



District of Peachland

Downtown Revitalization
Implementation Strategy

Task Force Meeting 3
February 26, 2024



AGENDA

RECAP OF INPUT FROM PREVIOUS MEETINGS

- Goals/Purpose of Today
- Engagement Tactics
- Vision Statement
- Precedent Imagery

DESIGN PRINCIPLES AND CONCEPT IDEAS

- Top 5 Design Strategies
- Design Principles and Concept Ideas
 - Built form
 - Public realm
 - Pedestrian interface

BREAK

DISCUSSION

NEXT STEPS



The Team

Urban Design



Land Economics



Engineering



GIS



Community Planning



Goals/Purpose of Today

- Recap on overarching purpose of the strategy
- Summarize what we have heard to date
- Explore various design options that reflect the needs and aspirations for Peachland's downtown
- Identify trade-offs between strategies/principles/potential regulations
- Refer back to the financial analysis and economic realities of the day
- Focus on design principles NOT architectural design detail
- Use this exercise to prepare for urban design charrette in April



What we Heard from our Last Meeting

*Let's review the feedback from
our discussion on engagement
tactics, the vision statement,
and precedent imagery.*

Engagement Tactics Recap

- Utilizing various communication methods, such as **surveys and open houses, pop-ups to gather community input** and relay messages about economic viability.
- Utilizing **parent advisory councils** and **youth-oriented groups** to engage families and young adults.
- Conducting **surveys tailored to young families** to gather their specific feedback.
- **Engaging with seniors** directly to understand their needs and concerns regarding accessibility and housing options.
- **Regularly communicating** with the community about the importance of taking action for the town's future (newsletter on website)

Vision Statement Recap



What do we LIKE about the existing vision statement?

Key Elements

- 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.

Vision Statement Recap



What do we NOT LIKE about the existing vision statement?

Key Elements

- Lack of mention of Peachland's history and unique physical attributes.
- Insufficient emphasis on community support, Peachland's significance in the Okanagan, and supporting local businesses.
- Concerns about the word "neighbourhood" instead of downtown and the need for gathering spaces for the entire community.

Vision Statement Recap



What do we NOT LIKE about the existing vision statement?

Word Choice

- Technical, repetitive, lengthy language that doesn't evoke a sense of warmth or excitement, and a lack of focus on Peachland's unique culture and spirit
- Unclear or vague references to sustainability and the economy
- Overuse of the term "vibrant" and generic language.

Vision: Did we miss anything?

Vision Statement Next Steps

- Consultant team to refine vision statement based on input
- Send revisions to task force and request feedback (March)

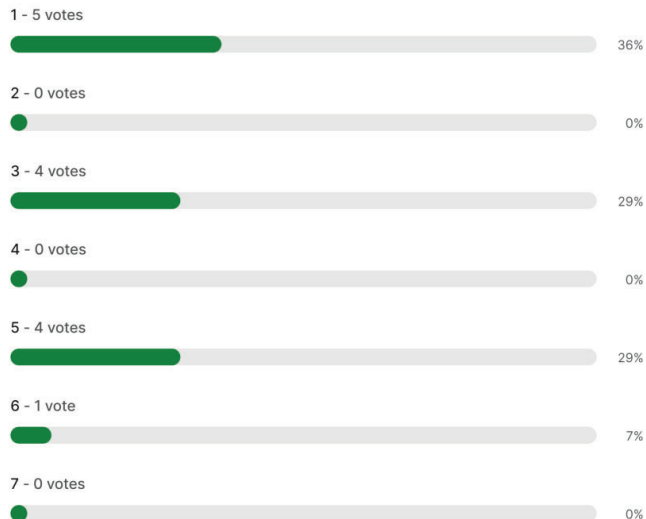


Precedent Imagery Feedback

What do we like best about Peachland?

Which image about Peachland do you like best?

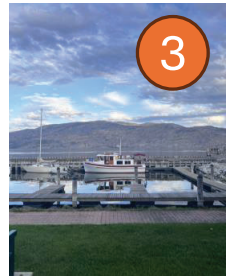
Multiple Choice Poll 14 votes 14 participants



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



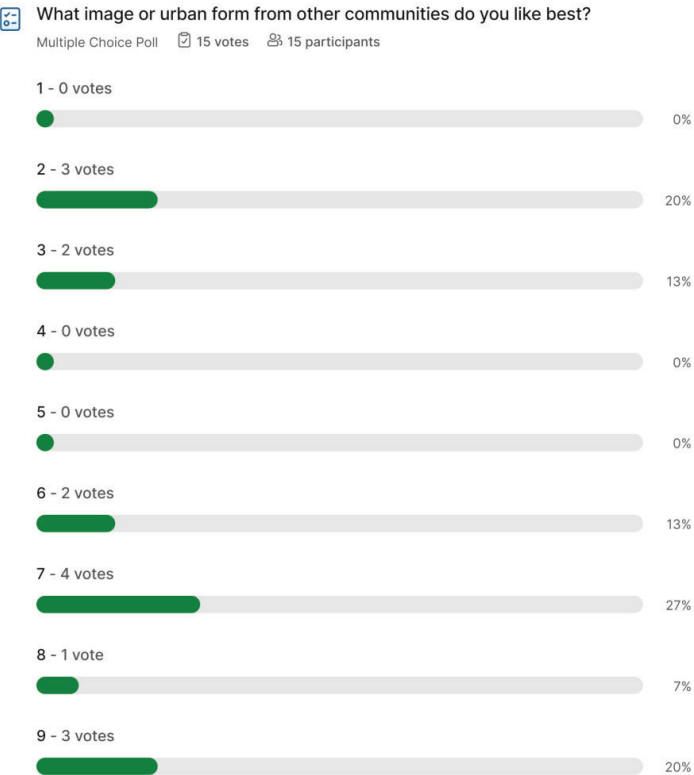
#3/#5: Go down to experience the water, This is Peachland. Keep waterfront special and protected.



slido

Precedent Imagery Feedback

What do we like best from other communities?



#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.

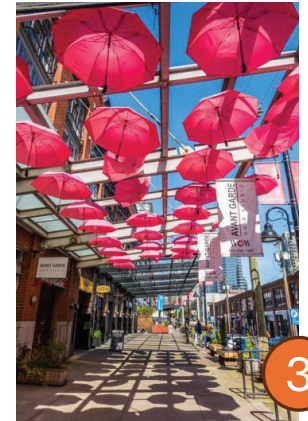
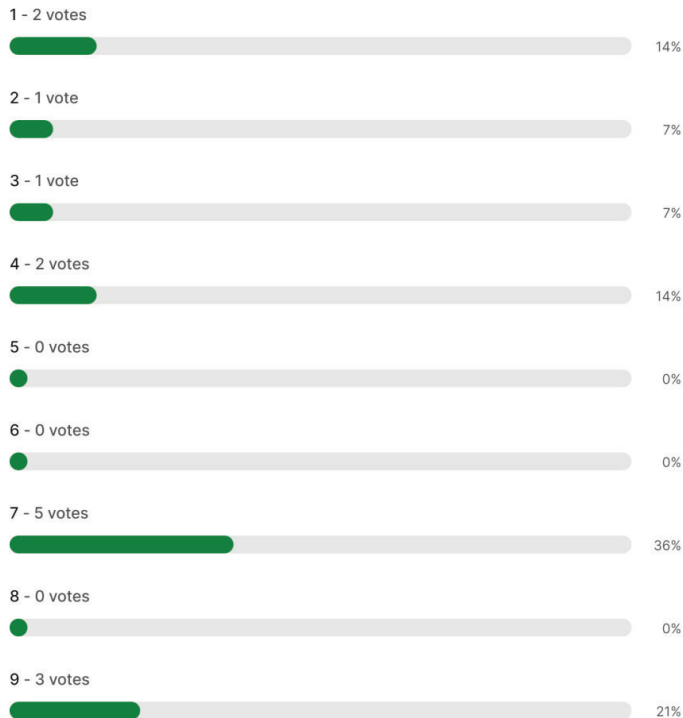
#9: Like the interesting shops, streetscape, cute little signs make you want to explore.

Precedent Imagery Feedback

What do we like best from other communities?

What image of public space do you like best?

Multiple Choice Poll 14 votes 14 participants

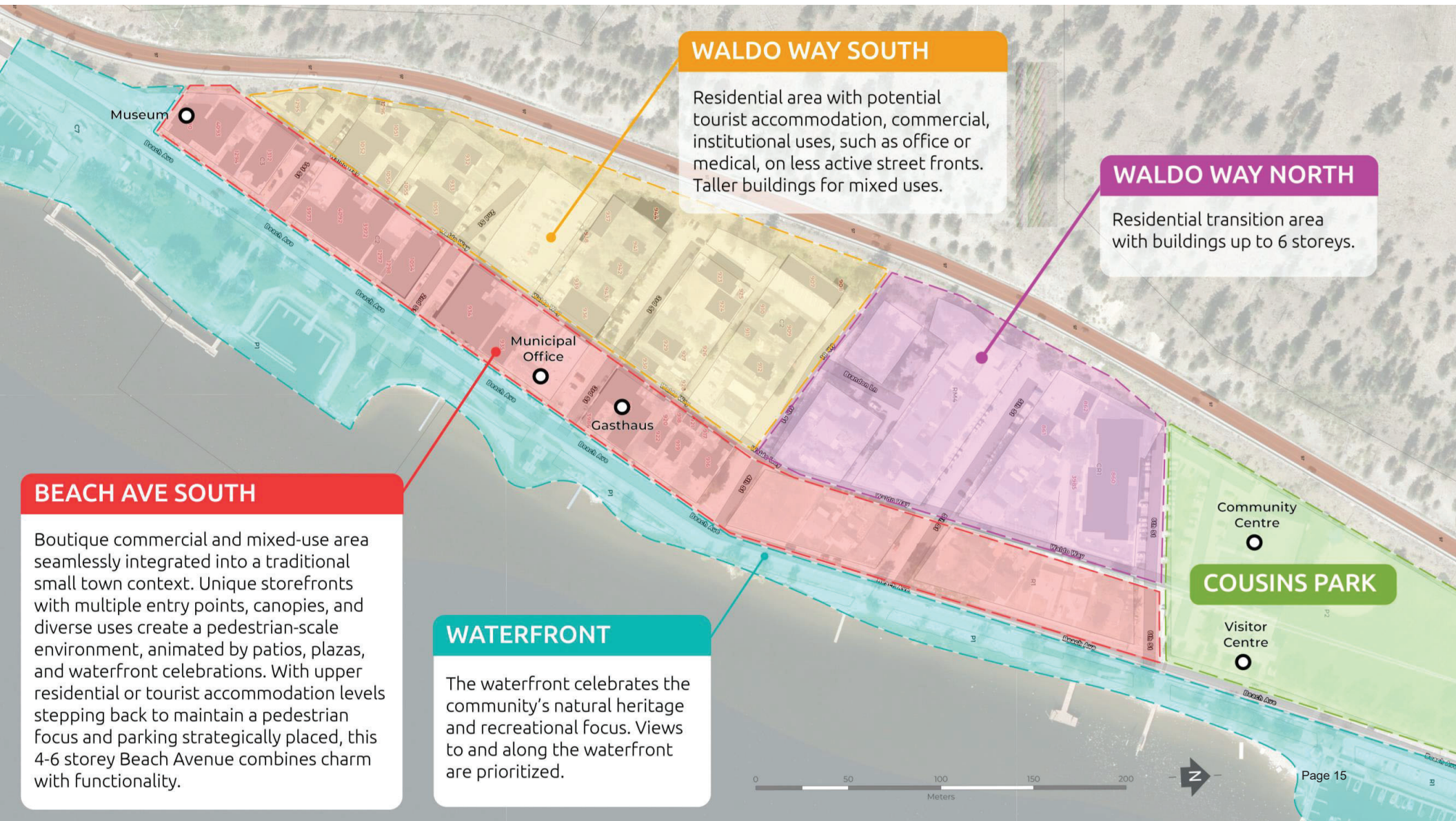


#7: Lunenburg: what Peachland can be, people come by boat, walk around to enjoy the shops, uniformity of style, slopes gently up from the water, Peachland can be like that, isn't yet. Exercise to get us there, how to get us there, greenspace, buildings, historic buildings, recipe where all the ingredients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

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

Feedback Summary

- Peachland is a destination because of its waterfront and small-town character
- Want to maintain small business and boutique shopping experience
- Want future design to incorporate small businesses and small-town character not large format retail
- Build on relationship and interface with waterfront
- Leverage high quality, interactive pedestrian environment-pedestrian focus/patios/permeability-
- Beach Ave to be mixed use and support housing diversity
- Consider potential of some tourist accommodation uses
- Reflect historic sense of place in new development
- Maintain pedestrian scale–step back upper storeys from commercial podium



WALDO WAY SOUTH

Residential area with potential tourist accommodation, commercial, institutional uses, such as office or medical, on less active street fronts. Taller buildings for mixed uses.

WALDO WAY NORTH

Residential transition area with buildings up to 6 storeys.

BEACH AVE SOUTH

Boutique commercial and mixed-use area seamlessly integrated into a traditional small town context. Unique storefronts with multiple entry points, canopies, and diverse uses create a pedestrian-scale environment, animated by patios, plazas, and waterfront celebrations. With upper residential or tourist accommodation levels stepping back to maintain a pedestrian focus and parking strategically placed, this 4-6 storey Beach Avenue combines charm with functionality.

WATERFRONT

The waterfront celebrates the community's natural heritage and recreational focus. Views to and along the waterfront are prioritized.

COUSINS PARK

DRIS: Turn Vision to Reality

- Translate feedback into design principles, design guidelines, and zoning regulations that are economically viable and encourage redevelopment.

Consultant Team to Deliver:

- Downtown Revitalization Implementation Strategy
- Design principles
- Recommended design guidelines
- Recommend zoning regulations

Design Principles and Concept Ideas

Can we identify design principles and formulate design concepts ideas?

Recap: Top 5 Design Strategies

- Choose your **Top 5 – 10 Design Strategies** from the 2010 Revitalization Plan: Areas A – D (Pages 35 – 91)

B

B.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.

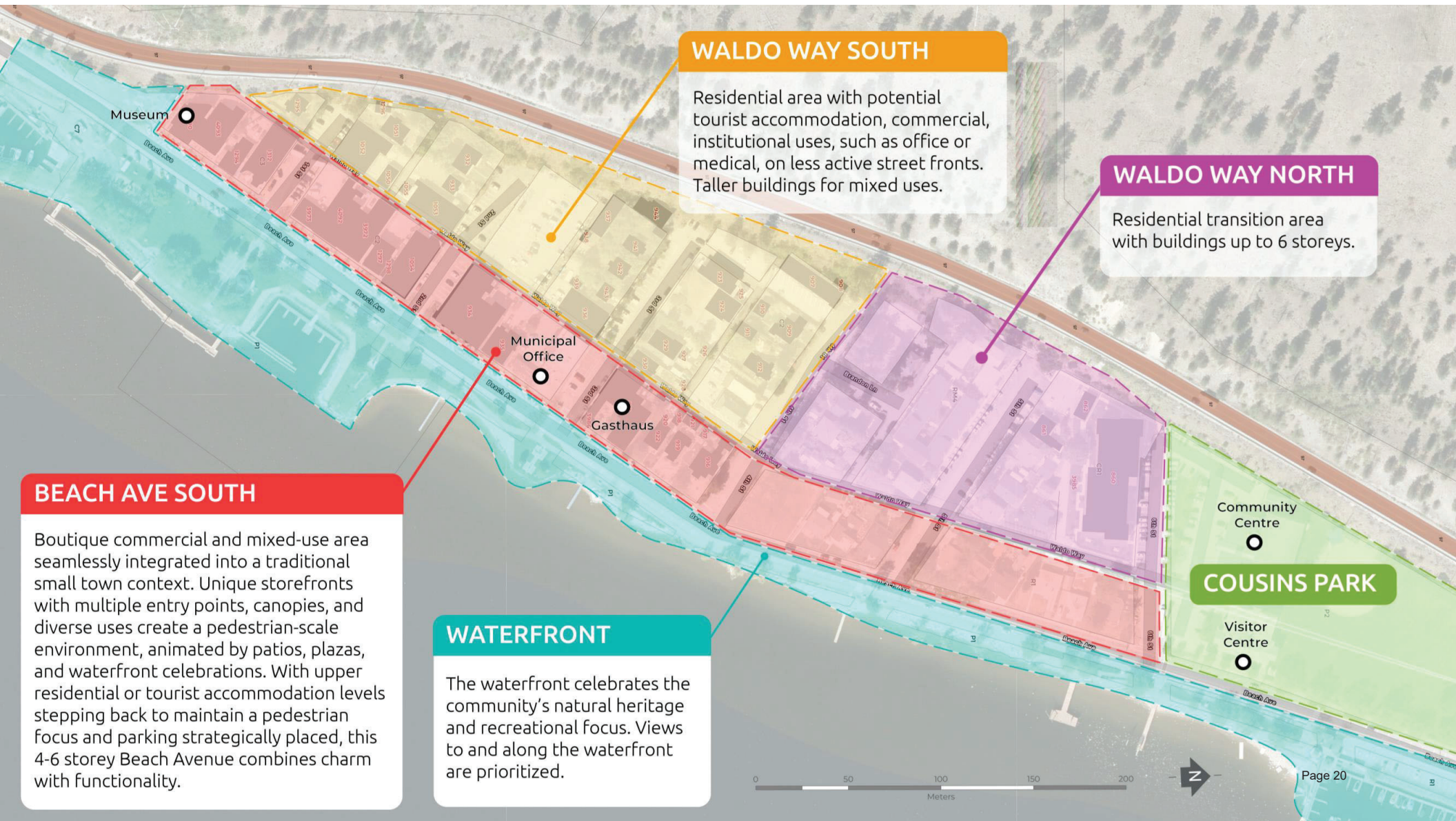
B.27 Reduce parking requirements.
A sustainable Downtown Peachland has more residents living in a safe and comfortable pedestrian environment that will encourage walking. Support this environment by reducing parking requirements for developments to a minimum one space/ maximum two spaces per dwelling unit. Use shared parking strategies to assist in implementing reduced parking standards.

B.28 Selectively reduce parking along the east side of Beach Avenue.
Reduce parking along the east side of Beach Avenue to increase the sense of connectivity with Lake Okanagan. In Beach Avenue South, where on-street parking provides key access to the commercial area as well as the Centennial Park, selectively reduce one or two spaces of east-side on-street parking around intersections to enhance pedestrian safety and connectivity. Balance these on-street parking reductions with increased public parking in structured parking in Waldo Way South precinct.

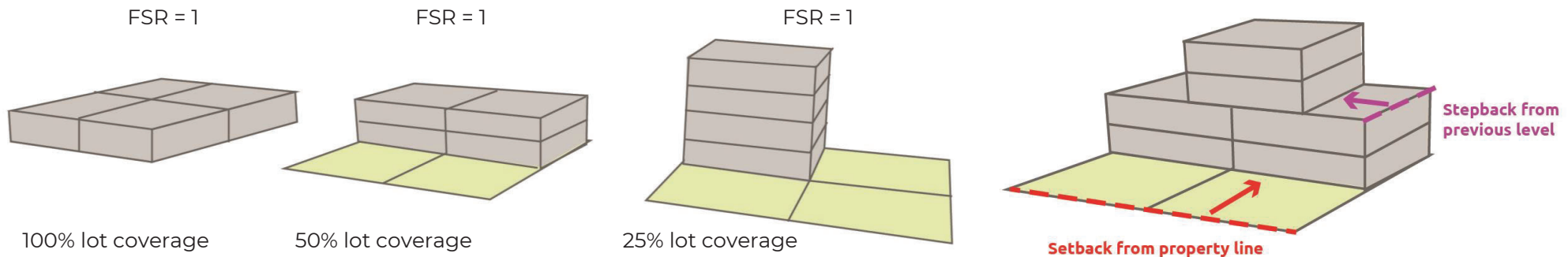


Top 5 Design Strategies

Strategy	Short Description	Count
B.1 - Make Beach Avenue South a prominent, distinctive mixed-use node.	<ul style="list-style-type: none"> Develop the gateways to Downtown Peachland - at Beach Avenue South and the 13th Street Gateway precinct Integrate open space, residential, employment, shopping, recreation, and cultural uses within these nodes. 	6
C.9 - Use well-designed podium buildings	<ul style="list-style-type: none"> 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. 	6
B.2 - Develop Waldo Way as a mews	<ul style="list-style-type: none"> 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
D.7 - Contribute to a diversity of housing types and tenures	<ul style="list-style-type: none"> 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. 	4
A.6 - Make Beach Avenue a pedestrian/cycling priority street	<ul style="list-style-type: none"> 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. 	3

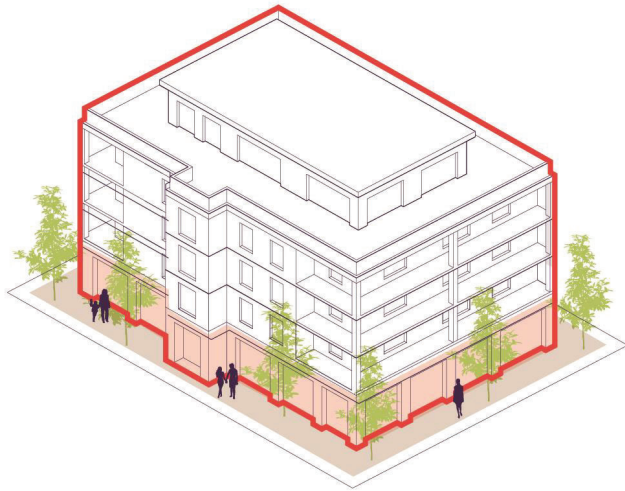


FSR (Floor Space Ratio) & Lot Coverage

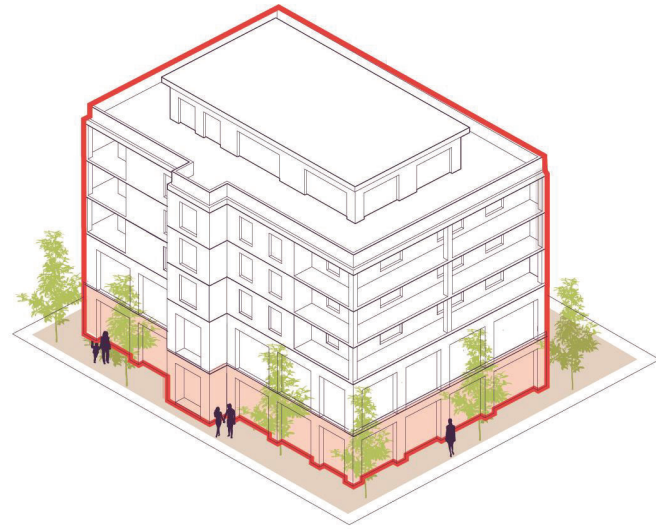


- Reduced site coverage provides more space for public realm interface, landscaping, "back of house", parking/drop off, storm water management, etc.
- Reduced site coverage and increased setbacks increases separation of buildings.
- Increased site coverage may reduce number of parking levels required or height (to verify with proforma).
- In not all cases is increased FAR valuable (i.e. wood frame to concrete threshold or triggering an extra level of parking).

Beach Ave South

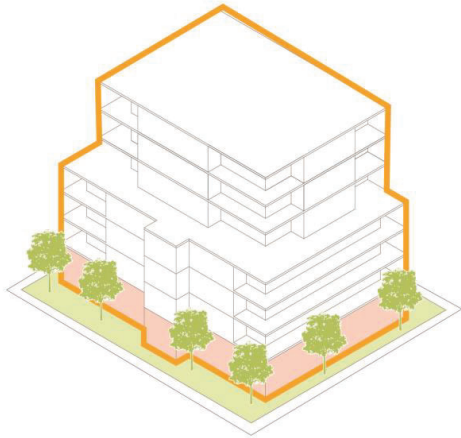


- 5 storey (wood frame apartment, residential with ground floor retail and parking)

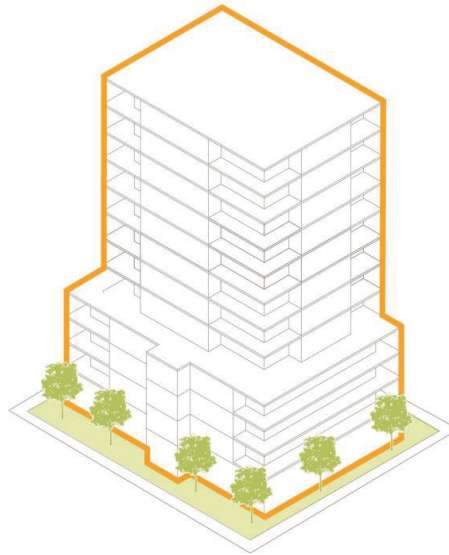


6 storey (wood frame apartment, residential with ground floor retail and parking)

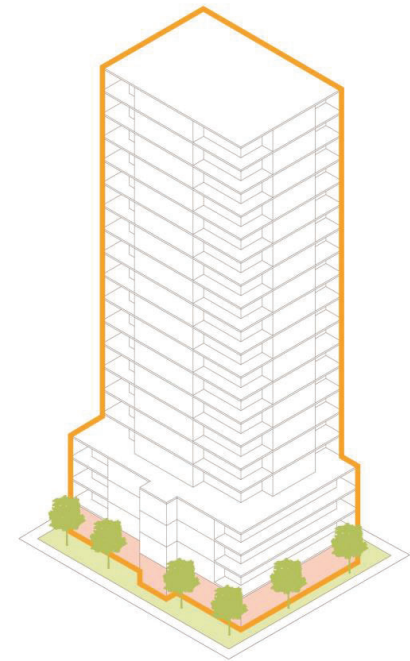
Waldo Way South



- 6 storey (wood frame residential apartments with 3 storeys above ground parking structure)

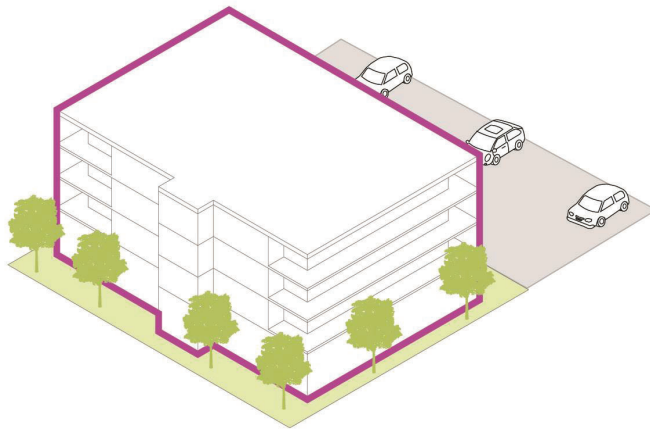


- 8 storey (wood frame residential apartments with 4 storeys above ground parking structure)

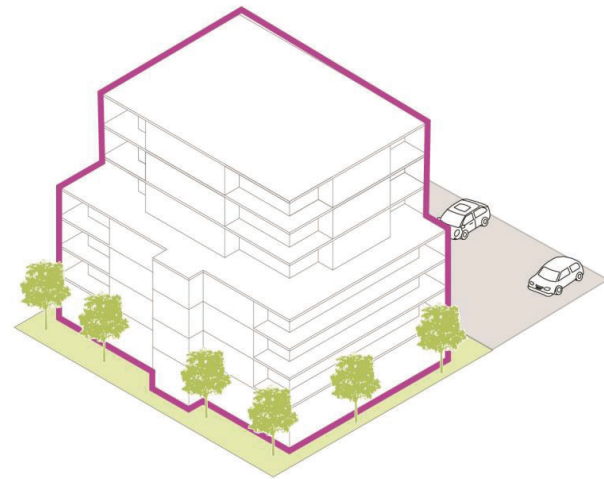


16 storey
(concrete apartment, residential with 4 storeys of above ground parking)

Waldo Way North



- 4 storey (wood frame apartment, residential with surface parking)



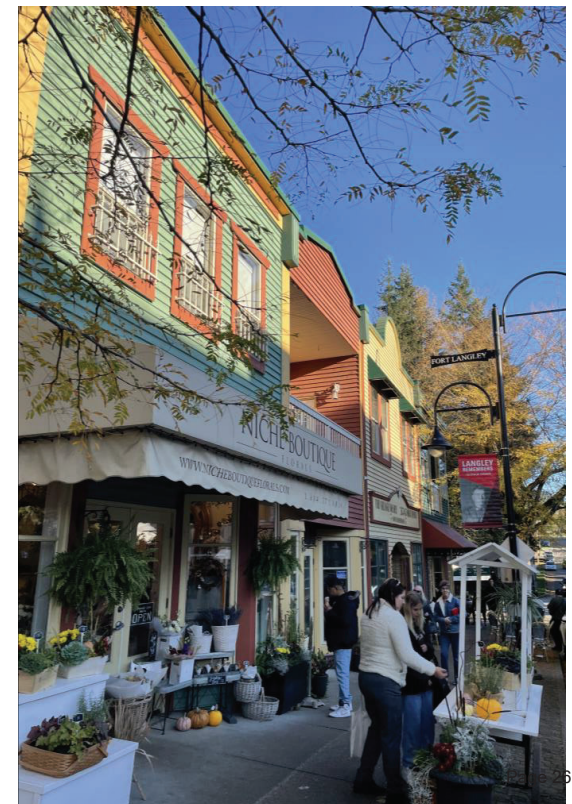
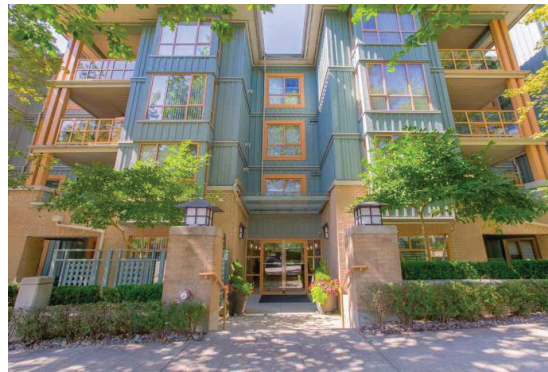
- 6-7 storey (wood frame apartment, residential with surface parking)

Design Principles and Trade Off Considerations

- Impacts of on-street parking and urban design
- Impacts on building height and urban design
- Site coverage and public-private interface (i.e. patios on public versus private land)
- Design features and cost/viability
- Required street level commercial and viability (i.e. Waldo Way)

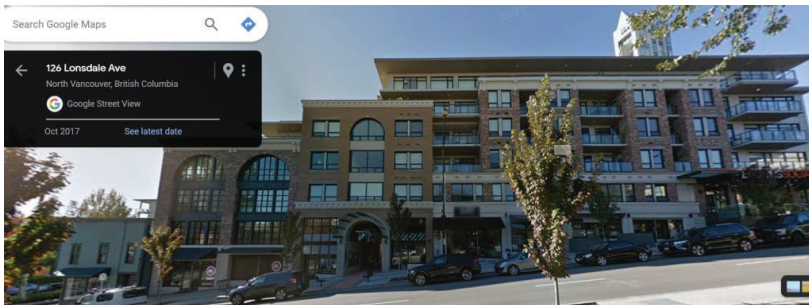
Design Principles and Concept Ideas

#1 - Make Beach Avenue South a prominent, distinctive mixed-use node.



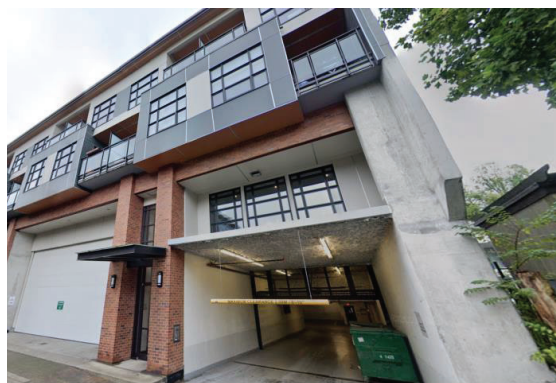
Design Principles and Concept Ideas

#2 - Use well-designed podium buildings



Design Principles and Concept Ideas

#3 - Develop Waldo Way as a mews



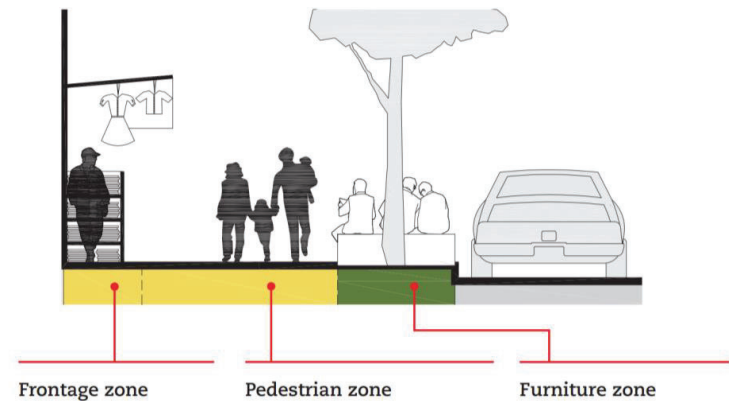
Design Principles and Concept Ideas

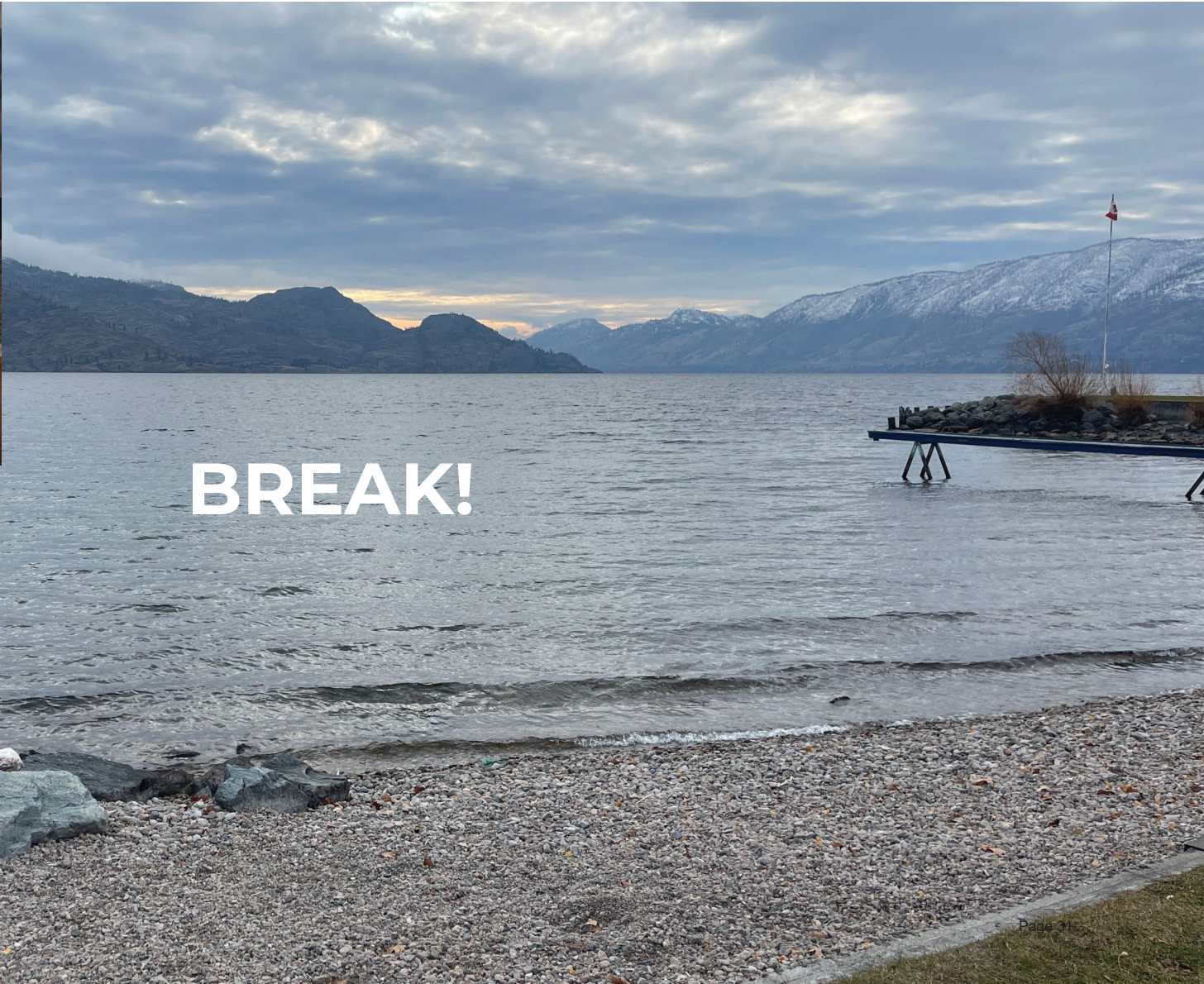
#4 - Contribute to a diversity of housing types and tenures



Design Principles and Concept Ideas

#5 - Make Beach Avenue a pedestrian/cycling priority street





BREAK!











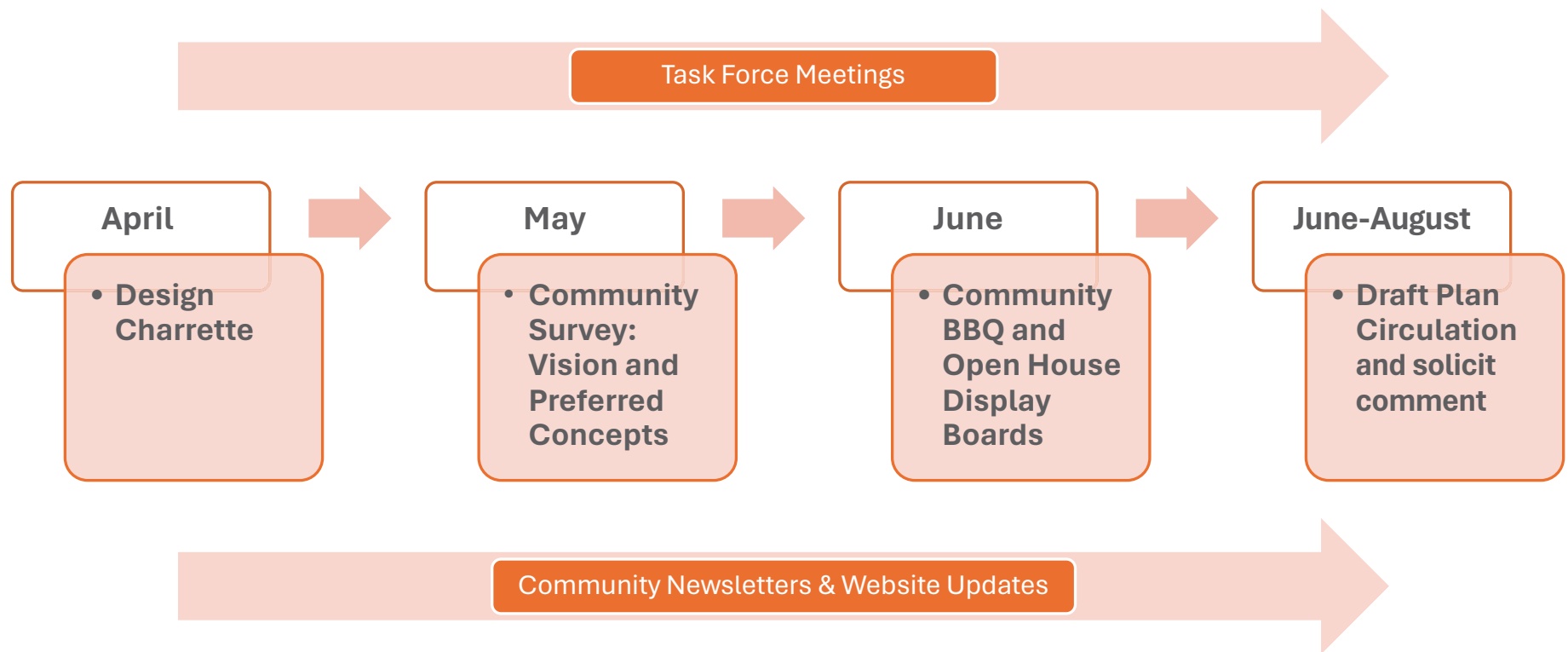




Next Steps

Engagement plan, schedule of meetings, and next steps

Engagement Plan



Schedule of Meetings



Meeting 1 – Inaugural Meeting (January 25th)

Meeting 2 – Land Use Economics Evaluation & Proposed Engagement Tactics Review (February 12th)

Meeting 3 – Visioning and Urban Design Principles (Today)

Meeting 4 – Charrette - Land Use Concepts (April)

Meeting 5 – Complete Communities and Draft Implementation Strategy Review (May)

Meeting 6 – Draft Implementation Strategy Review (June)

Meeting 7 – Final Strategy Review after Public Review (September)

Next Steps

Next Task Force Meeting (Defer to Charrette in April - Cancel March 11th at 6pm)

Next Steps for consultants:

- Refine vision and send to task force - request feedback via survey
- Revise proformas based on questions and direction
- Coordinate Charrette for April
 - Land use concept options based on revised proforma analysis
 - Identify trade-offs (i.e. parking and height; site coverage and height; design features and density/affordability)
 - Regulatory options – zoning and development permit guideline recommendations