the site, and open spaces at significant intersections.

Hiking trails are currently found on the hillside. Their locations may be moved within the site, but provide continuous walking and hiking paths that connect to pathways that extend beyond the site. Open spaces are connected to encourage walking and hiking through the site as set out in the Trails and Open Spaces report.



4.2.2 GENERAL APPROACH TO THE ARCHITECTURE

No specific architectural style is prescribed and, in fact, a variety of approaches to the architecture is encouraged. Whichever style is followed should consider the following to provide guidance to the design:

- Create an architecture that is contemporary and representative of the Okanagan Valley setting and the project's 21st century genesis.
- Flat roofs, consistent with a contemporary Okanagan style and minimizing view blockage from buildings above, are encouraged. Lower-pitched slope roofs are also permitted. Avoid steeply pitched roofs.



- Provide overhangs and shading opportunities for the summer sun.
- Create courtyards, indentations and other protections from winter winds.

- Use natural products on the exterior: stained wood in protected areas, cementitious siding or paneling, natural stone. More heavily-textured stucco, such as slap dash stucco, is also permitted.
- Use colour palettes that relate to the various softer colours of the area; look for opportunities to inject bolts of colour.



- Integrate the building architecture with the landscape architecture.
- Create opportunities for signage in a natural setting.
- Provide individual entries where possible. For larger amenity and non-residential buildings, create entries that are readily seen and inviting to use.



- Use heavier materials at the bases of buildings and lighter materials above.
- Provide deeper recesses to front doors, garage doors and similar to provide protection from sun and snow.
- Consider the spaces between buildings: courtyards, recessed terraces and carefully crafted side yards.
- Provide terraces, structures, gazebos and other elements that expand the indoor space to the outdoors.
- Locate private outdoor areas where they capture sun in the winter time and protect from sun in hot summer weather.

Examples of design elements are set out in the images below.



In general, the land uses allow for a transition from lower density Single Family Residential to Low Density Multiple Family residential uses to Medium Density Multiple family. In one isolated case, the short edge of a Single Family Residential area is located next to Medium Density Multiple family, and this combination will need to be treated sensitively through effective design. Because the length of the boundary between the two is very short and the area is surrounded by open space, the juxtaposition should be relatively straight forward to address well.

4.3 Consistency with West Kelowna Master Planning Documents

As discussed in Section 3.1, there are a number of development considerations, which must be addressed before the development of the site may proceed. These are relative to OCP policies for the Goats Peak and Gellatly CD Areas, as well as the four applicable development permit areas. Additionally, the findings summarized in Section 2.3 of this Plan were used to determine supplementary development requirements based on the need to mitigate other potentially hazardous aspects of constructing on this site. These factors along with policies provided in other CWK Master Planning Documents have been considered as part of the CDP's development, and the proposed development scenario presented above takes these considerations into account.

A detailed breakdown of how the Goats Peak CDP responds to each applicable CWK policy in the OCP and other CWK master planning documents is provided in **Appendix C**.

4.4 Summary

Overall, this CDP provides the necessary information to consider the re-designation and subsequent re-zoning of land to support the proposed development in the Goats Peak and Gellatly CD areas. As shown in Appendix C, the Goats Peak CDP is generally consistent with the following planning documents:

- Official Community Plan
- Transportation Master Plan
- Parks and Recreation Master Plan
- Stormwater Plan
- Water Master Plan
- Agricultural Plan

The proposed development at Goats Peak represents an important opportunity for the City to work with the development community to create a mixed used community that will provide numerous benefits to CWK residents and the wider region.