

## 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.

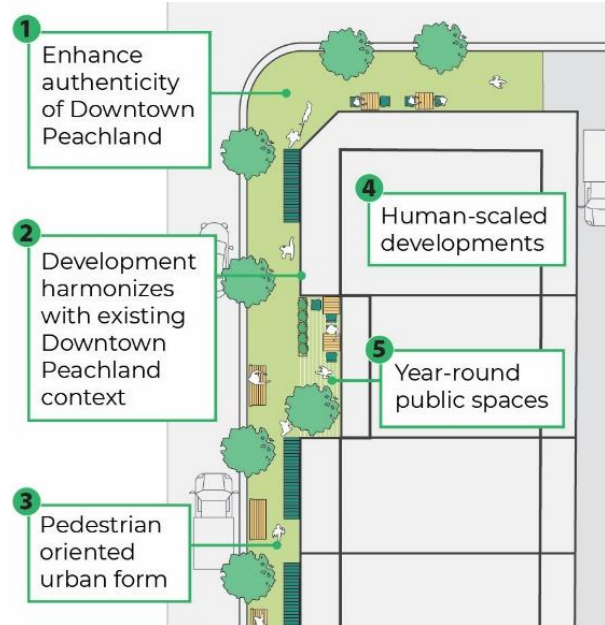
The general intent and objectives for the whole of downtown Peachland, for the Beach Avenue Precinct, and for the Waldo Way Precinct are outlined below. Some of the supporting images developed for the guidelines have also been included.



### Downtown Peachland (General Plan Area) - Intent

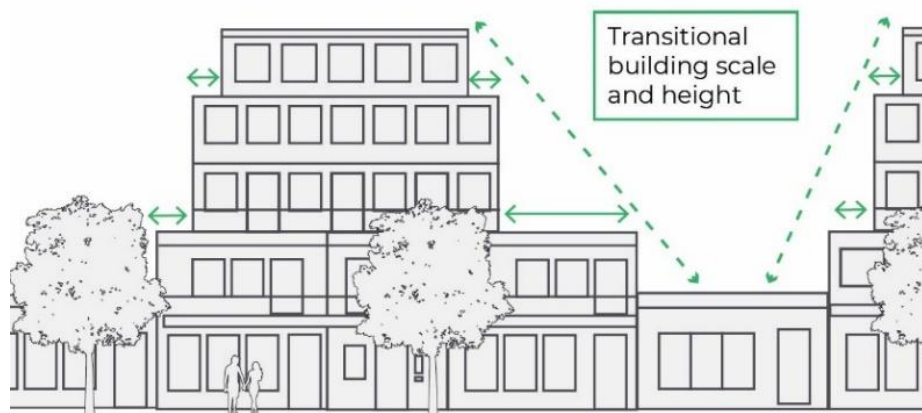
Downtown Peachland is intended to encourage development that is attractive, livable, and contribute to the Peachland streetscapes. Development in the downtown should seek to create vibrant streetscapes and provide opportunities for residents and visitors of Peachland to gather and socialize.

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*

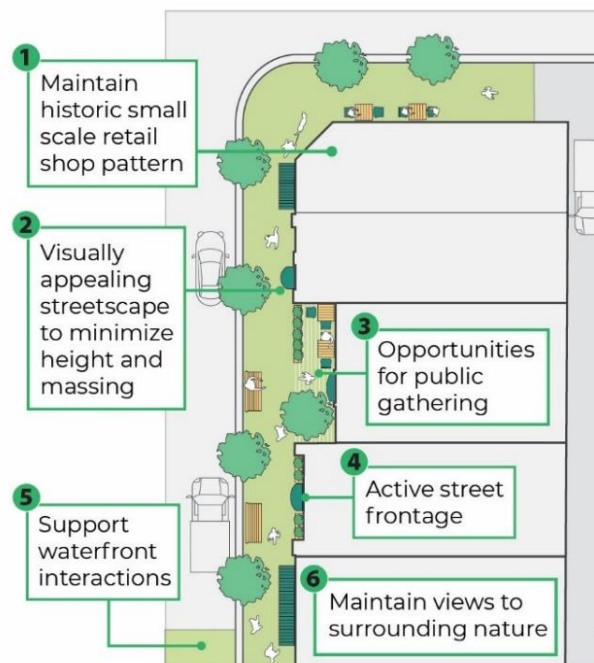
The Beach Avenue Precinct is intended to support boutique commercial and mixed-use buildings which reflect and enhance the small-town feel of Peachland. Buildings fronting Beach Avenue will be characterized by unique storefronts with multiple entry points, canopies, and diverse uses to create a pedestrian-scale 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.

