



DRIS WHAT WE LEARNED **REPORT**

PEACHLAND DOWNTOWN REVITALIZATION IMPLEMENTATION STRATEGY ENGAGEMENT SUMMARY

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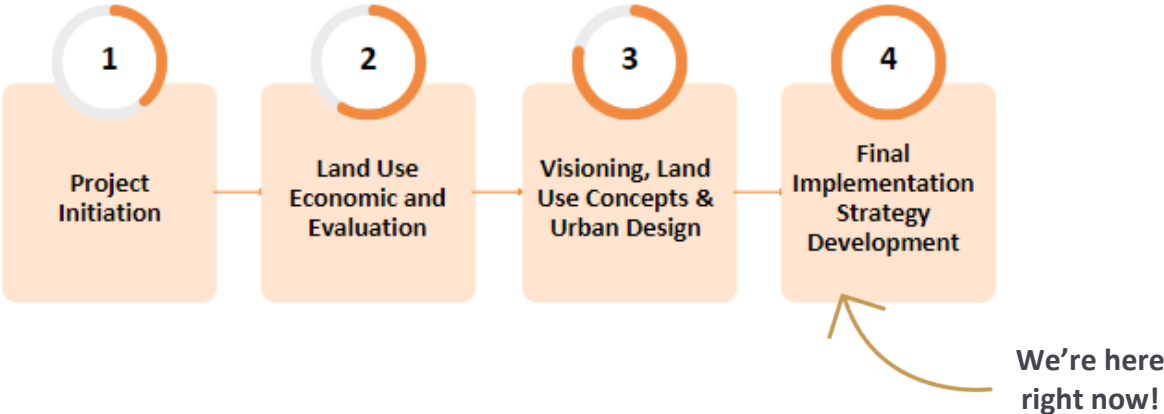
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INTRODUCTION

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

- 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.

Goals and Aspirations

- 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.

COMMUNITY CONSULTATION: ACTIVITIES AND ENGAGEMENT RESULTS

The remainder of this report details the activities and engagement results from Meetings 1-6 with the DRIS Task Force, and the Our Peachland Open House & BBQ. It's important to note that this report reflects the perspectives of engaged participants. As the majority of engagement was carried out with community representatives appointed to the DRIS Task Force, it does not necessarily reflect the perspectives of the entire community.

TASK FORCE MEETING 1

Project Kick-Off

January 25th, 2024, 2-4 PM District of Peachland Council Chambers.
DRIS Task Force

Goals:

- Clarify the Downtown Revitalization Task Force's mandate, purpose, and involvement in the project.
- Provide background information on key project drivers, including the Sustainable Downtown Peachland Plan (2010).
- Review initial project findings, including Land Use Economic Analysis and Retail Demand Analysis.

Activities:

- Word Cloud: Submit answers to the question, "What opportunities do you see for downtown Peachland?"
- Precedent Imagery Homework: Task Force submitted images highlighting positive aspects of downtown Peachland and other communities.

Outcomes:

- Opportunities for Peachland Word Cloud

ACTIVITIES AND KEY FEEDBACK

What opportunities do you see for downtown Peachland? Word Cloud Activity

Task Force members were asked to reflect on what revitalization could mean for downtown Peachland, considering the existing challenges and strengths of the projects, and submitted one—or two-word responses to the question: What opportunities do you see for downtown Peachland? The results were visualized in a Word Cloud, which helped guide future Task Force conversations and visioning exercises.

Key Takeaways:

- Challenges: Geographical constraints, financial landscape, and competition.
- Strengths: Public land ownership, existing commercial mix, and strategic positioning.
- Opportunities: Residential/commercial development, tourism, events, community engagement, and walkability.
- Emphasis on creating a vibrant, family-friendly town center with year-round attractions and collaborations.



Figure 1 Opportunities for Peachland Activity Word Cloud

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.

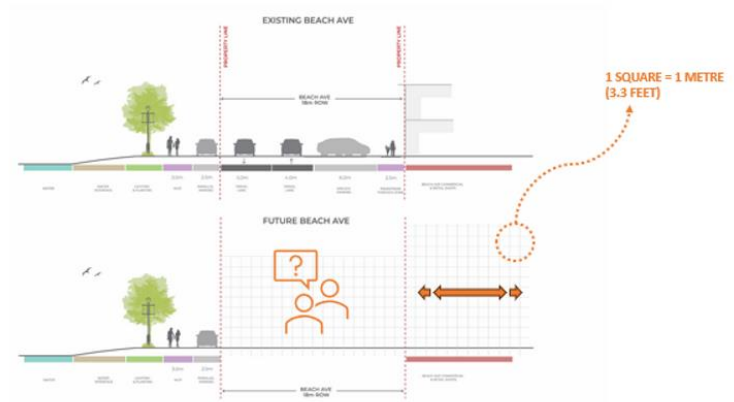


Figure 5 Beach Avenue Cross Section Print Out

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.

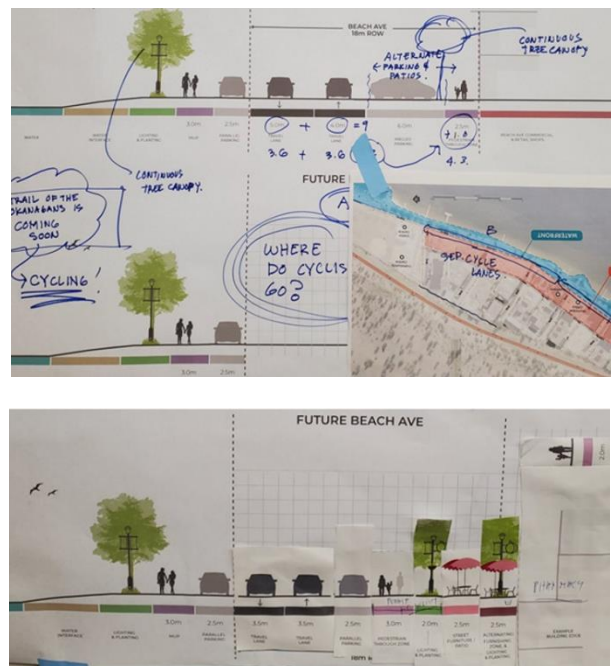


Figure 6 Beach Avenue Envisioned Cross Sections

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
Parking 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.	<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

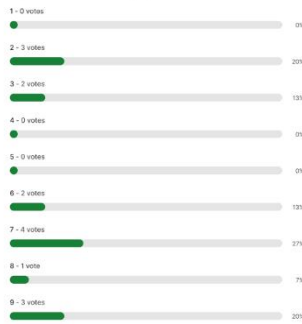
What do we like best from other communities?



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 11 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.

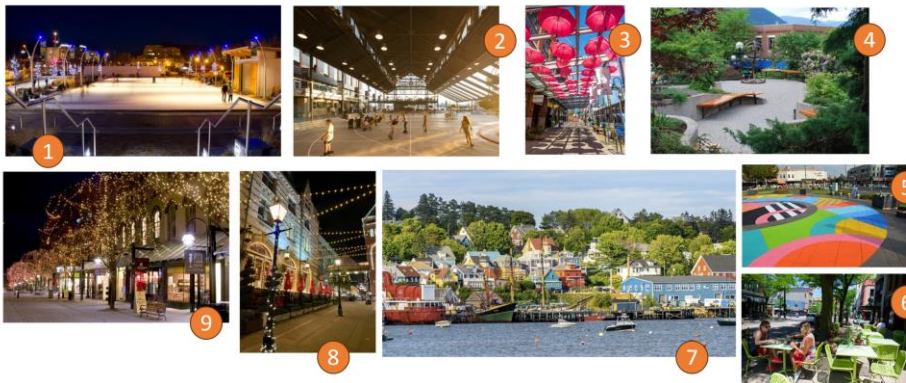
#9: Like the interesting shops, streetscape, cut little signs make you want to explore.

slido



Precedent Imagery Activity

What do we like best from other communities?

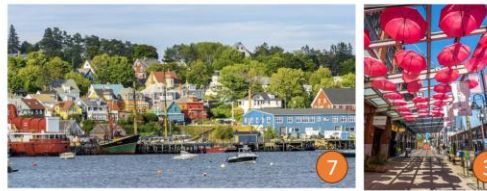
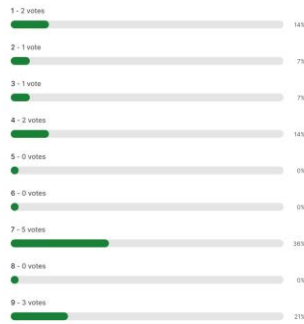


Precedent Imagery Activity

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,



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

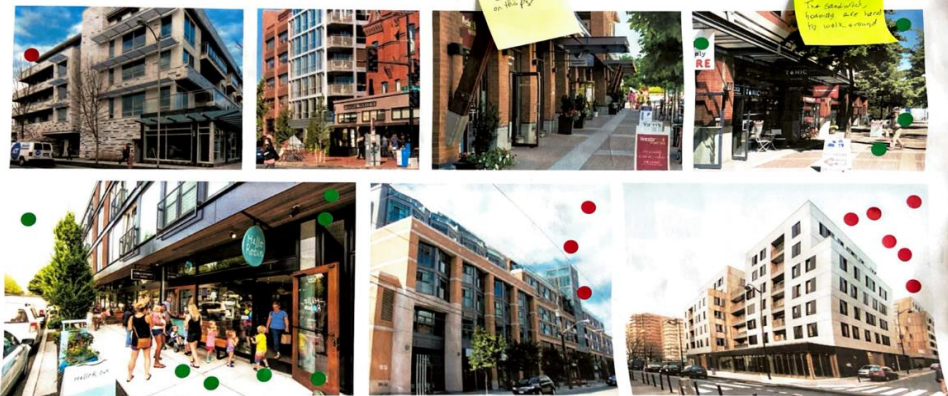


Slide No. 2

Design and Architectural Quality
Relationship to the Street

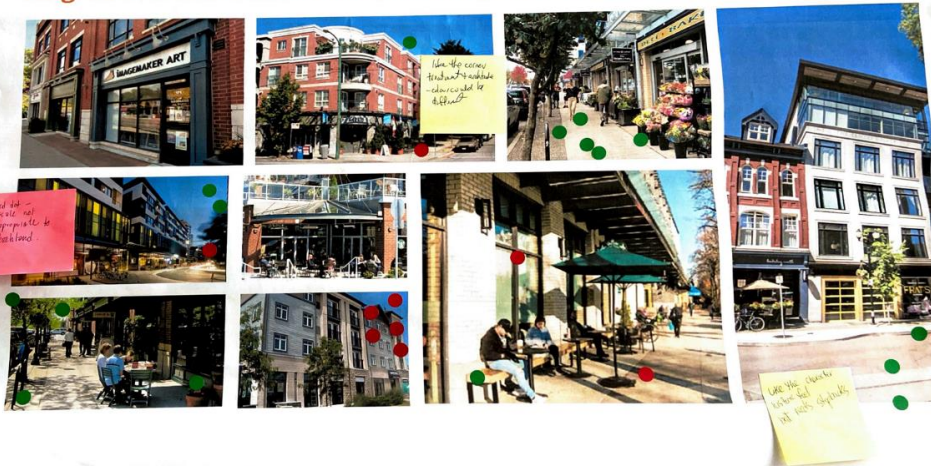
no small front
doorways - all
on the pg

1000
1000
1000



Slide No. 3

Design and Architectural Quality
At-grade Retail/Commercial, Above-grade Office Residential



Slide No. 4

Design and Architectural Quality
Screening Unsightly Uses

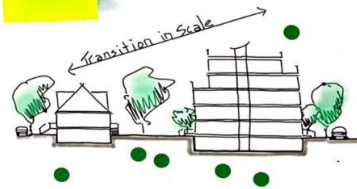


Slide No. 5

Building Massing
Transition of Scale and Height

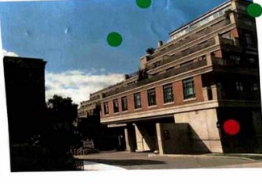
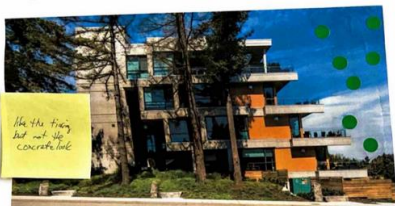


Regular Windows



Slide No. 6

Building Massing
Step backs and Setbacks



Slide No. 7

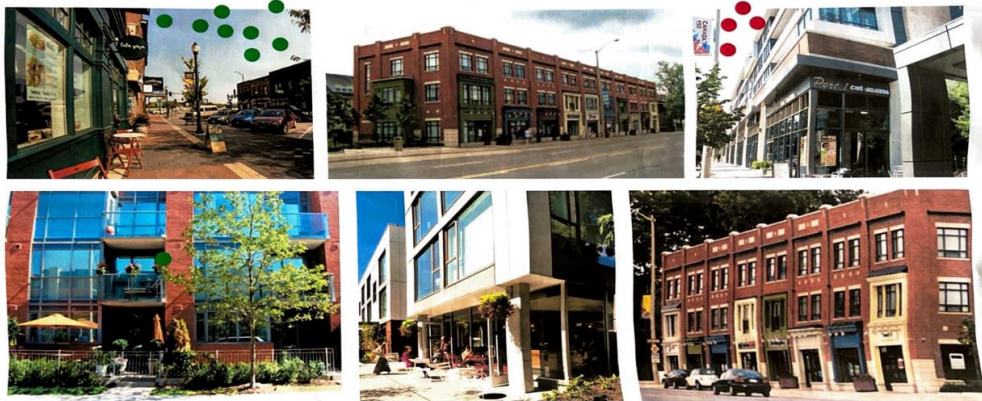
Building Articulation and Detailing
Articulation and Context Sensitivity

Post - character
should reflect
positioned
and small
beach town
New of these concepts
in the building



Slide No. 8

Building Articulation and Detailing
Transparency and Interesting Façades



Slide No. 9

Building Articulation and Detailing

Canopies

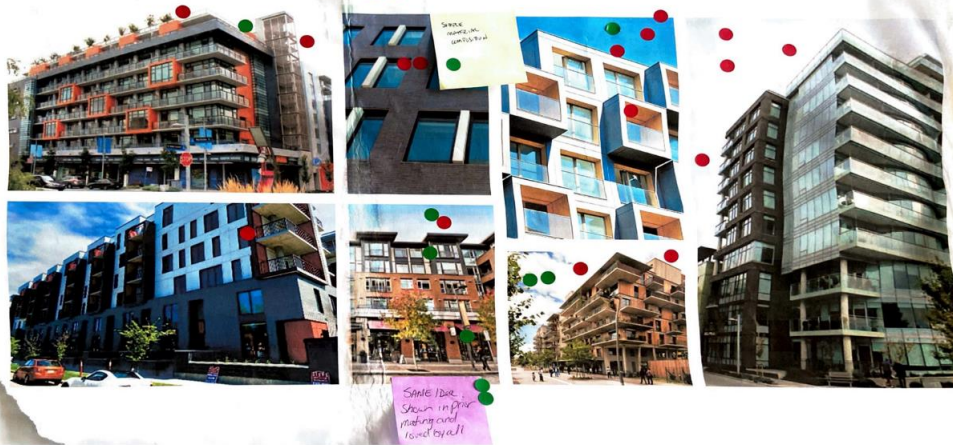
None of these examples has a different design per commercial space



Slide No. 10

Building Articulation and Detailing

Balconies and Visual Interest



Slide No. 11

Building Articulation and Detailing
Private and Public Outdoor Amenity

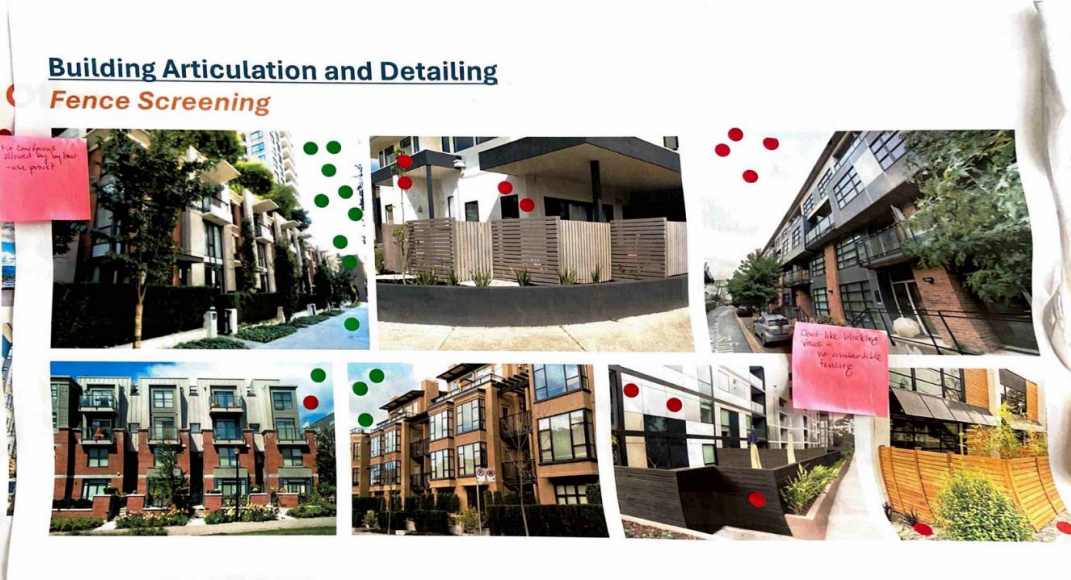


Slide No. 12

Building Articulation and Detailing
Transition from Private to Public



Slide No. 13



Slide No. 14



Slide No. 15

Other: Activation



Slide No. 16

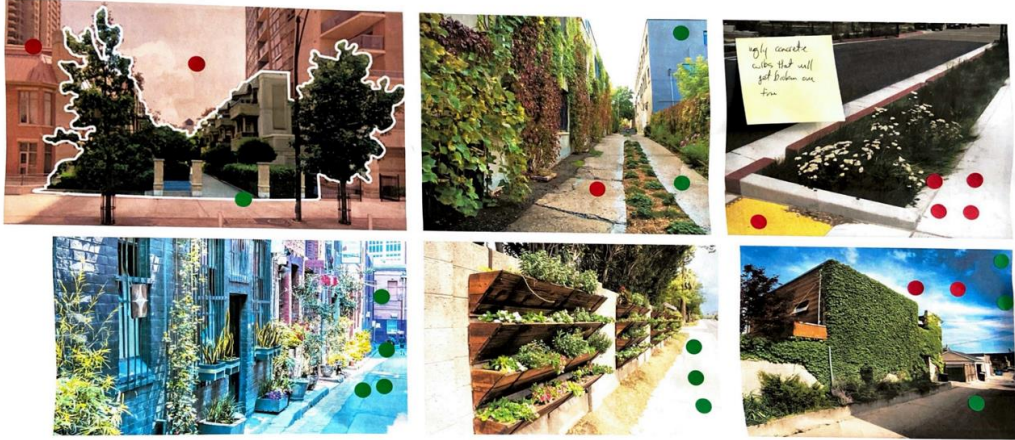
Other: Mid-block Connections/Mews



Slide No. 17

Other: Vegetation

Use a variety of plants as not just one



Slide No. 18

Other: Laneway Commercial Uses



7 to retail

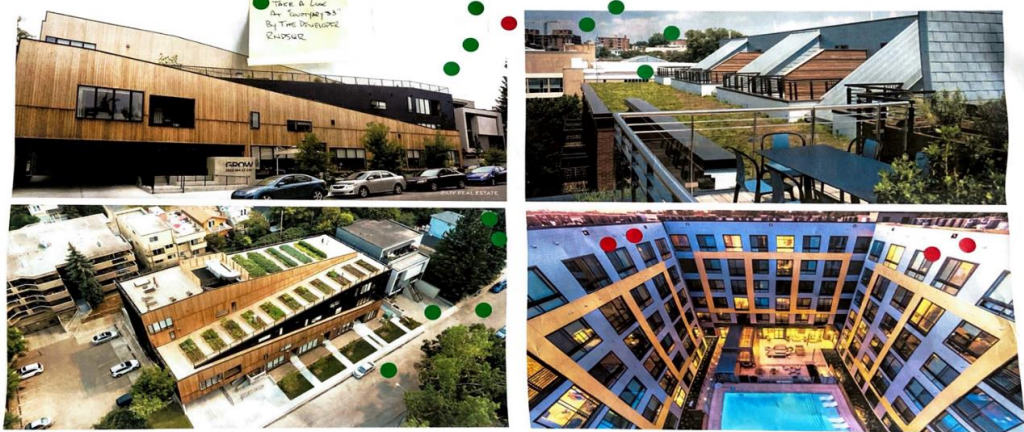
Slide No. 19

Other: Townhouse Wrap

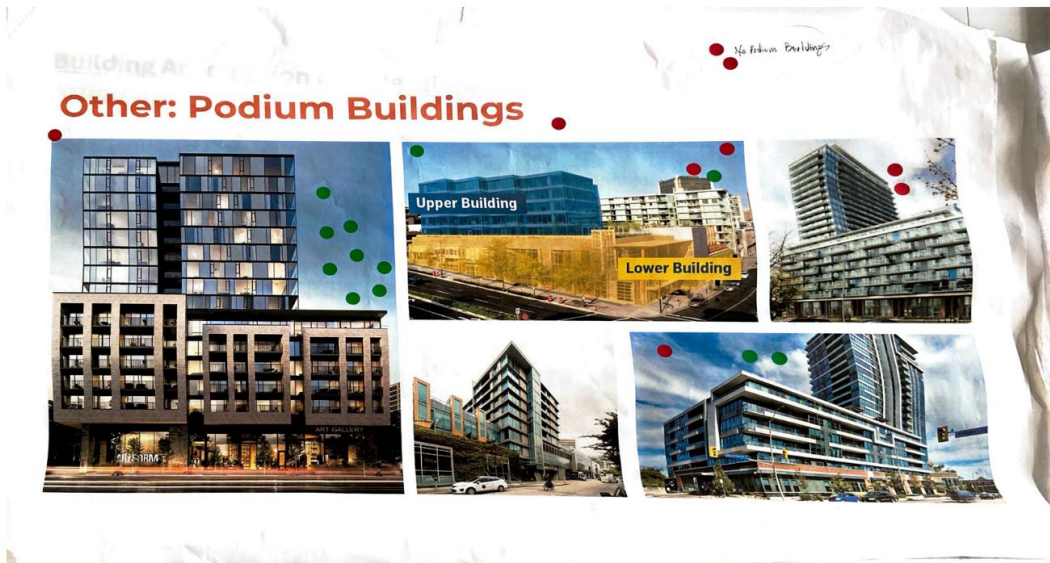


Slide No. 20

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
Impassive + ~~add~~ to all gardens along the Beach Avenue walk.
No more 'Stephan' 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!