



# A20-0003

# 4870 Chute Lake Road

Application to the ALC for a Non-Farm Use

# Proposal

- ▶ An application to the ALC for a Non-Farm Use at 4870 Chute Lake Road for a culinary facility, educational stays, wine tasting, food producing gardens, and parking.

# Development Process





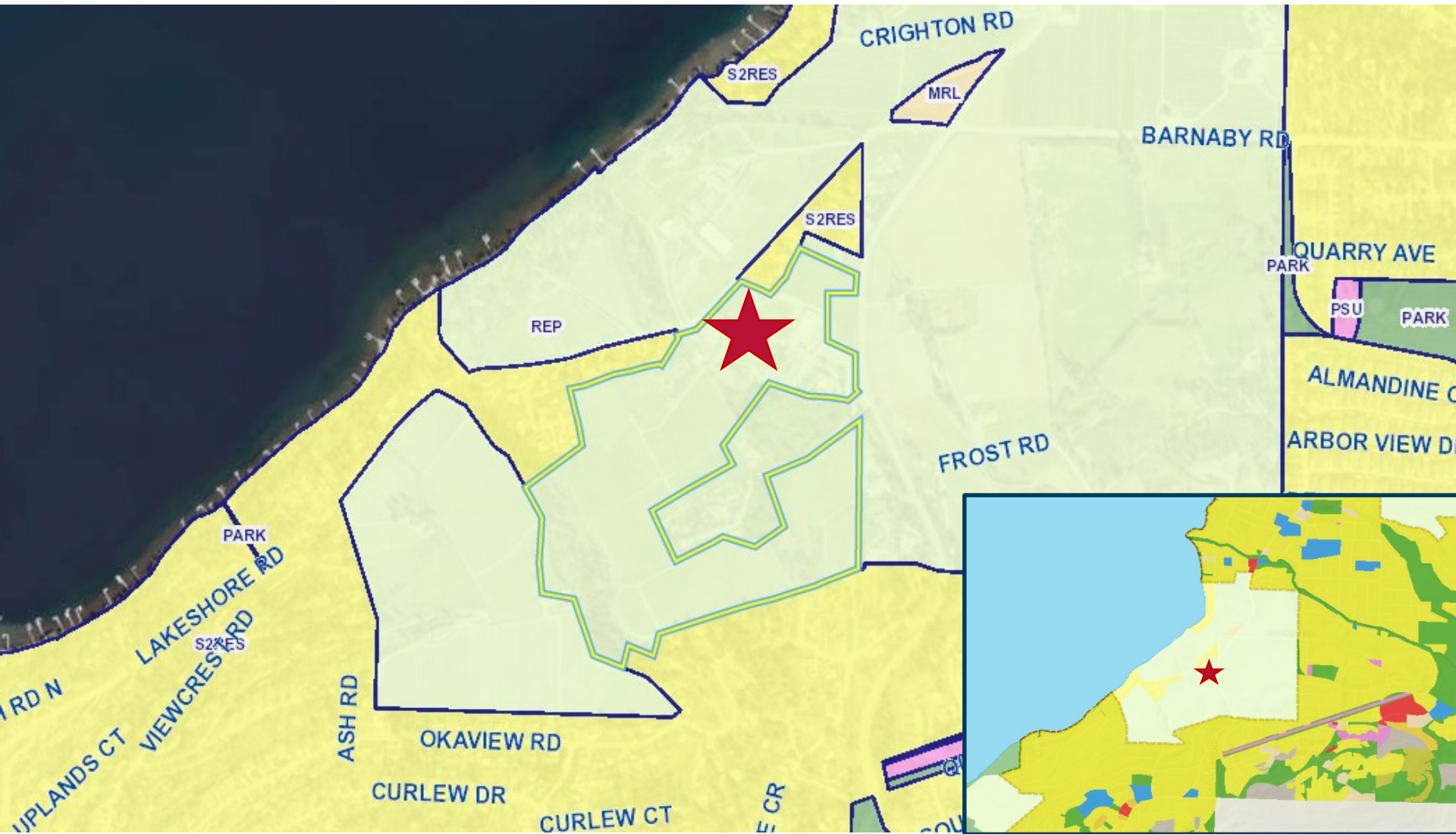
# Context Map



City of Kelowna

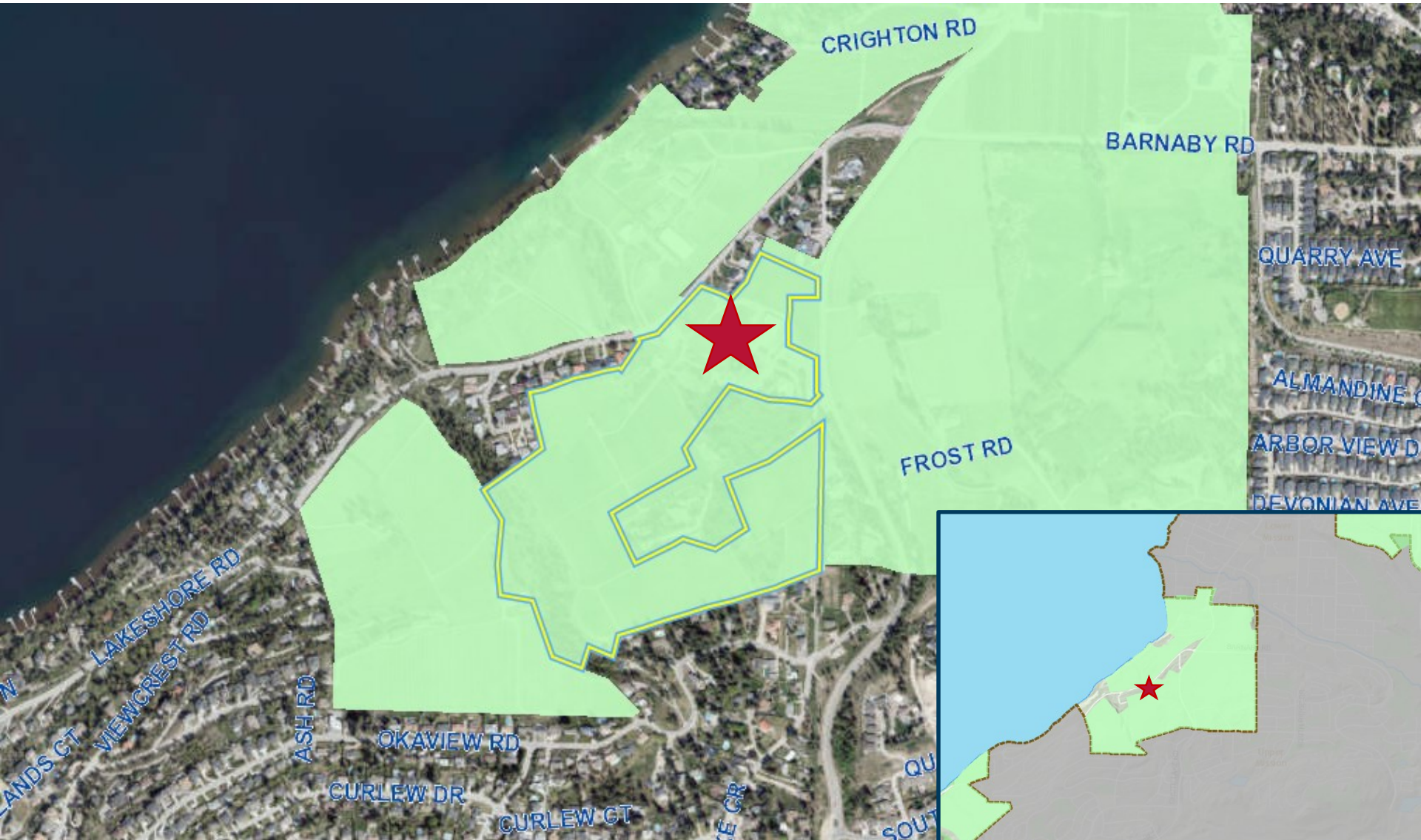


# OCP Future Land Use / Zoning



City of Kelowna

# Agricultural Land Reserve



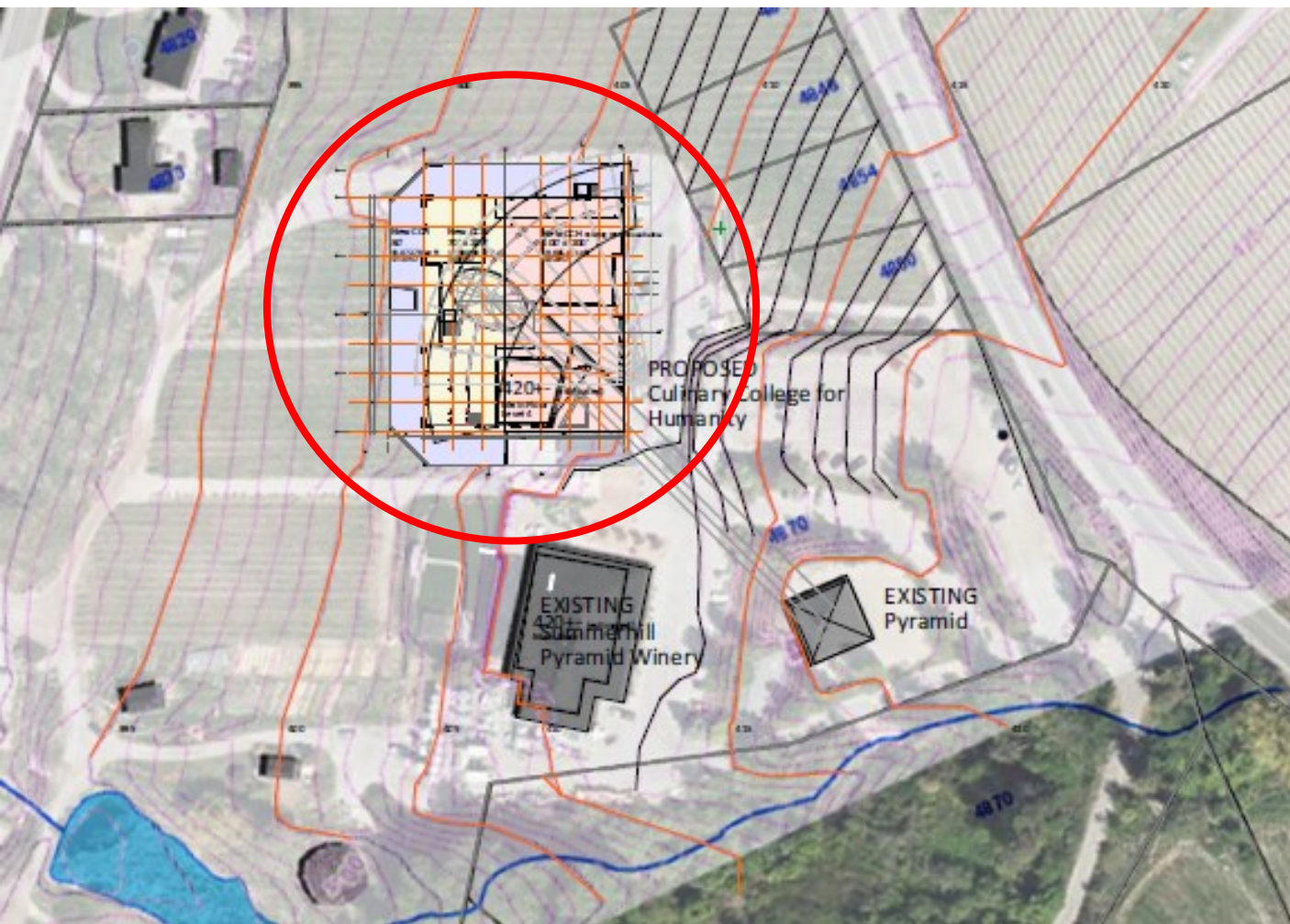


# Existing Land Use





# Proposed Structure & Non-Farm Use



Item	Quantity	Unit	Value	Notes
Site Preparation (Grading, Erosion Control)	1000	Sq. Ft.	\$100,000	Includes site clearing and erosion control measures.
Foundation (Concrete)	1000	Sq. Ft.	\$100,000	Includes foundation for the proposed structure.
Structure (Steel Frame)	1000	Sq. Ft.	\$100,000	Includes steel frame for the proposed structure.
Roof (Metal Decking)	1000	Sq. Ft.	\$100,000	Includes metal decking for the proposed structure.
Interior Finishes (Drywall, Paint)	1000	Sq. Ft.	\$100,000	Includes interior finishes for the proposed structure.
Exterior Finishes (Siding, Landscaping)	1000	Sq. Ft.	\$100,000	Includes exterior finishes and landscaping for the proposed structure.
<b>Total</b>			<b>\$600,000</b>	



Key Plan





# Proposed Structure & Conceptual Renderings

Remmed Earth Wall Detail



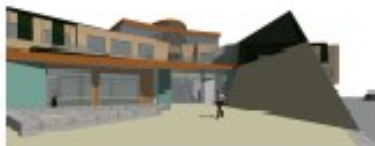
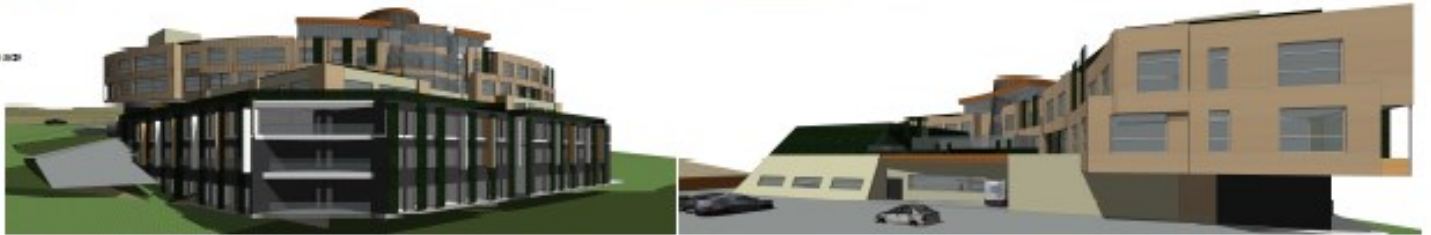
Wood Panel Detail



SAMPLE PHOTO CLT - Cross Laminated Timber Construction



- A. Tasting Room
- B. Elliptical Shaped Atrium - First Nations Cultural Space
- C. Rammed Earth Concrete Exterior Walls Level 1
- D. Food Producing Garden on Roof Deck
- E. CLT Timber Construction
- F. Onsen Pond + Spas
- G. Tasting & Learning Centre
- H. Culinary Kitchens
- I. Path to Summerhill Winery and Pyramid
- J. Outdoor Decks Seating
- K. Existing Storage
- L. Existing Equipment Storage
- M. New Parkade

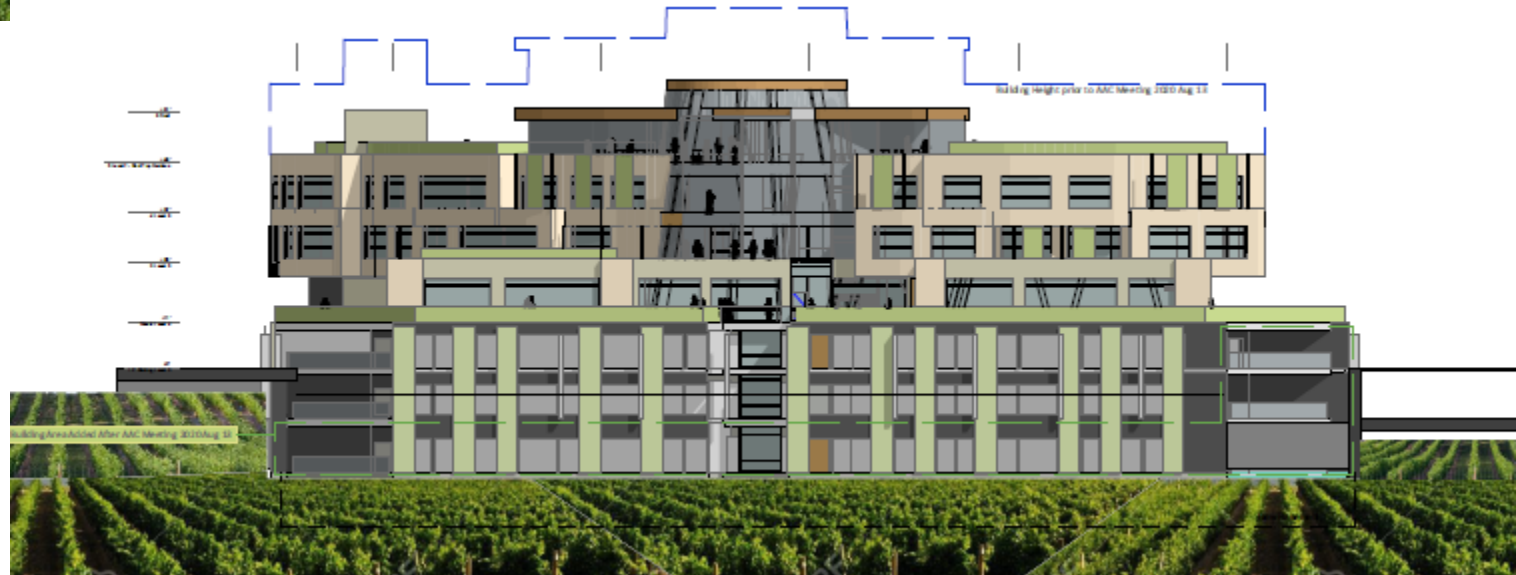


# Proposed Structure & Non-Farm Use Conceptual Elevations:





# Proposed Structure & Non-Farm Use Conceptual Elevations:



# Project Detail Summary

- ▶ Property is approx. 62 ha in size with approx. 48 acres of active vineyard production
- ▶ Proposed 35,000 ft<sup>2</sup> (footprint) structure on top of the existing 20,000 ft<sup>2</sup> wine production and warehouse building
- ▶ 6 stories on top of existing warehouse building with a total of 8 stories from the west elevation.
- ▶ Large kitchen, classroom facilities and administrative offices focused on education
- ▶ Large atrium and First Nations cultural space
- ▶ 150 educational stay rooms and parkade



# Policy

- ▶ **OCP Objective/Policies 5.33.1,.3,.5**
- ▶ **OCP Policy 5.33.6 Non-Farm Uses.** Restrict non-farm uses that do not directly benefit agriculture. Support non-farm use applications on agricultural lands only where approved by the ALC and where the proposed uses:
  - ▶ are consistent with the Zoning Bylaw and OCP;
  - ▶ provide significant benefits to local agriculture;
  - ▶ can be accommodate using existing municipal infrastructure;
  - ▶ minimize impacts on productive agricultural lands;
  - ▶ will not preclude future use of the lands for agriculture;
  - ▶ will no harm adjacent farm operations.

# AAC Recommendation

- ▶ The AAC (Aug 13, 2020) Meeting recommended to Council that it support the proposed Non-Farm Use.
- ▶ Discussion:
  - ▶ size of the facility;
  - ▶ impact to the neighbouring agricultural properties;
  - ▶ accommodations being used for tourism versus teaching;
  - ▶ how much primary food production would be emphasized;
  - ▶ wineries were being given favour and setting precedent; and
  - ▶ compliance and enforcement.



# Other Considerations

- ▶ Development Cost Charges for the structure would be applied at a Commercial Rate by square footage as per DCC Bylaw
- ▶ Taxation would be applied to the building as Commercial.

# Process Review

- ▶ Application will be forwarded to ALC should Council support it;
- ▶ Text Amendment to the A1 zone (or CD Zone) for Council consideration if ALC supports the application.
  - ▶ Including proposed uses, use restrictions building height, any restrictions imposed by the ALC; and
  - ▶ AAC review and recommendation.

# Staff Recommendation

- ▶ Staff are recommending support for the proposed Non-Farm Use:
  - ▶ The overall proposal is focused on a new educational culinary facility;
  - ▶ The proposal has potential to generate alternative agricultural value to the City and the region in providing for a rare opportunity for value-added agricultural amenities;
  - ▶ Aims advance agricultural objectives such as the promotion of local farming through research and education, including local foods and agricultural products;
  - ▶ Integrate well into the existing vineyard and winery operation and create a 'sense of place' within the region and add value to the agricultural community.





## *Conclusion of Staff Remarks*