

## Key Questions

What is municipal role in managing growth?

How fast are we growing?

Where have we planned to grow and what is our inventory?

Do we have plans in place for the required infrastructure?

How does Lakestone fit into the District Plans?

**Slide 1**





What is the municipal role in managing growth?

# Growth Principles

- Growth is primarily determined by market forces – less by public policy
- Communities generally develop based on infrastructure efficiency
  - Municipal role in planning, constructing and facilitating
  - Developer role in constructing and creating economic development
- Available inventory major impact on price of housing
  - High “bid rents” drive out low cost housing
  - Single family is base land use for automobile society
  - Commercial always follows strong residential growth
  - Communities develop then redevelop over long periods of time (sim city)
- Public policy impacts the land use patterns
  - 20 year supply of land should be designated in OCP
  - 5 year supply of land should be zoned for variety of uses
  - Infrastructure & financing plans required to grow properly
  - Form & character of community (balance the issues)
- Higher density development means less cost per metre of infrastructure to construct and maintain

# Positive Aspects of Growth

- Growth generates economic opportunities in communities
  - construction activity
  - temporary and permanent employment
- Growth provides and improves services in the community
  - restaurants, businesses, churches
  - increases tax base for improving parks; transit; policing; schools
- Growth improves and expands infrastructure
  - more units to share in cost of replacing old infrastructure
  - extends services to new areas allowing infilling & higher density
- Growth adds vibrancy to community
  - downtown activities
  - major events & recreation opportunities

*We are open for business – there are economic opportunities here!*

## Examples of positive aspects of growth



- Transfers users -Vernon Creek water to Okanagan Lake
- Reservoir capacity for balancing, supply & fireflow
- Water supply to Ponderosa Subdivision
- Sewerline extension up Oceloa Road
- DCCs for other infrastructure



- Reservoir site & road connection (for water service)
- Connecting & looping roads with Clearwater
- Second exit from Clearwater area (future phase)



- Paid 2/3 the cost of sewer to the neighbourhood
- Constructed sidewalk to improve pedestrian/traffic problem at Davidson School
- Re-built and improved urban and rural roads to District standard



# Negative Aspects of Growth

- Growth changes the face of the community
  - open space reduced – more pavement
  - trees and natural vegetation are removed
  - landscape manipulated
- Growth consumes resources
  - water is consumed
  - natural drainage courses are altered
  - sewage is generated and must be treated
  - energy is consumed
- Growth adds congestions
  - traffic, noise, pollution, light, lineups
- Growth changes community values
  - new residents have different objectives and desires
  - *They paved paradise and put up a parking lot.*

# Growth Management Pitfalls

- Developers buy cheap land on fringe then influence changes to direction of official community plans
- Developers lobby hard for reductions in infrastructure requirements
  - Urban development without urban services – (we inherited serious problem)
- Poor inventory and forecasting
  - can lead to shortages with growth outstripping inventory
  - can drive designation of too many development areas at once
  - can lead to infrastructure problems and high tax rates to maintain
  - can lead to over-supply
- Land Use Sprawl leads to inefficient servicing, higher cost and sustainability problems

## How should Council manage growth?

### Municipal role in managing growth?

- Carry out planning for infrastructure and development
- Follow your plans and update them from time to time
- Provide cost effective infrastructure and services
- Keep municipal taxes reasonable (not too high, not too low, just right)
- Make it easy for business to locate and expand
- Ensure sufficient land is available for development of different types of housing – use zoning tools to manage

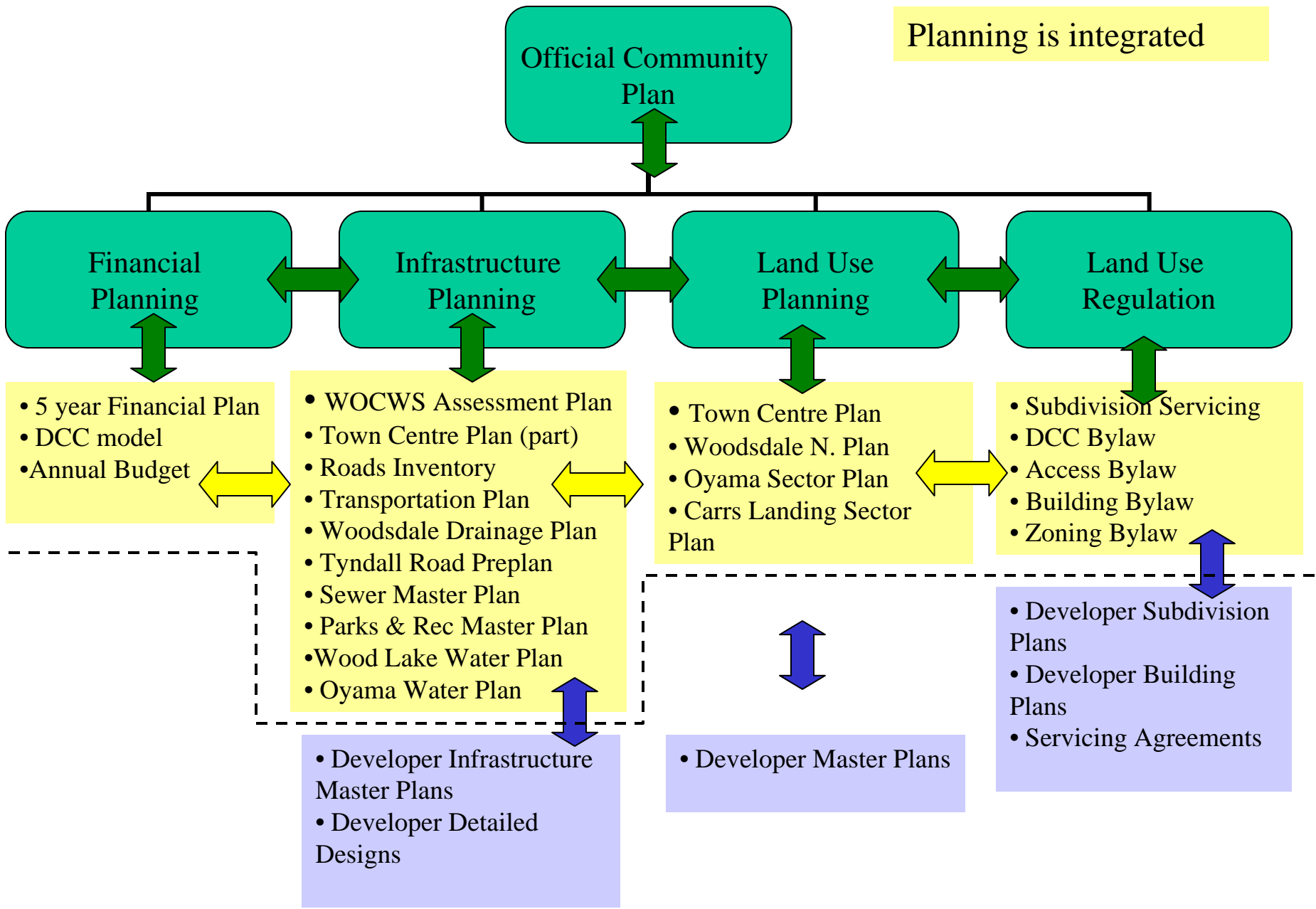
*Council should focus on controlling where and how development is located and who pays for the infrastructure giving consideration to market conditions and community need.*



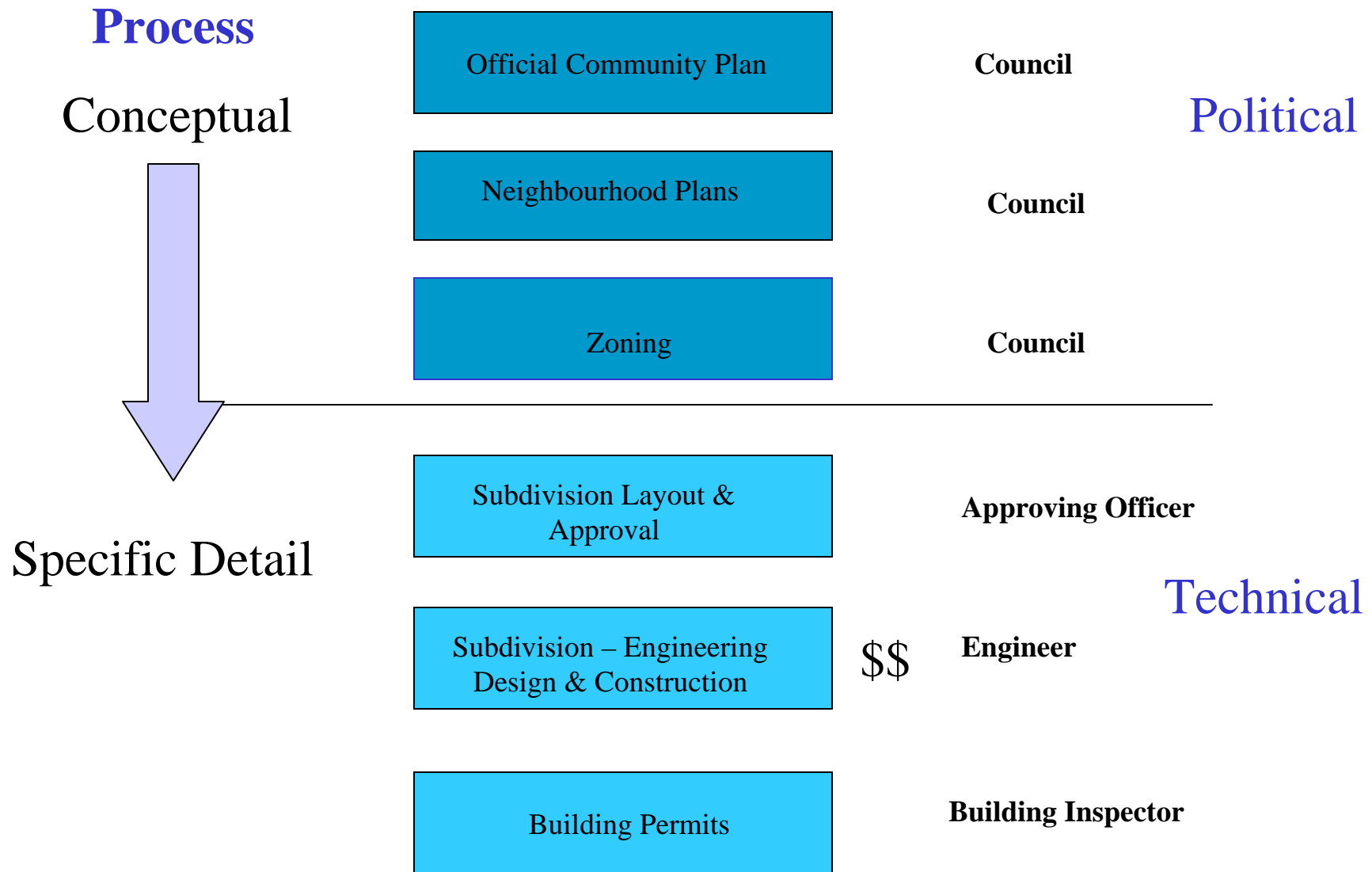
## Why designate and pre-zone land?

- Provides certainty (residents; developers; municipality)
- Directs development to locations planned by Council
- Minimizes ad-hoc decisions and spot zoning
- Allows land to develop according to market conditions
  - available inventory to avoid supply demand problems
  - land develops when needed
  - helps municipality with infrastructure extensions & upgrades

We believe that Council should try to maintain a 20 year supply of land designated in its OCP with a 5 year supply of land zoned for development.



# Municipal Roles in the Land Development Process





How fast are we growing?



Chart 1 - New Residential Units - 1996 - 2007

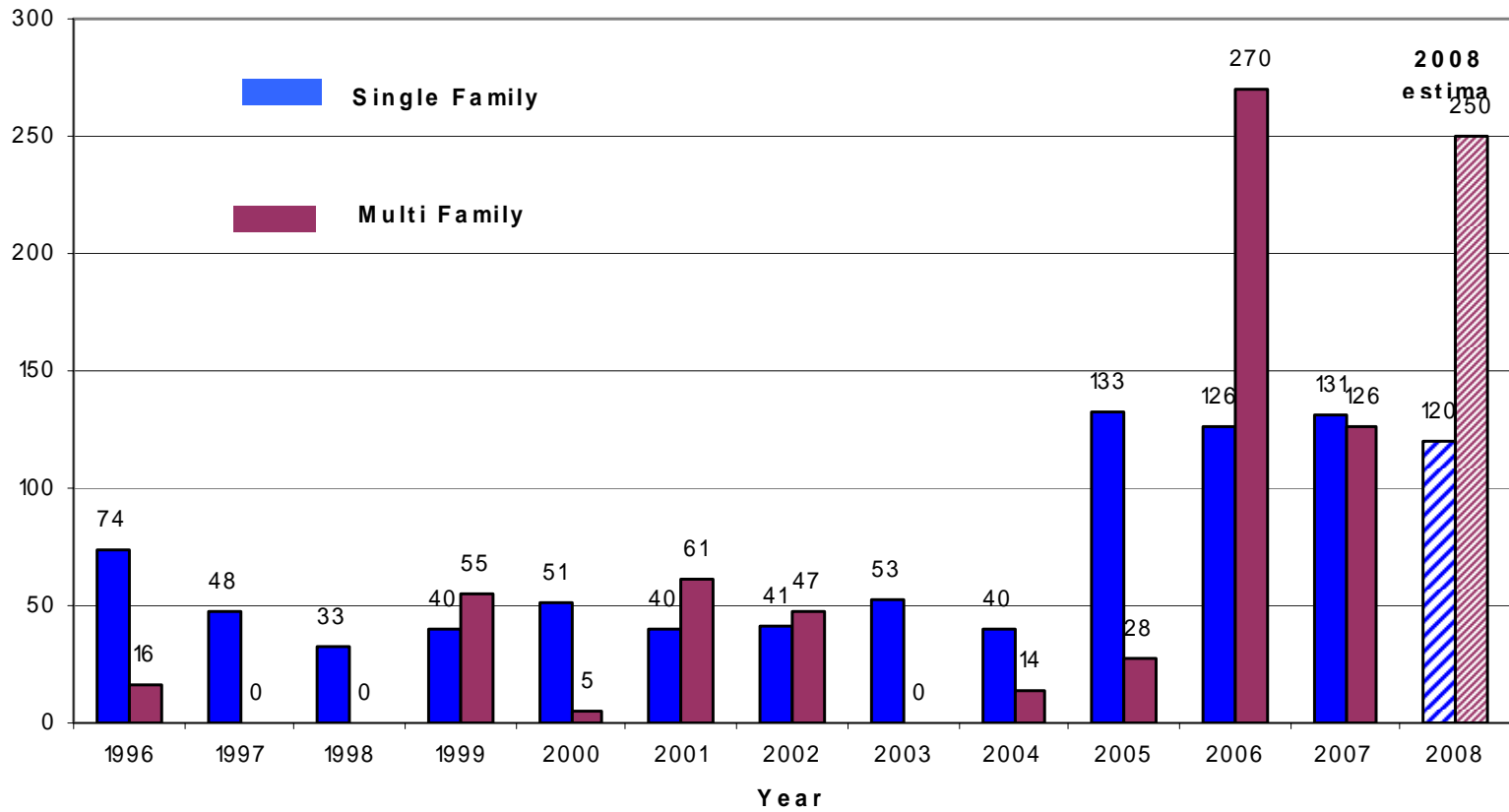
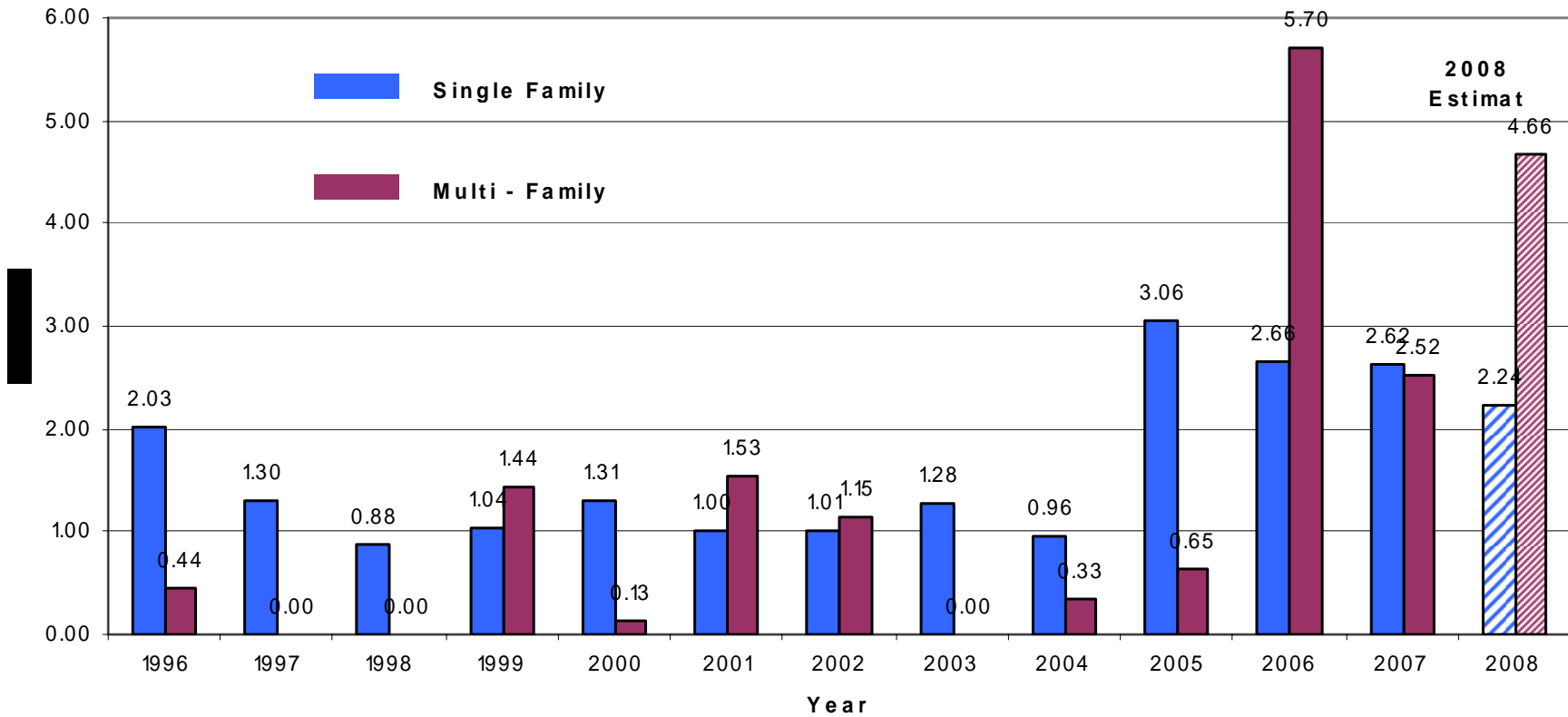


Chart 2 - Growth Rate 1996 - 2007- New Residential Units



## Are we growing too fast?

- Growth between 2.5% – 3% per year is generally accepted as a reasonable rate for a community over long periods of time.
- Market conditions drive growth.
- Market conditions create spikes in growth followed by periods of slow growth

While our average growth rate since incorporation is about 3%, we have been growing at over 6% for the past two years. This stresses our resources and provision of required infrastructure. So far 2008 appears to be just as busy. If this trend continues for a long period of time, we are growing too fast.



Where have we planned to grow and what is our inventory?



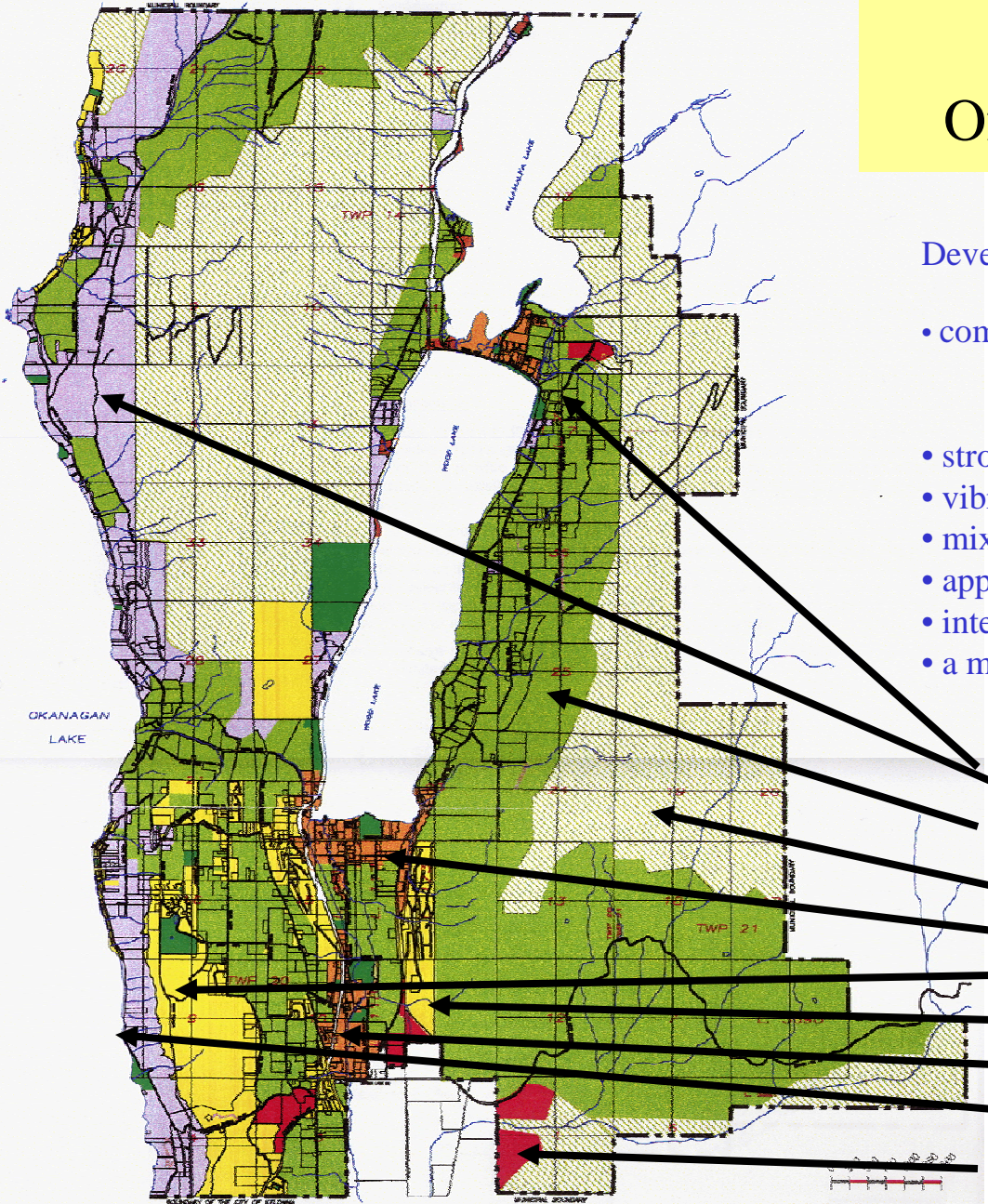
# Official Community Plan

Development Principles from p 11 of the OCP

- comprehensively planned community
  - network of open space, parks, agricultural lands, & ESAs
- strong rural character
- vibrant downtown centre
- mix of housing types
- appropriately serviced community
- integrated transportation network
- a managed growth pattern

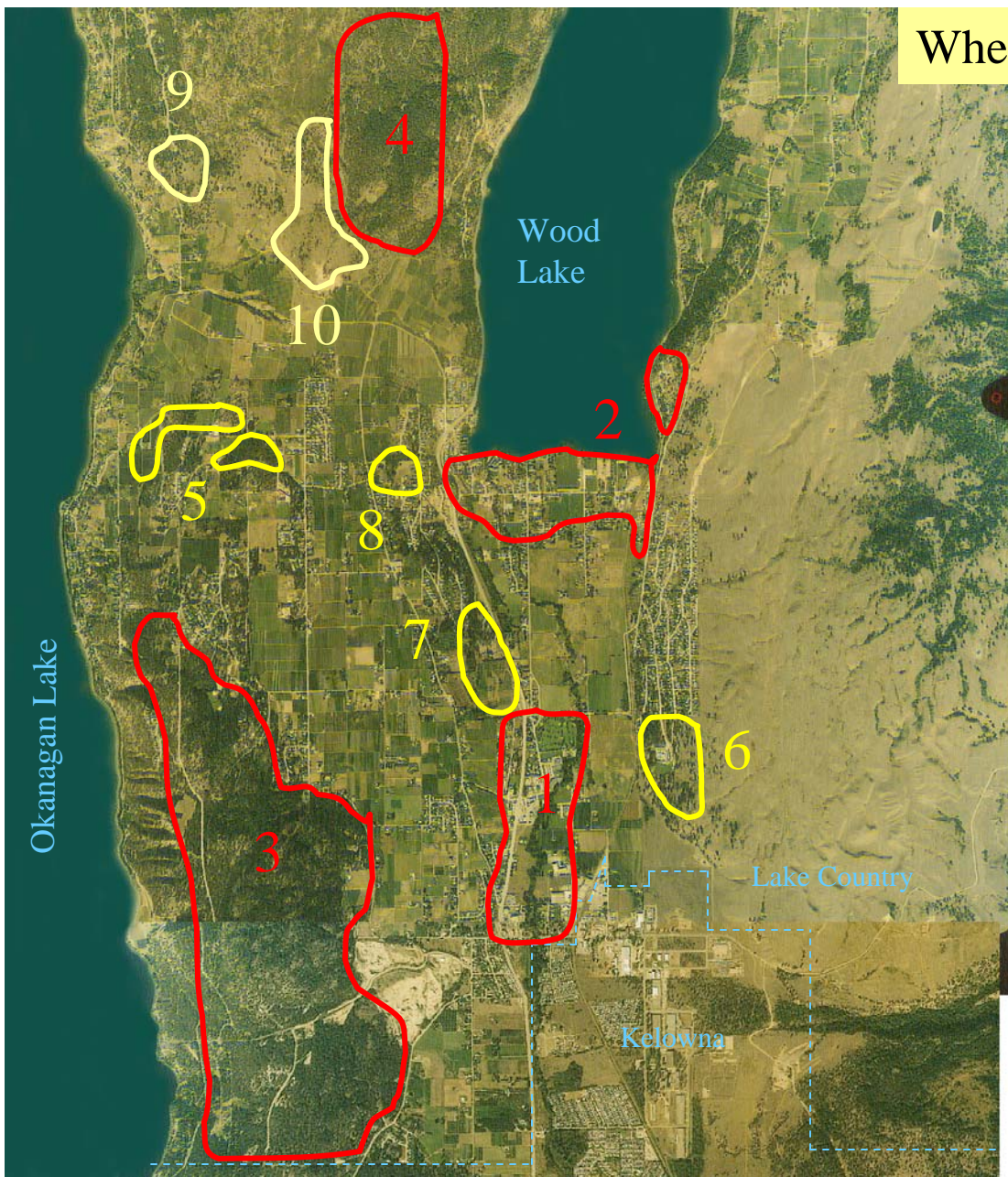
- Maintain rural nature of community
- Maintain agricultural land base
- Retain upper lands in natural state
- Create Neighbourhood Plans
- Develop 2 major growth areas
- Infill for efficient land use
- Promote the Town Centre Plan
- Protect Natural Features & Parks/Trails
- Provide for several small industrial parks

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Where have we planned to grow?

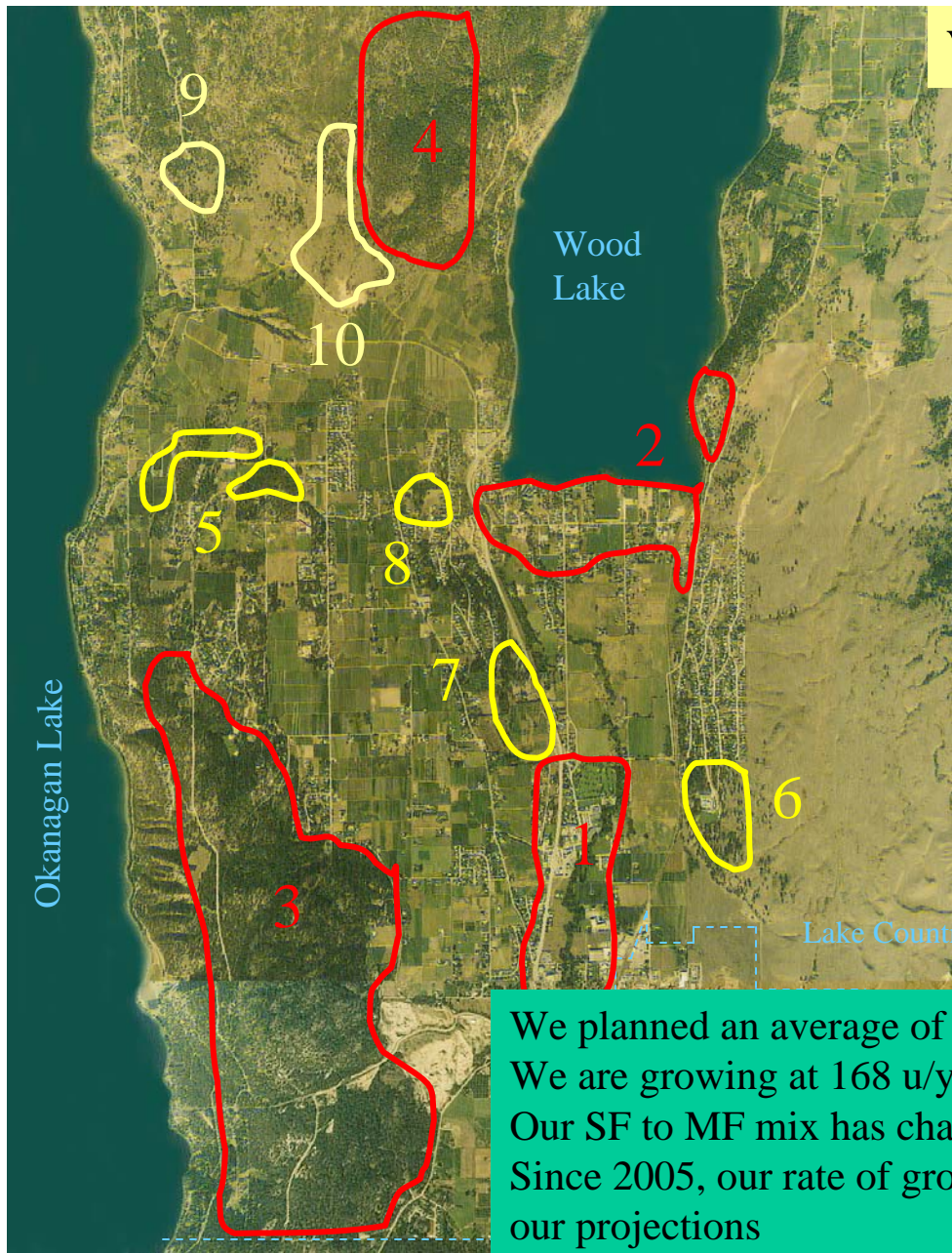


## OCP Growth Areas

The OCP has designated land for a mix of residential units in a variety of locations.

1 Town Centre	300
2 Woodsdale	950
3 Tyndall SW Winfield	3500
4 Pollards Pond	1190
<b>Total Growth</b>	<b>5940</b>
5 McGowan & Lang Ct.	220
6 Eldorado Ranch	300
7 Pretty Road Extension	200
8 Middleton	150
<b>Total Infilling</b>	<b>870</b>
9 Moberly	25
10 Pow Road	50
Oyama	250
Carr's Landing	300
<b>Total Rural</b>	<b>625</b>
<b>Total Units in OCP</b>	<b>7435</b>





## Where have we planned to grow?

### OCP Growth Projections

#### DCC Model – 20 Year Plan

Over 20 years

Single Family Units	2840	142/yr
Multi Family Units	316	16/yr
Total Units	3156	158/yr

Since 2002 (OCP adoption)

Single Family Units	524	87/yr
Multi Family Units	485	80/yr
Total Units	1009	168/yr

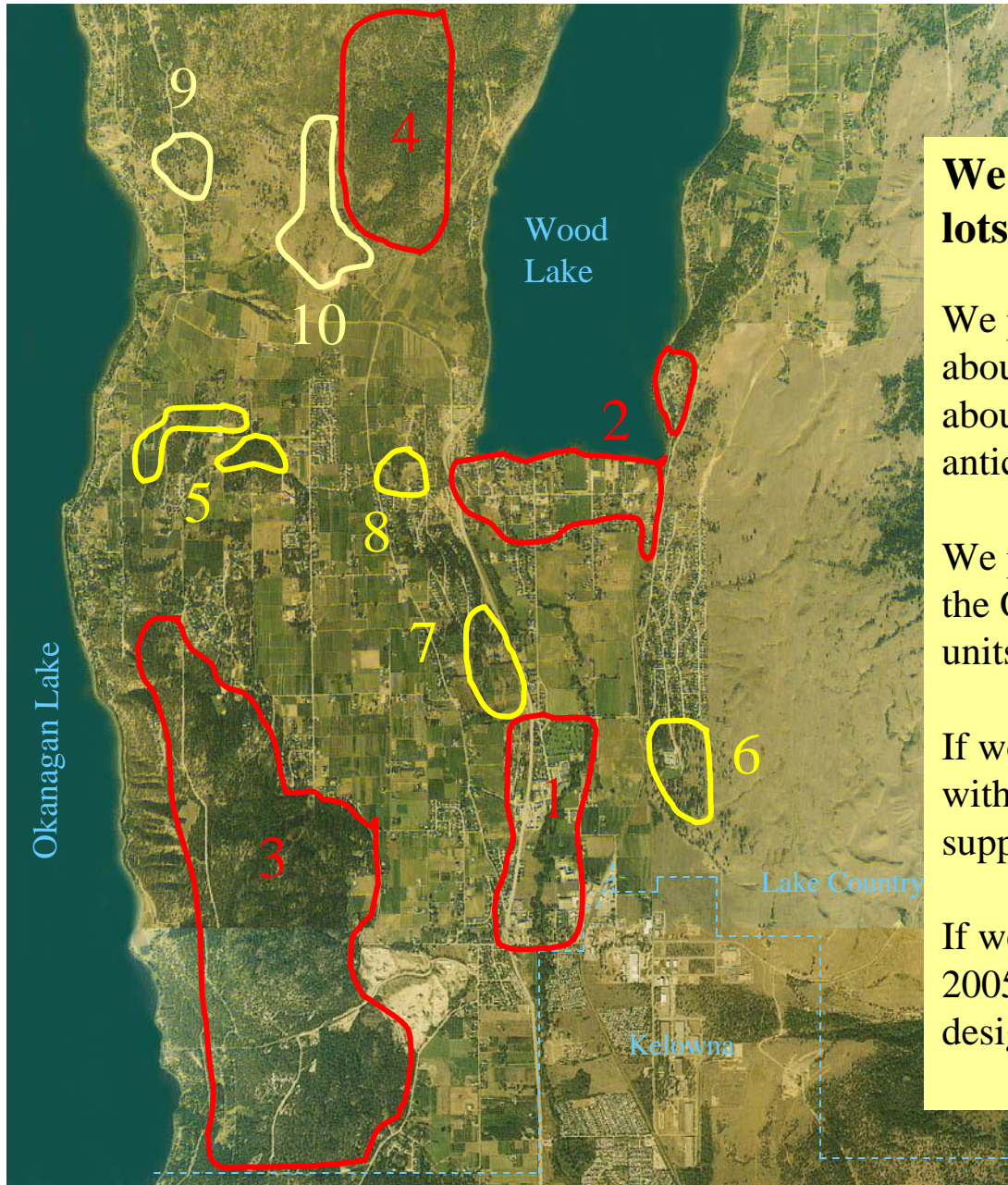
Since 2005 (Recent Market Demand)

Single Family Units	390	130/yr
Multi Family Units	424	141/yr
Total Units	814	271/yr

We planned an average of 158 u/yr in the OCP  
 We are growing at 168 u/yr since 2002  
 Our SF to MF mix has changed significantly  
 Since 2005, our rate of growth is about double  
 our projections



# OCP Supply



**We have a 20 - 35 year supply of lots/units designated in the OCP.**

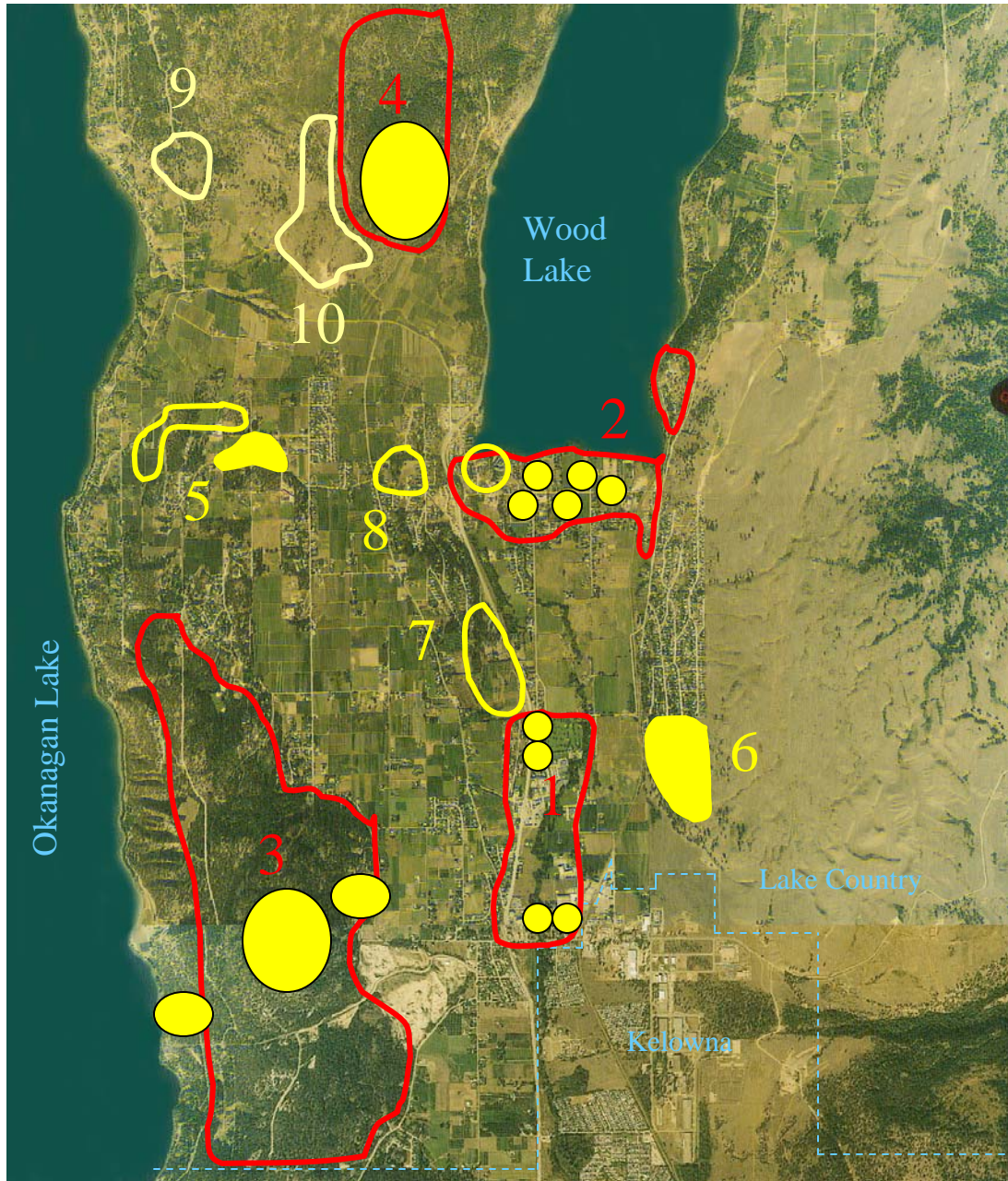
We projected an annual growth rate of about 3% over 20 years and will need about 3156 units to accommodate the anticipated growth.

We presently have land designated in the OCP to support approximately **7435** units.

If we continue to grow in accordance with our projections, we have a 35 year supply designated in the OCP.

If we grow at our present rate (since 2005) we have a 20 year supply designated in our OCP.





# Zoning Supply

**We have 8 year supply of single family zoned for development**

**We have 10 year supply of multi-family zoned for development**

SF – 400 at Lakes  
 SF – 100 Chase Rd  
 SF – 50 Other Areas  
 SF Total 550 / 130 u/y = 4.2 years

MF – 100 TC  
 MF – 200 Woodsdale (500 pending)  
 MF – 100 Lakes  
 MF Total - 400 / 141 = 2.8 years

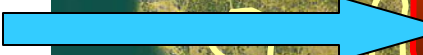
SF – 487 at Lakestone = 3.7 years  
 MF – 995 Lakestone = 7.0 years

Determined at current rates.



# Zoning Supply Mix

SF, MF,  
Neighbourhood  
Commercial



District Plans provide for a mix of housing types in a variety of locations and values.

However, low cost housing remains elusive.

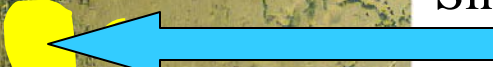
Single Family



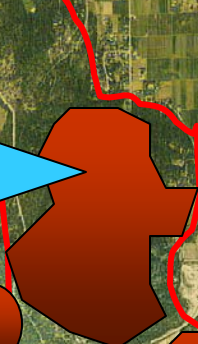
MF & Resort  
Commercial



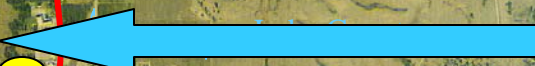
Single Family



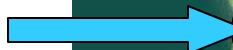
SF, MF, Resort  
Commercial



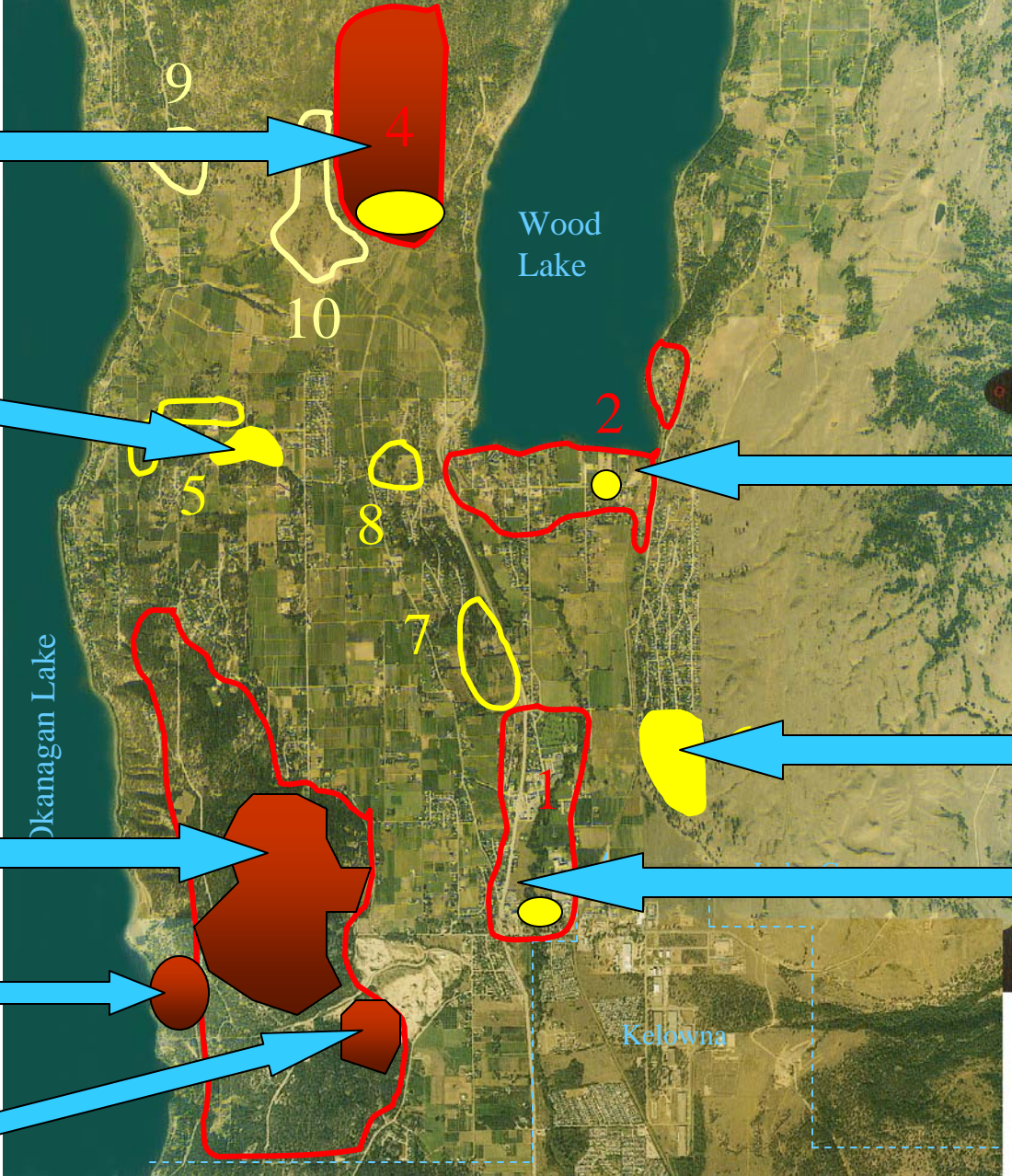
MF &  
Commercial



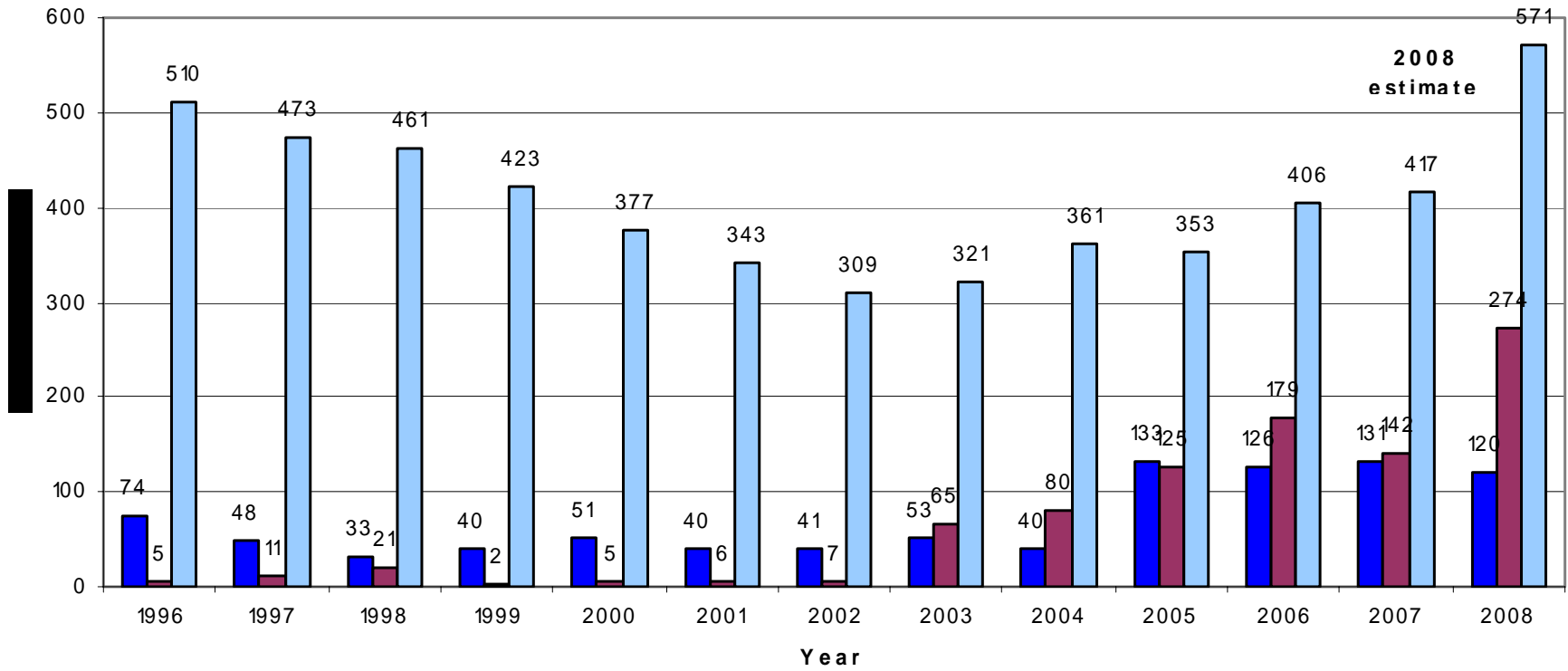
MF, Resort  
Commercial



Single Family



**Chart 4 - 1996 - 2007 New SF Dwellings to New Lots**

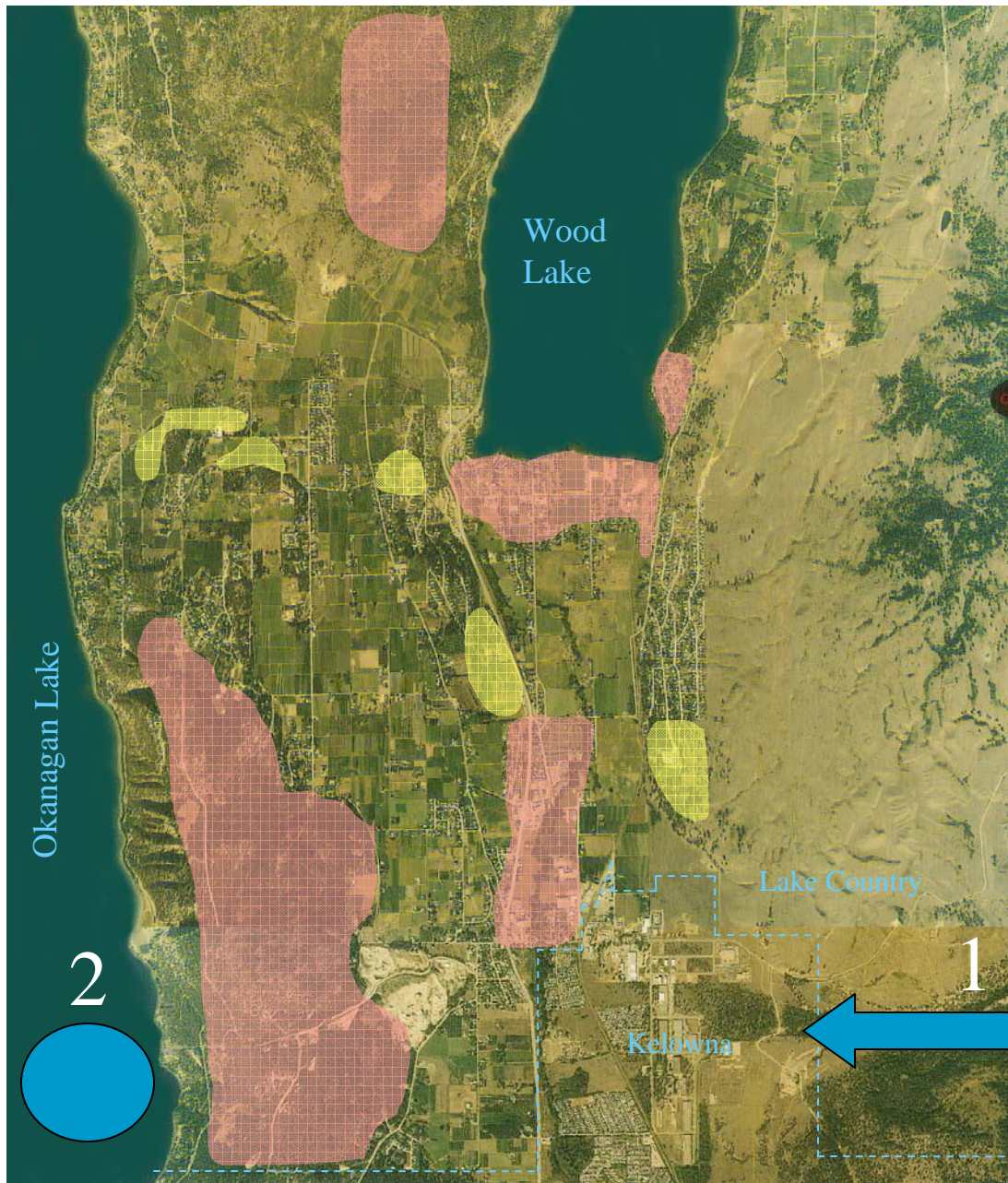






Do we have the plans in place for the required infrastructure?





# Water

Do we have sufficient water to accommodate our growth?

## 1. Vernon Creek Source

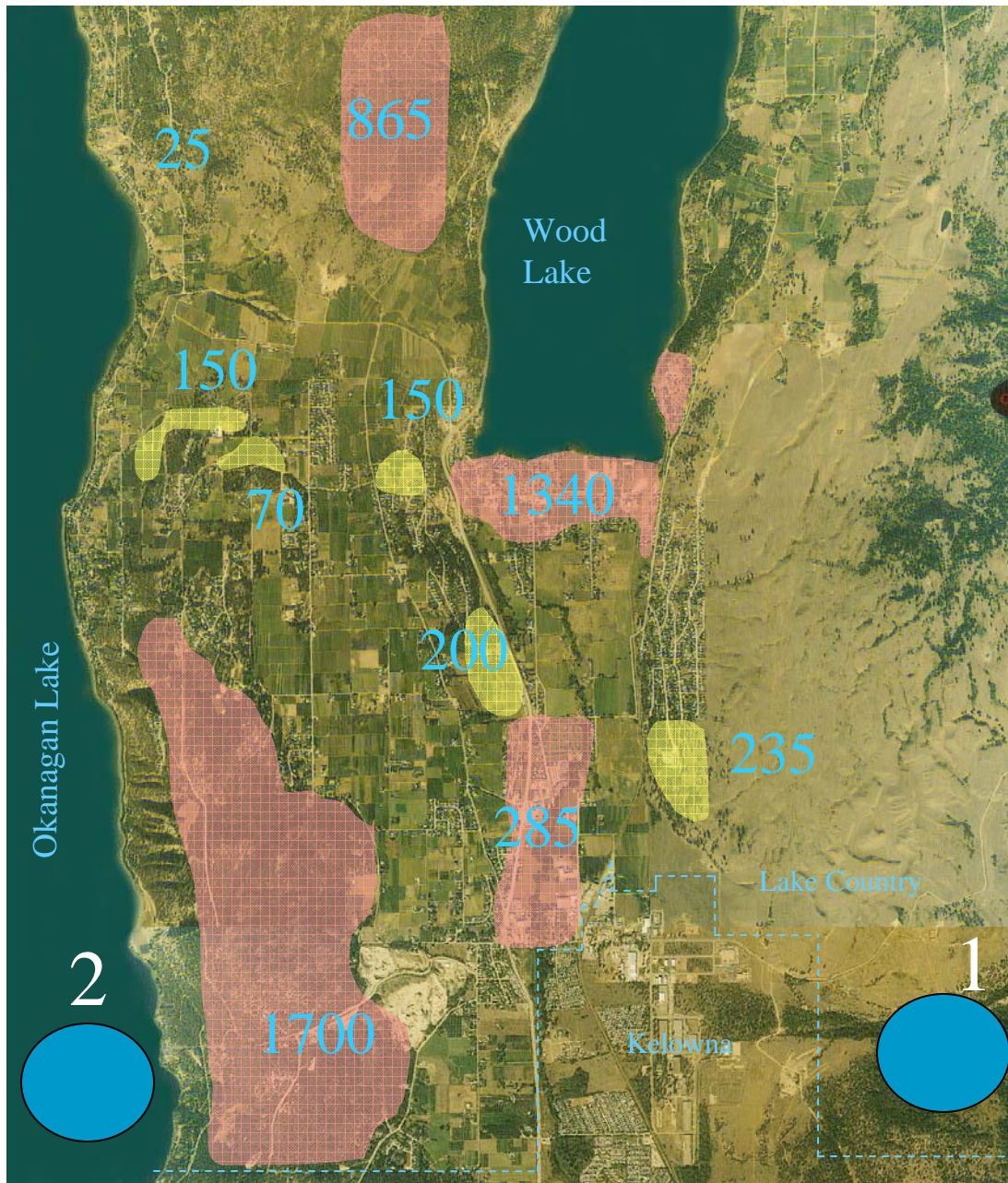
- Yield is 8000 acre feet
  - 49 years out of 50
- License 7650 acre feet
- Using 5461 acre feet
- the engineering department considers the Vernon Creek source near capacity despite surplus license.

## 2. Okanagan Lake Source

- Licence is 10037 acre feet
- Using 655 acre feet
- 0.61 acre feet per unit (sfe)
- 9382 acre feet = 15380 new units sfe
- We have sufficient water to accommodate 15380 new units while we are planning to build 3156 units over the next 20 years

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# Water

How have we allocated water to accommodate our growth?

We have water to accommodate 15380 new units (sfe)

We have conceptually allocated water for 5020 new units (sfe) in our plan

We have used about 1000 units of our capacity since 2002

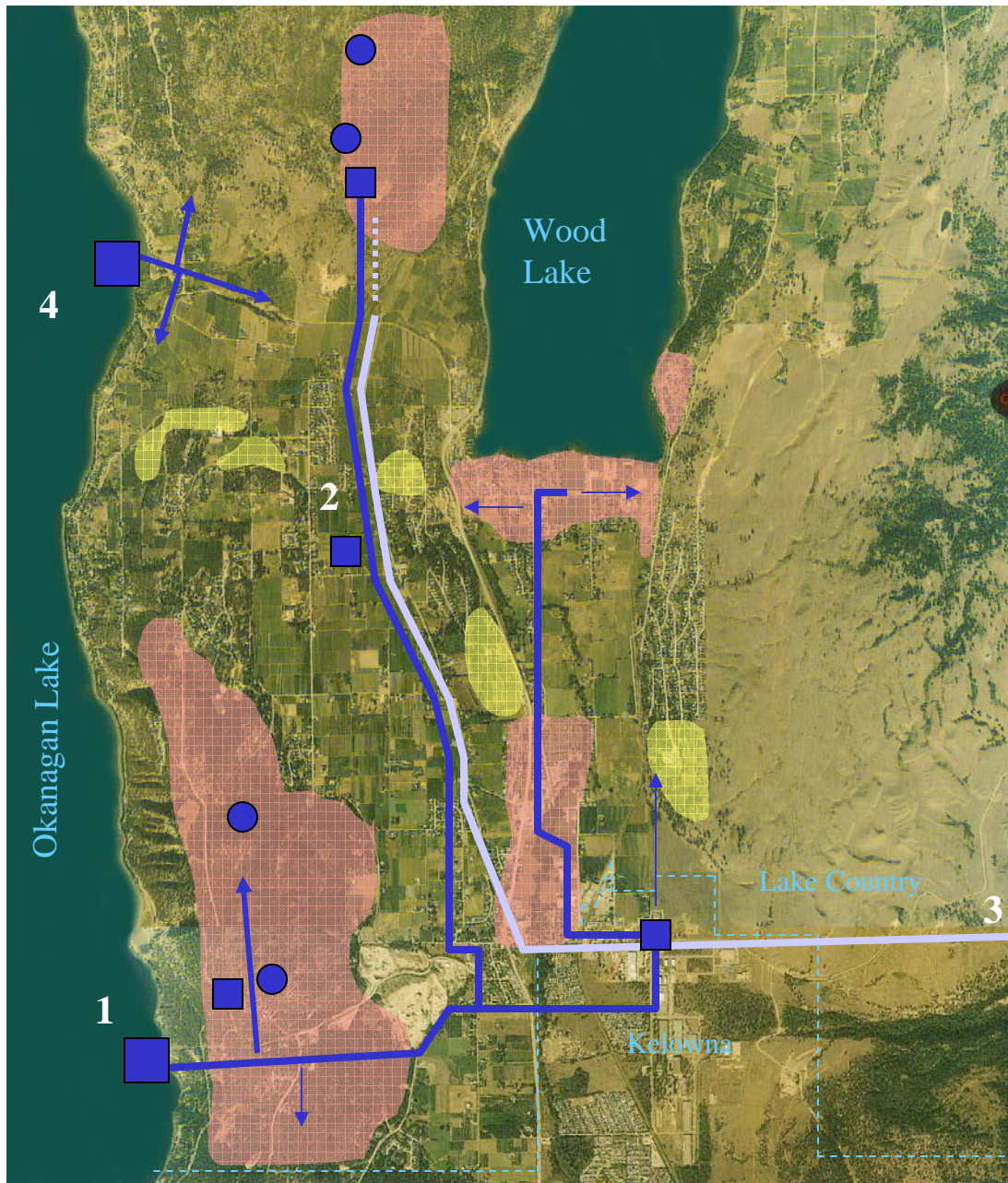
Winfield Okanagan Centre Water System Assessment and Response Plan will need to be updated in the near future



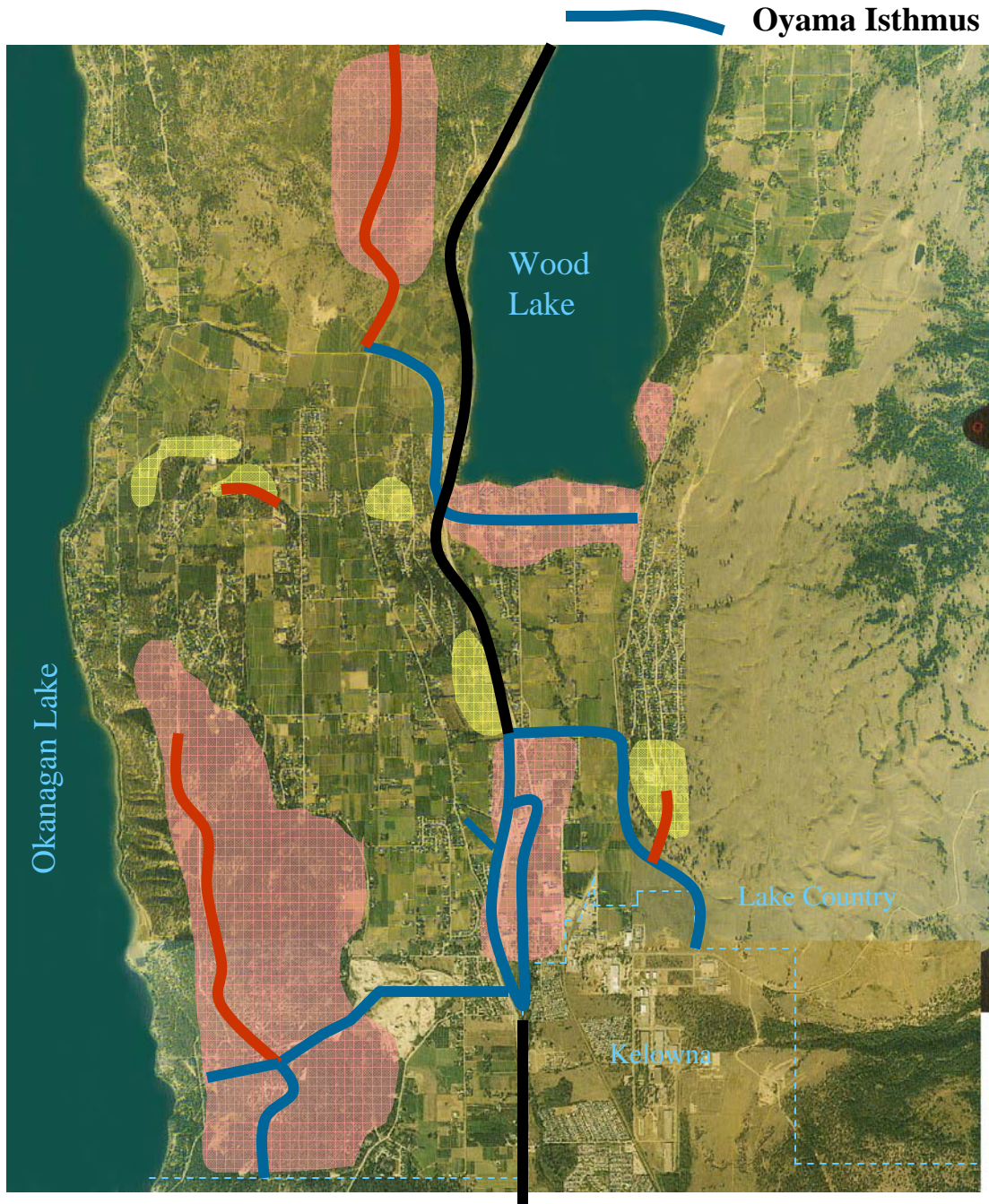
# Water

The capital plan for the Winfield Okanagan Centre Water System provides several options to accommodate growth.

- Reservoir ●
- Pump Station ■
- 1 Okanagan Pump Station & System
- 2 Okanagan Centre Trunkline
- 3 Eldorado & Vernon Creek System
- 4 Pixton Pump Station (20 yr +)







# Roads

The road network has been planned so that the development industry will pay for most of the improvements through development cost charges plus onsite roads and connecting roads at the developer's cost.

DCC Funded Road —

Developer Funded Road —

Highway Funded Road —



# Sewer

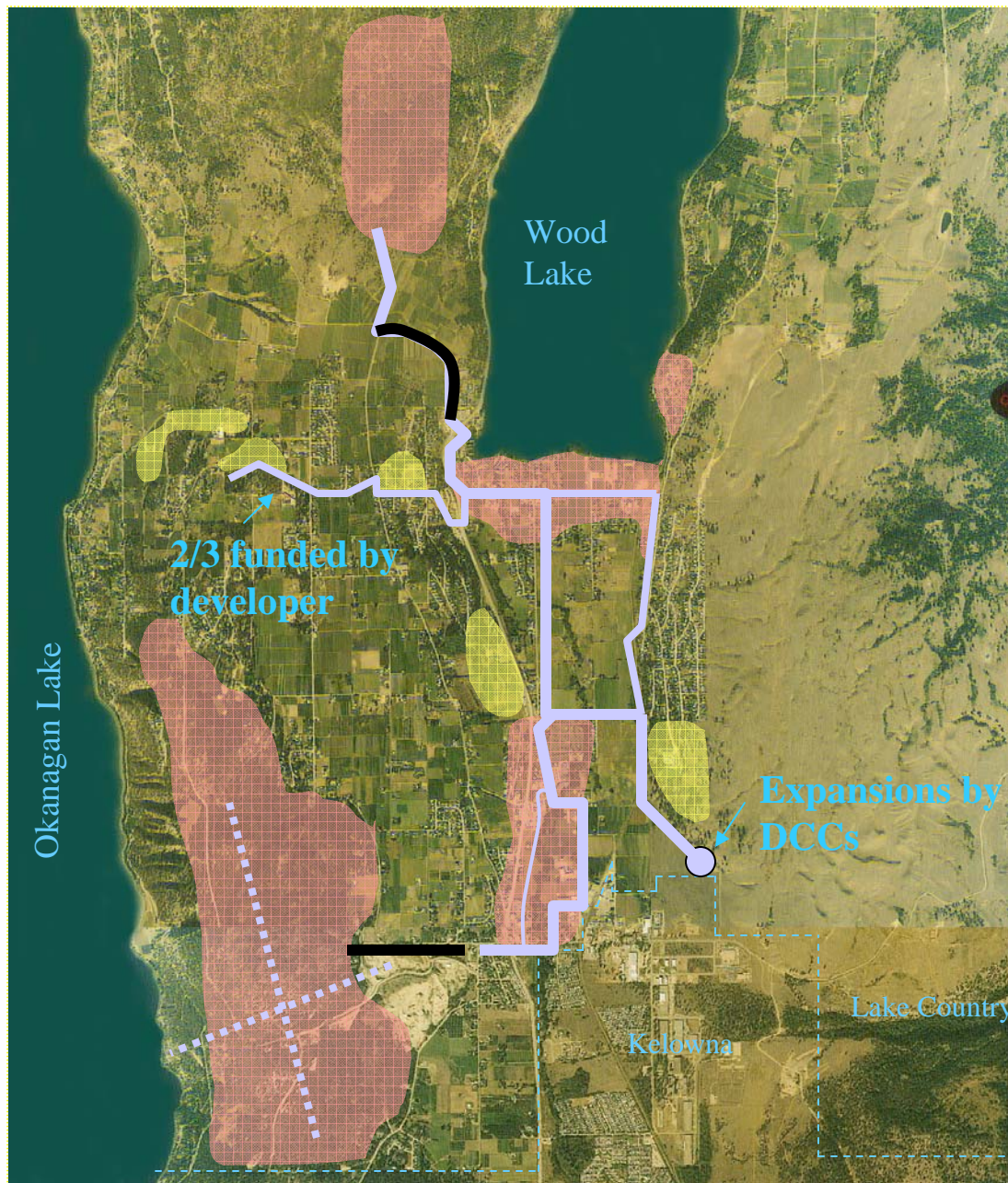
The Sewer Plans are based a major spine that runs between the Town Centre and Woodsdale with extensions to the two major growth areas - Pollards Pond and Tyndall Southwest Winfield. Secondary Trunks pick up infill areas

○ Sewage Treatment Facility

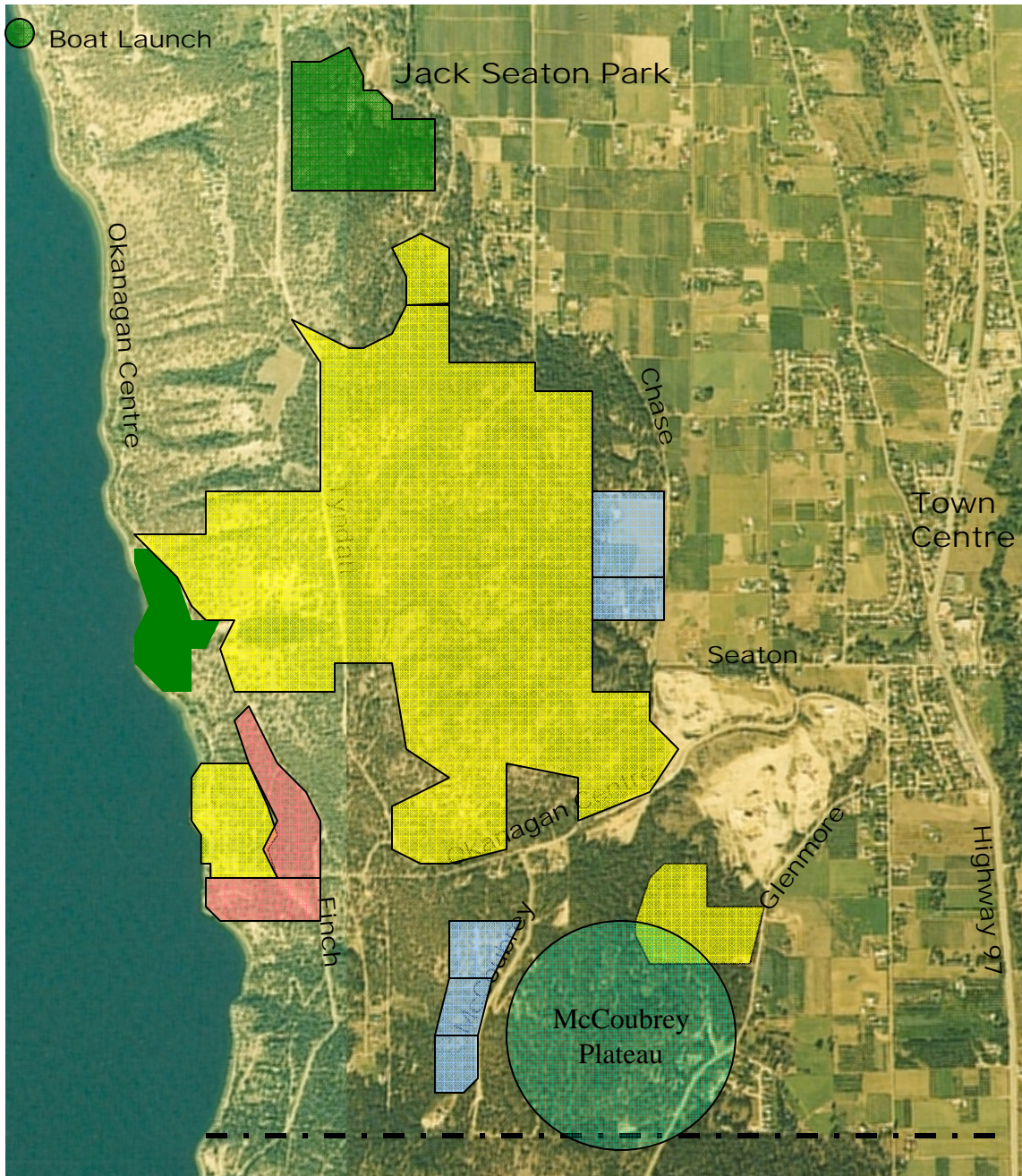
— Major Trunk

— Secondary Trunk

— DCC funded










## Lakestone

This property drives the infrastructure into the area by front ending much of the cost

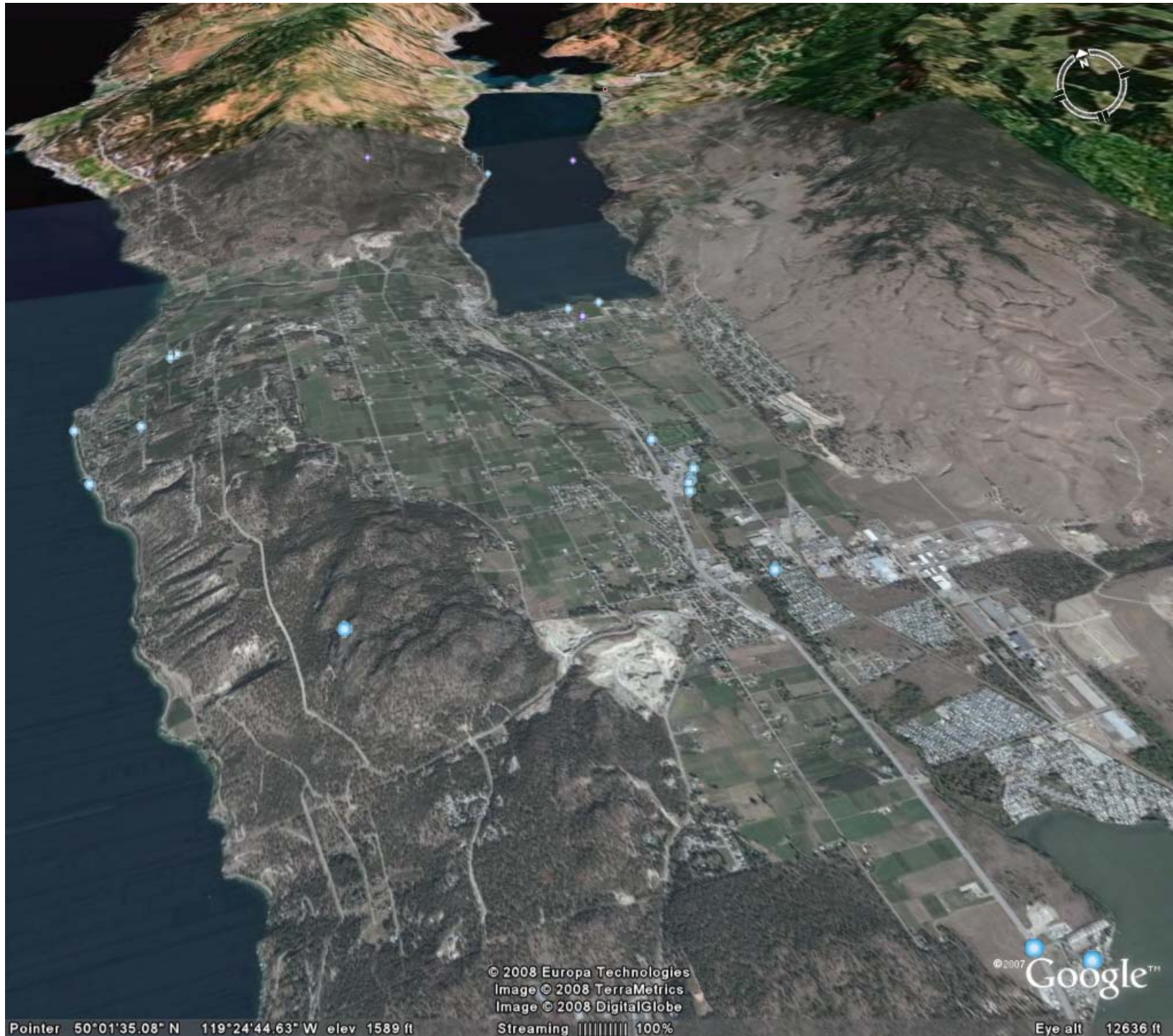
Sewer  
Water improvements  
Road improvements

-  20/20 Zoned for Development
-  First Phase of Lakestone
-  Other Zoned for Development

# • Summary

- Council has good plans in plan to accommodate growth and development
- Our growth rate estimated in the OCP is close to predictions – 3%
- Currently we are growing at about 6% in a hot market
- We have a 20 – 35 year supply of land in OCP
- We have a 10 year supply of land zoned for development
- We have sufficient water supply to accommodate our growth
- Lakestone accounts for a 5 year supply of zoned land
- We have sufficient infrastructure nearby to accommodate Lakestone
- Lakestone has to front end a significant amount of infrastructure that will benefit their development, other developers and the community as a whole





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