



A20-0003 4870 Chute Lake Road

Application to the ALC for a Non-Farm Use

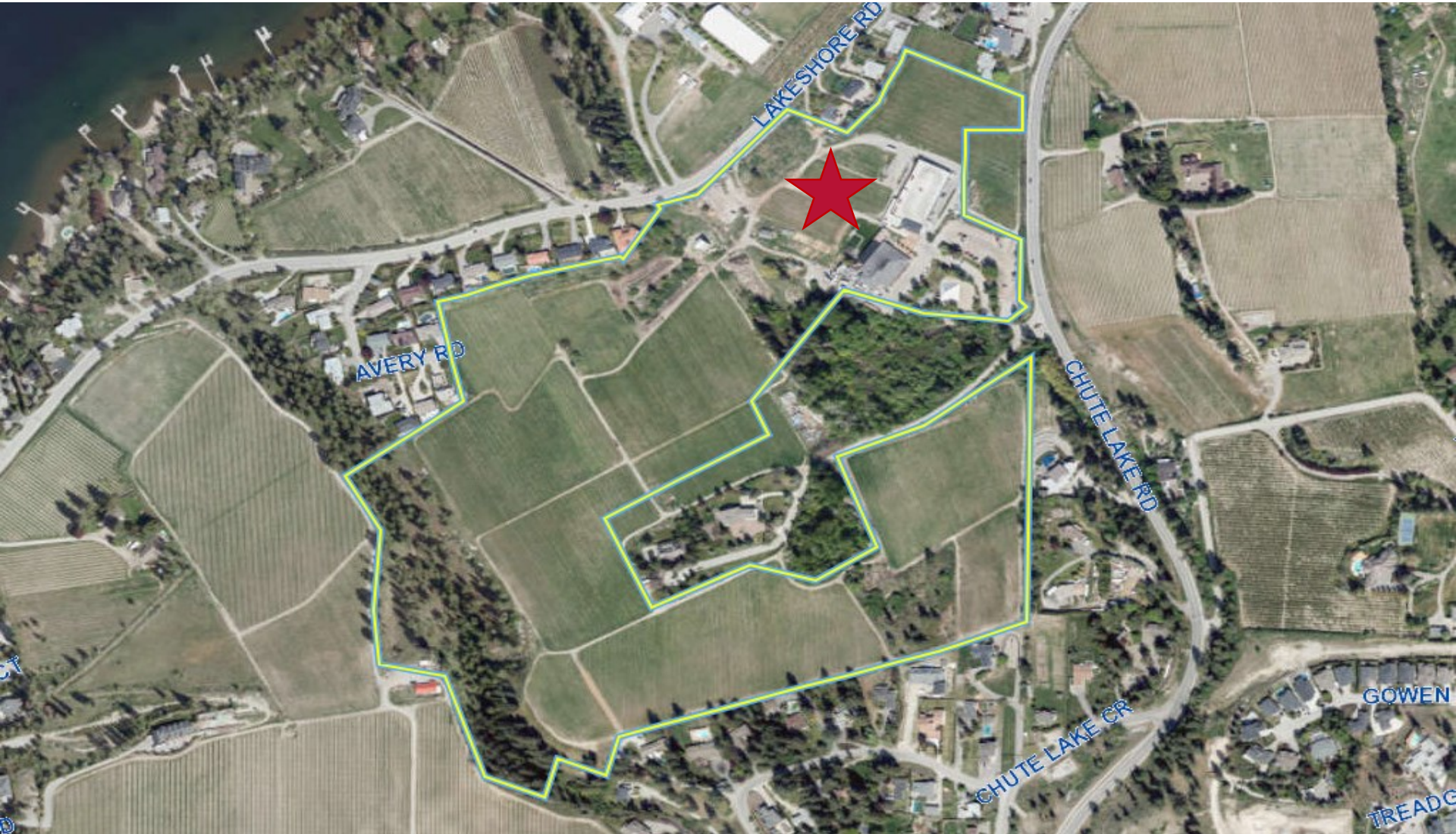
Proposal

- ▶ 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

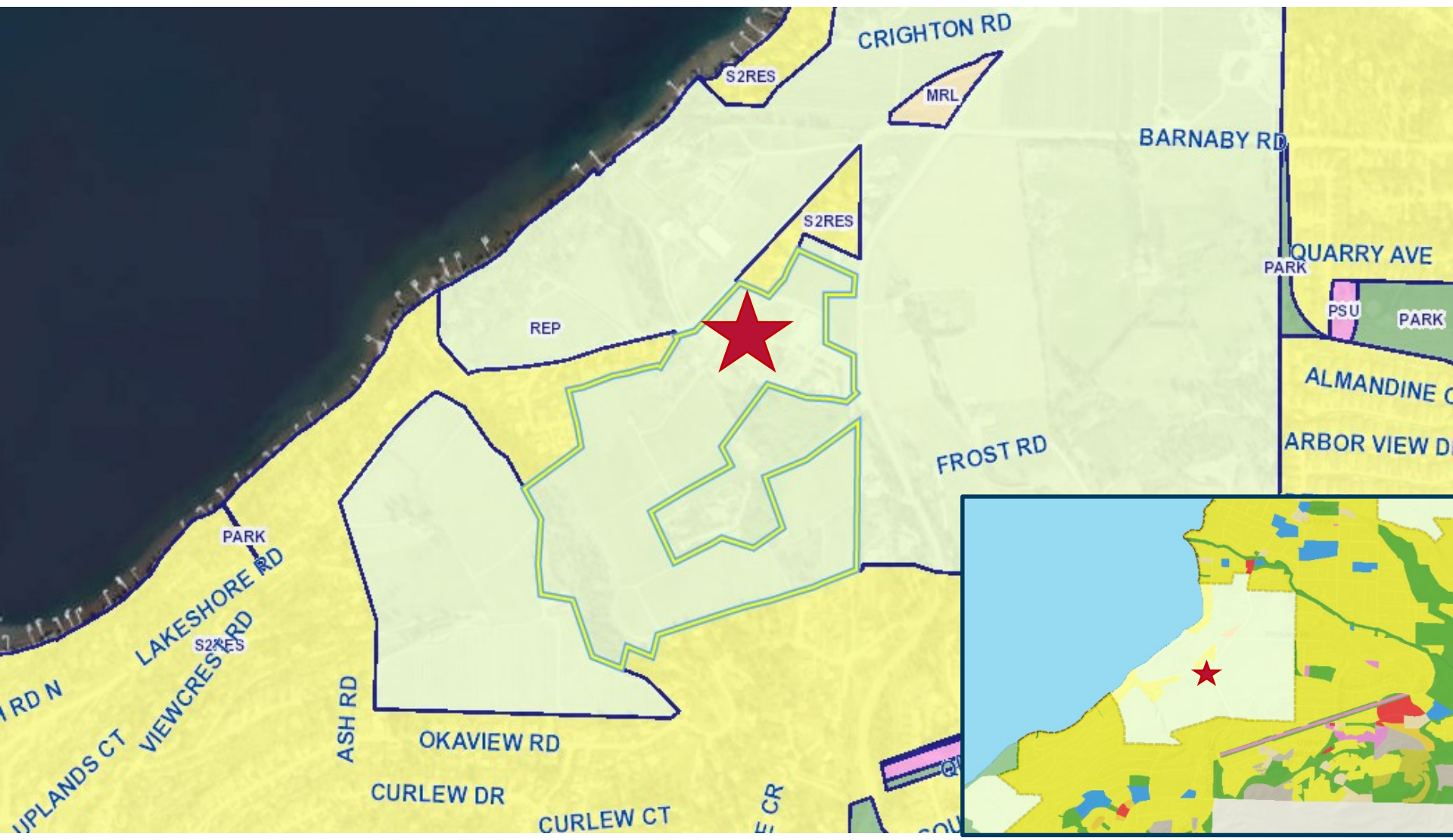


Context Map



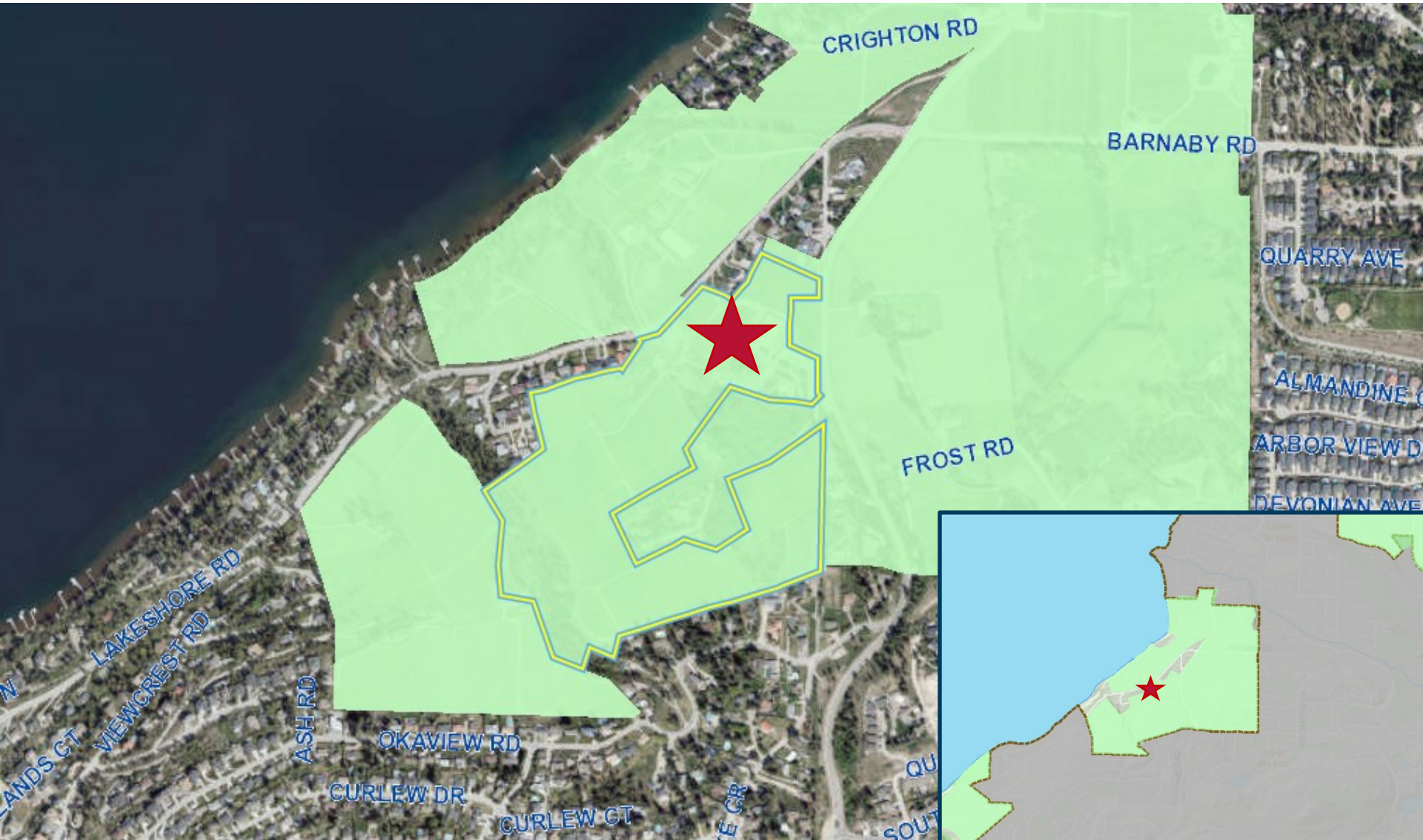
City of Kelowna

OCP Future Land Use / Zoning



City of Kelowna

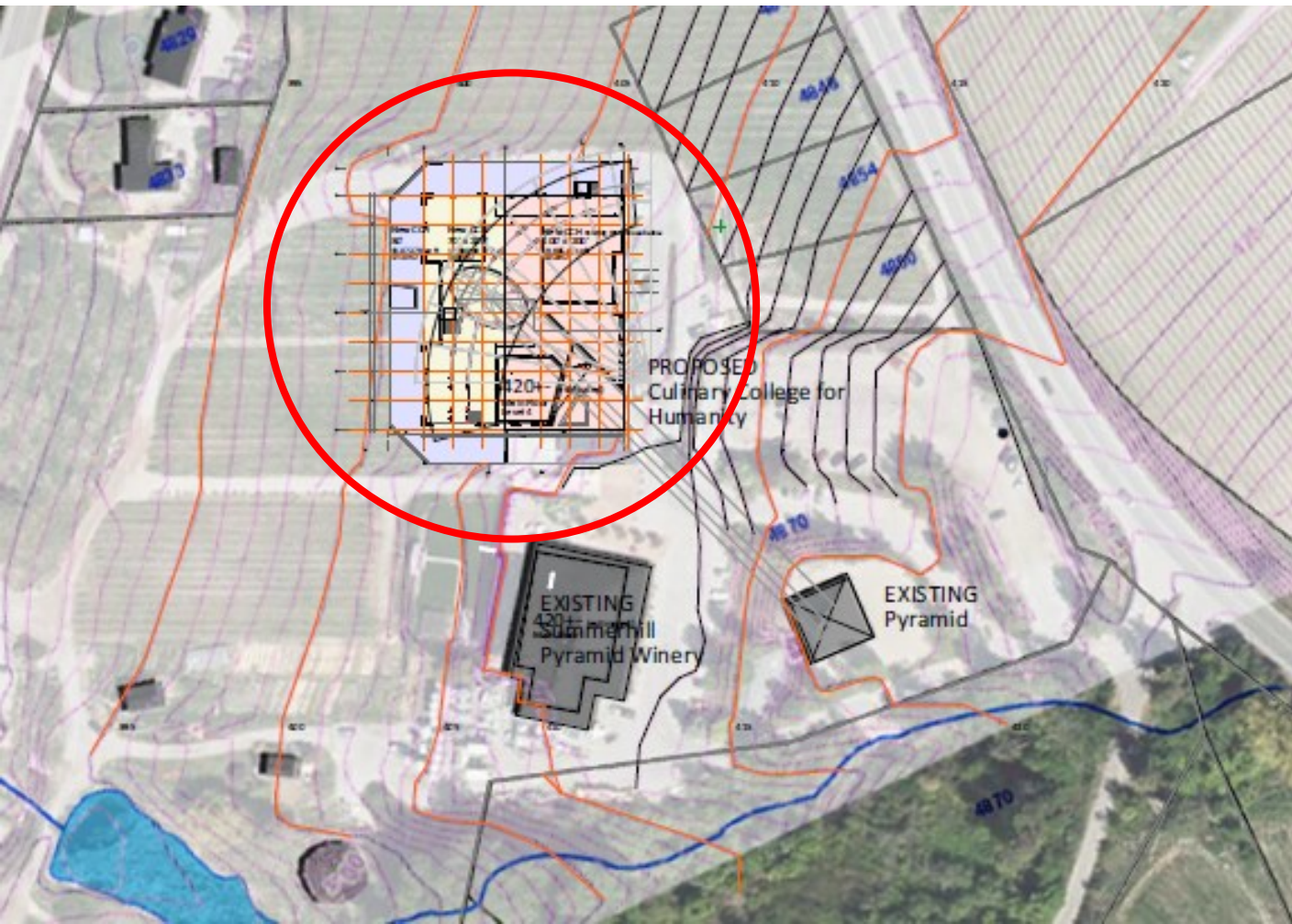
Agricultural Land Reserve



Existing Land Use



Proposed Structure & Non-Farm Use



Item	Area	Area (sqm)
Proposed Culinary College for Humanity	1200	1200
Existing Summerhill Pyramid Winery	1200	1200
Existing Pyramid	1200	1200
Other Structures	1200	1200



Proposed Structure & Conceptual Renderings

Rammed Earth Wall Interior



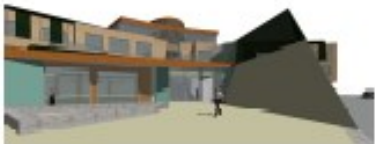
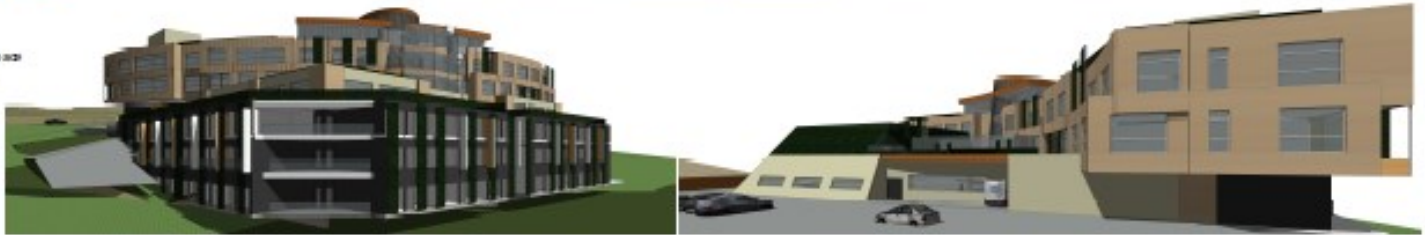
Wood Panel Interior



SAPPHIRE PHOTO CLT - Oak 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 Open 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 ft² (footprint) structure on top of the existing 20,000 ft² 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