

**THE DISTRICT OF PEACHLAND
COMMITTEE OF THE WHOLE
AGENDA**



Date: Tuesday, April 8, 2025, 9:00 am
Location: Council Chambers – 4450 6th Street, Peachland

We respectfully acknowledge that this meeting is being held on the traditional territory of the Syilx/Okanagan People.

	Pages
1. CALL TO ORDER	
2. CONFIRMATION OF AGENDA	
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7. ADJOURNMENT	



THE CORPORATION OF THE DISTRICT OF PEACHLAND

Committee of the Whole Minutes

March 11, 2025

9:00 am

Council Chambers – 4450 6th Street, Peachland

Councillors Present: Mayor Patrick Van Minsel
Councillor Randey Brophy
Councillor David Collins
Councillor Terry Condon
Councillor Alena Glasman
Councillor Rick Ingram
Councillor Keith Thom

Admin Present: Corporate Officer Jennifer Sawatzky
Director of Planning and Development Services Darin Schaal
Planning Manager Jared Kassel
Manager of Building and Bylaw Mike Macintosh
Planner Sarah Summers
Planner Nisha Gnanasingarajan
Legislative Administrator Karen Babin

1. CALL TO ORDER

Mayor Van Minsel called the March 11, 2025 Committee of the Whole Meeting to order at 9:00 AM.

It was acknowledged that this meeting was held on the traditional territory of the Syilx/Okanagan People.

2. CONFIRMATION OF AGENDA

COTW-25/03/11-001

Moved By Councillor Condon

THAT the Committee of the Whole approve the March 11, 2025 Committee of the Whole Meeting agenda as presented.

CARRIED

3. CONFIRMATION OF MINUTES

3.1 Adoption of February 25, 2025 Committee of the Whole Meeting Minutes

COTW-25/03/11-002

Moved By Councillor Glasman

THAT the Committee of the Whole adopt the February 11, 2025 Committee of the Whole Meeting Minutes as presented.

CARRIED

4. PRESENTATIONS & DELEGATIONS

4.1 Secondary Dwelling Policy - Discussion with Council

Staff from the Planning and Development Department presented proposed changes to Secondary Dwelling Policy DEV-188. Council engaged in robust discussion and raised questions with respect to the following topics:

- Suite licensing process
- Registration of non-conforming secondary suites and the possibility of grandfathering them
- Issues related to secondary suites, including long-term vs. short-term rentals, and parking requirements
- Residential flex units
- Decommissioning of existing secondary dwellings
- Enforcement

Director Schaal thanked Council for their input and stated that a revised version of the policy will be presented at a future Regular Council meeting. Any regulatory review will have to be postponed to a later date.

7. ADJOURNMENT

Mayor Van Minsel adjourned the March 11, 2025 Committee of the Whole Meeting at 10:03 AM.

6. IN CAMERA

None

5. ITEMS FOR DISCUSSION

Mayor Van Minsel requested that Council consider a future discussion on development projects that are sold after third reading and to explore potential solutions to address this issue.

Corporate Officer

Mayor



REPORT FOR INFORMATION

Agenda Item Number: 4.1

Meeting Date: 4/8/2024

Author: D. Sturgeon

TO: Mayor and Council

FROM: Planning & Development

SUBJECT: Downtown Revitalization Implementation Strategy (DRIS)

RECOMMENDATION:

THAT the Committee of the Whole receive the Draft Downtown Revitalization Implementation Strategy (DRIS) report and attachments for information;

THAT the Committee of the Whole refer the draft DRIS Big Moves to the Task Force for comment;

THAT the Committee of the Whole recommend that Council direct staff to undertake public engagement at the Community Open House/BBQ Event on the draft DRIS Framework; and

FURTHER THAT the Committee of the Whole recommend that Council direct staff to report back to Council with a summary of engagement alongside a final Downtown Revitalization Implementation Strategy for consideration.

PURPOSE

To provide Council members an opportunity to review and provide feedback on the draft Downtown Revitalization Implementation Strategy and associated materials, prior to undertaking public engagement and subsequent finalization of the document.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

On November 14, 2023, Council passed the following resolution RC-23/11/14-009:

THAT Council establish the Downtown Revitalization Task Force to advise and make recommendations to Council regarding the Downtown Revitalization Implementation Strategy (DRIS) and adopt the Terms of Reference as presented.

CHIEF ADMINISTRATIVE OFFICERS COMMENTS

Approved for Council's consideration.

REPORT

BACKGROUND

The DRIS project was initiated in the Fall of 2023. Its intended purpose was to identify specific actions to be taken by the District that would lead to new development activity and improved vitality in the downtown

core. The project focused on establishing a financially viable implementation framework. This activity is in line with Council’s Strategic Priorities and the OCP.

Downtown Peachland could support approximately 750 – 1,000 new housing units if redeveloped at current maximum allowable density. The District’s recent housing needs report identifies that Peachland will need 1,650 housing units over the next 20 years to accommodate growth. As noted in that report, increasing the choice of housing types is critical to resident’s diverse and evolving housing needs. The actions identified by DRIS are expected to lead to increased residential development in the Downtown to partially meet this need.

A previous plan for Downtown was completed in 2010, titled the “Sustainable Downtown Peachland Plan”. Since that time, there has been minimal development in Downtown. The 2010 report, while strong in its vision and development objectives, lacked clear actions or an implementation strategy. As a result, fulfillment of the plan’s vision has stalled.

The DRIS report is not intended to replace the 2010 plan. Rather, DRIS supplements the 2010 plan with an updated vision and identifies actionable implementation steps that can be taken immediately. DRIS will address many but not all of the objectives of the 2010 plan. Some of those from the 2010 plan that are not addressed, are better served through other means (such as revised municipal tree planting standards, parks planning activities, capital improvement design, and implementation of the BC Energy Step Code).¹

The extent of the plan area being considered for DRIS is indicated in Figure 1:



A major component of the DRIS project has been input from the DRIS Task Force. In November 2023, Council approved the establishment of a 13-member Task Force to serve an advisory group for DRIS. The Task Force met six (6) times between February 2024 and November 2024 to engage in the review and input of key elements of DRIS content. The Task Force has been instrumental in shaping the content of the DRIS framework and actions, as will be described in further detail later in this report.

¹ The boundaries of the DRIS plan are much smaller than the 2010 Sustainable Peachland plan. DRIS incorporates only the ‘Downtown’ neighbourhood boundaries identified by the OCP. The 2010 plan extended further north.

DISCUSSION

Project Components

The DRIS project has incorporated several specialized scopes of research, analysis, and input to inform the actions identified in the draft framework. These information sources included:

- land use economics and feasibility testing;
- retail demand analysis;
- existing policy review and analysis;
- existing constraints analysis;
- buildout analysis and volumetric building modelling;
- parking analysis;
- wastewater and water servicing needs review;
- zoning constraints analysis; and
- development of conceptual imagery.

Each of these components of work has been considered in the development of the DRIS framework which are subsequently detailed later in this report.

Key Elements of DRIS

The DRIS framework is structured around a hierarchy of five (5) key components. The 5 key components are detailed in Figure 2.

This framework forms the basis for the remainder of the content in this report. Each component of the framework, including the Vision, Policy Principles, Big Moves, and Detailed Actions is briefly described in this report. The attachments, as noted below, contain further detailed information on each component and it is intended that these be reviewed alongside this report.

Note that the 'Draft New Regulations' component of the framework has only been partially developed. The preliminary components of these pieces are described here, with supporting materials attached. Finalization would follow in the next stage of this project.

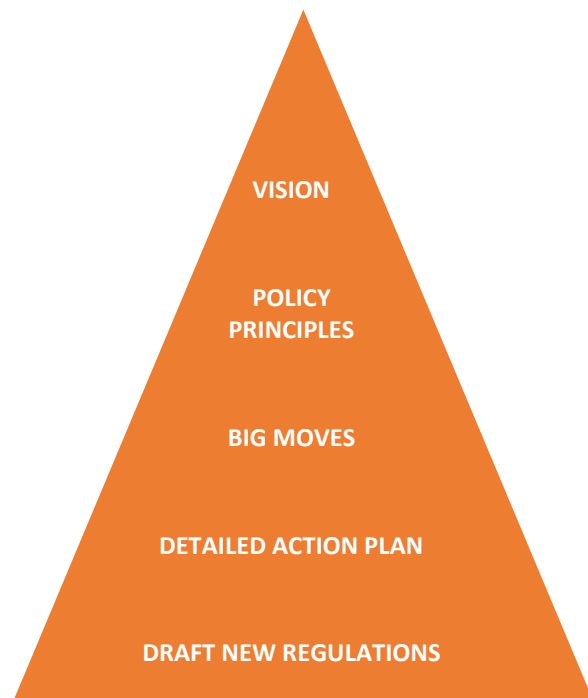


Figure 2. Framework for Downtown Revitalization

DRIS Framework: Vision Statement

Vision Statements are intended to establish and describe a desired future state. It is important for vision statements to be evocative, ambitious, and yet detailed and realistic. The DRIS vision was developed from the previous Vision Statement in the 2010 Sustainable Peachland Plan and refined with input from the Task Force. The revised Vision Statement for DRIS is:

Downtown Peachland is a dynamic and lively community hub. It fosters a strong year-round economy and meets the evolving needs of Peachland by embracing change and new development. With its history and waterfront beauty, it attracts residents and visitors of all lifestyles, ages, and abilities to live, work, gather and play. Downtown Peachland offers a wide variety of services and housing choices, creates new opportunities for small business, shopping, recreation, tourism and hospitality, while still offering a unique small-town charm.

DRIS Framework: Guiding Policy Principles (Attachment #1)

The vision extends to 10 interrelated guiding principles. With consideration of the principles developed in the 2010 Sustainable Peachland Plan, these new guiding policy principles inform the balance of DRIS and all of the implementation actions. These principles can be thought of as becoming the ‘mileposts’ for what the DRIS actions are intended to achieve. The principles were developed with feedback from the Task Force, the public, and through a review of existing Peachland plans, policies and Council priorities. The 10 guiding principles are as follows:

- Mixed Use Growth Area
- Community and Connections
- Pedestrian Scale
- History and Sense of Place
- Advocacy and Partnerships
- Tourism and Hospitality
- Economic Viability
- Change is Supported
- Waterfront
- Okanagan Connections

DRIS Framework: Big Moves and Action Plan (Attachment #2)

The guiding principles lead to 5 ‘Big Moves’, which are the fundamental building blocks of activities to achieve the vision. The majority of the actions within DRIS are framed around these Big Moves. The Big Moves respond directly to the Policy Principles.

Collectively, the Big Moves are the core of the implementation for DRIS. The Big Moves are complementary to each other and are all important to fully realize DRIS’s Vision Statement. Undertaking a limited number of them may lead to only partial success in realizing the DRIS Vision. The Big Moves for the DRIS are as follows:

Big Move 1:	Update OCP and Zoning regulations to establish clear design expectations that maintain the identity of Downtown Peachland and align with economic feasibility.
Big Move 2:	Actively prioritize and financially invest in the growth and development of Downtown
Big Move 3:	Modernize Parking Policies in the Downtown
Big Move 4:	Activate Public and Pedestrian spaces in Downtown
Big Move 5:	Invest in improved active transportation connections to and within the Downtown

Each of the 5 Big Moves include two or three categories of implementation actions. Each Big Move also includes a degree of urgency, along with a suggested timeline to complete. In general, policy changes are suggested to be undertaken immediately (Big Moves 1 and 3). It is anticipated that operational and financial investment activities (Big Moves 2, 4 and 5) will necessitate additional preparatory measures.

Attachment #2 provides a detailed table of the Big Moves. Each Big Move has the following complementary information:

- Alignment with Guiding Policy Principles;
- Urgency and timeline;
- Categories of detailed actions; and
- A description of why the Big Move is necessary and how it supports the Vision.

DRIS Framework: Draft New Regulations - Design Guidelines Overview & Objectives (Attachment #3)

The Big Moves identify recommended changes to the OCP to support the vision, specifically a new set of Design Guidelines. The DRIS process has developed a series of renewed objectives for design outcomes in the Downtown and corresponding design guidelines have been developed. Design Guidelines are important so that Council, on behalf of the community, can set clear expectations for the form and character of new developments. The DRIS process has identified the small-town character of Downtown Peachland as being of critical importance, and the design guidelines have been developed in response to this.

Attachment #3 contains critical elements of the Design Guidelines, especially the *Intent and Objectives*. These are the measures against which development proposals are evaluated, and thus it is important that they clearly articulate expectations for design. Also included are several corresponding graphics that support these objectives.

A set of detailed guidelines to specifically guide development applications, along with further supporting visuals, will be included with the final DRIS plan.

DRIS Framework: Draft New Regulations - Zoning Parameters (and Constraints Analysis) (Attachment #4)

Zoning is a key tool to regulate land use, form, and density. Zoning can facilitate development if development regulations are appropriate for the surrounding community, and local land economics is aligned with the vision for development. If zoning is misaligned with current development trends, it can present a major barrier to redevelopment as the rezoning processes introduce risk, uncertainty, and extended timelines (and thus interest holding costs) to potential developments.

Big Move #1 includes making amendments to zoning to better facilitate growth in Downtown Peachland by aligning zoning with current economic realities. This framework is included in the Big Moves package. A land economics analysis and zoning constraints analysis have informed these proposed zoning parameters.

In summary, existing zoning in Downtown Peachland has been identified as a major barrier to redevelopment. While some current downtown zones allow up to 4.0 FAR and up to 6 storeys of development entitlements, existing density bonus regulations, limits on the percentage of residential uses, and parking requirements would lead to the need for zoning amendments and variances. The proposed zoning framework aims to remove these barriers.

A detailed breakdown of the analysis that informed the draft zoning parameters developed for the DRIS Big Moves is contained in Attachment #4.

Supporting Materials: DRIS Task Force & Public Engagement What We Learned Report (Attachment #5)

A major component of the DRIS project has been input from the DRIS Task Force. In November 2023, Council approved the establishment of a 13-member voting (plus auxiliaries) Task Force to serve and

represent the community as an advisory group for DRIS. The Task Force met six (6) times between February 2024 and November 2024 to engage in the review and input of key elements of DRIS content. These six meetings focused on the following content:

- Development of the Downtown Peachland Vision Statement;
- Development of guiding principles for revitalization actions;
- Input on Design Guidelines and priorities for form and character of both the public realm and new development:
 - One workshop specifically for Beach Avenue area;
 - A second workshop specific to land west of Waldo Way;
- An evaluation of competing priorities and trade-offs, combined with input on policy opportunities;
- Review and comment the results of economic viability analysis;
- Review and comment on the potential actions and a draft policy framework.

Engagement with the DRIS Task Force identified a broad range of priorities for downtown and their feedback has been instrumental in shaping the content of the DRIS framework, its priorities, and the details of actions. Throughout the process, extensive changes have been made to content and further work has been undertaken to ensure that the concerns and input of the Task Force has been addressed in some form.

A small amount of public engagement on the Vision, Policy Principles, and 'Key Directions' was undertaken at the Community Open House/BBQ Event in June 2024. Additional modifications to address feedback from the public have been made.

A DRIS 'What we Learned' report was prepared which compiles the feedback from the DRIS Task Force and the broader Peachland community. This is contained in Attachment #5. Notably, the What We Learned Report contains a summary of "Overarching Task Force Key Themes and Takeaways" as well as "Key Themes and Feedback by Topic."

For further details, it also contains a synopsis of specific activities and individual feedback from each Task Force Meeting, as well as that from the public engagement event.

Supporting Materials: Conceptual Visual Renders (Attachment #6)

A series of conceptual hand-sketch renders have been prepared to support a visualization of the implementation of the DRIS with its corresponding zoning and design guideline recommendations. These include a pedestrian view of the streetscape as if new development, in line with proposed zoning parameters, were in place. An axonometric (3D aerial) view which illustrates a series of conceptual developments throughout the downtown area, based on proposed zoning parameters, was also developed. Figure 3, on the following page, shows a conceptual streetscape of Beach Avenue looking north from the intersection at 1st Street.

These initial sketches convey a visual intended to reflect the built-form outcomes of proposed policies in DRIS. It is important to note that they are conceptual in nature and have been developed to be suggestive of the outcome of policy. Specific and detailed design elements and materials would be determined by prospective development proponents, who would be required to address the Design Guidelines as part of their applications. Both the Streetscape and Axonometric images are provided in Attachment 6, along with some supporting explanations of how these drawings align with the proposed DRIS policy framework.



Figure 3. Beach Avenue Conceptual Streetscape

Supporting Materials: Parking Policy Review & Management Strategy (Attachment #7)

In 2016, Peachland undertook a Parking Policy Review & Management Strategy which was intended to provide the District with a framework for future parking policy development. The management strategy identified that in Peachland there was no shortage of on-street parking in the Downtown, with parking stall occupancy throughout the area averaging at 52%. Since 2016, given the relative lack of new development in the Downtown area, on-street parking conditions have not drastically changed and the findings of the 2016 strategy remain relevant.

As one of the Big Moves of the DRIS strategy is to ‘Modernize Parking Policies,’ the findings of the 2016 study again become highly relevant. Additional context and detailed of the findings of that report are contained in Attachment #7, which is used in part to justify the proposed move to eliminate required commercial parking within new developments.

Supporting Materials: Land Economics Viability Analysis

A detailed land economics analysis has been undertaken as part of the DRIS strategy to inform zoning parameters and ensure that economic feasibility underpins decisions that have been made surrounding land use regulations. The zoning parameters that have been put forward, including density provisions and parking in the Big Moves, are informed by this analysis.

Additional explanation of how the land economics analysis was undertaken and a summary of its findings will be included in the presentation to the Committee of the Whole meeting.

DRIS Next Steps

This report has been brought forward to Committee of the Whole to provide an update on work completed as part of DRIS, and to gather feedback on the major components of the draft framework. Following Council's consideration, and incorporation of any feedback, work on the final document will begin. This will include, at Council's direction, gathering feedback from the Task Force on the Big Moves and supporting actions, gathering feedback from the public on the overall Framework, finalizing the DRIS document with additional visual materials and contextual information, and ultimately bringing this back to Council for endorsement. This would, at Council's discretion, be followed by introduction of amending bylaws to begin implementation.

STRATEGIC DIRECTION

The DRIS aligns with several of Council's strategic objectives, including:

- Key Focus Area #2 – Vibrant Downtown
- Key Focus Area #3 – Infrastructure Improvements
- Key Focus Area #5 – Increase Housing Choice

SUPPORTING DOCUMENTATION (Attachments)

1. Guiding Policy Principles
2. DRIS Big Moves
3. Design Guidelines Overview & Objectives
4. Zoning Parameters and Constraints Analysis
5. What We Heard Report (DRIS Task Force and Public Engagement)
6. Conceptual Visual Renders
7. Peachland Parking Policy Review & Management Strategy (2016) - Executive Summary

REVIEWED & APPROVED BY

Darin Schaal, Director of Planning and Development Services

Joe Creron, CAO

DRIS Committee of the Whole Package – Guiding Policy Principles

Through engagement over the course of 6 meetings with the DRIS Task Force, and with consideration of the principles developed in the 2010 Sustainable Downtown Peachland Plan, the DRIS offers a renewed set of 10 Guiding Policy Principles that articulate "what" Peachland wants to achieve in its downtown. These principles were also developed with feedback from the public and through a review of existing plans, policies, and Council Priorities.

The actions within the DRIS document, and the outcomes they seek to achieve, are built around these 10 principles.

The 10 Guiding Policy Principles are outlined below:



MIXED USE GROWTH AREA

Downtown Peachland is a priority growth area and distinctive mixed-use hub that meets the daily needs of the community.



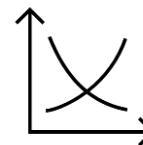
COMMUNITY AND CONNECTIONS

Downtown Peachland is connected socially and with multiple transportation options to the rest of the community.



TOURISM AND HOSPITALITY

Downtown Peachland is a year-round destination for tourism and hospitality.



ECONOMIC VIABILITY

Peachland supports economically viable mixed-use redevelopments in its Downtown.



PEDESTRIAN SCALE

Downtown Peachland prioritizes the pedestrian scale.



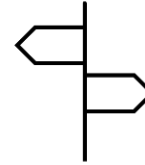
HISTORY AND SENSE OF PLACE

Downtown reflects Peachland's history and sense of place.



ADVOCACY AND PARTNERSHIPS

Peachland advocates for the success of its growing Downtown.



CHANGE IS SUPPORTED

Downtown Peachland embraces change and new ideas that contribute to the Vision.









WATERFRONT

Downtown Peachland connects to and interacts with its waterfront.



OKANAGAN CONNECTIONS

Downtown Peachland complements the natural beauty of the Okanagan.

Guiding Policy Principle	Big Move	Actions	Why is this necessary and how does this support the Vision?															
<p>Mixed-Use Growth Area</p>  <p>Economic Viability</p>  <p>Pedestrian Scale</p>  <p>History & Sense of Place</p>  <p>Economic Viability</p>  <p>Okanagan Connections</p> 	<p style="text-align: center; font-size: 2em; font-weight: bold;">1</p> <p style="text-align: center; color: #e67e22;">Update OCP and Zoning regulations to establish clear design expectations that maintain the identity of Downtown Peachland and align with economic feasibility.</p> <p style="text-align: center; color: #e67e22;">Urgency: Very High</p> <p style="text-align: center; color: #e67e22;">Timeline: Immediate</p>	<p>Adopt New and Clarifying OCP Policy</p> <ul style="list-style-type: none"> Update the Official Community Plan with a new “Downtown” designation with supporting policies for the strategy area informed by the 10 Guiding Principles. Implement new Design Guidelines for Downtown Peachland to ensure that development aligns with the Vision and Principles, including objectives such as: <ul style="list-style-type: none"> New development maintains the historic, small-scale pattern of individual, narrow, and unique building facades; New development is sensitive to the existing context and authenticity; Prioritizes pedestrians and is scaled to complement existing character; <p>Align Zoning Regulations with Economic Feasibility</p> <ul style="list-style-type: none"> Amend Zoning within the DRIS Plan area to accommodate mixed used developments that aligns with current economic feasibility parameters identified by the DRIS process. Incorporate the following parameters into Zoning: <table border="1" data-bbox="838 800 1954 1252"> <thead> <tr> <th></th> <th>Beach Avenue Area</th> <th>Waldo Way Area</th> </tr> </thead> <tbody> <tr> <td>Height</td> <td>16.8 metres (5 storeys) (No change)</td> <td>23 metres (6-7 storeys)</td> </tr> <tr> <td>Density</td> <td>Increase base density to 3.0 FSR¹ (Currently limited by density bonus and 67% residential maximum)</td> <td>Increase base density to 3.5 FSR² (Currently limited by density bonus)</td> </tr> <tr> <td>Setbacks</td> <td>No setbacks 1st and 2nd storey Mandatory 3.0 metre step-back above 2nd storey (facing street)</td> <td>No setbacks 1st and 2nd storey Mandatory 3.0 metre step-back above 2nd storey (facing street)</td> </tr> <tr> <td>Land Use</td> <td>Ground level commercial mandatory Minimum 1 entrance every 15 metres. Maximum commercial size 1,000m² Must include residential uses.</td> <td>Ground level commercial optional. Must include residential uses.</td> </tr> </tbody> </table>		Beach Avenue Area	Waldo Way Area	Height	16.8 metres (5 storeys) (No change)	23 metres (6-7 storeys)	Density	Increase base density to 3.0 FSR ¹ (Currently limited by density bonus and 67% residential maximum)	Increase base density to 3.5 FSR ² (Currently limited by density bonus)	Setbacks	No setbacks 1 st and 2 nd storey Mandatory 3.0 metre step-back above 2 nd storey (facing street)	No setbacks 1 st and 2 nd storey Mandatory 3.0 metre step-back above 2 nd storey (facing street)	Land Use	Ground level commercial mandatory Minimum 1 entrance every 15 metres. Maximum commercial size 1,000m ² Must include residential uses.	Ground level commercial optional. Must include residential uses.	<p>Updating the Official Community Plan (OCP) by implementing new architectural design guidelines for Downtown Peachland will establish clear expectations for architectural design elements that reflect Peachland’s character while promoting high-quality mixed-use spaces.</p> <p>Current zoning is outdated and imposes significant economic barriers to redevelopment. Creating more economic feasibility and certainty for development projects, while enforcing character requirements such as building setbacks and commercial unit width, will support implementation of the Vision.</p> <p>These actions increase opportunities for a variety of new housing types within mixed use developments, which is critical to the success of Downtown.</p>
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¹ The current C2 zone permits up to 1.1 FAR without a density bonus payment, and up to 4.0 FAR with a density bonus payment. Residential uses are currently limited to 67% of total floor area.





² The current CR1 Zone permits up to 0.75 FAR without a density bonus payment, and up to 3.0 FAR with a density bonus payment (or for non-profit housing).

<p>Change is Supported</p>  <p>Advocacy & Partnerships</p>  <p>Economic Viability</p> 	<p style="text-align: center; font-size: 2em; color: #f4a460;">2</p> <p style="text-align: center; color: #f4a460;">Actively prioritize and financially invest in the growth and development of the Downtown.</p> <p style="text-align: center; color: #f4a460;">Urgency: <u>High</u></p> <p style="text-align: center; color: #f4a460;">Timeline: Begin detailed implementation and resource/financial planning immediately.</p>	<p>Provide Financial Incentives</p> <ul style="list-style-type: none"> • Develop financial incentives with the following actions: <ul style="list-style-type: none"> ○ Revise and re-instate the Downtown Revitalization Tax Incentive Program to apply to commercial development within the designated downtown area when associated with new mixed-use developments. ○ Following completion of the new DCC rates in 2025, establish a DCC reduction program aimed at incenting new multi-unit residential development within the Downtown. ○ Develop a revised density bonus program for Downtown Peachland to create opportunities for additional residential uses while obtaining contributions to needed amenities such as rental housing, new community spaces, and shared parking facilities. • Streamline the approval process and prioritize downtown development applications for mixed-use developments. A predictable and fast process saves developers time; which translates to significant cost savings. • Incorporate capital projects (water, sewer, and road frontage) into the DCC program that are necessary to support growth in the Downtown Area. Incorporating upgrades necessary to support Downtown Growth into the DCC funded program ensures there are no surprises to developers, and this certainty of not having to pay for costly off-site upgrades acts as a significant financial incentive. <p>Actively Undertake Economic Development</p> <ul style="list-style-type: none"> • Create a dedicated economic development function for the District of Peachland which would be responsible to advocate for and attract new development, specifically: <ul style="list-style-type: none"> ○ Pursue development of large-scale tourist accommodation within the Downtown such as a hotel or spa resort. ○ Establishment a Business Improvement Area (BIA) or partner with the Chamber of Commerce to coordinate efforts among local businesses, enhance marketing strategies, and fund events that attract visitors. ○ Prioritize pursuit of grant funding opportunities, such as the Rural Economic Diversification and Infrastructure Program (ReDIP), or others provided by the Union of BC Municipalities (UBCM) and Federation of Canadian Municipalities (FCM) to support investment in downtown growth. 	<p style="text-align: center;">To support implementation, a clear message to the development community and investors that Downtown Peachland is ready for new growth is needed. To do so, the District needs to actively advocate for development investment in Downtown.</p> <p style="text-align: center;">Financial incentives will drive new development, particularly when incentives can be 'stacked' together to maximize the incentive.</p> <p style="text-align: center;">This is a critically important action to supplement the new regulations identified in Big Move 1.</p>
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		<ul style="list-style-type: none"> Partner with regional organizations, specifically the Regional District of Central Okanagan Economic Development Commission, Thompson Okanagan Tourism Organization, and Tourism Kelowna to advocate for the promotion and development of regional tourism initiatives in Peachland. <p>Capitalize on Municipal Land</p> <ul style="list-style-type: none"> Develop a strategy for municipal land in the downtown that identifies opportunities for mixed use development and necessary amenities. This will inform both partnership development and/or sale (disposition) of municipal land. Identify and pursue partnership opportunities for a catalyst redevelopment project in Downtown Peachland. 	
<p>Economic Viability</p>  <p>Pedestrian Scale</p> 	<p>3</p> <p>Modernize Parking Policies</p> <p>Urgency: Very High</p> <p>Timeline: <u>Immediate</u></p>	<p>Reduce Parking Requirements</p> <ul style="list-style-type: none"> Reduce parking requirements in the Zoning Bylaw to support economic viability for new development by: <ul style="list-style-type: none"> Amending the Zoning Bylaw to reduce minimum parking requirements for multi-unit residential developments in the downtown 1.0 stall per unit.³ Amending the Zoning Bylaw to eliminate commercial off-street parking requirements for new retail and customer focused businesses located within the Beach Avenue area of Downtown.⁴ <p>Initiate Parking Demand Management</p> <ul style="list-style-type: none"> Implement parking demand management strategies identified in the 2016 Parking Policy Review & Management Strategy throughout the Downtown area, beginning with time-limited parking in high-demand areas. Ensure that parking utilization is monitored on a regular basis and parking management strategies are modified to ensure on-street parking remains available. Amend the Peachland Traffic Regulation Bylaw No 1856 to limit trailer and/or recreational trailer parking within the Downtown to ensure that more parking is available for Downtown visitors. Explore opportunities to establish a formalized 	<p>Current parking requirements place significant limitations on development feasibility.</p> <p>Reducing parking requirements for new residential reflects practices being undertaken in communities throughout BC and allows development to broadly address the needs of the community rather than prioritizing vehicles.</p> <p>Previous research shows that there is adequate on-street parking to support an expansion of commercial uses.</p>

³ The current zoning bylaw requires 1.5 parking stalls per apartment. A ratio of 1.0 – 1.2 may be achievable on larger development sites west of waldo way, however due to economic and site limitations to multi-level parking, sites along Beach Avenue are likely only able to provide 1.0 stall per housing unit.

⁴ See Figure 1, ‘DRIS Boundaries’ Map

		<p>trailer parking location that is outside of Downtown Peachland.</p> <ul style="list-style-type: none"> Implement shared parking solutions for Downtown businesses with new residential developments, such as daytime commercial parking in residential building parkades, or a municipally owned shared parking area through partnership. 	
<p>Community and Connections</p>  <p>Pedestrian Scale</p>  <p>Year-Round Tourism & Hospitality</p>  <p>Waterfront</p> 	<p style="font-size: 2em; color: #f4a460; text-align: center;">4</p> <p style="color: #f4a460; text-align: center;">Activate Public and Pedestrian spaces in Downtown Peachland</p> <p style="color: #f4a460; text-align: center;">Urgency: Medium</p> <p style="color: #f4a460; text-align: center;">Timeline: As soon as financial resources can be made available.</p>	<p>Expand and Activate Space for People</p> <ul style="list-style-type: none"> Expand public space on Beach Avenue by reconfigure the West side of the street to replace angular parking with parallel parking and to expand the patio and pedestrian area fronting Beach Avenue businesses. This revamped urban design will improve pedestrian comfort, accessibility and experience, and provide additional space for patios and interactions with businesses.⁵ Update the Parks and Recreation Master Plan with a focus on the Downtown and Buchanan neighbourhood to identify investments in activating spaces event space, and identifying activities and attractions to generate additional downtown visitors Update the Parks and Recreation Master Plan to identify new opportunities for space activation improvements such as pocket parks, additional benches, picnic, and play areas. <p>Improve Wayfinding and Traffic Calming</p> <ul style="list-style-type: none"> Implement traffic calming measures along Beach Ave (specifically at all intersections and pedestrian crossings), which could include speed humps, signage, pavement markings, raised crosswalks, etc.) including additional crosswalks, as identified in the Active Transportation Network Plan Projects 9, 19, and 24) 	<p style="text-align: center;">Enhancing public spaces with programmed activities will draw people to downtown, support businesses, and create a more engaging and vibrant downtown.</p> <p style="text-align: center;">These change, together with the other Big Moves, are intended to capitalize on the incredible vistas in Downtown Peachland, encourage people to stay and linger, and support it as a destination for leisure and tourism.</p>

⁵ Angular parking will provide approximately 30% more parking than parallel parking. However, the current amount of approved on-street-patios occupying approximately 30% of the parking spaces on Beach Avenue between 1st and 3rd Streets. New businesses, and any new subsequent patios will result in there being less available parking. Changing to parallel parking will reduce the total number of stalls, but given expected demand for new patios associated with Downtown redevelopment

Community & Connections



Pedestrian Scale



Okanagan Connections



5

Invest in improved active transportation connections to and within the Downtown.

Urgency: Medium

Timeline: As soon as financial resources can be made available.

Active Transportation Improvements

- Invest in pre-identified priority active transportation improvements between Downtown and other Peachland neighbourhoods at Highway 97 crossing points, to specifically improve connectivity to the Trepanier, Princeton, and Ponderosa neighbourhoods for active transportation users.
- Install bike racks and end of trip facilities at: 1st Street, 2nd Street, and along Beach Ave, as identified in Priority Action 24 in the Active Transportation Network Plan.
- Continue to build the continuity and success of the Trail of the Okanagan to establish Downtown Peachland as a regional active transportation destination, by investing in trail improvements while also pursuing partnership and grant funding opportunities.
- Install new stairways to improve pedestrian access to the lake front / beach through the riprap at various location, as identified in Action 39 in the Active Transportation Network Plan. This would also support lake access for non-motorized water sports users (i.e., kayakers and paddleboarders). Install signage directing pedestrians from downtown to beachfront stairwell entry points.
- Investigate expansion of a season shared micromobility program to Peachland (i.e. scooters, e-bikes).

Improving cycling infrastructure and enhancing connectivity between Peachland's neighborhoods and its downtown supports year-round accessibility. Safe and comfortable active transportation infrastructure will reduce reliance of vehicle trips and parking from local residents.

These improvements will capitalize on the increasing availability of e-bikes to strengthen the role of Downtown Peachland as a local and regional active transportation destination.

DRIS Committee of the Whole Package – Design Guidelines Overview & Objectives

The DRIS project builds on the more than 200 design strategies from the 2010 Sustainable Downtown Peachland Plan to offer a renewed and more clearly articulated set of Design Guidelines for the Downtown Peachland Plan area to guide the form and character of new developments to ensure they fit within the Peachland context and the Vision of DRIS.

Design Guidelines are important so that Council (on behalf of the community) can set clear expectations for the form and character of new developments. The renewed DRIS objectives are intended to communicate “what” the desired future state of downtown Peachland looks like. As part of the application process, new developments would be reviewed against the guidelines to ensure that the intent of the objectives are being achieved.

Separate sets of supporting guidelines specific to each of Beach Avenue and Waldo Way Precincts will be included to address specifics for each area. These design guidelines to be included in the final DRIS report will depict “how” the design of new buildings can support the vision of DRIS. Development applications will be required meet the guidelines. Included below are the Intent and Objectives for each of the 3 areas of Downtown Peachland, shown on the right. For brevity, the many detailed guidelines are not included but will be provided later in the DRIS process.

It is intended that the OCP would be amended to include these new Design Guidelines, which would then be applied to all new development in Downtown Peachland.

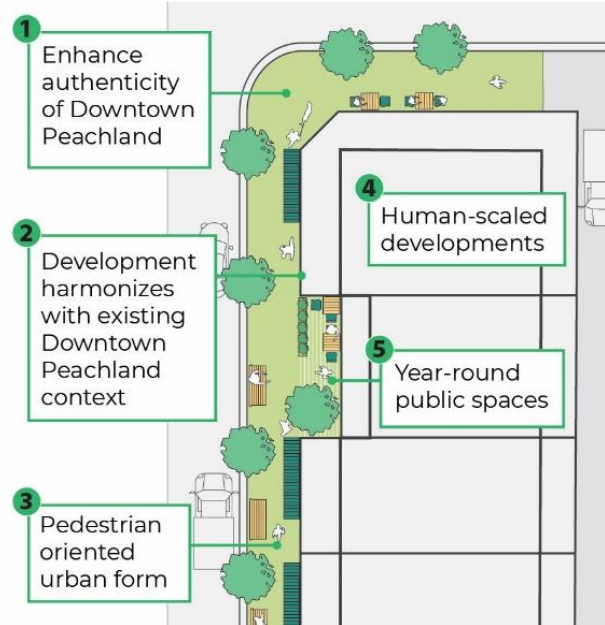
The general intent and objectives for the whole of downtown Peachland, for the Beach Avenue Precinct, and for the Waldo Way Precinct are outlined below. Some of the supporting images developed for the guidelines have also been included.



Downtown Peachland (General Plan Area) - Intent

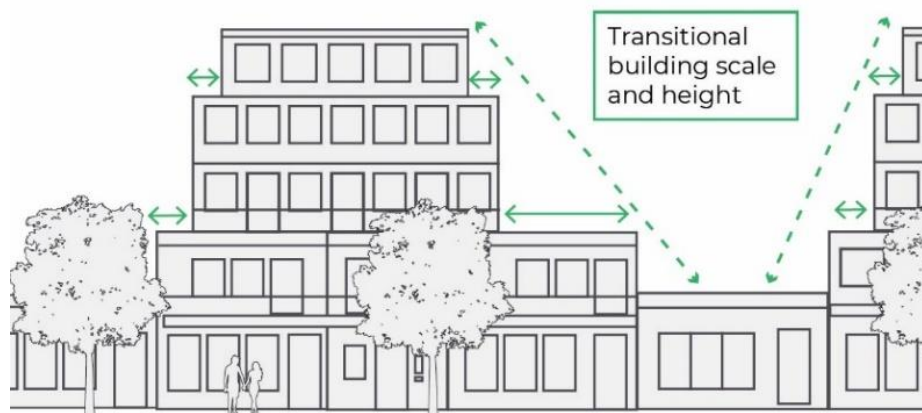
Downtown Peachland is intended to encourage development that is attractive, livable, and contribute to the Peachland streetscapes. Development in the downtown should seek to create vibrant streetscapes and provide opportunities for residents and visitors of Peachland to gather and socialize.

While new development may look and function differently from the existing building fabric, the objectives are intended to ensure built form contributes to the character, quality, safety and experience of Downtown Peachland.



Objectives

1. To ensure that new developments enhance the authenticity of downtown Peachland.
2. To ensure that new development remains sensitive to the existing downtown Peachland context.
3. To create an urban form that prioritizes pedestrians.
4. To guide new developments to be human scale.
5. To create streetscapes that meet the diverse needs of a vibrant downtown setting.



Beach Avenue Precinct - *Intent*

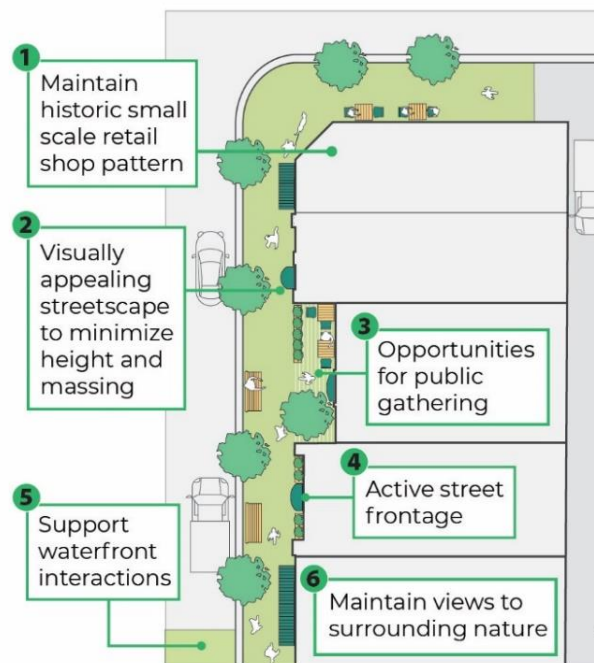
The Beach Avenue Precinct is intended to support boutique commercial and mixed-use buildings which reflect and enhance the small-town feel of Peachland. Buildings fronting Beach Avenue will be characterized by unique storefronts with multiple entry points, canopies, and diverse uses to create a pedestrian-scale environment, animated by patios, plazas, and waterfront celebrations. Above grade, building will accommodate residential, and tourist accommodation uses, stepping back from Beach Avenue to maintain a pedestrian focus.



The Beach Avenue Precinct is also intended to celebrate downtown Peachland's natural heritage and recreational focus with the goal of preserving views to and along the waterfront. The Beach Avenue Precinct will also strengthen linkages between the downtown and the waterfront as it continues to be improved, and redevelopment takes place. The precinct spans north of the Peachland Museum to Sixth Street and between Beach Avenue and Waldo Way.

Objectives

1. To maintain the historic, small-scale pattern of individual, narrow, and unique building identifies of Beach Avenue.
2. To create a visually interesting and appealing streetscape that minimizes the impact of height and massing.
3. To create opportunities for public interaction and gathering.
4. To create an active and immersive street frontage that contributes to the success of local businesses in the downtown area.
5. To support interactions with the waterfront with developments that are cohesive and interactive.
6. To maintain and enhance existing views to surrounding natural features, particularly from public open spaces.



Waldo Way Precinct - *Intent*

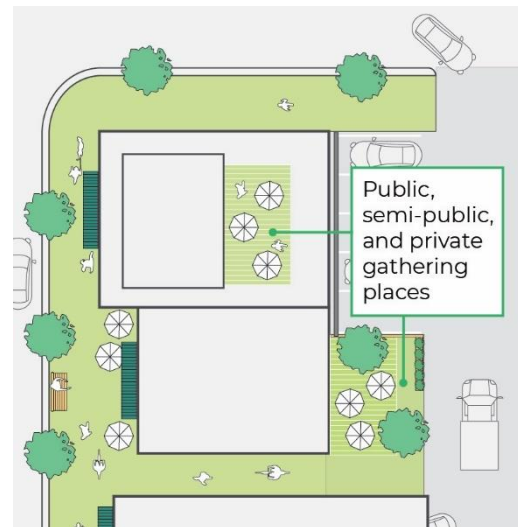
The Waldo Way Precinct is intended to achieve an attractive and context-sensitive high-rise, mix-use environment. It is expected that development within this precinct will include above-grade residential uses with at-grade complementary commercial and institutional uses such as office or medical. Development applications within the Waldo Way Precinct should

encourage the development of mid-rise residential buildings with ground-oriented medium density housing forms (townhomes or apartment). Development applications within this precinct will have midrise and higher rise buildings.



Objectives

1. To guide a transition in relation to height, massing, and density between the Waldo Way Precinct and Beach Avenue Precinct..
2. To support a diversity of housing forms for people at all stages of life to meet the needs of a growing downtown population by encouraging various apartment housing forms.
3. To maintain or improve street connectivity by retaining the fine-grained street pattern and implementing mid-block connections.
4. To create additional public, semi-private, and private gathering places using open internal courtyards and outdoor amenity space in areas that are not along Beach Avenue.
5. To create active interactions with residential land uses that are located at grade.



Attachment #4 - DRIS Committee of the Whole Package – Zoning Constraints Analysis

Existing zoning for Downtown Peachland currently supports a wide range of commercial and multi-unit residential uses on most lots within the study area. The C2 “Core Commercial” Zone (Zoning Bylaw No. 2400) is the most predominant. A small number of lots are zoned for institutional use (containing municipal buildings and gathering places.) **Table 1** shows the area for each zoning designation in the study area. **Figure 1** shows parcel scale zoning for the study area.

ZONING	BEACH AVE	WALDO WAY	TOTAL
C2	8,756	13,883	22,639
C3	557	-	557
CR1	1,164	4,139	5,303
P2	1,114	2,855	3,970
R1	5,690	4,077	9,767
RM4	-	3,559	3,559
TOTAL	17,281	28,513	45,794

Table 1: Existing Zoning in Downtown Peachland



Figure 1: Existing Zoning in Downtown Peachland

Analysis of existing zoning parameters that are in effect in the in the plan area identified 5 items that are misaligned with the economic feasibility analysis:

1. **Height limits.** Both mixed use zones currently limit height to 16.8 metres. While this is viable for a 5-storey building fronting Beach Avenue, it is insufficient to accommodate higher buildings which would incorporate reasonable on-site parking and be viable. The land economics analysis modelled 5 - 8 storey buildings.
2. **Floor Area Ratio:** Existing zoning incorporates a low floor area ratio maximum of 0.75 -1.1. A higher floor area ratio can be unlocked with a density bonus payment. (The maximum floor area ratio in the C2 Zone, 4.0, would be difficult to achieve given necessary setbacks). Analysis suggests that under current market conditions, a minimum floor area ratio of approximately 3.0-3.5 is necessary for a viable project within the study area and fit within expected height limits that have been identified for the area).
3. **Limits on percentage of residential uses:** The current C2 zone limits residential uses to 67% of the total floor area permitted for a given parcel. Land economics modelling is based on approximately 80-85% residential and 15-20% commercial, which reflects the approximate size of existing businesses (15 metres wide and 15 – 20 metres deep). For parcels not fronting Beach Avenue, where land uses may desire to be 100% residential, this renders projects impossible without a zoning amendment.
4. **Parking requirements.** Current parking requirements will result in multi storey parkades and construction costs that exceed project viability thresholds, while limit space for residential land uses. On Beach Avenue, it would not be physically possible to fit the required amount of parking for residential and commercial uses on a given parcel.
5. **Small Lots and Inefficient Land Uses.** The lot layout in Downtown Peachland is based on a pattern of subdivision from a bygone era, which assumed individual redevelopment and ownership of small residences and businesses. As result, ownership throughout the downtown is fragmented. The costs of development are not aligned with this scale, and it is necessary to consolidate multiple parcels for a financially feasible new development While this lot and ownership fragmentation is not an issue directly attributed to zoning, it is necessary to ensure that zoning regulations facilitate lot consolidations to align aligns with current economic feasibility The District of Peachland is currently owner of most large parcel consolidations, with the balance of remaining lots individually owned as shown in Figure



Figure 2: Ownership Structure in Downtown Peachland

Zoning Analysis Considerations

The engagement process with the Task Force has identified a desire to maintain active street fronts and limiting uses on the Beach Ave ground floor elevation to uses which activate the street and encourage pedestrian visits, such as boutique commercial and restaurants. Land uses which do not generate pedestrian activity and interaction with the street, such as professional services and office should be limited to the second floor on Beach Avenue, or to lands west of Waldo Way.

- The engagement process also yielded feedback on the preferred charm of small-scale commercial uses that reflect the existing historical building and lot layout pattern in Peachland. In addition to strong Design Guidelines, this can be achieved through the establishment of unit size maximums (1,000m²) and requirements for doorways every 15 metres, which aligns with the current lot layout and historical pattern of development.
- To ensure an active street and commercial-pedestrian focus, residential access can be required to be at the building side and not a major focal point from Beach Avenue.

- Larger format commercial uses, such as fitness centres and larger commercial should be directed to lands west of Waldo Way precinct. Permitted uses which generate a high parking demand, such as office space, should be evaluated based on their size, i.e. a maximum commercial floorspace to limit parking demand.
- Current zoning requirements for upper stories on Beach Ave to be stepped back from the lot line should remain in zoning. However, these same step backs from the rear could be re-evaluated, given site coverage maximums above the second storey.
- Clarity to prohibit residential accommodations on the ground floor along Beach Avenue must be maintained to achieve active streetscape objectives. On lands west of Waldo Way, this is not necessary.
- To distinguish different design and land use objectives for Beach Avenue and Waldo Way, separate new subzones are suggested, with different floor area, land use, site coverage, step back, and height regulations. Height and density for the Waldo Way area would be higher, to support viable projects, encourage consolidation, and differentiate this area from the smaller-scale type of development expected on Beach Avenue.
- Lands within the Downtown are currently zoned for uses that align with project objectives, but it is recommended that the suggested changes detailed here be amended into zoning, and that the existing density bonus program be removed.
- Even with a reduction in required parking for lots along Beach Avenue, it may be difficult to be able to achieve 1 stall per unit for smaller developers. Consideration for support for variances, shared parking scenarios (such as restricted residential parking spaces in the evening), or cash-in-lieu should be taken. Lands west of Waldo Way should be able to provide at least 1 stall per unit, based on analysis.

Zoning Analysis – How does Zoning and Urban Design Work Together?

The draft zoning framework aims to achieve a series of outcomes that will both improve development viability and also compliment urban design guidelines. Zoning establishes the foundational framework for land use, density, building height, setbacks, and massing. While zoning ensures consistency, it is generally rigid and focused on "what" is allowed rather than "how" it looks or feels.

Overly restrictive zoning can lead to the need for numerous variance applications, which adds additional time, uncertainty and complexity to developments. Urban design

guidelines (explored in Section 5 of this report) provide flexibility yet detail with respect to character and the experiential aspects of development in downtown Peachland. Elements such as facade articulation, material choices, street-oriented entrances, landscaping, public realm enhancements, and the integration of architectural features that complement Peachland's character are covered by Design Guidelines. Zoning and design guidelines work together to ensure both the structural and functional qualities of urban spaces and when implemented consistency and effectively can achieve desired public realm objectives.

Zoning Analysis - Summary

On Beach Avenue, the focus is on maintaining active street fronts by limiting ground-floor uses to boutique commercial, restaurants, and other active uses, with office or professional spaces situated on upper floors or at the rear of buildings. Ground-floor residential accommodation is not permitted, and to preserve the streetscape upper stories must be stepped back, with residential access from side-streets. Commercial units must provide one access every 15 metres, which aligns with the current lot layout in Downtown Peachland. Design Guidelines will address the need for individual façade articulation which aligns with the current small-format retail character of downtown Peachland.

In the Waldo Way precinct, commercial uses could be larger-format uses, such as fitness centers and grocery stores. In this area, it is anticipated that commercial uses at grade would be optional, not mandatory, allowing for a mixture of at-grade townhouses and businesses, or possibly live-work spaces.

The table on the following page compares existing zoning parameters for the study area with the parameters of the land use economics feasibility analysis and includes recommended new zoning parameters that are included with the Big Moves to address viability and project objectives.



Figure 3: Zoning Locations

Table 1. Study Area Existing and Recommended Zoning Parameters

ZONE NAME	FEASIBILITY ANALYSIS	EXISTING DOWNTOWN ZONES ¹				RECOMMENDED ZONING	
		C2 - Core Commercial	C3 - Convenience Commercial	CR1 - Mixed Use	R1 - Low Density Residential	Beach Avenue Precinct	Waldo Way Precinct
NUMBER OF PARCELS/SITES ²		31	4	1	13	21	18
LAND AREA M2 (ACRES)		22,639	557	5,303	9,767	17,281	28,513
LAND AREA (% OF STUDY AREA)						38%	62%
MIXED USE?	Y	Y	N	Y	N	Y (required)	Y (optional)
FAR	2.5–3.5 (wood frame)	1.1 ³	0.3	0.75	4 units	3.0	3.5
MAX FAR W/ BONUS DENSITY	-	4.0	n/a	3.0	n/a	TBD	TBD
MAX HEIGHT (METRES) ⁴	5 – 7 stories	16.8	8.0	20	9.1	16.8 (no change)	23
MAX LOT COVERAGE	100% Levels 1 – 2 60% levels 3+	100%	30%	100%	40%	100% (70% above 2 nd storey) ⁵	100% (60% above 2 nd storey)
MIN. STEPBACK ABOVE 2 ND STOREY (METRES)	n/a	3.0	n/a	3.0	n/a	3.0 (no change)	3.0 (no change)
COMMERCIAL UNIT ENTRANCE	n/a	-	-	-	-	Every 15 metres	-
PARKING STALLS PER RESIDENTIAL UNIT (MINIMUM)	1	1.5	n/a	1.5	1.5	1	1

¹ Excludes existing P2 (Public/Institutional) Zoned properties.

² There are numerous cases in Downtown Peachland where existing buildings straddle multiple lots. In such cases, these lots are counted as one (1) parcel based on addressing data. Where there are multiple addresses for a single building or multiple buildings on a lot, these are also considered one parcel.

³ Also includes a limitation that residential land uses comprise a maximum 67% of the total floor area of a building.

⁴ Mixed use multi-unit buildings typically require 4.5 metres on the ground floor and 3 metres for upper floors. Up to a 5-storey building fits within 16.8 metres and up to a 7 storey building in 23 metres.

⁵ This number reflects the smaller lots on Beach Avenue, but should be reduced for larger lot developments, such as block consolidations, where building massing becomes more of a concern.



DRIS WHAT WE LEARNED **REPORT**

PEACHLAND DOWNTOWN REVITALIZATION IMPLEMENTATION STRATEGY ENGAGEMENT SUMMARY

March 25, 2025

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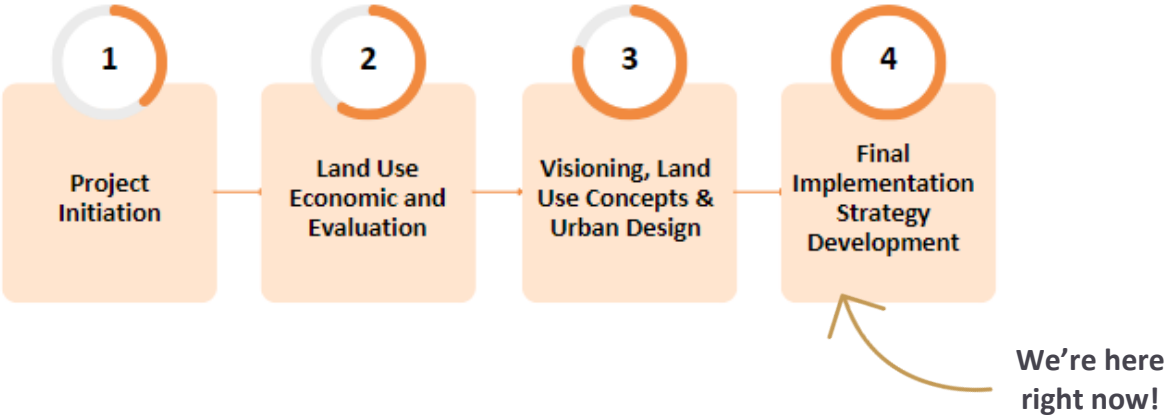
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INTRODUCTION

The District of Peachland initiated the Downtown Revitalization Implementation Strategy (DRIS) “the Strategy” in June 2023. The intent of the DRIS project is to confirm the future vision and strategic objectives needed to support the revitalization of downtown Peachland and to modernize and fulfill the visions for downtown Peachland outlined in the 2010 Sustainable Downtown Peachland Plan. As part of their 2023 – 2026 Key Focus Areas, the District Council prioritized revising the Downtown Strategy to drive more redevelopment, foster a vibrant downtown atmosphere, and identify actions to be taken. The Strategy will develop an implementation plan with clear recommendations for Downtown Peachland.

This report, written during Phase 3 of the DRIS project in June 2024, outlines consultation efforts primarily with the DRIS Task Force. In early June 2024, the broader community was engaged at the Our Peachland Open House & BBQ. The report summarizes the consultation and engagement activities to date, highlighting key findings and themes.



ENGAGEMENT STRATEGY

The communications and engagement plan serves as the framework for all project-related engagement activities. It has been periodically updated to ensure alignment with evolving project needs and community interests.

Consultation for the DRIS project aimed to:

- Gather perspectives on community goals, priorities, and vision for Downtown Peachland.
- Collect input on land uses and design concepts to shape Strategy principles and guidelines.
- Share project progress and gather feedback to guide the DRIS project.

Ultimately, community consultation and engagement are vital for the Strategy's successful development and implementation. By involving the community, the Strategy will be better informed, innovative, and responsive to community feedback and aspirations.

ENGAGEMENT TECHNIQUES

DRIS TASK FORCE

District of Peachland Council established a Downtown Revitalization Implementation Strategy Task Force (Task Force) to incorporate perspectives of community members into the project. Formally established during a November 14, 2023, Council meeting, the Task Force provides feedback on the development of the DRIS. The Task force membership and activities are guided by a Terms of Reference. Its members include the Mayor, two Council members, a representative from recreation and culture, one from the Peachland Chamber of Commerce, three downtown landowners or business owners, five Peachland residents, and one District staff member in a non-voting capacity.

Between January and May 2024, the Task Force met five times. Their feedback helped shape draft sections of the Strategy, including a revised vision statement, updated policy principles, and concepts for new design guidelines for downtown Peachland as well as its Waldo Way and Beach Avenue precincts. The Task Force meetings typically took one of two formats: formalized presentation-style meetings or more informal design charrettes. Meetings were used to share project updates, goals, and progress with the Task Force in a structured environment, allowing for questions, concerns, and feedback. Meetings were open for the public to attend and observe. Design charrettes, on the other hand, provided a more interactive and collaborative approach, allowing participants to actively engage in the design process, generate ideas, and provide input on specific design elements and concepts. These formats provided multiple methods of engagement with the Task Force, catering to different preferences, and facilitating participation at various stages of the project.



OUR PEACHLAND OPEN HOUSE AND BBQ

On June 12, 2024, at the Our Peachland Open House and Barbeque at the Peachland Community Centre, an information booth was set up to inform the community about the project and its process. Project team members were available to answer questions. Participants provided feedback on the draft vision statement, policy principles, and key directions for the Strategy. They also responded to questions about what they love most about downtown Peachland and what improvements they would like to see. A draft of the "What We Learned Report" was available for reading and was later updated to include community feedback.

Table 1 Summary of Engagement Events

Meeting	Details	Format	Topic
Meeting 1	January 25th, 2024, 2-4 PM District of Peachland Council Chambers.	Presentation- Style	Project Kick-Off
Meeting 2	February 12, 2024, 6-8 PM District of Peachland Council Chambers	Presentation- Style	Review of Phase 2 Findings
Meeting 3	February 26, 2024, 6-8 PM District of Peachland Council Chambers	Presentation- Style	Visioning and Urban Design Principles
Meeting 4	April 16, 2024, 5-8 PM Peachland Firehall	Charette	Beach Avenue Design
Meeting 5	May 13, 2024, 6-8 PM Peachland Old School House	Charette	Waldo Way Design
Our Peachland Open House and Barbeque	June 12, 2024, 4-7 PM Peachland Community Centre	Informational Booth	DRIS Project Process and Draft Strategy Components
Meeting 6	November 18, 2024, 6-8 PM District of Peachland Council Chambers	Presentation- Style	Draft DRIS Report Walk-Through

WHAT WE LEARNED SUMMARY

Engagement with the Task Force provided feedback that has been instrumental in shaping the Strategy and has aided in ensuring that the Strategy respects and reflects the key goals, priorities, and concerns expressed by the community. Additional insights were provided from other community members during the Our Peachland Open House and BBQ. Incorporating this feedback into the project will help align the Strategy with the aspirations and priorities of the Peachland community, ultimately enhancing the success and impact of its implementation.

OVERARCHING TASK FORCE KEY THEMES AND TAKEAWAYS

The key themes and feedback from community consultation is organized in two parts. The first part covers overarching themes relevant to all aspects of downtown Peachland revitalization. The second part organizes feedback by specific topics covered during the task force meetings. Both parts were updated to reflect additional feedback gathered during the Our Peachland Open House and BBQ.

Downtown Revitalization Priorities	Goals and Aspirations
<ul style="list-style-type: none"> Increasing the number of people living downtown is broadly recognized by Task Force members as a necessary component of revitalization. Density and height, massing, and coverage: While acknowledge that building height beyond 2 storeys is necessary for viable redevelopment and more efficient land use, there is an expressed need to balance the scale and intensity of development with maintaining Peachland's character. Managing growth for success: The impacts of growth, including adequate parking management, maintaining accessibility for the community, and paying attention to the details of design are important considerations that need to be incorporated into each project and activity. Actionable, predictable growth with achievable goals: Establishing clear, achievable growth goals and milestones, while considering practical constraints and economic realities, is important to prevent undesirable development. While the need for economic viability is recognized, it is critical to not lose sight of concepts such as 'neighbourhood', 'character' and 'small town', and how these concepts need to be incorporated into design and policy with specific language. 	<ul style="list-style-type: none"> Unique destination: To position Downtown Peachland as a distinctive destination within the Okanagan region, leveraging its waterfront and recognizing its potential for tourism. Capitalize on opportunities for to create a world class lifestyle, wellness and hospitality community. Downtown Peachland does not contain any commercial accommodations and few hospitality services (such as spas) and the DRIS project aims to improve this. Vibrant downtown: A more lively and diverse downtown area that encourages gathering and social connections in both day and evening and serves as a destination for residents and visitors. Inclusive and functional space: Ensuring Downtown Peachland caters to the diverse needs of its residents through a mix of retail and service offerings that provide a local option than needing to go elsewhere. Modern and sustainable growth: Supporting development that reflects Peachland's current social, political, and environmental values, which emphasizes and incorporates good design practices that support long-term community well-being. Year-round activity: Downtown Peachland suffers from the pitfalls of seasonal tourism and limited residents. Businesses struggle to remain afloat through winter months, stores and

- Maintaining the walkable, pedestrian oriented feel of downtown, with a strong interaction with the waterfront, should continue to be a priority intertwined into policies, and new developments.
- restaurants close early in the evening. A year-round destination, with activities through the day and into the evening, is a goal to be achieved with the DRIS project.

KEY THEMES AND FEEDBACK BY TOPIC

This section summarizes the feedback throughout the project process, organized by specific topics. It provides an overview of the key takeaways and insights shared.

Housing and Land Use:

- Promoting mixed-use development by integrating ground-floor commercial spaces with upper-floor residential units.
- Encouraging indoor/outdoor spaces for visitors above first-floor commercial buildings and balconies for residents.
- Fostering a mix of amenities, services, and daily needs within walking distance to enhance community completeness.
- Consulting with local experts to respectfully integrate Indigenous history and culture into planning practices.
- Understanding that consolidation of parcels in the downtown may not occur or be desired by owners, provide policy opportunities and guidance for development of large and small sites.

Architecture, Design, and Building Massing:

- Provide clear guidance and specific language on expectations for the caliber and standard of design and architectural features on new developments.
- Increasing shade with tree canopies and building features like awnings to increase pedestrian comfort.
- Prioritizing view protection and minimizing visual impact with tiered or stepped-back buildings, particularly on Beach Avenue.
- Incorporate the use of plants and trees to create visual interest, additional shade, privacy for residents, and increase natural landscapes.
- Preserving downtown's unique character through holistic considerations of building facades, materials, and design elements. Small intervals between businesses and their entrances is of high importance.
- Striving for environmentally conscious building design to boost Peachland's climate resilience and sustainability.

Economic Vitality and Tourism:

Prioritizing economically sustainable growth downtown by:

- Supporting existing small businesses and cultivating new, year-round retail and commercial opportunities.
- Introducing services and resident-focused commercial uses on Waldo Way to enhance community completeness and economic viability.
- Exploring zoning and regulatory options, such as pre-zoning, to make downtown development financially attractive to developers.

Making downtown Peachland a desirable destination for residents and visitors:

- Utilizing street infrastructure and art installations to create engaging pedestrian areas along Waldo Way and Beach Avenue.
- Continue to support the use of outdoor patios and pedestrian/street activity, without reducing parking availability or pedestrian accessibility.
- Attracting destination retail and services like spas and live entertainment venues to reduce the need for residents to leave Peachland while attracting new visitors.
- Promoting cultural and community events to increase downtown foot traffic and cultivate evening and nightlife.
- Leveraging downtown Peachland's waterfront access by enhancing green spaces and boat launches.

Accessibility, Parking, and Transit:

Ensuring downtown accessibility through various transportation means:

- Exploring public shuttles from other locations in Peachland, or other traffic management strategies, for events or markets.
- Implementing infrastructure for safe active transportation like cycling routes, lanes, and parking.
- Establishing downtown drop-off/pick-up spots for individuals with mobility challenges or those running short trips.

Addressing parking and traffic concerns proactively to accommodate downtown growth without compromising design and economic viability:

- Implementing parking entrances away from Beach Avenue and designing buildings to minimize visual impact on Waldo Way.
- Explore opportunities for partnerships for new parking facilities.
- Explore opportunities for shared parking arrangements.
- Introducing timed and/or paid street parking to encourage turnover.

TASK FORCE MEETING 2

Review of Phase 2 Findings

February 12, 2024, 6-8 PM
Peachland Council Chambers.
DRIS Task Force

Goals:

- Deep dive into the land use economic and retail demand analysis and address questions from Meeting 1.
- Review and discuss precedent imagery and vision statements from Peachland and other communities to inform visioning and urban design discussions.
- Brainstorm engagement tactics to enhance community involvement and participation.

Activities:

- Precedent Imagery Review: Discussed and voted on images depicting favourite aspects from Peachland and other communities' urban forms and public spaces.
- Design Principles Homework: Task Force submitted their top five design strategies from the 2010 Revitalization Plan (Areas A-D).

Outcomes:

- Feedback on Vision and design direction.

ACTIVITIES AND KEY FEEDBACK

Land Use Economic Deep Dive

Phase 2 of the project focused on Land Economics and Evaluation, with key findings indicating that project viability hinges on reduced parking requirements and increased height permissions. Mixed-use development along Beach Avenue may be feasible under certain scenarios but would likely require additional residential space above ground-floor parking/retail areas. Smaller structures could be viable under specific conditions, including higher housing prices, shorter development timelines, and greater approval certainty. Retail demand analysis revealed factors such as seasonality, proximity to West Kelowna, and limited downtown population as key influencers on retail demand.

The discussion highlighted key factors affecting development viability and challenges to downtown Peachland revitalization, including the impact of West Kelowna's proximity, which forces Peachland's retail to compete with the more diverse retail landscape of West Kelowna.

Precedent Imagery Activity Review

After the previous Task Force meeting, participants submitted images of downtown Peachland and other communities to inspire future planning decisions. Precedent imagery was instrumental to the DRIS project's success. Drawing inspiration from successful architectural and urban designs in comparable communities, the project team gained valuable insights to craft a sustainable, appealing, and

functional downtown. Contributions from Peachland staff, district council, and Task Force members, including imagery and feedback, significantly influenced the development of the Strategy.

These images submitted for this activity provided tangible visual concepts to guide the visioning process of downtown Peachland's future. By reviewing these images, Task Force members identified specific

elements, features, and designs that resonated with them and aligned with their vision for downtown Peachland. These favoured aspects can then inform the development of the vision and urban design principles by serving as tangible examples of the desired outcomes.

The Task Force discussed and voted on favourite images from three categories: downtown Peachland, other communities' urban forms, and other communities' public spaces. Once all votes had been submitted in each category, they were tallied to be presented at the following meeting. Please see the Precedent Imagery Section of Meeting 3 for more information on the results, or refer to Appendix A for all images and voting results.

What do we like best about Peachland?

Initially, images showcasing various aspects of Peachland were reviewed. Discussion themes included:

- **Small-town Charm:** Participants emphasized the importance of maintaining Peachland's small-town atmosphere with unique, small-scale businesses and historical elements.
- **Waterfront Appreciation:** The significance of Peachland's waterfront as a defining feature and a key attraction for residents and visitors was highlighted.
- **Preservation:** There's a collective desire to preserve and protect Peachland's unique qualities, such as its small-town ambiance and the natural beauty of the waterfront.

What do we like best from other communities?

The Task Force reviewed photos from other communities, focusing on their favourite images of downtowns and public spaces. Several images sparked discussion, highlighting:

- **Outdoor Appeal:** Preferences for outdoor spaces, such as patios that extend onto sidewalks, that help create a welcoming environment for both pedestrians and drivers.
- **Streetscape Appreciation:** Unique shops, appealing streetscapes, and eye-catching signs are valued for their ability to attract and engage visitors and encourage exploration.
- **Architectural Interest:** Certain architectural features like second-level balconies were mentioned for their aesthetic appeal and ability to enhance the overall character of the area.
- **Aspiration for Peachland:** Comments identified qualities of Lunenburg that could be emulated in Peachland, appreciating its uniform building style, waterfront approachability, and a blend of old and new buildings.
- **Importance of Environment:** Comments highlight the significance of creating a friendly environment through elements like green spaces, buildings, and historic structures.
- **Seasonal Charm:** One of the images reflected the winter ambiance of Peachland, particularly during light-up events with illuminated trees.

Vision Statement Review

The DRIS Strategy provides an updated Vision for downtown Peachland, informed by Task Force feedback. To initiate the process of developing a renewed Vision, the project team sought the Task Force's input on the existing Sustainable Downtown Peachland Plan Vision (2010) and their desired future state for Downtown Peachland.

To deconstruct the existing Vision and identify liked and disliked aspects, the project team presented vision statements from the 2010 Plan, the 2022-2026 Peachland Strategic Plan, and vision statements from other communities, including the District of Summerland and the Cities of Campbell River and Courtenay.

The Sustainable Downtown Peachland Plan Vision (2010):

Downtown Peachland is a vibrant waterfront neighbourhood that reflects the community's commitment to sustainability in its buildings, infrastructure and natural systems. The neighbourhood celebrates its unique character and charm, remaining the focal point of the broader Peachland community, and offering a vibrant centre with a strong local economy where a diversity of residents and visitors safely and affordably live, work, learn, shop, and play.

Downtown Peachland honours its natural surroundings and fosters healthy lifestyles by preserving and enhancing natural features, including retaining the waterfront as a key public asset. The neighbourhood is pedestrian-friendly and well-connected to the rest of the community of Peachland.

The Task Force's feedback on the Vision from the 2010 Plan can be summarized as follows:

Top Likes	Main Concerns
<ul style="list-style-type: none"> • Emphasizing Peachland's community values with terms like 'play'. • Acknowledging the waterfront's significance as a vital public asset and advocating for pedestrian-friendly areas. • Recognition of Peachland as a social and economic hub, with a focus on history, charm, and expanded housing options. • Acknowledgment of the need for economic viability throughout the year 	<ul style="list-style-type: none"> • Language perceived as vague and corporate, with a need for more accessible and succinct messaging. • Desire for the vision to better reflect Peachland's distinctiveness, acknowledging its unique characteristics. • Uncertainty regarding the term "implementation actions" and the need for clarity and feasibility in project plans.

<p>and the desire to make Peachland a year-round destination.</p>	<ul style="list-style-type: none"> • Desire for a more aspirational vision statement that clearly outlines future changes and goals for Peachland.
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Engagement Tactics Brainstorm

During Phase 1 of the DRIS project, the Urban team prepared an Engagement Plan. Following the appointment of the Task Force in November 2023, the project team collaborated with the Task Force to amend and update the Engagement Plan as the project progressed.

The Task Force was asked for input on effective communication strategies to keep the Peachland community informed about the DRIS project and to engage both the broader community and underrepresented groups, such as youth and seniors, on key topics like housing choice and affordability. Additionally, discussions covered methods to foster support and community buy-in to ensure the successful development and implementation of the Strategy. The main themes of the discussion are summarized as follows:

What is the best way to communicate to the broad Peachland community?

Communicating with the broad Peachland community effectively can be challenging due to busy schedules and limited awareness of ongoing projects. The proposed strategy involves utilizing various methods, including newsletters, website updates, public engagement surveys, and pop-up booths at local events or frequented spaces. These approaches aim to engage residents where they are, facilitating feedback and discussions. Active involvement of the community ensures diverse perspectives are considered, fostering ownership and collaboration.

Suggested Strategy:

- Employ diverse communication methods like surveys, open houses, and pop-up events to gather community input and convey messages about economic viability.

How can we engage under-represented groups? Housing affordability and choice impact future generations. How can we best obtain input from the youth and young adults in Peachland?

The Task Force discussed strategies for engaging underrepresented groups, focusing on youth and seniors. They identified the importance of retaining youth and involving both demographics in discussions on housing options and affordability. This involvement is crucial for youth to consider staying in the future and for seniors to age in place effectively, considering factors like affordability, accessibility, and downsizing options. Strategies involve collaborating with parent advisory councils and organizations to consider ways to retain and involve youth, while for seniors, engagement may be done directly to address accessibility concerns and consider denser housing options.

Suggested Strategies:

- Involving parent advisory councils and youth-oriented groups to engage families and young adults.
- Tailoring surveys to young families to gather specific feedback.
- Directly engaging with seniors to understand their needs and concerns regarding accessibility and housing options.

What are the challenges to obtaining buy-in to additional height and density in the core area of downtown?

The discussion addressed challenges in obtaining buy-in for changes in downtown height and density, despite their potential necessity. It highlighted the need to overcome the perception of maintaining the status quo. The proposed strategy involves emphasizing the importance of community buy-in to achieve economically viable developments, stressing the creation of a sense of community and space while accommodating growth.

Suggested Strategy:

- Emphasize community involvement and economic benefits while accommodating growth to address challenges in obtaining buy-in for downtown changes.

TASK FORCE MEETING 3

Visioning and Design Principles

February 26, 2024, 6-8 PM
Peachland Council Chambers
DRIS Task Force

Goals:

- Recap the primary goal of the strategy.
- Summarize Task Force input on engagement tactics, vision statements, and precedent imagery.
- Explore various design options that reflect the needs and aspirations for Peachland's downtown. Assess trade-offs between strategies, principles, and regulations.

Activities:

- What Did We Miss: Roundtable discussion on Vision Statement takeaways.
- Precedent Imagery Discussion: Reviewed voting results.
- 2010 Design Principles Follow-up: Reviewed guideline homework.
DRIS Draft Review Homework: Task Force reviewed initial drafts ahead of next meeting.

Outcomes:

- Draft DRIS Vision, Policy Principles, General Downtown and Beach Avenue Guidelines and Objectives.

ACTIVITIES AND KEY FEEDBACK

“What Did We Miss?” Vision Statement

Based on the vision exercises and discussions from the previous meeting, the project team summarized feedback on the existing 2010 Vision Statement and other visions. The Task Force was then asked to identify any missed aspects to inform the first draft of the DRIS Vision. Some highlighted key elements from the review included:

Aspects Liked:

- Commitment to sustainability while acknowledging the need for redevelopment for sustainable progress.
- Emphasis on Peachland's unique character, charm, and distinctiveness.
- Recognition of the waterfront as a key public asset and promoting pedestrian-friendly spaces.
- Importance of preserving and enhancing natural features and creating well-connected spaces accessible to all residents and visitors.

Aspects to Change:

- Wordiness and lack of warmth indicate the need for clearer, more engaging communication.
- The vision does not mention Peachland's history and connection to the Okanagan Valley.
- Overuse of generic language and lack of specificity to Peachland's context.

Precedent Imagery Discussion

The voting results from the Precedent Imagery Activity were reviewed. Please refer to Appendix A for all images and voting details.

Summary of Results:

What do we like best about Peachland?

Out of 14 votes across 7 images, Image 1 received the most, totaling 5. Participants stressed preserving Peachland's small-town charm, highlighting unique, small-scale businesses, and historical elements.

Image 5 and Image 3 each received four votes. Participants highlighted the waterfront's importance as a defining attraction for Peachland, emphasizing the need to preserve and protect it as an integral part of the town's identity.



Figure 2 What do we like best about Peachland? Results

What do we like best from other communities (generally, or related to urban form)?

Of the 9 images shown to the Task Force, Image 7 received the most votes with four total. Comments praised its inviting patios, center peak, and businesses spilling onto the sidewalk, enhancing appeal to passersby.

Then, both Image 9 and Image 2 received three votes each. Participants appreciated their interesting shops, appealing streetscapes, and charming signs, fostering exploration.

Shared themes across all comments include:

- Preference for outdoor spaces like patios, creating a welcoming environment.
- Valuing unique shops and attractive streetscapes for engaging visitors and encouraging exploration.



Figure 3 What do we like best about other communities (generally)? Results

What do we like best from other communities (related to public space)?

Image 7 received the most votes, totalling 5. Participants envisioned Peachland mirroring Lunenburg's qualities, including its uniform building style and waterfront appeal, with a blend of old and new structures. They discussed the need for an effort to achieve this vision, emphasizing elements like green space and historic buildings.

Following closely, Image 9 received 3 votes. Comments appreciated its winter ambiance, likening it to Peachland during light-up events, with illuminated trees adding to its appeal. There was a recognition of the importance of creating a friendly environment through elements like green spaces and historic structures.



Figure 4 What do we like best about other communities (public space)? Results

2010 Design Principles Follow-up

The 2010 Sustainable Downtown Peachland Plan outlined 200 design strategies to achieve its goals. The Task Force was consulted to identify top design choices from this plan. To streamline the Downtown Revitalization Implementation Strategy (DRIS), focus is required. Task Force members were asked to prioritize and select 5-10 design strategies from pages 35-91 of the plan, specifically from Precincts A through D, for inclusion in future discussions and activities.

Based on the Task Force's feedback, the top design strategies from the Sustainable Downtown Peachland Plan were:

- B.1 - Make Beach Avenue South a prominent, distinctive mixed-use node.
- C.9 - Use well-designed podium buildings
- B.2 - Develop Waldo Way as a mews
- D.7 - Contribute to a diversity of housing types and tenures
- A.6 - Make Beach Avenue a pedestrian/cycling priority street

These strategies inform the development of the Strategy, emphasizing downtown Peachland's revitalization with specific attention to Beach Avenue and Waldo Way Precincts. Please see Appendix A for a full tally of the design strategies mentioned.

CHARETTE MEETING 4

Beach Avenue Design Charette

April 16, 2024, 5-8 PM

Peachland Firehall

DRIS Task Force

Goals:

- Review the vision statement. Explore various policy principles and objectives that reflect Peachland downtown's needs and aspirations.
- Review and consider revisions to the Beach Avenue cross-section. Explore trade-offs with various policy principles and objectives in a world café.

Activities:

- Group Discussion: Reviewed draft vision statement, principles, guidelines, and objectives.
- Beach Avenue Cross Section: Reviewed and considered revisions to the Beach Avenue cross-section.
- World Cafe Trade-off Activity: Explored trade-offs associated with different policy principles and objectives.

Outcomes:

- Revised DRIS Vision, Policy Principles, General Downtown and Beach Avenue Guidelines and Objectives.
- Draft Guidelines and Objectives for Waldo Way.

ACTIVITIES AND KEY FEEDBACK

Vision Statement Review

The project team developed a draft DRIS Vision Statement based on previous meeting feedback, then presented it to the Task Force during Meeting 4 for review. This draft reflects input from Task Force members, past vision statements, and community aspirations for downtown Peachland.

Downtown town Peachland serves as a social and economic hub within the community while embracing the history and unique charm of Peachland. It continues to offer a mixture of land uses with an expanded range of housing choices and fosters new opportunities for shopping, recreation, tourism, hospitality, and small business. Support for economic vitality throughout the year and meeting the evolving needs of the community are priorities. Implementation actions will be viable and prioritize the public realm to support inclusivity and activation. This will position downtown Peachland as a dynamic center inviting all to live, work, and gather in a stunning waterfront setting.

Feedback highlighted both positive and negative aspects of the Vision Statement, including:

Aspects they liked:

- Emphasizing Peachland's community values with terms like 'play'
- Acknowledging the waterfront's significance as a vital public asset and advocating for pedestrian-friendly areas.
- Recognition of Peachland as a social and economic hub, focusing on history, charm, and expanded housing options.
- Acknowledgment of the need for economic viability throughout the year and the desire to make Peachland.

Aspects to change:

- Language is perceived as vague and corporate, and messaging needs to be more accessible and succinct.
- A desire for the vision to better reflect Peachland's distinctiveness, acknowledging its unique characteristics.
- Uncertainty regarding the term "implementation actions" and the need for clarity and feasibility in project plans.
- A desire for a more aspirational vision statement that clearly outlines future changes and goals for Peachland.

The project team incorporated Task Force feedback on the initial draft DRIS Vision to develop a revised Vision Statement:

Downtown Peachland is a dynamic and lively hub of the community. It fosters a strong year-round economy and meets the evolving needs of the community by embracing change and new development. With its history and waterfront beauty, it attracts residents and visitors of all lifestyles, ages and abilities to live, work, gather and play. Downtown Peachland offers a wide variety of services and housing choices, creates new opportunities for small business, shopping, recreation, tourism and hospitality, while still offering a unique charm

This version integrates Task Force perspectives and insights from previous discussions to better align with community goals for Peachland's downtown. The revised draft will undergo review by the Task Force and other stakeholders before being finalized for inclusion in the draft Strategy.

Design Principles, Guidelines, and Objectives

Design principles reinforce the strategy's policy direction and help ensure development aligns with the community vision. The project team developed a set of 10 draft principles based on Task Force engagement feedback, consultation with District Council and staff, and reviews of past and related policies and plans. The draft principles were presented for discussion with the Task Force alongside draft design guidelines and objectives for the General Downtown and Beach Avenue Precinct.

Task Force feedback, both throughout the project and specifically on the draft policy principles, guidelines, and objectives presented during this meeting, provided essential insights. These insights helped in identifying and refining policy directions for the Strategy, including:

- Establish policy permissions to facilitate redevelopment.
- Activate and enhance public spaces to bolster downtown support.
- Provide necessary municipal investments to support redevelopment.

- Foster year-round activity within the downtown area.
- Implement effective parking management strategies.
- Balance visionary goals with practical feasibility.
- Clearly articulate design standards and expectations.

The discussion activity aimed to facilitate group reflection on the objectives for the broader downtown area and Beach Avenue, particularly focusing on how these objectives align with the ten policy principles for Downtown Peachland and Beach Avenue. Participants were prompted to evaluate whether the objectives enable the design guidelines to fulfill the vision and suggest any additional objectives to achieve specific outcomes. Feedback on the guidelines and objectives can be summarized as follows:

Top Likes	Main Concerns
<ul style="list-style-type: none"> • The emphasis is on maintaining a pedestrian scale. • Increased height is generally acknowledged as necessary. • Emphasis on enhancing public spaces to support downtown. • Recognition of the importance of parking management. • Ambition and vision are demonstrated in the objectives. • Acknowledgment of the need for year-round activities to sustain community vitality. • Overall, the Task Force had positive feedback on the general direction of the objectives and guidelines. 	<ul style="list-style-type: none"> • Keep ground storey at the property line, though no consensus was found regarding a 2nd storey step back. • Prioritize creating distinct pedestrian-friendly spaces that serve residents while acting as a tourism draw. • Address pedestrian and cyclist accessibility and safety through street and road improvements. • Ensure design guidelines are articulated clearly. • There is a need for the incorporation of indigenous aspects and reconciliation in the design objectives.

Charette Activities

Beach Avenue Cross Section Activity

This activity asked Task Force members to work in small groups to review and consider revisions to a Task Force members participated in an activity where they reviewed and revised a cross-section of Beach Avenue to better suit their vision for Downtown Peachland. Working in small groups, each group received a sketch of the cross-section and scaled printouts of design elements like lanes, sidewalks, and landscaping options, which they arranged according to match their ideal future Beach Avenue, while considering factors such as safety, accessibility, traffic flow, and aesthetics. The objective was to visualize the cross-section in alignment with community goals, while considering practical constraints.

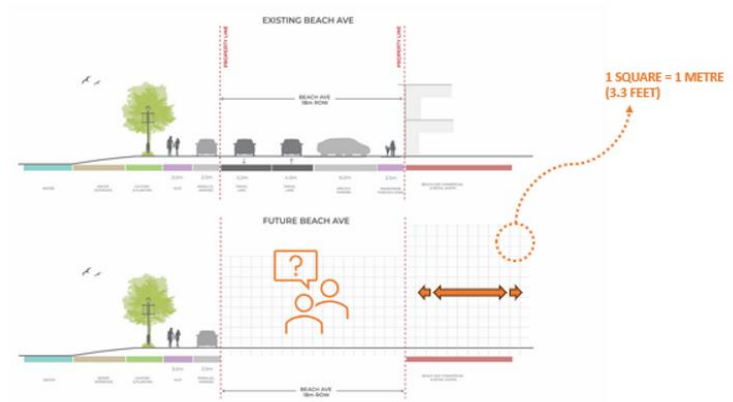


Figure 5 Beach Avenue Cross Section Print Out

Afterward, groups shared their visions, discussing challenges, priorities, and ideas, including aspects like parking, pedestrian safety, and streetscape aesthetics. The key takeaways included:

- Pedestrian and cyclist accessibility and safety.
- Tree canopy to increase shade coverage during summer.
- Suggestions for enhancing the urban environment, including street design, placement of amenities (like patios and parking).
- Ideas for optimizing space usage, such as narrowing travel lanes to widen sidewalks and patio areas without affecting building facades.
- Creating distinct pedestrian-friendly areas.
- Buildings brought to the front property line.

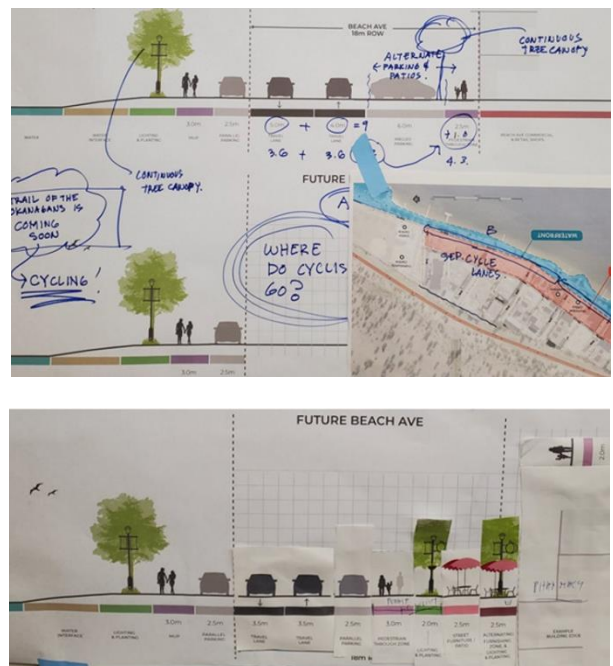


Figure 6 Beach Avenue Envisioned Cross Sections

World Café Trade-offs Activity

The world café activity prompted participants to assess Downtown Peachland's current situation, including its challenges and opportunities, and recognize the tough trade-offs often needed for effective planning. To support policy changes that foster new development, attract diverse residents and visitors, and enhance accessibility and interaction, the activity aimed to (i) explore and reach a Task Force consensus on principles and objectives aligning with the community's vision for downtown and the Beach Avenue Precinct, and (ii) discuss and identify acceptable trade-offs necessary to facilitate downtown Peachland's successful redevelopment.



Table stations were set up for participants to discuss trade-offs related to four key urban planning topics: Parking, Step backs and Architectural Features, Massing, Site Coverage and Setbacks, and Community Completeness. Topics were selected based on previous discussions with the Task Force and project team. At each station, the topics were presented as problem statements and the existing conditions in Peachland were related to those topics. Each group was given 15 minutes to discuss and answer the questions before rotating stations. A member of the Urban System’s project team was also assigned to each table to help facilitate and answer participant questions. The responses for each topic can be summarized as follows:

Trade-off Topic	Feedback
<p>Parking</p> <p>At this station, participants were asked to consider the challenge posed by diminishing on-street parking availability in Downtown Peachland due to increasing residential and commercial activity and strategize ways to manage parking effectively while considering urban design features and waterfront development opportunities.</p>	<ul style="list-style-type: none"> • Allow limited on-street parking to accommodate future growth. • Existing parking is abused and/or not turned over often enough, and strategies to address this should be investigated. • Require on-site residential parking for new developments. • Explore shuttle services and public/private partnerships for efficient parking solutions.

Participants discussed existing conditions, such as limited parking options and the impact of physical and economic constraints on parking development. Key questions focused on balancing public spaces with parking needs, exploring opportunities for off-street enclosed parking, and determining parking priorities after group discussions.

- Designate priority parking for accessibility and time-restricted drop-off spots.
- Parking demand management is necessary to accommodate growth.

Step backs and Architectural Features

Participants discussed architectural detailing in Peachland, aiming to create human-scale environments and enhance pedestrian interest while balancing standards and flexibility. Participants discussed current conditions, identified historical and architectural strengths to be preserved and incorporated into future design, and strategized ways to maintain Peachland's authenticity while promoting quality and viability.

Key questions explored which design-oriented issues should be prioritized, which historical attributes should be preserved, and how to strike a balance between prescriptive guidelines and design flexibility.

- Emphasize the definition of individual storefronts, the sense of scale, and narrow-retail pattern.
- Require narrow business frontages and set intervals for entrances.
- Embrace architectural authenticity with a variety of textures and colours (stone and brick). Avoid generic designs.
- Preserve historic charm through proportionality, consistent design elements, and scale.
- Keep ground storey at the property line. No consensus has been reached on step backs above 2nd storey.
- Increased height is generally acknowledged as necessary.
- Ensure clarity of intent in Design Guidelines.

Massing, Site Coverage and Setbacks

At this station, participants were asked to consider the impact of building massing, site coverage, and setbacks on the public realm of Beach Avenue. Participants discussed how these

- Optimize land use with upper-floor public spaces and diverse architecture.
- Enhance architecture with greenery

factors affect visual permeability, economic viability, and space allocation for public amenities.

Key questions focused on understanding how architectural features can mitigate the impact of building form and determining the optimal placement of elements like patios and street furniture to enhance the public space.

- Create public spaces on upper levels of buildings (rooftop amenity spaces)
- Use architectural design and windows to create transparency
- Building height should reflect hillsides with step backs closer to Beach Avenue
- Avoid massive podiums where possible, or investigate strategies to mitigate negative impacts on the look and feel of the streetscape.

Complete Communities

Participants at this station were asked to consider downtown Peachland's completeness and, recognizing its role as the primary destination for residents' daily needs, strategize ways to improve accessibility, walkability, and urban design to better connect residents with essential amenities and support local businesses. Participants discussed the existing conditions, which highlighted downtown Peachland's importance but also identified challenges such as minimal recent changes and struggling local businesses.

Key questions focused on identifying missing services, exploring ways to support local businesses through urban design, and determining key features to preserve or enhance for community completeness in downtown Peachland.

- Encourage wellness facilities, cultural venues, specialty establishments, and hospitality services for downtown vitality.
- Maintain and enhance key features like green spaces, pedestrian walkways, and waterfront amenities, including more places for leisure and outdoor seating.
- Balance being visionary with being realistic and set a time frame for the future vision.

The project team gave a brief "What We Learned" presentation at the following Task Force meeting and sought input from the Task Force on any misinterpretations or omissions. Their feedback is summarized under the "What We Learned & What Did We Miss?" heading in Meeting 5.

CHARETTE MEETING 5

Waldo Way Design Charette

May 13, 2024, 6-8 PM

Peachland Old School House

DRIS Task Force

Goals:

- Recap feedback and insights from the Beach Avenue charette to ensure comprehensive understanding and address any missed points. Introduce preliminary policy recommendations.
- Explore various design options for Waldo Way that reflect the goals for Peachland's downtown.

Activities:

- What Did we Miss? Activity: Reviewed feedback from Beach Avenue Charette.
- 35 Shuffle Activity: wrote vision and implementation action responses on cards, exchanged and scored them for agreement levels through five rounds, capturing varying levels of consensus.
- Dotmocracy Activity: Participants used red and green dots to express preferences on design concepts and precedent imagery for draft Waldo Way design guidelines.

Outcomes:

- Revised Vision Statement, design guidelines, and key directions.

ACTIVITIES AND KEY FEEDBACK

BEACH AVENUE: WHAT DID WE MISS?

The project team presented insights from Task Force Meeting 4, recapping discussion highlights and feedback from the charette activities.

The World Café Activity feedback was summarized, and Task Force members also offered insights on missing elements concerning Parking, Architectural Features, Building Massing, and Complete Communities:

On Parking:

- Paid and time-limited parking should be introduced to encourage turnover.

On Step backs and Architectural Features:

- Encourage developments to prioritize indoor/outdoor spaces for both public and private residential uses. Ensure that residential units include balconies for residents' enjoyment and outdoor access.
- Integrate green infrastructure and design features, including stormwater capture and storage systems.
- Embrace diversity in building designs, avoiding uniformity with a unique and distinct approach for each structure.
- Give priority to preserving or redeveloping historic elements, including original facades of key character buildings. Consider the impact on community identity and ensure redevelopment maintains historic charm by using or replicating historic building materials like wood siding.

On Massing, Site Coverage and Setbacks:

- Consider massing as an element in preserving Peachland's character. Beyond pedestrian-scale

features, the street wall and limiting buildings to five per block along three main roads contribute to Peachland's unique charm.

- Prioritize respecting views by implementing tiered building designs that avoid blocking views behind them.

On Complete Communities:

- Review policy and planning options to enable evening and nightlife downtown.
- Prioritize sustainability by introducing and enforcing bylaws related to watering restrictions, stormwater management, and green building technology.
- Move key community assets, including the library and post office downtown, to encourage walkable, complete communities.
- Explore strategies to enhance the appeal of downtown as a destination by considering the creation of parks, event spaces, and other attractions.
- Address the existing zoning on Beach Avenue to make development viable and predictable.
- Explore meaningful engagement with local Indigenous communities and integrate reconciliation into the planning process.

The feedback will be used to inform Strategy development and ensure that policy and guidelines reflect community priorities and goals.

35-Shuffle: Waldo Way Existing and Future

The project team utilized a 35 Shuffle activity to explore Waldo Way's future potential and generate potential implementation actions. 35 Shuffle is an activity that uses card swapping and ranking to exchange and prioritize group-generated information. It is commonly used to evaluate responses to specific topics.

For the 35-shuffle activity, each Task Force member was given a card and a pen. On one side of the card, they wrote their answers to the prompts:

Think about what the future of Waldo Way could look like....

How is this future different from what currently exists? (what do you want)

What implementation actions need to take place to achieve the desired vision? (how do we get it)

When instructed to "switch," they exchanged cards with another person until told to stop. Upon hearing "stop," they read the card they were holding and scored the response out of 7 based on their agreement level (7, meaning they really liked the response). This process was repeated for 5 rounds, with scores tallied after the fifth round, resulting in a maximum score of 35 for each card. Scores ranged between the highest score (32) and the lowest (20).

The top 5 responses were:

What do you want? (Vision)	How do we get it? (Implementation)	Score (X/35)
Waldo Way is a fun, quirky, and mainly pedestrian, space for performance, unique shops and services. No parking lot walls: all faces active to Waldo Way.	Garbage collection and storage stored inside – timed collection off-peak. Parking entries minimized – moved to side streets. Deliveries only at designation day /time off peak. Parking walls faced with rentable commercial space – narrow. Consolidate parking/garbage/loading entries to minimize their impact.	32
Waldo way is an aesthetically pleasing and pedestrian friendly route with businesses/store fronts inviting people to stroll through the area.	Strong, clear, concise development permit guidelines articulate the vision for developers, investors, staff/council, and the public/residents. Consider the trade-off of pre-zoning benefits with added design costs.	30
Primarily pedestrian with specific hours for vehicle access. Small shop opportunities. Small courtyards – special gathering space Small space for public art for pedestrian discovery. Use of lighting and plants to enhance space	Pre-zoning with specific instructions; Closure times for car access	30
The future of Waldo Way is cobblestone pavers with overhead custom lighting (like a mini Fremont street) ground level shops, second-floor small balconies like in Europe, deliveries by dolly and small electric trolleys, passenger transport “hop-on hop-off shuttle”	Developers have a range of design options to select from, a palette of materials, etc.	30
Waldo Way Main Road (only 1 road)	Move road Beach Avenue to the middle and create pedestrian walkways between the lake and buildings on Beach Ave! (swap land)	29

Analysis & Summary of Themes

All cards were transcribed and coded to analyze participants' responses, focusing on common themes to identify priorities and areas of consensus or disagreement regarding Waldo Way's vision and implementation actions. This process aimed to explore various design options for Waldo Way's future.

Responses were categorized into key themes like 'Pedestrian-Friendly Infrastructure,' 'Residential Considerations,' and 'Architecture, Design, and Character.' For instance, mentions of sidewalks were coded under 'Pedestrian-Friendly Infrastructure' and housing options under 'Residential Considerations.' The coded data was then analyzed within each theme to reveal patterns and consensus among participants. The frequency of responses under each theme was tallied for both vision and implementation aspects (See Appendix B for all comments and a summary of the coding strategy).

Some of the key themes and ideas that emerged from the activity included:

Pedestrian-Friendly Infrastructure and Design:

- The Task Force envisions Waldo Way as a lively, pedestrian-friendly space, complementing Beach Avenue with unique shops, services, and gathering spaces.
- Suggestions include creating gathering spaces, minimizing parking lot walls, and ensuring all building faces are active towards Waldo Way.

Balancing Priorities:

- Discussions highlighted the importance of innovative strategies to balance pedestrian experience and safety with parking and service delivery constraints.
- Proposed solutions include timed entrances, minimizing parking entries, and consolidating parking/garbage/loading entries.

Mixed-Use Development and Commercial Vitality:

- There's a desire to integrate a diverse mix of housing and commercial uses to create a complete community.
- Suggestions include incorporating businesses/storefronts inviting for pedestrians and clear development permit guidelines to articulate the vision for developers.

Zoning Regulations and Policy Options:

- Suggestions emphasize the importance of attainable policy options and feasible zoning regulations to support downtown development.
- Proposed strategies include pre-zoning with specific instructions and consideration of the trade-off between pre-zoning benefits and design costs.

Aesthetics and Unique Features:

- Ideas include cobblestone pavers, overhead custom lighting, ground-level shops, second-floor balconies, and small courtyards for public art and gathering spaces.
- Developers are encouraged to have a range of design options and materials to select from to realize this vision.

Overall, the responses emphasized creating a vibrant, pedestrian-friendly thoroughfare with a mix of businesses and amenities, while also considering innovative design strategies, zoning regulations, and policy options to support downtown revitalization.

Design Guidelines Dotmocracy Activity

The Task Force reviewed Draft Policy Objectives for Waldo Way before engaging in a dotmocracy activity to visualize potential design guidelines for the Waldo Way Precinct. Using red and green dots, participants indicated their preferences on boards featuring precedent imagery and design concepts, with opportunities to leave comments for additional input. The activity aimed to assess sentiment toward the draft guidelines, identify any missing aspects, and ensure alignment with the Task Force's vision and objectives established in prior meetings.

After the Task Force had the chance to leave dots and comments on the boards, the project team singled out boards with significant responses, including themes such as Transparency and Interesting Facades, Transition from Public to Private, Articulation and Context Sensitivity, Townhouse Wraps, and Podium Buildings. They then sought feedback from the Task Force to understand the reasons behind their dot placements on different images.

Furthermore, a project team member conducted qualitative and quantitative analysis, determining percentages of support and opposition, aligning findings with the Task Force's vision and objectives, and summarizing key points. Additional details on the methodology employed are provided in Appendix B.

From this discussion and the overall results of all boards, the analysis yielded key takeaways, summarized as:

- The analysis shows mixed support among Task Force members regarding design and architectural aspects. While some categories raised concerns, like "Height, Mass Transition, and Separation" and "Screening Unsightly Uses," others, such as "Transition of Scale and Height" and "Amenity Spaces," gained strong support. Overall, boards relating to Building Articulation and context sensitivity were favoured less.
- Community Character and Aesthetics: There was a strong emphasis on preserving Peachland's unique character and aesthetics. Comments referenced the importance of community-oriented designs, attractive landscaping, and buildings that blend well with the surrounding environment.

- **Transparency and Openness:** Transparency, both in terms of physical design (such as transparent facades) and decision-making processes, emerged as a recurring theme. Participants appreciated designs that allowed for visibility into buildings, fostering a sense of openness and connection with the community.
- **Functional Design:** Functionality was a key consideration, with participants favouring designs that offered practical benefits such as defined levels for different uses, adequate space for privacy, and flexibility for future needs. Concerns were raised about the usability and long-term attractiveness of certain design elements, such as parkades.
- **Context Sensitivity:** There was a consensus on the importance of designs that are sensitive to Peachland's context and identity. While some examples were praised for their suitability to downtown Peachland, others were identified as feeling out of place or reminiscent of other regions.
- **Realism and Practicality:** Throughout the discussion, there was an acknowledgment of the need for realism and practicality in design decisions. Participants highlighted the importance of considering space constraints, capacity limitations, and the long-term viability of proposed designs.
- **Flexibility and Adaptability:** Flexibility and adaptability emerged as important principles, with discussions touching on the potential for future uses, the incorporation of live/workspaces, and the need to build flexibility to accommodate changing needs over time.

PEACHLAND OPEN HOUSE & BARBEQUE

DRIS Engagement and Information Table

June 12, 2024, 4-7 PM
Peachland Community Centre
Peachland Community Members

Goals:

- Inform Peachland community members about the DRIS project and gather feedback on components of draft strategy.

Activities:

- Review and Feedback Activity: Community members provided input on the latest draft of the Vision Statement.
- Dotmocracy Activity: Participants used red and green dots to express preferences on key directions that have evolved from the DRIS Project process.
- Idea Board Activity: Community members were invited to share their thoughts on what they value most about Downtown Peachland and suggest improvements by adding notes, writing comments, or drawing images.

Outcomes:

- Draft Strategy anticipated in summer 2024.

ACTIVITIES AND KEY FEEDBACK

The DRIS was presented to the broader Peachland community at the second annual Our Peachland Open House and BBQ. The event featured activities, food, and informational booths from various District departments, partners, and volunteer groups.

A table displayed boards with information on the DRIS Project, including the current Vision Statement, Project Principles, and key directions, along with opportunities for feedback. Project team members were available to answer questions and engage with attendees.

Draft Vision Review

The project team created a revised draft of the DRIS Vision Statement using feedback from Task Force Meetings 1-5. This draft was displayed on a board at the Open House & BBQ, where attendees were invited to use dots to indicate their level of support for the draft and leave comments on notes.

Downtown Peachland is a dynamic and lively hub of the community. It fosters a strong year-round economy and meets the evolving needs of the community by embracing change and new development. With its history and waterfront beauty, it attracts residents and visitors of all lifestyles, ages and abilities to live, work, gather and play. Downtown Peachland offers a wide variety of services and housing choices, creates new opportunities for small business, shopping, recreation, tourism and hospitality, while still offering a unique charm.

Feedback on the draft was limited, but attendees suggested using language more specific to Peachland to better align the Vision with the community's future goals for Downtown Peachland. This input will be incorporated into the final Vision Statement.

Dotmocracy Activity: Key Directions

Participants used green (support), yellow (somewhat support), and red dots (do not support) to show their level of support for six key directions from the project process, with opportunities to leave comments. The activity aimed to gauge the broader Peachland community's sentiment towards these key directions. Please see Appendix C for the full results.

- A total of 27 dots were placed: 22 green (81%), 1 yellow (4%), and 4 red (15%). Five of the six key directions received unanimous support, each garnering 3-8 green dots, indicating strong overall support.
- Three key directions received the most responses:
 1. ***Maintain small format retail and individual building identity along Beach Avenue, using different materials, to retain architectural interest and small-town character.***

These directions received only green dots, with the highest counts being 8 and 5 green dots, respectively, suggesting strong support.
 2. ***Very clearly articulate design standards and expectations for new developments, with priority on the pedestrian experience.***

These directions received only green dots, with the highest counts being 8 and 5 green dots, respectively, suggesting strong support.
 3. ***Increase allowable height and density to support new residential developments, with small scale commercial on the ground floor.***

The direction to increase allowable height and density was the most contentious, with 67% of responses (4 out of 6) indicating opposition (red dots), highlighting significant community concern about increased height and density for new residential developments with small-scale commercial on the ground floor.
- Comments emphasized the need for further clarification and detailed planning, particularly for policies like pre-zoning for redevelopment, to ensure community understanding and support.

In summary, there is strong support for maintaining the small-town character and clear design standards, but less support for increasing height and density downtown. The feedback on the key directions will inform Strategy development and implementation.

Idea Board Activity: What Do You Value Most About Downtown Peachland? What Would Make You Love It Even More?

Community members were invited to share their thoughts on what they value most about Downtown Peachland and suggest improvements by adding notes, writing comments, or drawing images on a display board. Key takeaways from responses include:

Aspects residents value:

- Enjoyment of walking along the sidewalk, eating, shopping, people-watching, and visiting the pier.
- Appreciation for the peaceful atmosphere, beaches, and access to the water.
- Love for the 'old school beach vibe,' and existing small-town character.



Ideas to make it even better:

- More coffee shops in the downtown area and longer hours for commercial businesses year-round.
- Address maintenance issues including sidewalk repairs, goose poop cleanup, storefront upkeep, garden care, and access to public washrooms on Beach Ave.
- Enhance bus stops with coverage and relocate some benches to bus stops.

Overall, community members value the charm and accessibility of Downtown Peachland and seek thoughtful improvements that enhance its character without compromising its unique appeal. Please see Appendix C for a photo of the board.

TASK FORCE MEETING 6

Draft DRIS Walk-Through

November 18, 2024, 6-8 PM
Peachland Council Chambers.
DRIS Task Force

Goals:

- Review feedback to date from the Downtown Revitalization Task Force
- Review the Peachland Parking Policy Review & Management Strategy (2016) and discuss implications of the strategy findings on the Downtown Revitalization Implementation Strategy
- Walk-through the Draft Downtown Revitalization Implementation Strategy including the report structure, vision statement, guiding policy principles, and BIG Moves.

Activities:

- Slido Poll: Task Force Members were asked to respond to a series of poll questions targeted at gathering feedback on the Draft DRIS including the following topics: what BIG Move is their favourite; whether the BIG Moves will be enough to facilitate investment in Downtown Peachland; and whether there are any other changes they would like to see to the Draft DRIS.
- Breakout Group Discussion: Task Force Members were asked to discuss in groups the following topics: the order of implementation of the Big Moves; whether the revised design guidelines reflect the desired vision for downtown; and if there is anything else that was missed in the development of the Draft DRIS.

Outcomes:

- Feedback on the Draft Downtown Revitalization Implementation Strategy

ACTIVITIES AND KEY FEEDBACK

Review Task Force Feedback to Date

To begin the 6th meeting with this Task Force, the project team reviewed the communicated the key findings of feedback from the Task Force to date.

Key findings included the following:

- Design Guidelines - How to maintain Peachland's unique charm; setbacks, facades, form and character.
- Economic and Commercial Viability - What is economically achievable; strategies to support commercial development.
- Building Height, Density, and Zoning - Impact of increased height on infrastructure, parking, garbage, service vehicle access.
- Parking - Implications of increased residential density on parking; parking reductions and changes.

Review of the Peachland Parking Policy Review and Management Strategy (2016)

In 2016, the District of Peachland undertook a Parking Policy Review and Management Strategy which was intended to provide the District with a framework for future parking policy development, and to enable the District to communicate key issues and implement new parking regulations with substantial buy-in from both internal and external stakeholders. The project team reviewed the findings of this strategy to prime the Task Force for discussion about BIG Moves and supporting actions related to parking.

Draft Downtown Revitalization Implementation Strategy Walk-Through

The project team walked through the Draft DRIS with the Task Force including the report structure, the vision statement, the guiding policy principles, the Big Moves, and the action plan. This walk-through presented the draft DRIS strategy which

combined months of engagement feedback with the Task Force, staff, and the broader Peachland community into one draft strategy.

Slido Poll and Breakout Group Discussion

After the project team walked through the Draft DRIS, the final activity with the Task Force involved a slido poll and breakout group discussion. Task Force members were asked to participate in a poll which included a series of questions aimed to gather feedback on the draft DRIS and members were also encouraged to participate in group discussions targeted at the content of the Draft DRIS.

Key Feedback

The following list summarizes the key points of discussion and feedback from Task Force Meeting 6 and how the Downtown Revitalization Implementation Strategy could meet the desired outcomes of downtown revitalization resulting from feedback with the Task Force.

1. Enhanced District Leadership and Collaboration

- The District's leadership role is crucial in kickstarting revitalization, especially in pre-zoning and initiating public-private partnerships. Developers seek certainty and clear leadership from the District to proceed confidently.
- DRIS Recommendation: Establish a dedicated economic function or department tasked with leading revitalization efforts, including engaging developers, coordinating partnerships, and facilitating development.

2. Pre-Zoning and Development Certainty

- Pre-zoning eliminates developer uncertainties, reduces costs, and accelerates the development process. This was noted as a critical barrier by developers.
- DRIS Recommendation: Pre-zone parcels in downtown Peachland, specifying desired development forms, densities, setbacks, and design standards.

3. Strategic Use of Municipal Lands

- Task force members emphasized the need for the municipality to take the lead by leveraging its land holdings to inspire private sector confidence and align development with community goals.
- DRIS Recommendation: Utilize municipally owned lands for catalytic redevelopment projects, such as a mixed-use development with a parkade or civic facilities. The District could explore Requests for Proposals (RFPs) or Expressions of Interest (EOIs) for these sites.

4. Small-Town Character and Fine-Grained Development

- There is a strong sentiment to protect Peachland’s village character, with specific calls for design guidelines that encourage individuality and authenticity in developments.
- DRIS Recommendation: Preserve Peachland's unique identity by encouraging fine-grained, small-scale storefronts and limiting large, block-style developments. This includes emphasizing architectural variety, historic preservation, and green space.

5. Viability and Incentives for Development

- Developers require confidence that projects will be financially viable. Tax incentives and public investments in infrastructure can work to address this. The call for more transparent communication about financial feasibility is also critical.
- DRIS Recommendation: Provide tax abatements, density bonuses, and parking requirement reductions to incentivize mixed-use and rental developments.

6. Address Gaps in Commercial Space

- Many businesses are struggling in the downtown due to a lack of affordable rental space. Providing opportunities for ownership could support long-term stability and attract diverse services.
- DRIS Recommendation: Focus on creating affordable and flexible commercial spaces that attract small businesses. Consider strata ownership models to enable business owners to build equity.

8. Catalyst Projects for Tourism and Economic Activity

- Unique, large-scale projects can differentiate Peachland and attract visitors year-round. These initiatives must be tied to broader revitalization goals and community needs.
- DRIS Recommendation: Attract large-scale tourist accommodations like hotels or spa resorts, enhancing downtown Peachland as a year-round hub through cultural events, seasonal programming, and regional attractions, and improving infrastructure with flexible, weather-adaptive streetscapes and upgraded amenities to foster longer visits and stronger community connections.

This feedback was directly incorporated into the DRIS Strategy.

SUMMARY AND CONCLUSIONS

During the Downtown Revitalization Implementation Strategy process, residents expressed appreciation for Peachland's small-town charm while desiring a more vibrant and connected community. Economic analyses in Phase 2 aided informed community engagement and goal setting. Reflections on the Sustainable Downtown Peachland Plan (2010) and Phase 3 feedback were crucial in developing the draft Strategy, highlighting the importance of ongoing input for success.

Next Steps:

- Develop and circulate a draft Strategy for review by various stakeholders, including the Task Force and District representatives.
- Present the draft Strategy to the District of Peachland Committee of the Whole for comment and referral back to the DRIS Task Force.

APPENDIX A: MEETING 3 ACTIVITIES

Precedent Imagery Activity Voting Results

Precedent Imagery Activity

What do we like best about Peachland?



Precedent Imagery Activity

What do we like best about Peachland?

Which image about Peachland do you like best?

Multiple Choice Poll 14 votes 14 participants



#1: Quintessential, not one big thing taking over, small businesses, individual unique boutique places, don't want big stores, each store unique.

#3/#5: Go down to experience the water, This is Peachland. Keep waterfront special and protected.

slido



Precedent Imagery Activity

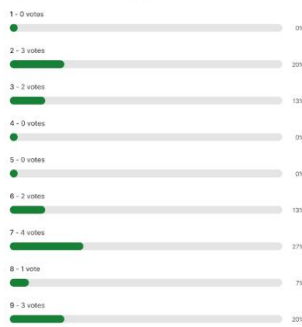
What do we like best from other communities?



Precedent Imagery Activity

What do we like best from other communities?

What image or urban form from other communities do you like best?
Multiple Choice Poll | 15 votes | 15 participants



#7: Love the patios out front, the centre peak, draws to a place, businesses can pop out and spill out onto the sidewalk, more inviting to people who are driving by.

#9: Like the interesting shops, streetscape, cut little signs make you want to explore.

slido



Precedent Imagery Activity

What do we like best from other communities?

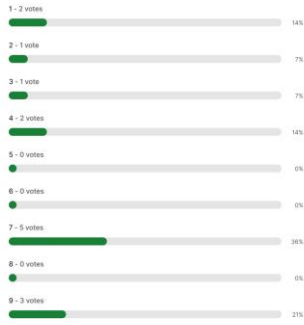


Precedent Imagery Activity

What do we like best from other communities?

What image of public space do you like best?

Multiple choice poll 14 votes 14 participants



#7: Lunenburg: what peachland can be, people come by boat, walk around to enjoy the shops, uniformity of style, slopes gently up from the water, peachland can be like that, isn't yet. Exercise to get us there, how to get us there, greenspace, buildings, historic buildings, recipe where all the ingredients are friendly.

#9: Reminds of peachland during light-up. Does a good job in winter, trees lit up,

slido



2010 Plan Top 5 Design Strategies Activity Results

Strategy	Description	Tally
B.1 - Make Beach Avenue South a prominent, distinctive mixed-use node.	Develop the gateways to Downtown Peachland - at Beach Avenue South and the 13th Street Gateway precincts - as characteristic, mixed-use areas. Integrate open space, residential, employment, shopping, recreation, and cultural uses within these nodes. The Beach Avenue South gateway is the more prominent of the two nodes, providing the core commercial area for Peachland.	6
C.9 - Use well-designed podium buildings	Accommodate residential, commercial and parking needs within well-designed podium buildings that contribute to the pedestrian-scale character of Downtown Peachland. Allow half- or full-block buildings with two storeys of structured parking topped with multi-storey residential structures and open space. Locate up to six storeys of residential units along the building edge adjacent to Highway 97, with shorter residential structures returning along the building edge facing side streets. Locate two storey lofts or stacked townhouses along the building edge adjacent to Waldo Way. Create public and semi-public plazas separating the two residential unit types. Line the edge of the parking structure with ground-oriented boutique commercial units along Waldo Way, and with stacked townhouses along side streets. Use the structured parking to serve both residents' and public parking needs	6
B.2 - Develop Waldo Way as a mews	The lanes and side streets in Downtown Peachland provide additional opportunities for enlivening the neighbourhood with activity. To further reinforce Beach Avenue South as the prominent downtown node, develop Waldo Way as a unique strolling and shopping mews enlivened by a mix of boutiques, artist's studios, offices, and residential units. Integrate space for pedestrian activity, and pedestrian amenities such as rain shelters. Restrict vehicle access to emergency and early morning delivery vehicles.	4



<p>D.7 - Contribute to a diversity of housing types and tenures</p>	<p>To support the needs of Peachland’s increasing and aging population, provide a range of housing opportunities throughout Downtown Peachland, including: single family, ground oriented townhouses, row houses, secondary suites, large apartments for families (3 bedrooms), and small apartments for singles. Twenty-five percent of total Downtown Peachland units should be small (800 sq.ft. or less) for individuals and couples wishing to downsize. The Waldo Way South precinct includes seniors’ apartments and townhouses, and secondary suites (primarily fronting on Waldo Way mews) that can both contribute to housing diversity and provide smaller units.</p>	<p>5</p>
<p>A.6 - Make Beach Avenue a pedestrian/ cycling priority street</p>	<p>Support Beach Avenue as Downtown Peachland’s “Main Street” for strolling, shopping and socializing, cycling and enjoying Lake Okanagan views. Make this corridor a pedestrian priority street through incorporating multiple pedestrian amenities, such as benches and lighting, and traffic calming measures. Integrate bikes into the travel lanes of this low-speed corridor.</p>	<p>3</p>
<p>C.4 - Make Waldo Way South a primary location for residential density</p>	<p>Waldo Way South is a priority precinct for residential density. Accommodate between 220 and 280 residential units in Waldo Way South.</p>	<p>2</p>
<p>C.15 - Identify and integrate existing historic buildings into the community.</p>	<p>Original buildings provide an opportunity to celebrate the history of Peachland and to maintain a rich character in downtown. Integrate historic buildings into the community both by designing new, adjacent buildings to respect their scale and context (e.g. step down building massing in proximity to historical buildings and avoid long blank walls), and by actively using historic buildings for community activities, such as the United Church does. In the Waldo Way South precinct, use redevelopment opportunities around the United Church to better integrate the historic church building into downtown.</p>	<p>2</p>
<p>A.4 - Provide day wharfs.</p>	<p>Support all forms of mobility by maintaining the public day wharf at in Beach Avenue South and potentially adding a new public day wharf at the 13th Street gateway.</p>	<p>4</p>



A.19 - Plant peach trees in key locations.	Add peach trees to the urban forest in key locations to celebrate the history of Peachland. Develop a peach tree orchard in areas such as around the band stand in Centennial Park, at the Peachland Museum, around the Rotary Clock, and/ or in Cousins Park. Use the community gardening society to manage tree care and harvest.	3
B.13 - Vary building heights between two- and three-storeys	Generally, vary building heights for multi-storey buildings both within larger projects and throughout the Downtown to create an interesting streetscape. Articulate building heights to protect solar access to the surrounding buildings and pedestrian environment, protect views, and minimize wind tunnel effects. Develop buildings minimum two- to maximum three-storeys in Beach Avenue South	2
B.9 - Build zero- and minimum-lot line developments.	Maintain a pedestrian scale downtown by building mixed use and commercial developments to the property line for all frontage conditions. Build ground-oriented residential units with a maximum 5 metre front yard setback, allowing a small front yard.	3
B.14 - Step building heights down toward the lake.	Generally, respond to existing topography and protect lake views by locating taller buildings to the west with lower buildings closer to the lake. In Beach Avenue South, step rooflines or portions of rooflines of individual buildings down from higher elevations along Waldo Way to lower elevations along Beach Avenue.	1
B.4 - Redevelop the Edgewater site.	The site at Beach Avenue and Second Street, which is the current location of the Edgewater Hotel is a key location for a tourism anchor. Develop a boutique inn or small hotel on this site to bring visitors and business to Downtown Peachland.	2
C.24 - Create pedestrian crossings along Highway 97 in key locations	Although the future location of Highway 97 is uncertain, the concept plan envisions this corridor as transitioning to a scenic route with a safer and more pedestrian-friendly character. Create safe pedestrian crossings of the highway	1



	at key locations. The maximum crossing distance for these crossings is 70 metres. Integrate community gardens into the pedestrian connections linking the ends of downtown streets with the highway corridor. The municipality has historically sought to make improvements to the highway corridor, and will be challenged to work creatively through inter-governmental negotiation to best achieve this vision.	
C.26 - Create pedestrian routes through the middle of blocks.	Create pedestrian routes through the middle of blocks by designating existing perforations in commercial blocks and designing new buildings to provide throughways. Couple the throughways with small urban plazas internal to blocks to create a community garden amenity. This will also enhance connectivity between Waldo Way mews, the Beach Avenue “main street” and Lake Okanagan.	1
D.8 - Locate most residential units in stacked apartment buildings.	Most residential units in Waldo Way North are in stacked buildings between two and six storeys high located at the west side of the precinct, where they contribute to buffering between Highway 97 and the waterfront. Currently, this includes those units in both the proposed and existing seniors’ residences, the latter that could redevelop as a higher building with more units over time.	1
D.15 - Step building heights down toward the lake.	Respond to existing topography and protect lake views by locating taller buildings toward the west with lower buildings closer to the lake. In Waldo Way North, step rooflines or portions of rooflines of larger buildings down from higher elevations along Highway 97 to lower elevations toward the east.	1
A.11		1
A.12		1
A.22		1
A.23		1
B.7		2
B.16		2
B.41		1
C.7		1



C.10		1
C.15		1
C.28		1
C.31		1
D.3		1
D.4		1
D.5		1
D.7		1
D.15		1
D.44		1
A.5		1
A.13		1
B.3		1
B.4		1
B.34		1
C.2		1
C.3		1
C.20		0



APPENDIX B: MEETING 5 ACTIVITIES

35-SHUFFLE ACTIVITY

Activity Overview

The project team utilized a 35 Shuffle activity to explore Waldo Way's future potential and generate potential implementation actions. 35 Shuffle is an activity that uses card swapping and ranking to exchange and prioritize group-generated information. It is commonly used to evaluate responses to specific topics.

For the 35-shuffle activity, each Task Force member was given a card and a pen. On one side of the card, they wrote their answers to the prompts:

Think about what the future of Waldo Way could look like....

How is this future different from what currently exists? (what do you want)

What implementation actions need to take place to achieve the desired vision? (how do we get it)

When instructed to "switch," they exchanged cards with another person until told to stop. Upon hearing "stop," they read the card they were holding and scored the response out of 7 based on their agreement level (7, meaning they really liked the response). This process was repeated for 5 rounds, with scores tallied after the fifth round, resulting in a maximum score of 35 for each card. Scores ranged between the highest score (32) and the lowest (20).

Transcribed Responses

No.	What do you want? (Vision)	How do we get it? (Implementation)	Score (X/35)
1	Waldo Way is a fun, quirky, and mainly pedestrian, space for performance, unique shops and services. No parking lot walls: all faces active to Waldo Way.	Garbage collection and storage stored inside – timed collection off-peak. Parking entries minimized – moved to side streets. Deliveries only at designation day /time off peak. Parking walls faced with rentable commercial space – narrow. Consolidate parking/garbage/loading entries to minimize their impact.	32
2	Waldo way is an aesthetically pleasing and pedestrian friendly route with businesses/store fronts inviting people to stroll through the area.	Strong, clear, concise development permit guidelines articulate the vision for developers, investors, staff/council, and the public/residents. Consider the trade-	30



		off of pre-zoning benefits with added design costs.	
3	<p>Primarily pedestrian with specific hours for vehicle access.</p> <p>Small shop opportunities.</p> <p>Small courtyards – special gathering space</p> <p>Small space for public art for pedestrian discovery.</p> <p>Use of lighting and plants to enhance space</p>	<p>Pre-zoning with specific instructions;</p> <p>Closure times for car access</p>	30
4	<p>The future of Waldo Way is cobblestone pavers with overhead custom lighting (like a mini Fremont street) ground level shops, second-floor small balconies like in Europe, deliveries by dolly and small electric trolleys, passenger transport “hop-on hop-off shuttle”</p>	<p>Developers have a range of design options to select from, a palette of materials, etc.</p>	30
5	<p>Waldo Way Main Road (only 1 road)</p>	<p>Move road Beach Avenue to the middle and create pedestrian walkways between the lake and buildings on Beach Ave! (swap land)</p>	29
6	<p>Sustainable/walkable/climate resilient, healthy, enjoyable for residence and commercial retail</p>	<p>Sewer repairs</p> <p>Water capture, green space to soften and cool site</p> <p>hardy or cement board and siding for climate resilience</p> <p>walkable within 3 blocks of liveable community</p> <p>easy access to beach side</p> <p>consistent policy document that covers long term to help future mayor and council</p> <p>Better waste management options</p> <p>Consider solar and passive solar e.g. 4ft overhang on the South allows sun in winter but not in summer</p>	29



		Encourage people who want to live in a walkable town – improve public transport options	
7	Warm, inviting, secondary retail/commercial pedestrian activation. Beach Ave development will generate high lease rates. Waldo Way could be a softer place to land with more economic commercial retail (www.district1881.com) Taking the discarded, making it useful	Road dedications of all existing buildings. Strong municipal support and capital to contribute all existing building owners to agree – Challenge will be coordinating all landowners	29
8	Vibrant, pedestrian friendly, diverse boutique retail/commercial Complete community with retail, food service and services.	Accessibility to the downtown area. i.e. parking, transit, etc. Zoning that supports the long-term vision. i.e. shorter heights on Beach so the Waldo Way mews isn't dark and oppressive Move garbage indoors/strategic collection	26
9	Clean (no garbage), land-scaped, pedestrian-friendly, one-way transportation Residential developments with indoor/outdoor space and lake views Hotel units with lake views	Planning, collaborate with property owners, make Beach one-way. Rezoning to make apartments viable Parkade with residential and public paid parking Attract a hotel developer	26
10	Waldo Way would be our traffic flow for Beach Ave to allow that section of Beach Ave to be pedestrian-only	Waldo Way needs to be traffic friendly and Beach Ave traffic re-routed as in European pedestrian cities	25
11	More use of pedestrians, less automobiles More commercial/retail space needed with residential space above	Parking garages to be built near backend and people will park and walk Fee for parking/use of boat launch use, \$ for implementation/activities on Beach	25
12	Usable by auto and pedestrian. Paved and maintained. Not so skid row, no garbage and broken-down vehicles. Additional services and office space not needed/a draw to Beach.	Force people to keep their property clean and presentable. More by law enforcement to stop littering in back lane Advertisement on Hwy of services available on Beach	25



	Businesses open past 5pm.		
13	More usable More Beach Ave. Year-round business Keep Peachland feel	Developer breaks Easier red tape Provincial grants Keep it safe	25
14	Twice the width or three times the width for 3 or 4 blocks Sidewalk each side Trees and benches	Land swap with Beach Ave public roadway (Beach Ave becomes Waldo Way for 3 blocks) OR land swap with landowners on the other side of Waldo Way	24
15	Two lanes, which would make Beach Ave pedestrian friendly Make it the main road	District moves everything forward by one lane (6 metres) Swap land with landowners	20

Coding Strategy Overview

The project team member employed the following methodology for analyzing the 35-Shuffle activity results:

1. Categorization of Responses: Organize responses into distinct categories based on their thematic content or subject matter.
1. Quantitative Analysis: Quantify the frequency of responses within each category to identify prevalent themes or topics.
2. Qualitative Assessment: Conduct a qualitative assessment of the responses within each category to discern nuanced perspectives, insights, or concerns expressed by participants.
3. Identification of Trends: Identify emerging trends or patterns across categories to gain a comprehensive understanding of participant viewpoints.
4. Integration with Project Goals: Evaluate the alignment of participant feedback with project goals, objectives, and overarching vision to inform decision-making and strategy development.
5. Actionable Recommendations: Based on the analysis, generate actionable recommendations to guide project planning, implementation, and future stakeholder engagement efforts.

The themes used to code the data were as follows:

- Pedestrian-Friendly Infrastructure: Responses advocating for features like sidewalks, crosswalks, pedestrian bridges, or pedestrian-only zones would be coded under this theme.



- Residential Considerations: Responses discussing housing options, residential neighbourhoods, affordable housing initiatives, or community facilities for residents would fall under this category.
- Architecture, Design & Character: Responses addressing urban design, architectural standards, historical preservation, public art installations, or unique community character would be coded here.
- Resource Considerations: Responses concerning budget allocations, funding sources, cost-benefit analysis, long-term financial sustainability, project viability, or resource availability would be coded under this theme.
- Safety Measures: Responses advocating for lighting, crime prevention measures, emergency services access, or traffic calming measures would be categorized under safety considerations.
- Traffic/Parking Management: Responses discussing traffic flow, parking availability, parking regulations, transportation alternatives, or traffic management measures will be coded here.
- Commercial Development & Economic Vitality: Responses related to business districts, retail establishments, mixed-use development, tourism-related infrastructure, economic incentives, or business growth would fall under this category.
- Land Use Planning: Responses addressing mixed-use zoning, redevelopment opportunities, green spaces/parks, sustainability, or land use regulations would be coded here.
- Zoning Regulations: Responses concerning zoning codes, land use restrictions, zoning variances, or compliance with zoning laws would be categorized under this theme.

Coding Results

Results	Top 5 Responses			All Responses		
	Vision (N)	Implementation (N)	Total (N)	Vision (N)2	Implementation (N)2	Total (N)2
Pedestrian-Friendly Infrastructure	4	1	5	12	2	14
Architecture, Design & Character	4	2	6	9	3	12
Safety Measures	2	0	2	3	2	5
Commercial & Economic Development	3	2	5	9	4	13



Residential Considerations	2	0	2	6	7	13
Resource Considerations	0	2	2	0	6	6
Traffic/Parking Management	4	2	6	8	7	15
Land Use Planning	2	3	5	8	9	17
Zoning Regulations	1	5	6	4	10	14

DESIGN GUIDELINE DOTMOCRACY ACTIVITY

Activity Overview

The Task Force was presented with Draft Policy Objectives for Waldo Way to provide a rationale for the following democracy activity that visualized possible design guidelines for the Waldo Way Precinct. The aim was to gauge sentiment toward the draft design guidelines, identify missing aspects, and ensure that the guidelines aligned with the task force's vision and objectives developed through preceding meetings.

Participants used red and green dots to indicate their likes and dislikes on boards, displaying precedent imagery and design concepts representing potential outcomes for the first draft design guidelines. Participants were also encouraged to leave comments explaining their thoughts or with additional ideas.

Analysis Summary

The project team member employed the following methodology for analyzing Dotmocracy activity results:

1. Calculate Percentage of Support: Determined the percentage of green (support) and red (opposition) dots for each category out of the total dots cast. This helps gauge overall sentiment towards each design guideline.
2. Identify Missing Aspects: Examined categories with lower support percentages (higher red dot proportions) to pinpoint potential missing aspects or concerns raised by participants.
3. Compare to Task Force Vision and Objectives: Evaluated the alignment of the results with the vision and objectives established in previous meetings. Assess whether the design guidelines correspond with the Task Force's vision and objectives.
4. Summarize Key Findings: Provided a summary of the findings, emphasizing categories with high support levels and highlighting any noteworthy concerns or missing aspects identified by participants.



Results Summary

Theme & Slide	No. of Dots			% Per Slide		% Overall By Colour	
	Green	Red	Total	Green	Red	Green	Red
Design and Architectural Quality							
Height, Mass Transition, and Separation	7	11	18	39%	61%	3%	5%
Relationship to the Street	11	10	21	52%	48%	4%	5%
At-grade Retail/Commercial, Above-grade Office Residential	16	10	26	62%	38%	6%	5%
Screening Unsightly Uses	11	16	27	41%	59%	4%	8%
Building Massing							
Transition of Scale and Height	11	2	13	85%	15%	4%	1%
Step backs and Setbacks	16	10	26	62%	38%	6%	5%
Building Articulation and Detailing							
Articulation and Context Sensitivity	8	16	24	33%	67%	3%	8%
Transparency and Interesting Façades	9	4	13	69%	31%	4%	2%
Canopies	9	7	16	56%	44%	4%	3%
Balconies and Visual Interest	10	16	26	38%	62%	4%	8%
Private and Public Outdoor Amenity	10	7	17	59%	41%	4%	3%
Transition from Private to Public	11	13	24	46%	54%	4%	6%
Fence Screening	13	14	27	48%	52%	5%	7%
Main Entrances and Uniqueness	15	12	27	56%	44%	6%	6%
Other							
Activation	12	7	19	63%	37%	5%	3%
Mid-block Connections/Mews	14	7	21	67%	33%	6%	3%
Vegetation	14	10	24	58%	42%	6%	5%
Laneway Commercial Uses	14	8	22	64%	36%	6%	4%
Townhouse Wrap	14	13	27	52%	48%	6%	6%
Amenity Spaces	12	3	15	80%	20%	5%	1%
Podium Buildings	12	9	21	57%	43%	5%	4%
Other ideas?	0	0	0	0%	0%	0%	0%
Totals	249	205	454	55%	45%	100%	100%



Dots Summed By Slide

Slide No.	Theme/Slide	0 refers to the slide itself, all other images are labelled right to left, top to bottom.			
Slide No	Image	Green	Red	Image Total	Comments
Design and Architectural Quality					
1	Height, Mass Transition, and Separation				
0			2	2	<ul style="list-style-type: none"> - Need More Greenery - No commercial concept = no economic drive
1		4		4	
2				0	
3		1	1	2	
4			3	3	
5			4	4	
6		2	1	3	
Total		7	11	18	
2	Relationship to the Street				
0				0	<ul style="list-style-type: none"> - No small-town character at all on this page; I like the store signs. The sandwich boards are hard to walk around.
1			1	1	
2				0	
3				0	
4		4		4	
5		7		7	
6			3	3	
7			6	6	
Total		11	10	21	
3	At-grade Retail/Commercial, Above-grade Office Residential				
0				0	
1				0	
2		1	1	2	I like the corner treatment and architecture, colour could be different
3		5		5	
4		3		3	Like the character/historical feel but needs stepbacks
5		2	2	4	Scale not appropriate to Peachland
6				0	
7		1	2	3	

8	4	5	9	
9			0	
Total	16	10	26	
4 Screening Unsightly Uses				
0			0	
1	3		3	
2		3	3	
3		6	6	
4		2	2	
5	1	1	2	
6	4	1	5	Boring Monolithic designs
7	3	1	4	
8		2	2	
Total	11	16	27	
Building Massing				
5 Transition of Scale and Height				
0	5	2	7	
1			0	
2	6		6	Bigger balconies
Total	11	2	13	
6 Step backs and Setbacks				
0			0	
1	7		7	like the tiering but not the concrete look
2		4	4	
3		3	3	
4		2	2	
5	3	1	4	
6	6		6	Prefer a significant setback above the lower street wall.
Total	16	10	26	
Building Articulation and Detailing				
7 Articulation and Context Sensitivity				
0		3	3	Built character should reflect Peachland - wood-small beach town. None of these examples is that character
1		1	1	
2			0	
3		5	5	
4	6		6	
5	2		2	

6		7	7	
Total	8	16	24	
8 Transparency and Interesting Façades				
0			0	
1	8		8	
2			0	
3		4	4	
4	1		1	
5			0	
6			0	
Total	9	4	13	
9 Canopies				
0		3	3	None of these examples has a different design per commercial space
1	1		1	
2		2	2	
3	7		7	Canopies are good feature of buildings for signage
4		2	2	
5			0	
6			0	
7	1		1	
Total	9	7	16	
10 Balconies and Visual Interest				
0		1	1	
1	1	2	3	
2	1	2	3	Simple material composition (green dot)
3	1	3	4	
4		1	1	
5	5	1	6	Same idea shown in prior meeting and loved by all
6	2	2	4	
7		4	4	
Total	10	16	26	
11 Private and Public Outdoor Amenity				
0		1	1	
1	3		3	Interesting design
2	1		1	
3			0	
4		3	3	boring - all the same
5	4	1	5	Some would argue monolithic is beautiful
6	2	2	4	

	Total	10	7	17	
12	Transition from Private to Public				
	0			0	
	1	4	3	7	
	2		5	5	
	3	7		7	Well transitioned between public/private
	4		5	5	
	Total	11	13	24	
13	Fence Screening				
	0			0	No coniferous allowed by bylaw use (...)
	1	9		9	
	2		4	4	
	3		4	4	Don't like blocking views - no combustible fencing
	4	1	1	2	
	5	3		3	
	6		3	3	
	7		2	2	
	Total	13	14	27	
14	Main Entrances and Uniqueness				
	0			0	
	1	3	4	7	Clearly defined building entrances (with green dot); Must have balconies (with red dot)
	2		6	6	Where is the entry? No definition
	3	4		4	
	4		2	2	
	5	8		8	Nice architecture, nice commercial façade, nice finishing; commercial grade activation
	Total	15	12	27	
Other					
15	Activation				
	0	2		2	Lighting for ambiance and safety
	1	7		7	Canopy that needs no energy or water
	2	2		2	
	3			0	
	4			0	
	5		7	7	Walls have no activation
	6	1		1	Like considering the ground as an artful space
	Total	12	7	19	
16	Mid-block Connections/Mews				
	0			0	

1		4	4	
2	7		7	Like the variety of building facades and retail space ground floor
3		1	1	
4	1		1	
5	4		4	
6	2	2	4	Keep the midblock connections tight - "secret" - fun/artful (with green dot)
Total	14	7	21	
17 Vegetation				
0	1		1	Like a variety of solutions, not just one
1	1	2	3	
2	2	1	3	
3		5	5	Ugly concrete curbs that will get broken over time
4	4		4	
5	3		3	
6	3	2	5	
Total	14	10	24	
18 Laneway Commercial Uses				
0			0	
1	3		3	
2		4	4	
3	5		5	
4		2	2	No retail
5		2	2	
6	1		1	
7	5		5	
Total	14	8	22	
19 Townhouse Wrap				
0		1	1	
1		2	2	
2	3	1	4	
3	11		11	
4		3	3	
5		6	6	
Total	14	13	27	
20 Amenity Spaces				
0			0	
1	4	1	5	Take a look at [...] by the developer [...]
2	2		2	

3	6		6	
4		2	2	
Total	12	3	15	
21	Podium Buildings			
0		3	3	No podium buildings
1	8	1	9	
2	2	2	4	
3		2	2	
4			0	
5	2	1	3	
Total	12	9	21	
22	Other Ideas?			
0			0	New signage bylaws.

Slide No. 1

Design and Architectural Quality
Height, Mass Transition, and Separation

No Commercial
Concept =
1/4 Economic
Divers.

1000
1000
1000

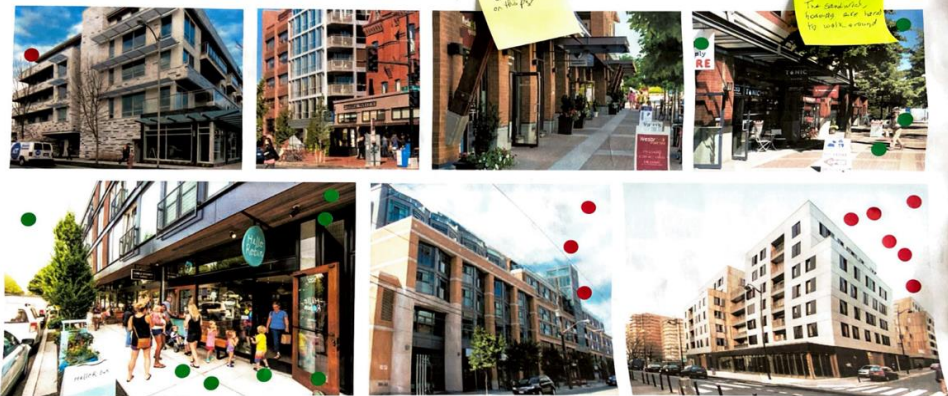


Slide No. 2

Design and Architectural Quality
Relationship to the Street

no small front
porches at all
in this proj

2-3rd and
4th floor
The general
porches are hard
to walk around



Slide No. 3



Slide No. 4

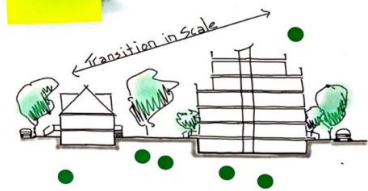


Slide No. 5

Building Massing
Transition of Scale and Height

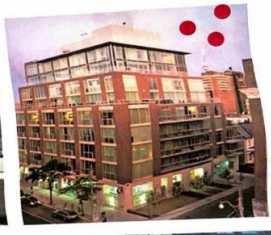
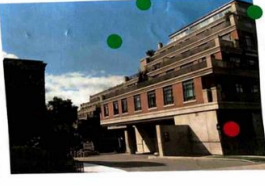
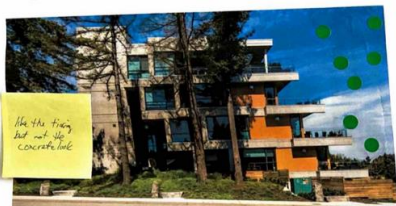


Regular Windows



Slide No. 6

Building Massing
Step backs and Setbacks



Slide No. 7

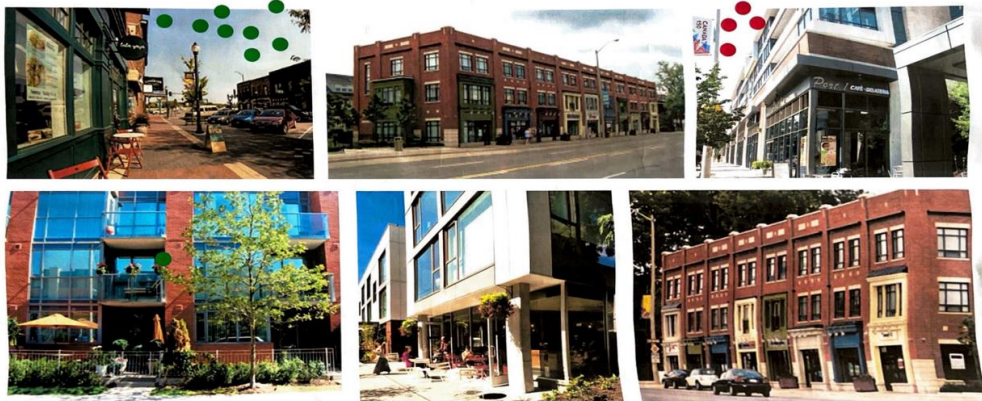
Building Articulation and Detailing
Articulation and Context Sensitivity

But - character should reflect
positioned -
and - small
beach town -
New of these concepts
in that context



Slide No. 8

Building Articulation and Detailing
Transparency and Interesting Façades

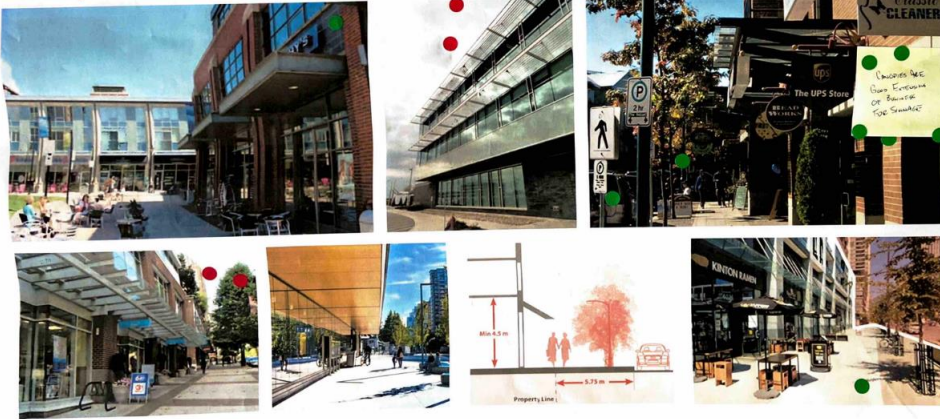


Slide No. 9

Building Articulation and Detailing

Canopies

None of these examples has a different design per commercial space



Slide No. 10

Building Articulation and Detailing

Balconies and Visual Interest



Slide No. 11

Building Articulation and Detailing
Private and Public Outdoor Amenity

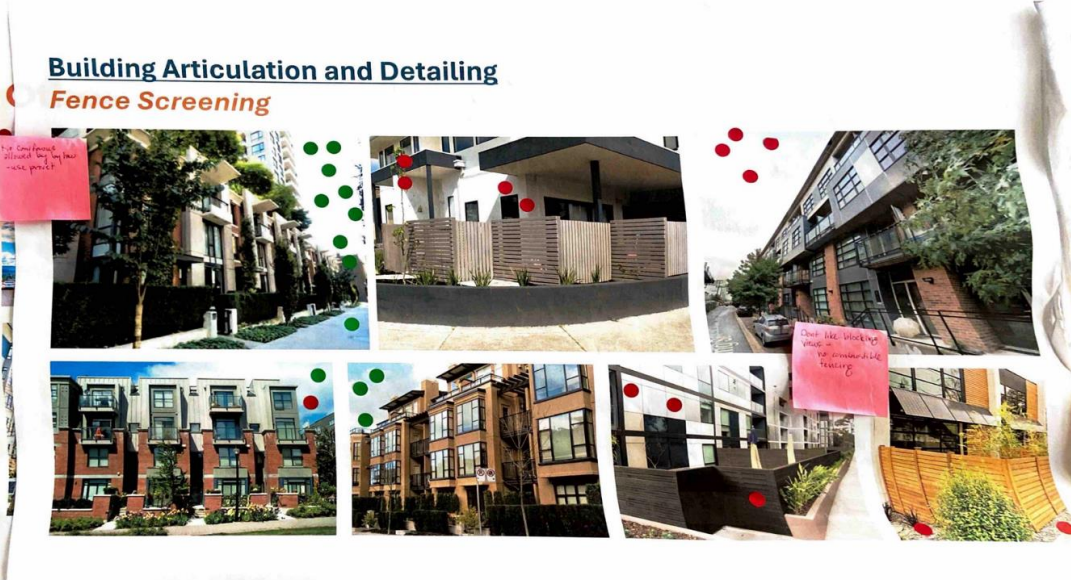


Slide No. 12

Building Articulation and Detailing
Transition from Private to Public



Slide No. 13



Slide No. 14



Slide No. 15

Other: Activation



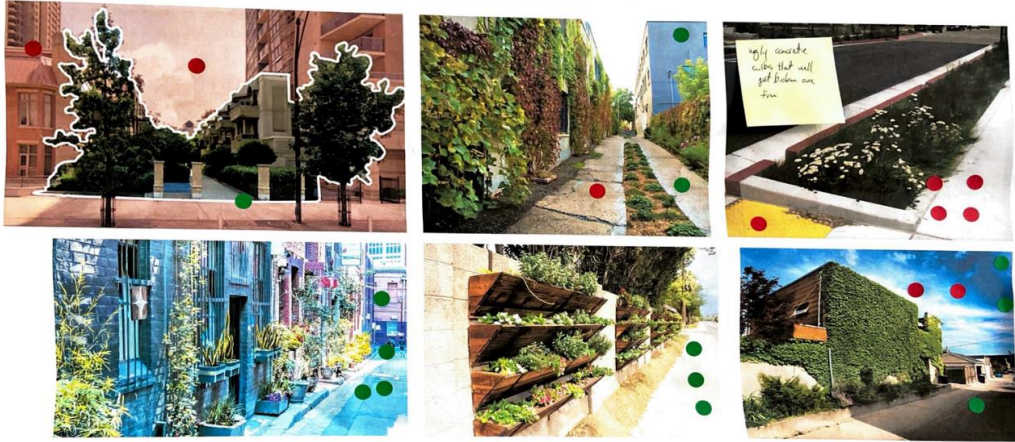
Slide No. 16

Other: Mid-block Connections/Mews



Slide No. 17

Other: Vegetation



Slide No. 18

Other: Laneway Commercial Uses



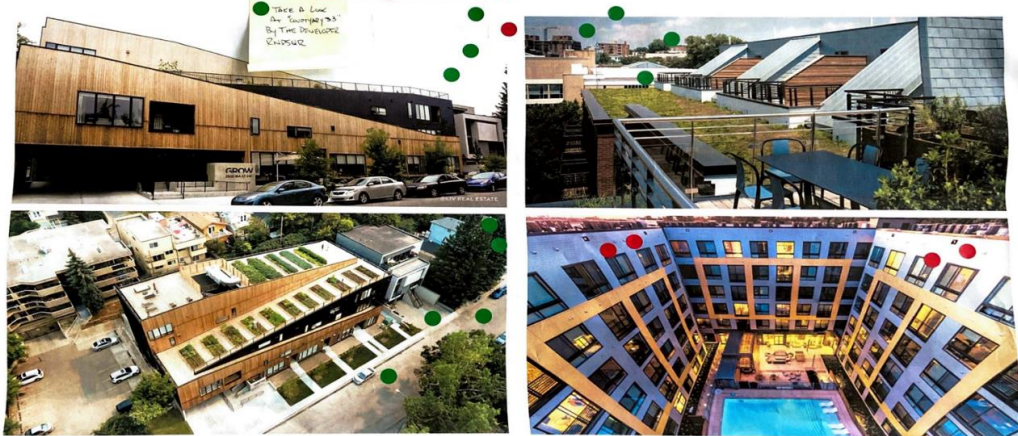
Slide No. 19

Other: Townhouse Wrap

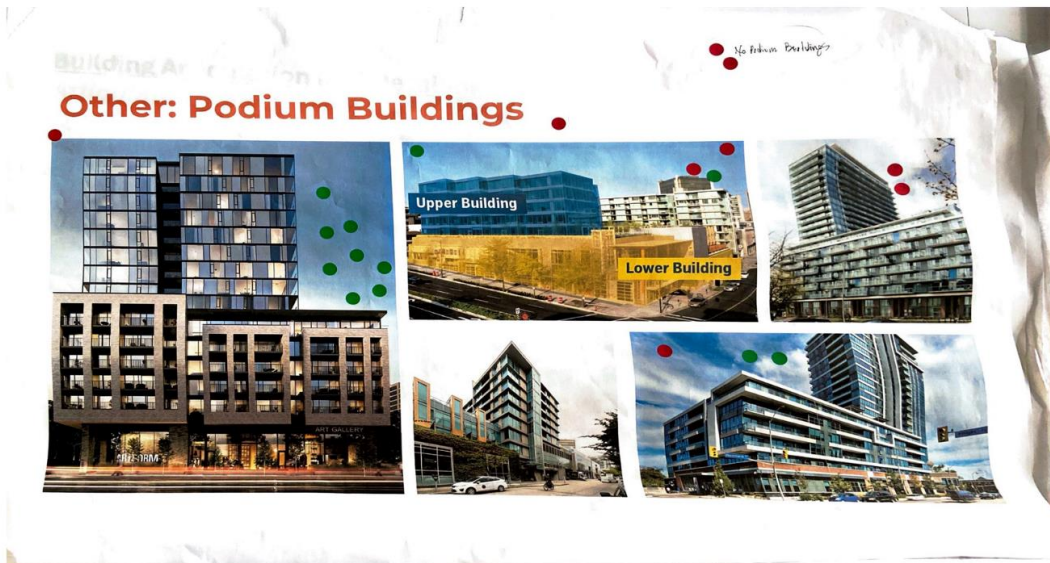


Slide No. 20

Other: Amenity Spaces



Slide No. 21



Slide No. 22



Appendix C: Our Peachland Open House & BBQ Activities

Dotmocracy Activity: Key Directions

Key Direction	Support		Somewhat Support		Do Not Support		Total	Comments
	Dots	%	Dots	%	Dots	%		
Establish Policy Permissions such as pre-zoning that will create the needed conditions for economically viable redevelopment projects.	3	100%	0	0%	0	0%	3	What does this mean? E.g. what does this look like?
Manage Parking: Develop a parking management strategy that can support activity, businesses, and residences.	3	100%	0	0%	0	0%	3	
Vitality: Increase year-round activity by increasing the number of residents downtown and exploring opportunities for new public events and attractions.	2	100%	0	0%	0	0%	2	
Increase allowable height and density to support new residential developments, with small scale commercial on the ground floor.	1	17%	1	17%	4	67%	6	

Maintain small format retail and individual building identity along Beach Avenue, using different materials, to retain architectural interest and small-town character	8	100%	0	0%	0	0%	8	
Very clearly articulate design standards and expectations for new developments, with priority on the pedestrian experience.	5	100%	0	0%	0	0%	5	Design Standards that reflect pedestrian scale and Peachland's look and feel as this!
Total	22	81%	1	4%	4	15%	27	

Idea Board Activity: Results

Downtown Revitalization Implementation Strategy (DRIS)

WHAT DO YOU VALUE MOST ABOUT DOWNTOWN PEACHLAND? WHAT WOULD MAKE YOU LOVE IT EVEN MORE?

Let us know your thoughts through words, pictures or symbols. Be creative!

walking along sidewalk, stopping to eat, going to local shops, watching people, going on picnic
- reduce ^{unnecessary} parking across from pizza restaurants

Keep it peaceful

BEACH FRONT LUXURY HOTEL

old school BEACH VIBE!

Planting + beach

Not a lot of negative things to say, I love Peachland!

I like being able to drive down + park on beach ave to go to the beach! Agreed! Yes!

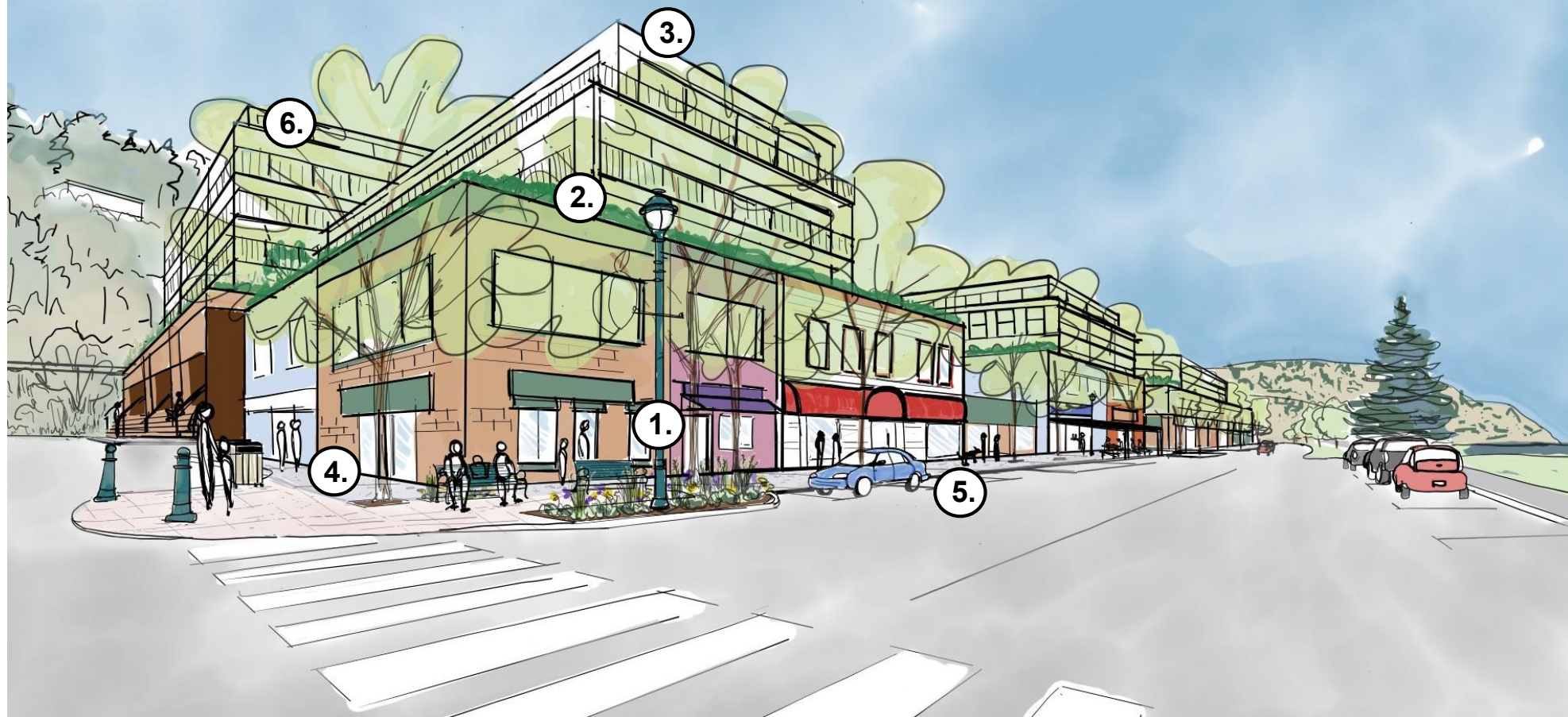
I love the access to the water.

I would like to see restaurants open later year round.

Maintain the existing character - clean up store fronts -

Keep it Small.
Keep the goose 'goop' cleaned up
Impass + ~~add~~ to all gardens along the Beach Avenue walkway.
No more 'Step-out' houses / buildings - so out of keeping with Peachland's feel!

- KEEP IT THE SAME
- REVIVATE AS NECESSARY BUT KEEP THE SAME PROFILE
- MAINTAIN THE WALKWAY AND ENCOURAGE MORE PEOPLE TO WALK
- MOVE SOME OF THE 43 BENCHES INTO ON BEACH AVE TO THE BUS STOPS INTO.
- COVER THE BUS STOPS /
- DON'T CLOSE THE PUBLIC WASHROOMS ON BEACH AVE - WE NEED THEM!



1. One commercial unit entrance every 15 metres. Unique individual frontage treatment and door to the street must align with existing lot layout.

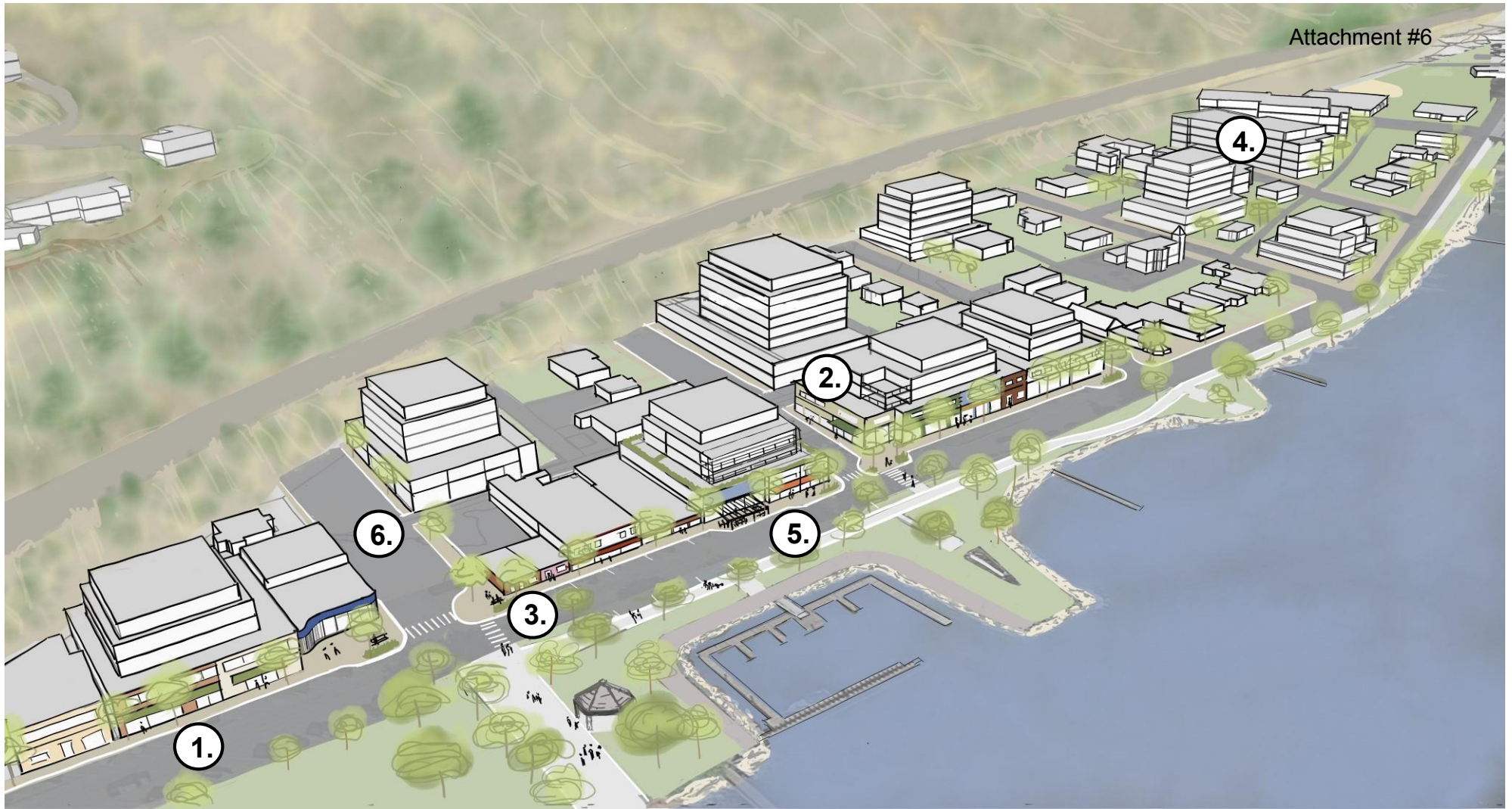
2. Mandatory 3.0 'step back' above 3rd storey

3. Maximum 5 storey height

4. Mandatory commercial on ground level. Residential on floors 2 – 5

5. Reconfigured parallel parking and expanded sidewalk/patio area

6. Maximum 7 storeys with mandatory stepbacks above 2nd storey with opportunity for businesses or Townhouses at street level



- 1.** Allow for lot consolidation and larger development but require 15-metre-wide individualized storefronts
- 2.** Mandatory setbacks above 2nd storey. Through design guidelines, encourage terracing and design that does not attract attention away from street level Beach Avenue
- 3.** Building siting should help define streetscapes so that they front and frame public streets with wide sidewalks and street furniture to support a culture of walking
- 4.** Buildings should provide an appropriate transition between differing scales and heights of neighbouring buildings using massing and articulation (stepped ends, colour, materials, varied roofs).
- 5.** Gathering spaces should be incorporated into site and public space design (patios and seating areas, courtyards, site furnishings, public art) that integrate with and positively contribute to the safety and vibrancy of the street.
- 6.** The incremental delivery of mid-block connections to Beach Avenue (with appropriate air and light penetration) through development/redevelopment contributions are encouraged.

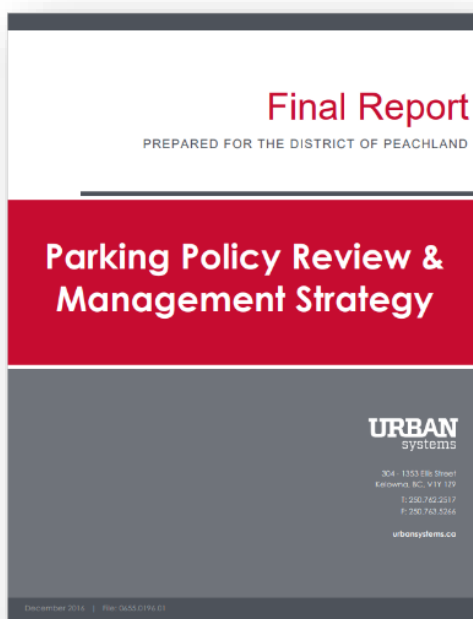
DRIS Committee of the Whole Package - Parking Policy Review & Management Strategy (2016) Backgrounder & Executive Summary

In 2016, Peachland undertook a Parking Policy Review & Management Strategy to provide the District with an evidence-based framework for future parking policy specific to the Downtown. Since 2016, given the relative lack of new development in Downtown, on-street parking conditions have not drastically changed and the findings of the 2016 strategy remain relevant.

While this report is specific to on-street parking, it is important to note that parking standards have a direct and long-lasting impact on urban development patterns. They can entrench low-density development over the long term by prioritizing excessive amounts of parking over other community needs and as result dissuade development or result in poor urban design outcomes.

The 2016 strategy identified opportunities to maintain on-street parking availability, that will support development in the Downtown. DRIS uses the findings from the 2016 strategy and recommends implementation of some of its suggested actions. It is important to note that on-street parking management is an ongoing activity: continuous monitoring and evaluation of parking demands should follow with the implementation of any new strategies.

An important consideration in the discussion of Downtown parking is that increased demand for parking and resulting congestion is indicative of thriving Downtown economy. An increase in visitors means more support for businesses and community vitality. The following is an executive summary of the findings from the 2016 strategy.



The 2016 Parking Policy Review and Management Strategy identified that in Peachland, there is currently no shortage of on-street parking downtown. Stall occupancy levels generally fall between 23% and 52% with an average occupancy of 39% across 822 spaces. Peak occupancy (52%) was observed on summer weekdays. Additional nearby options are available. Improvements could be made in areas such as time limits, wayfinding signage, and lot utilization (e.g., 2nd Street Lot). The report emphasized the importance of efficient parking management that balances convenience for high-priority users (such as deliveries and short stays) with the desire to reduce the dominance of cars in the downtown area. Ongoing monitoring and adjustments as development and tourism increase are also needed.

Existing on-street parking supply is anticipated to be adequate over the medium term. A maximum parking density scenario was completed based on the assumption that all the land in the downtown core is developed to its maximum base density for the primary use identified within the current zoning bylaw (generally commercial uses). To reach the maximum parking demand estimated, significant redevelopment would need to occur. This level of redevelopment is not likely to occur in the short to medium term. Parking management strategies (time limits, pay parking, etc) should be put in place to maintain availability as new development occurs.

Other key findings from the Parking Policy Review & Management Strategy include:

Adequate Overall Supply but Uneven Distribution

- Downtown Peachland's total parking supply exceeds the current demand, with an average occupancy of 39% and a peak of 52%. However, certain high-demand areas, particularly near the beach, frequently experience occupancies of 76-100%, while other areas remain underutilized. This imbalance indicates a need for better management of parking resources through demand management activities.

High Turnover Rates

- The majority of vehicles are parked downtown for less than two hours (75-76%), showing efficient use of parking spaces. This suggests that most visitors can find parking for short-term stays, supporting business and tourist activity.

Public Concerns About Seasonal Congestion

- Residents highlighted that parking challenges are most acute during summer weekends and special events. Overcrowding during peak tourist season can deter visiting downtown and potentially impact local businesses. Demand strategies can mitigate this issue.

Underutilization of Off-Street Parking Lots

- The 2nd Street Parking Lot was found to be underused. (Improvements have since been made.)

Divided Opinions on Paid Parking

- Feedback reveals mixed attitudes: some support paid parking to improve turnover and fund maintenance, while others value free parking as integral to Peachland's charm. This division suggests potential resistance to introducing fees, requiring careful consideration and community engagement and a phased implementation (beginning with time limited).
- These findings point to opportunities for targeted interventions, such as better signage, infrastructure improvements, and policy adjustments, to optimize downtown parking without alienating residents and visitors.



REPORT FOR INFORMATION

Agenda Item Number: 4.2

Meeting Date: 4/8/2025

Author: D. Schaal

TO: Mayor and Council

FROM: Planning and Development Services Department

SUBJECT: Official Community Plan (OCP) Minor Review Project – Scoping Workshop

PURPOSE

The Council workshop is intended to provide an update on the OCP minor review project, and specifically to outline the proposed scope of work and timeline for the project, as well as to obtain feedback on the proposed community engagement plan and the long-term financial sustainability considerations in relation to land use planning policy decisions.

CHIEF ADMINISTRATIVE OFFICERS COMMENTS

Approved for Council's consideration.

REPORT

BACKGROUND

The District of Peachland Official Community Plan (OCP) was adopted in June 2018 and it is typically recommended to conduct a review of an OCP approximately every five years. Accordingly, an OCP review is identified as a key priority in Council's [Strategic Plan 2022 to 2026](#) and a minor OCP review is scheduled for 2025 to coincide with recent provincially-legislated changes. Specifically, legislation adopted in late 2023 that requires OCPs and zoning bylaws to be updated to accommodate at least the 20-year total anticipated housing needs as identified in the [Interim Housing Needs Report](#). This report recommends (1) a proposed scope of work for the project, including (2) an option to develop a model to assess the District's long-term financial sustainability as a consideration in setting future land use policies and objectives, and (3) introduces a high-level community engagement plan, and (4) a timeline for the project.

DISCUSSION

(1) Proposed Scope of Work

The proposed scope of work for the minor OCP review project includes six key parts and each part involves numerous tasks with their own timeline implications. The following table provides a general outline of the key parts proposed to comprise the minor review project in a manner that stays within existing budget constraints. It is also important to note that while there is no prescribed standard that dictates exactly what constitutes a minor OCP review, generally speaking, a minor review would not result in substantive changes to the growth strategy and/or land use designations and policies. The work detailed here assumes a relatively light scope of public engagement, which is based on there being considerations for only minor changes to existing land use designations.

Part	Scope	Summary/Tasks	Level of Engagement Recommended
1	Growth Scenarios	Identify opportunities and constraints with future land use designations in all ten neighbourhoods with consideration for mapping amendments (i.e. Schedule 2 – Future Land Use Map in current OCP) as well as text amendments (i.e. policies and objectives)	Medium
2	Financial Sustainability Review	Develop financial model to assess overall costs to operate, maintain, repair, and replace District-owned infrastructure over its lifecycle in coordination with ongoing asset management planning to inform future land use decisions	High
3	Population Projections	Review and update of population projections (including community profile and neighbourhood profiles)	None
4	Development Permit Areas (DPAs) and Guidelines (DPGs)	<i>DPAs:</i> Consider updates to environmental DPAs, extend wildfire interface DPA, etc. <i>DPGs:</i> Review, synthesize, improve existing form and character development permit guidelines to clarify intent and identify expectations for design	Low
5	Housing Policies	Review and update housing policies in response to legislative changes requiring OCP housing policies to address each class of housing: affordable housing, rental housing, special needs housing, seniors' housing, family housing, homeless shelters/housing for individuals at risk of homelessness, and housing in proximity to alternative transportation infrastructure	Medium
6	General Review and Updates	Review and update whole document to make clearer and more concise, update formatting and graphics, and improve overall communication (i.e. readability and user-friendliness)	None

Should Council wish to expand the project scope, additional budget considerations will be necessary. Considerations for pre-zoning areas of the community to support the diversification of housing options are outside the scope of this project.¹

(2) Long-term Financial Sustainability Considerations

In British Columbia, OCPs are mandated for municipalities and are intended to describe the long-term vision for growth and development within the community. As an OCP is essentially a set of objectives and policies that guide decisions on planning and land use management, it is imperative that a major theme in the development of an OCP ought to assess long-term financial sustainability in relation to growth management and land use decision making. To facilitate the development of a financially responsible OCP—and support future decision making efforts—it is recommended to include a financial model in the minor OCP review project.

The proposed financial model appreciates the fact that infrastructure costs impose taxpayer burdens and intends to illustrate for Council and the community the true costs of development over the long-term. In a sense, the model would be a logical extension of the District's current asset management plan and would

¹ Although [Council's Strategic Plan](#) (Increase Housing Choice – Priority #4) indicates Council support to consider pre-zoning to encourage more housing options in the community—which is a task aligned with policies and objectives in the current OCP—such zoning amendments will need to be considered as a potential future project(s), e.g. the future steps involved in the Downtown Revitalization Implementation Strategy (DRIS) are also likely to include pre-zoning considerations.

illustrate the full lifecycle costs associated with the operation, maintenance, repair, and replacement of the District's asset classes, e.g. roads, parks, water and sewer systems. The proposed model is an effort to inform growth scenario options as a consideration related to municipal costs and revenues.

The model is to be developed in coordination with the ongoing asset management plan update and within the existing budget allotted to the minor OCP review project. However, development of the model may impose some timeline implications, which are discussed further in section (4) below.

(3) Proposed Community Engagement Plan

The current OCP was developed over a period of a few years and included extensive community engagement and public consultation. Generally speaking, particularly from a planning perspective, the current OCP has served the community well over the past six (plus) years.² Still, the *Local Government Act* requires consultation with the community for any amendment to the OCP. In light of the recent provincially mandated changes that seek to streamline zoning approvals by prohibiting a public hearing when a zoning amendment proposal is consistent with the OCP, community engagement during the development of an OCP has become especially pertinent.

The scope of engagement for the minor OCP review project is developed in response to the extent of changes that are expected. As this project is a minor review, and minimal changes to the OCP growth strategy are expected, the project requires a lower scope of engagement—especially given that the current OCP was developed based on extensive engagement and is still less than ten years old. Engagement is to be focused primarily on ensuring that the community is aware of and understands the project work is underway with a secondary focus on collecting feedback on draft changes.

For the scope of work detailed in this report, the community engagement plan includes:

- Development of project specific communication materials.
- A constant online presence throughout the lifespan of the project, including a dedicated webpage supported by regular updates and an ongoing question and answer section.
- One or two 'pop-up' events to raise awareness and provide information (likely to include the community open house/BBQ event).
- A public survey to collect early feedback.
- An in-person 'open house' type event near the end of the process to present draft changes.

A detailed engagement plan that outlines key messages for the project, specific engagement activities and audiences, and timelines is to be developed at the outset of the project.

(4) Proposed Timeline

Zoning Capacity Analysis Project

Following Council endorsement of the Interim Housing Needs Report (IHNR), which occurred on December 3, 2024, the District has been conducting an analysis of existing zoning capacity to assess whether the OCP and Zoning Bylaw accommodate at least the 20-year total number of housing units required to meet the District's anticipated housing needs (as identified in the IHNR). The IHNR identifies the number of new housing units needed within the next 20 years to be: **1650 units.**

Council has satisfied the requirement to review the District's housing capacity in accordance with s. 473(1) of the [Local Government Act](#) and thus it is no longer deemed imperative to amend the OCP and Zoning Bylaw by the end of 2025.

² As a measure of the success of the current OCP, consider that Council has only amended it seven times in the six and a half years since it was adopted, and each time it was amended, the purpose of the amendment facilitated a potential and noted community benefit. Council has approved amendments to support: the acquisition of Turner Park, the utilization of temporary use permits (TUPs) as a planning tool, and potential developments that supported noted community objectives such as a rental/apartment building in the Clements neighbourhood, a luxury strata hotel/residential development on Beach Avenue, intersection improvements at Renfrew Road and Highway 97, future Thorne Road paving, and the development of a childcare facility.

The zoning capacity analysis project indicates a significant surplus of zoned capacity for housing units within the District. The small-scale, multi-unit housing (SSMUH) zoning amendment alone, which was adopted in June 2024 as mandated by the Province, created zoning capacity in excess of the anticipated 20-year need. When the two large, un-serviced-yet-zoned, neighbourhoods of Ponderosa (Golf Course lands) and New Monaco are factored into the analysis, the existing zoning capacity in the District exceeds **9000 units**.

The zoning capacity analysis project proves out that the District can afford to take some additional time to properly inform and engage with the community in an effort to arrive at an OCP that more widely reflects Council and community interests.

Proposed Timeline: Complete the minor OCP review project by early 2026.

IMPLICATIONS/RELATED ISSUES/RISK

Outcomes of the minor OCP review project may present policy, financial, and organizational implications on the District and its residents. Identification of and consideration for any anticipated implications comprise a significant role in the project and all such considerations will form part of Council's decision-making process with respect to the updated OCP.

The minor OCP review project is funded through grants: the Community Works Fund (CWF) grant and the Local Government Housing Initiative (LGHI) capacity funding grant.

STRATEGIC DIRECTION

Council's Strategic Plan identifies the following priorities that relate to the minor OCP review project:

- **Good Governance** – Priority #5: Review of Official Community Plan
- **Good Governance** – Priority #1: Actively engage the community by holding an annual Town Hall meeting
- **Fiscal Responsibility** – Priority # 7: Diversify municipal tax base to be more sustainable and less dependent on low density residential

SUPPORTING DOCUMENTATION

N/A

REVIEWED & APPROVED BY

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