

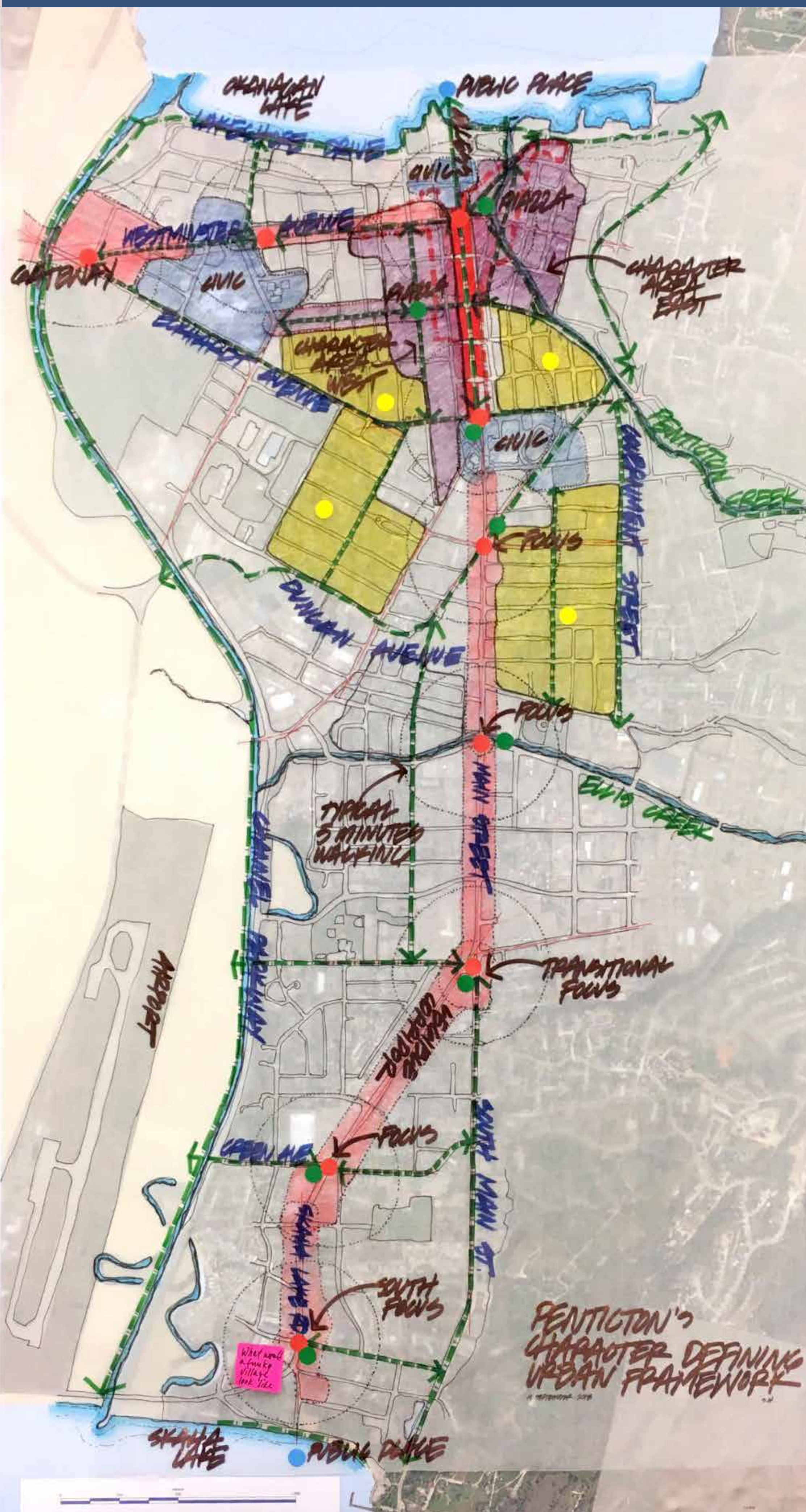
UPDATING OUR GUIDELINES

YOUR
IDEAS

As part of the City of Penticton's current effort to update the Official Community Plan (OCP), city-wide Development Permit guidelines for "form and character" are being reviewed and further developed.

As a means to ultimately support the goals and objectives of the OCP, the guidelines are intended to identify and strengthen Penticton's best qualities. A set of overall design principles reflects the overall intent.

A FRAMEWORK FOR DESIGN



OVERALL DESIGN PRINCIPLES

1. **Unique Setting & Climate:** Buildings and landscapes should respect and reflect the natural setting and climate of Penticton to enhance its unique sense of place
2. **Public Benefit:** Development should support public objectives
3. **Human Scale:** Buildings should be designed to create a sense of human scale and small-scale ownership
4. **Walkable and supportive of alternative transportation modes:** development should support a high quality, safe and comfortable pedestrian realm and accommodate for cyclists and alternative transportation.
5. **Present a friendly face to the street:** Buildings should engage the street with entrances and architectural detail at eye level to create interest, comfort and safety for the pedestrians.
6. **Respect your neighbour:** new buildings should respect neighbouring buildings by creating gentle transitions in scale & protecting access to sunlight and views.
7. **Enhance the Public Realm:** Development should provide or contribute to open space and the public realm
8. **Subordinate parking:** Parking should not visually dominate the site
9. **Sustainability:** buildings and landscaping should allow natural ventilation, solar orientation, energy efficiency and water conservation.

ENGAGEMENT-LED DESIGN

**YOUR
IDEAS**

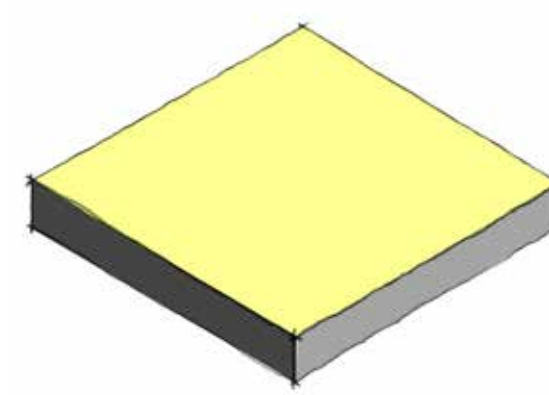
The City of Penticton invited MODUS Planning Design & Engagement to help facilitate a week-long design charrette to develop the Design Guidelines.

Input from a bus tour, the public forum, key stakeholder workshop, OCP Task Force meetings and staff helped to develop and refine a series of big ideas and key direction for further development.



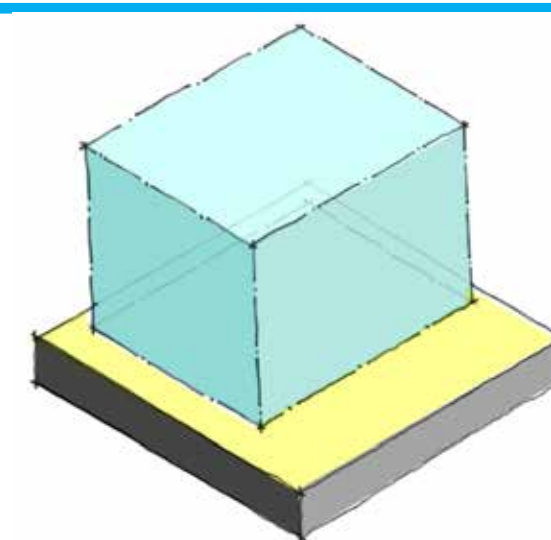
THE DESIGN CHARRETTE

The collaborative and creative process allowed community interests to guide the design and development of design guidelines, translating the “essence of Penticton” into a series of strategies to shape the look and feel of future development.



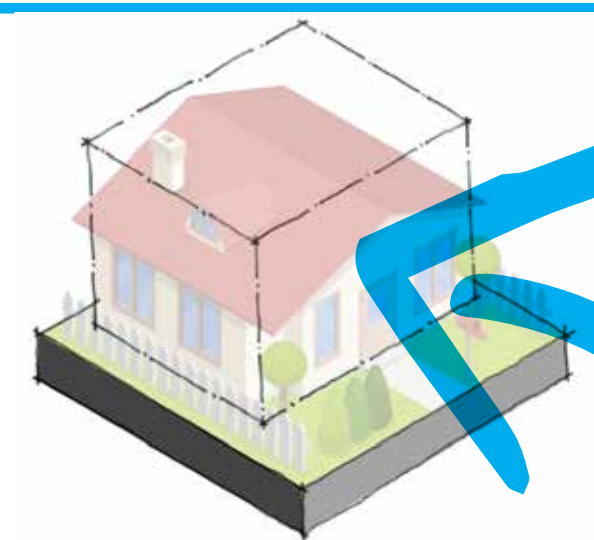
Land Use

Land Use designations regulate the location and intensity of all development within the City of Penticton.



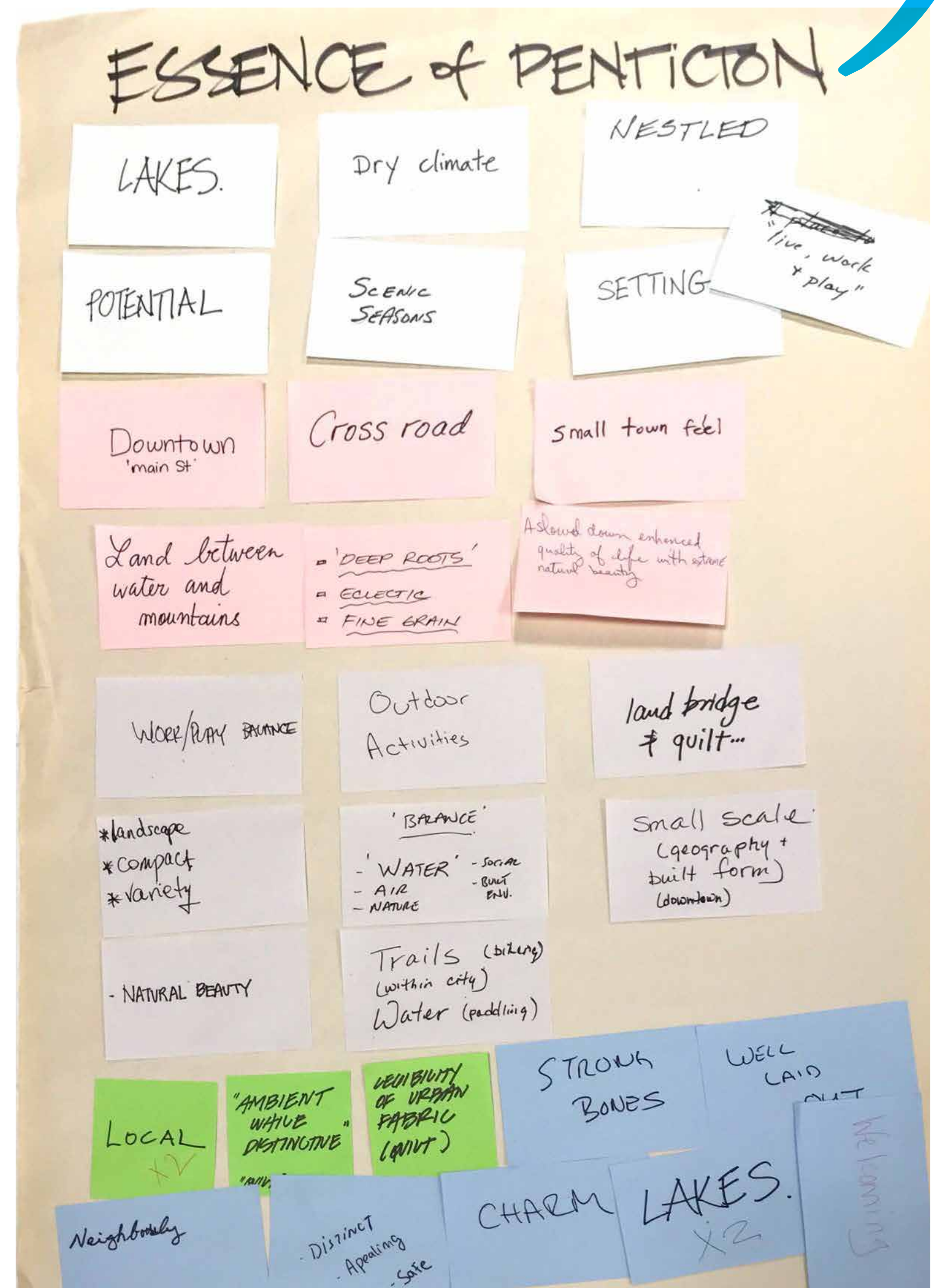
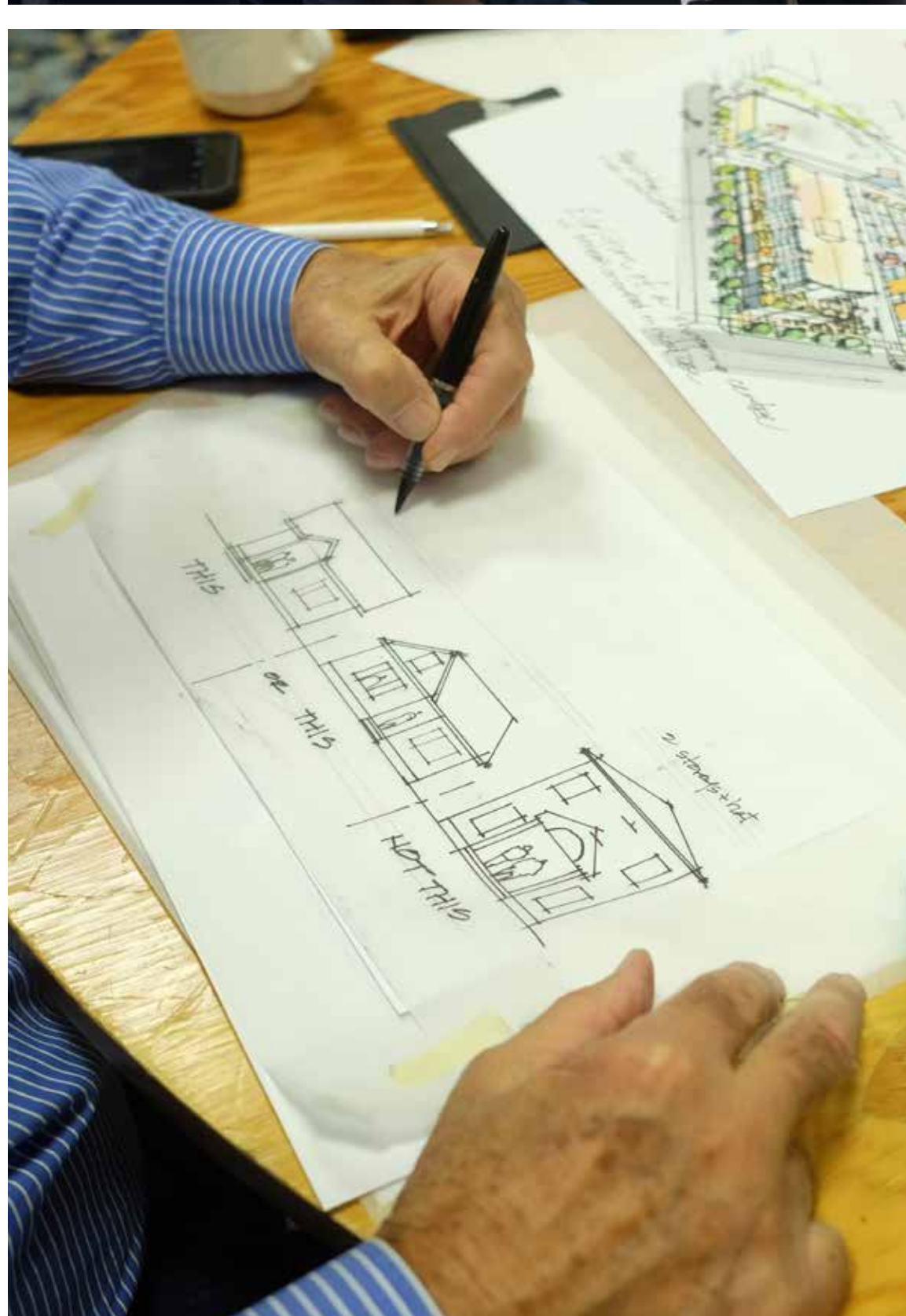
Zoning Bylaws

Zoning regulates specific permitted uses, as well as the scale of development permitted (max. height and min. setbacks).



Design Guidelines

Design Guidelines help direct the form and character of neighbourhoods and manage the “look and feel” of site design, architecture and landscape design.

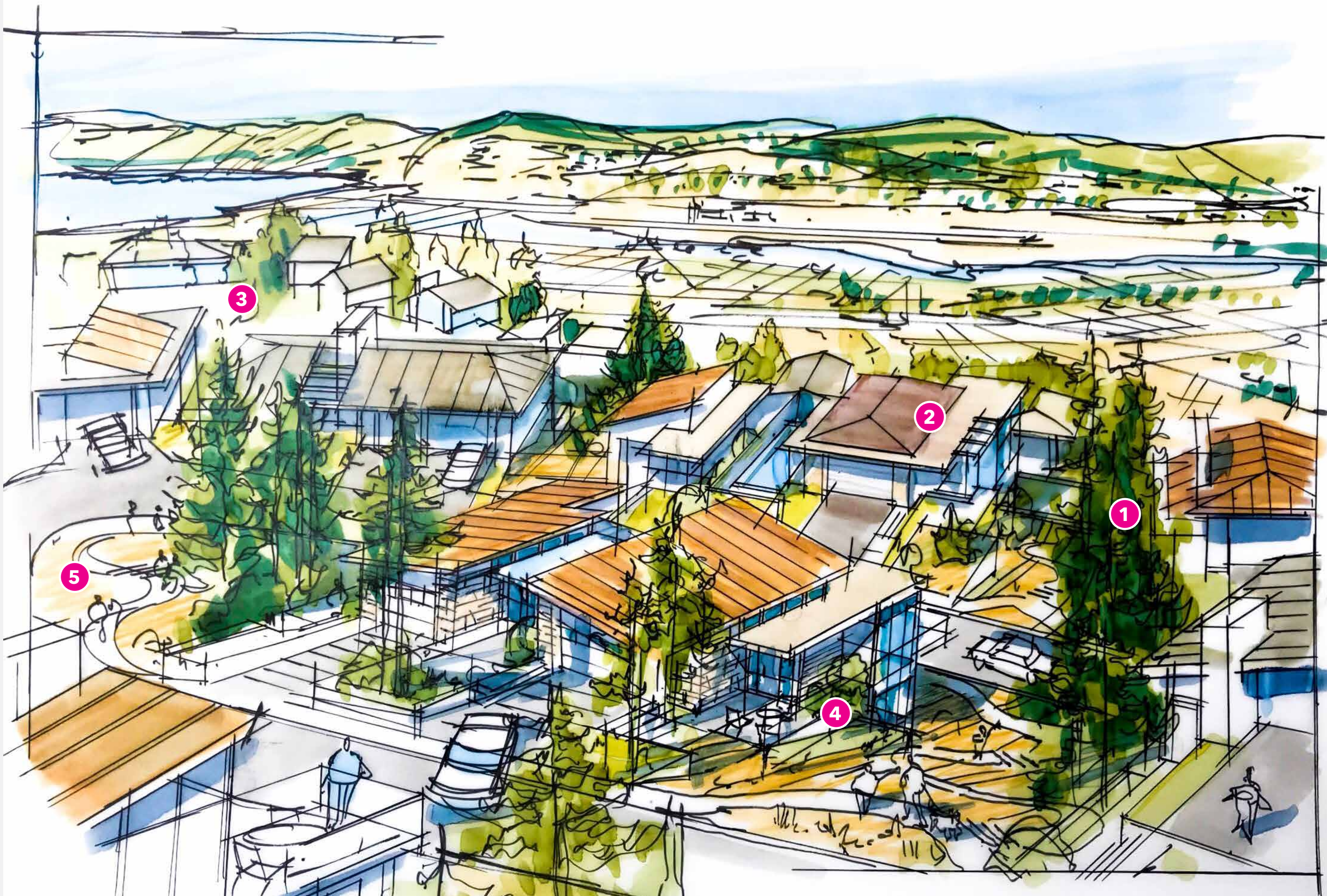


HILLSIDE DEVELOPMENT

**YOUR
IDEAS**

Hillside Development refers to development located on sloping terrain and requiring a range of special considerations to mitigate impacts.

ILLUSTRATION OF STRATEGIES



- 1 Sideyard vegetation of hillside plantings helps fit with the natural landscape and climate
- 2 Low-slung roof forms protect and enhance views towards the valley and lakes from above.
- 3 Avoid unnecessary scarring of the hillside landscape to protect views back to the hillside through clustering of buildings on gentler slopes
- 4 Create a sense of built form growing from the land through stepped architectural forms
- 5 Create connections for people and wildlife through sidewalks and wildlife corridors.

JUSTIFICATION

Penticton is, in large part, defined by its unique topography, setting and views. The hillsides of Penticton are at the heart of its unique natural setting and cultural landscape. Poorly managed development on hillsides can have a negative impact on the natural environment, disrupt views to and from the hillside and create communities highly reliant on the automobile for travel.

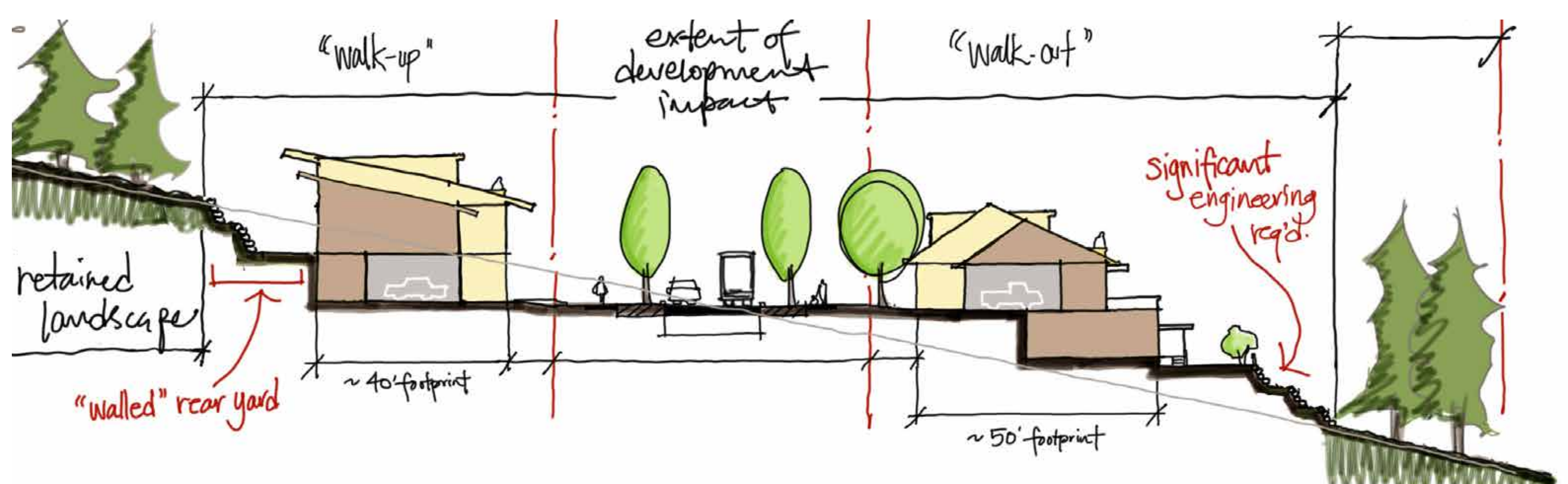
INTENT

The intent of these guidelines is to guide development on hillsides to show respect for the natural setting by minimizing ecological and visual impacts and creating a form of development that 'settles' into the landscape. In addition, they are intended to mitigate the typical hillside challenges of low connectivity and poor walkability by making special efforts at creating pedestrian and cycling connections and enhanced community features.



A particularly good local example of building architecture integrated into the landscape

Analysis of a "typical" cross section reveals the opportunities for landscape retention given current street standards and market housing preferences.

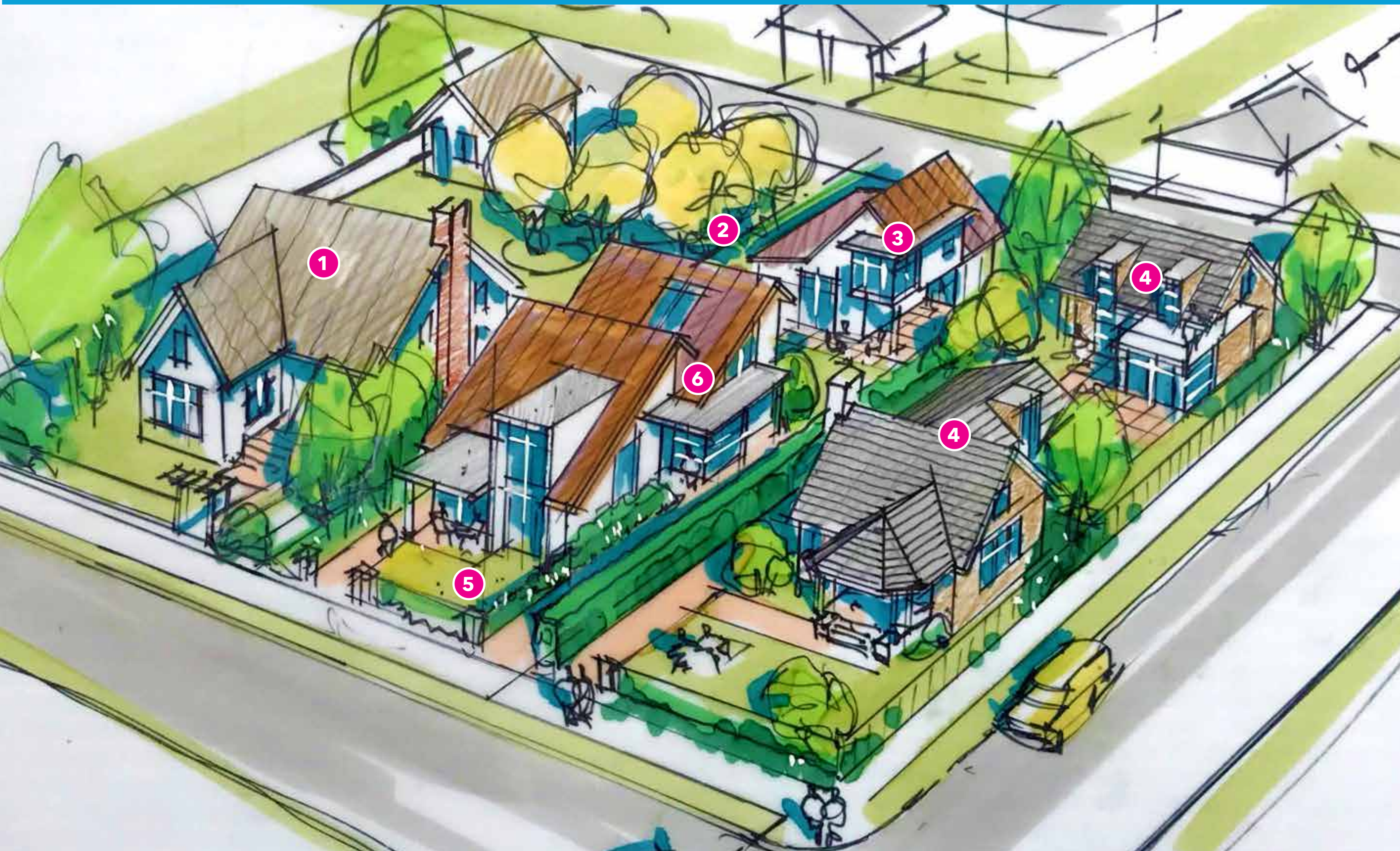


INTENSIVE RESIDENTIAL

YOUR
IDEAS

Intensive residential includes single detached houses with secondary suites / carriage house, small lot residential development, duplexes, triplexes and cluster homes.

ILLUSTRATION OF STRATEGIES



- 1 Existing home unchanged
- 2 New infill: 3 units with back to back duplex and laneway house
- 3 Use compatible and appropriate materials
- 4 Existing residence retained with new addition and laneway carriage house
- 5 Respect outdoor and yard setbacks
- 6 Respect roof forms and massing of adjacent homes

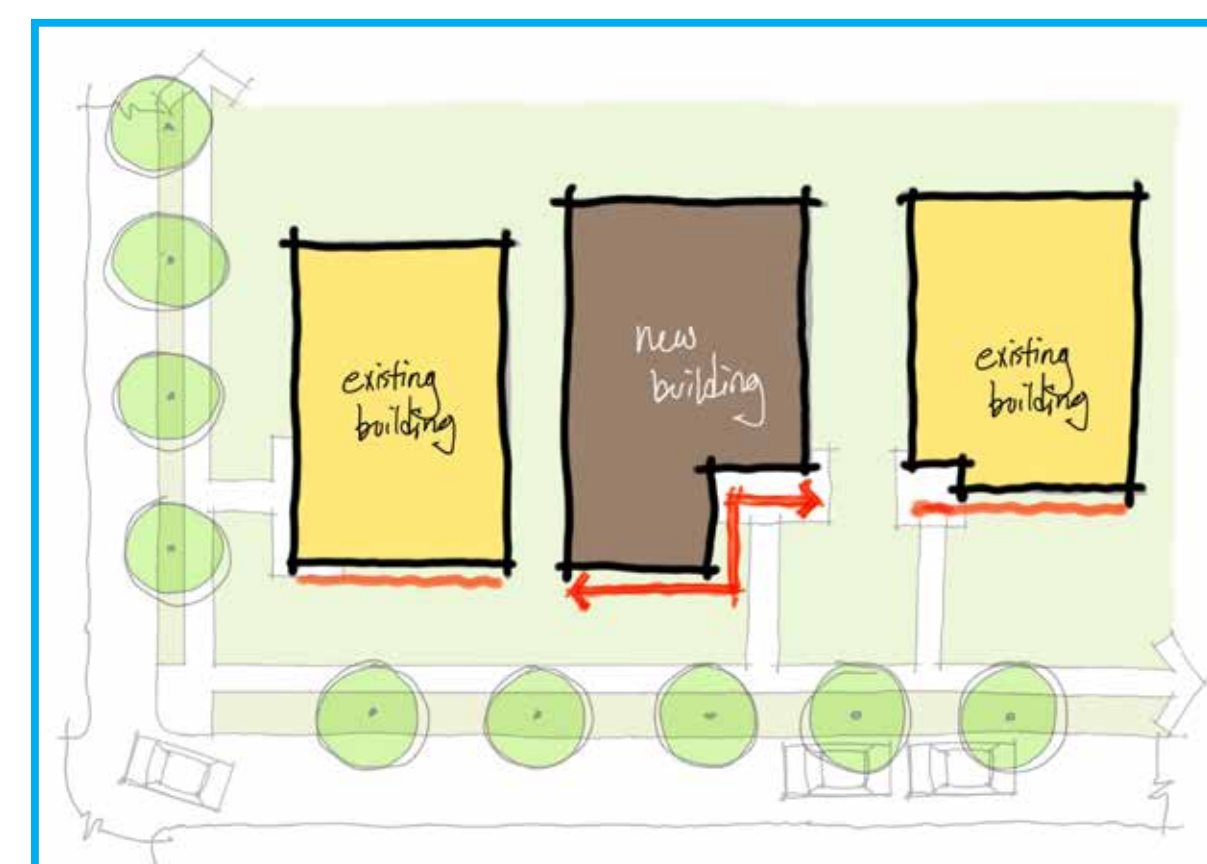
JUSTIFICATION

Intensive residential is located in single-family residential neighbourhoods, primarily in areas serviced with lanes, close to neighbourhood-scale amenities (services, parks) and where gentle densification is most appropriate. Intensive residential development can potentially have a large impact on the public realm and on neighbours.

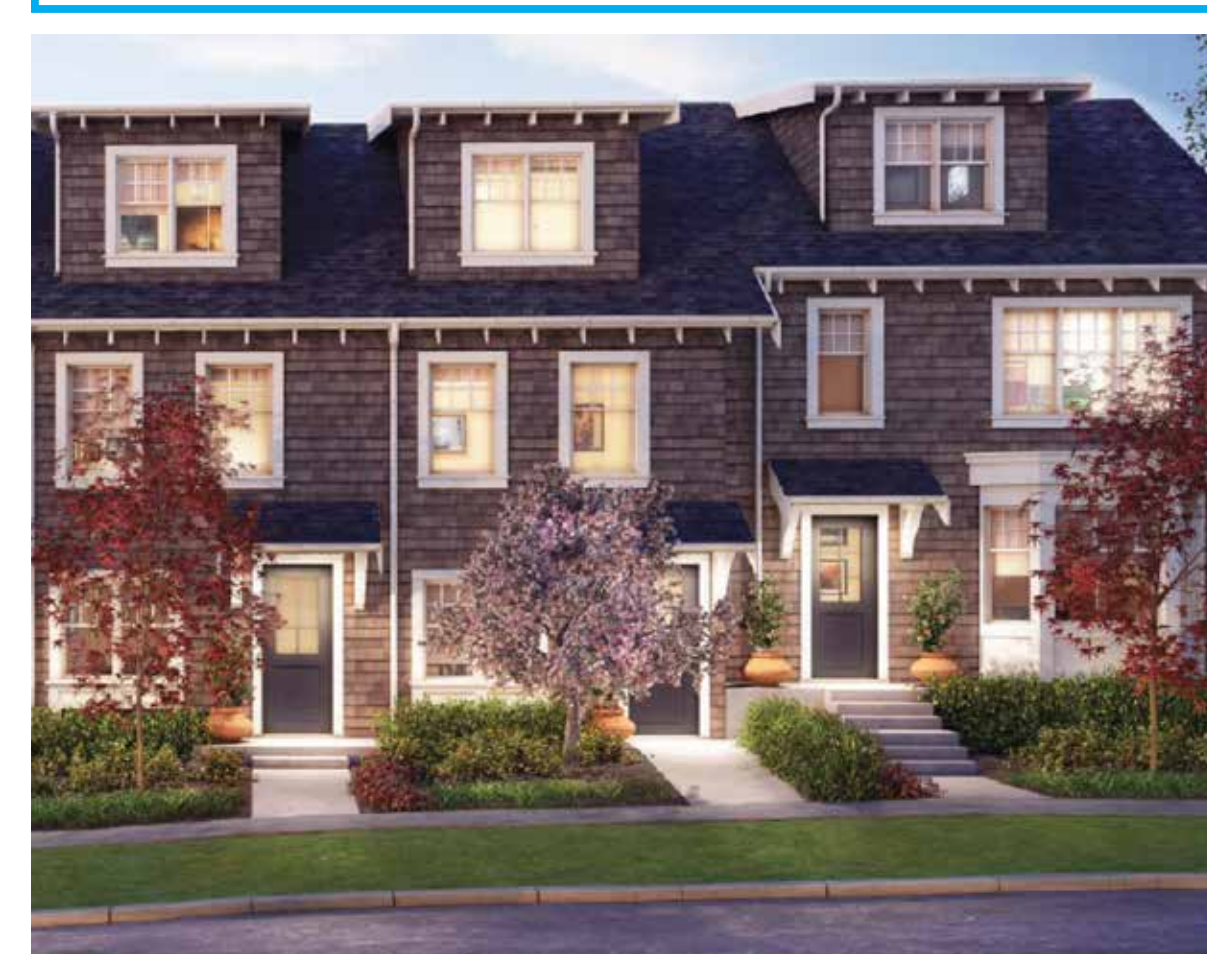
Guidelines will outline strategies for access to sunlight, respecting the privacy of existing residents, and transitioning scale of buildings and density with an emphasis on neighbourliness.

INTENT

The intent of the Guidelines is to introduce new residential capacity in established neighbourhoods that strengthens livability, neighbourliness, and visual interest in a way that recognize and respects local scale and patterns of development



while minimum setbacks are regulated within the zoning bylaw, guidelines for siting of intensive residential (infill) consider the context of adjacent homesites and the transition of space between existing and new development.



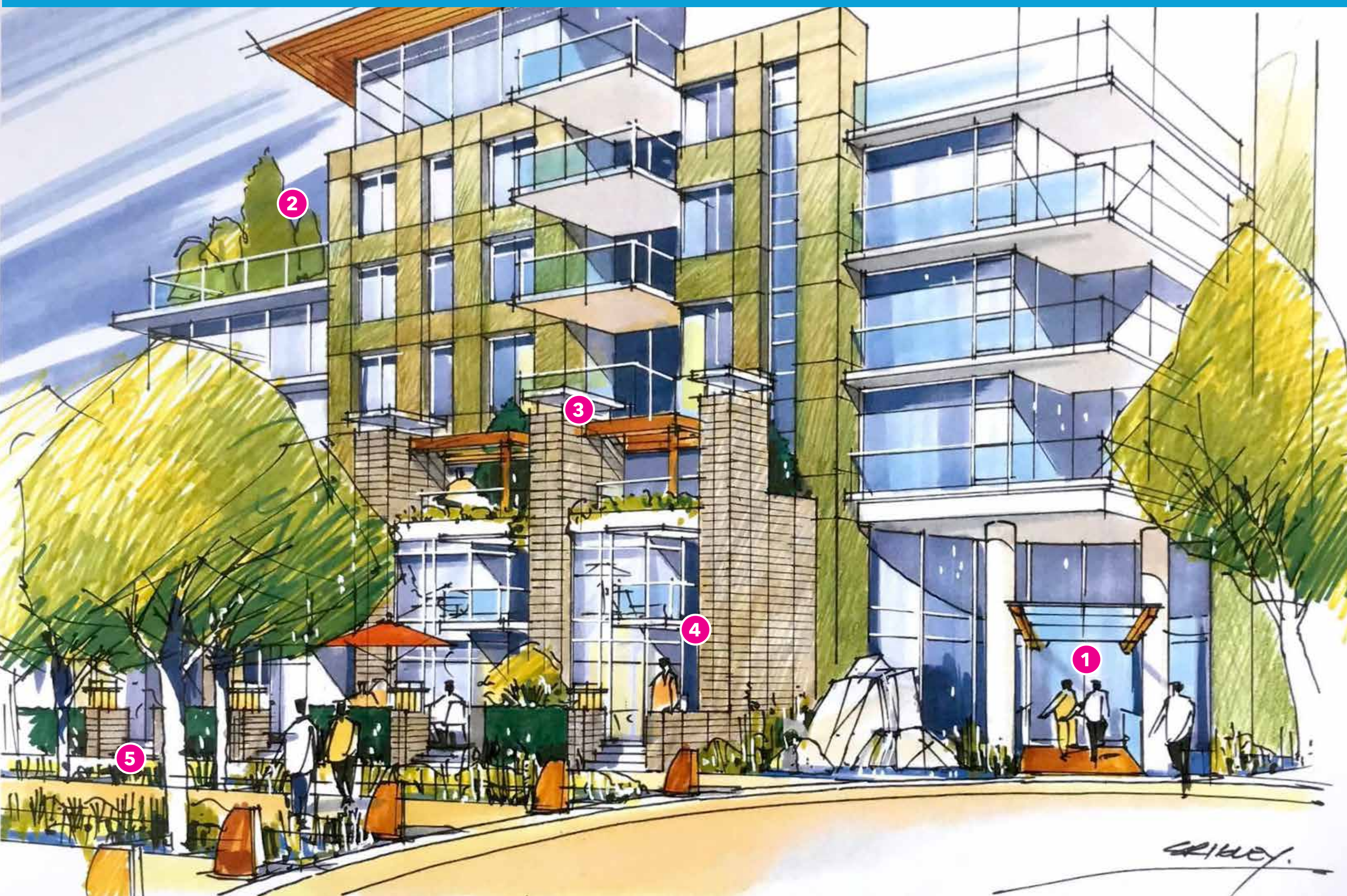
intensive residential (infill) development can offer a increased diversity of housing (to support objectives related to affordability and ageing in place) while improving the pedestrian experience through streetscape enhancements.

MULTIFAMILY RESIDENTIAL

**YOUR
IDEAS**

Multifamily residential includes a wide range of higher-density housing forms, including multiplexes, row-houses, townhouses, low-rise apartments, and high-rise apartments.

ILLUSTRATION OF STRATEGIES



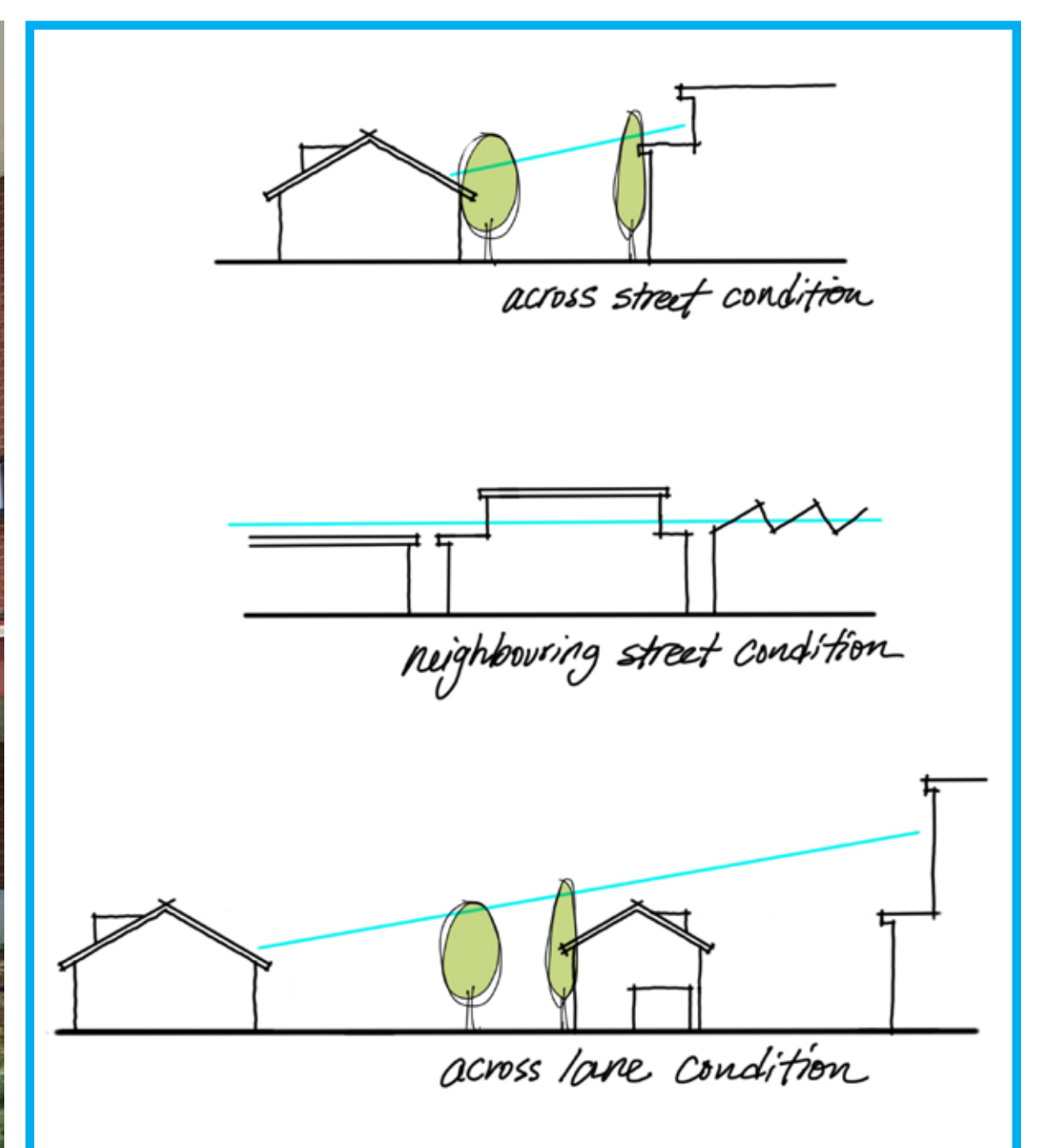
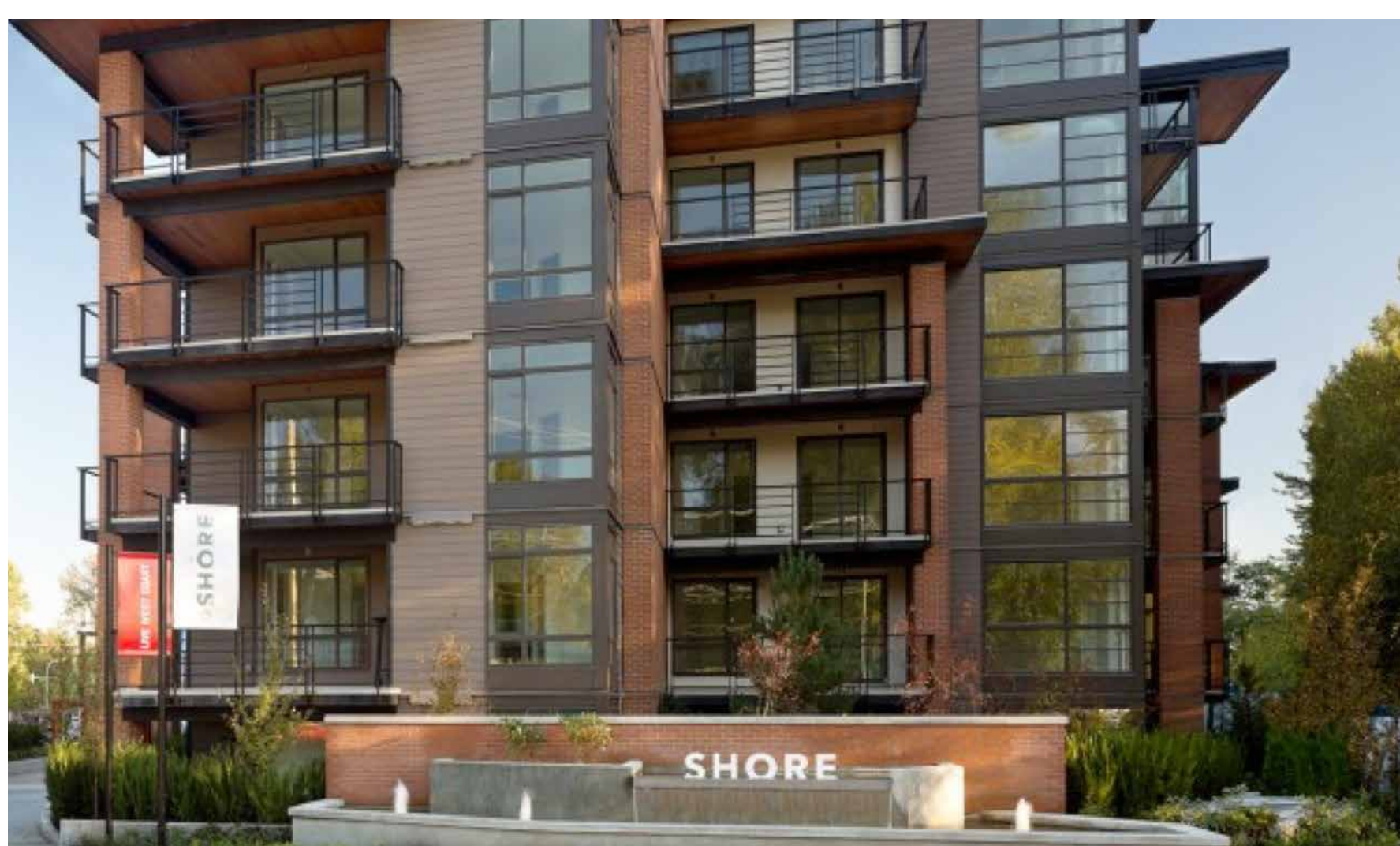
- 1 Prominent entrances and/or lobbies
- 2 Stepped roofs help transition scale and provide outdoor amenity spaces for residents
- 3 Design of facades to feature local materials creates visual interest and helps break up the appearance of large, monolithic forms.
- 4 "Faced" with townhomes, apartments better engage the street and activate the sidewalk with front doors and patios.
- 5 Landscape design helps transition between public and private spaces on the ground level with plant material and low walls.

JUSTIFICATION

Where ground-oriented intensive residential forms are determined insufficient in achieving planning objectives related to housing choice (e.g. in support of affordability, housing choice, and locating more people in close proximity to amenities and services), certain neighbourhoods and areas along prominent corridors have been designated for multifamily development to accommodate this demand.

INTENT

Guidelines for multifamily housing will be developed as a means to enhance neighbourhoods and direct sensitive transitions in scale and density by addressing issues such as privacy, landscape retention and neighbourliness to reduce neighbourhood potential conflict as development is planned and constructed.



transitions across streets and lanes - as well as adjacent to existing buildings - are key considerations for ensuring compatible development.

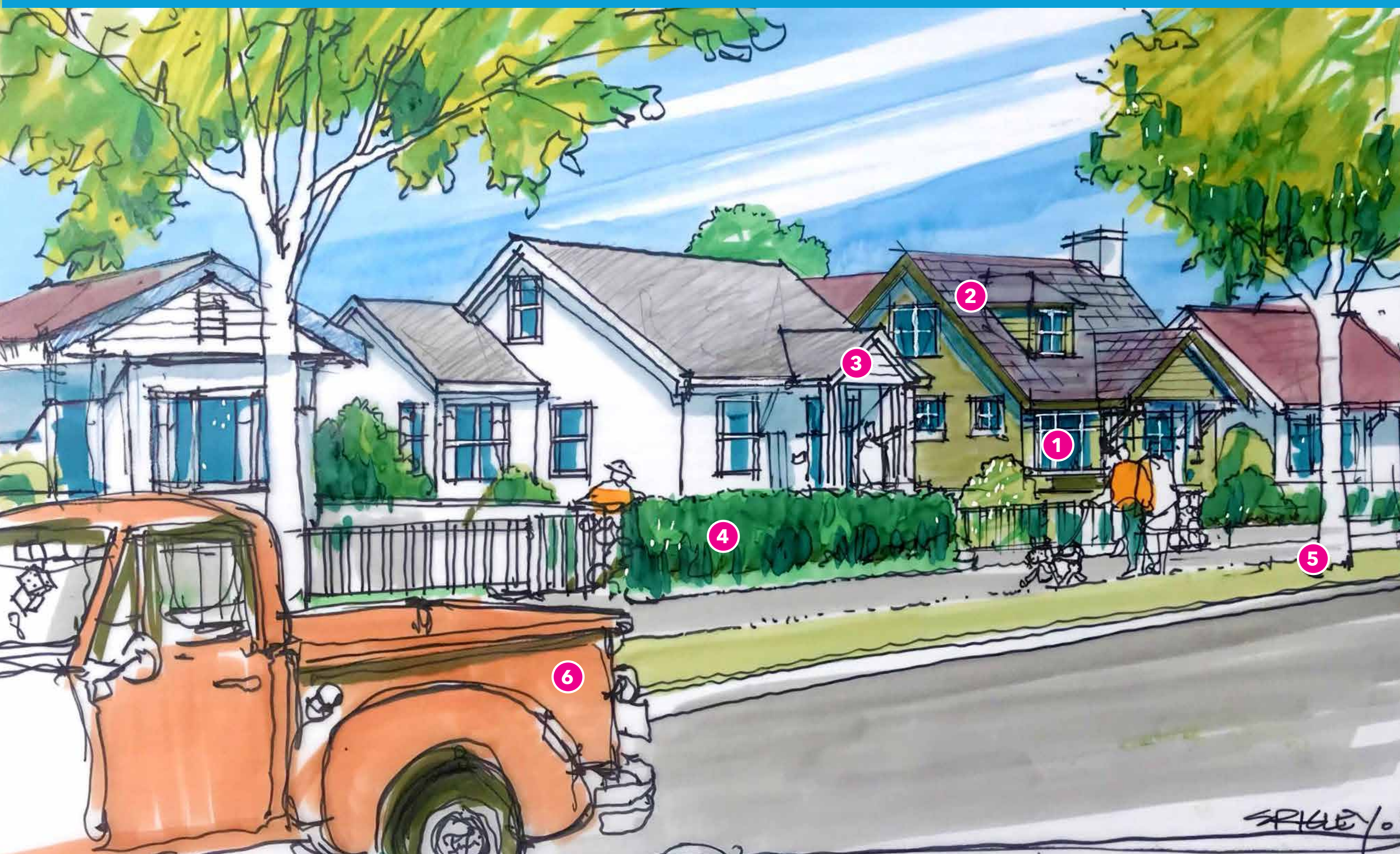
HERITAGE NEIGHBOURHOODS

YOUR
IDEAS

Neighbourhoods having special historical significance and character have been identified as heritage neighbourhoods and include:

- **Wartime District ("K Streets"):** an area of primarily post-war housing of modest size sited in a mature tree-lined streetscape
- **Windsor Avenue Neighbourhood:** a largely-intact area of pre-war housing featuring deep lots and a consistent architectural feel.

ILLUSTRATION OF STRATEGIES



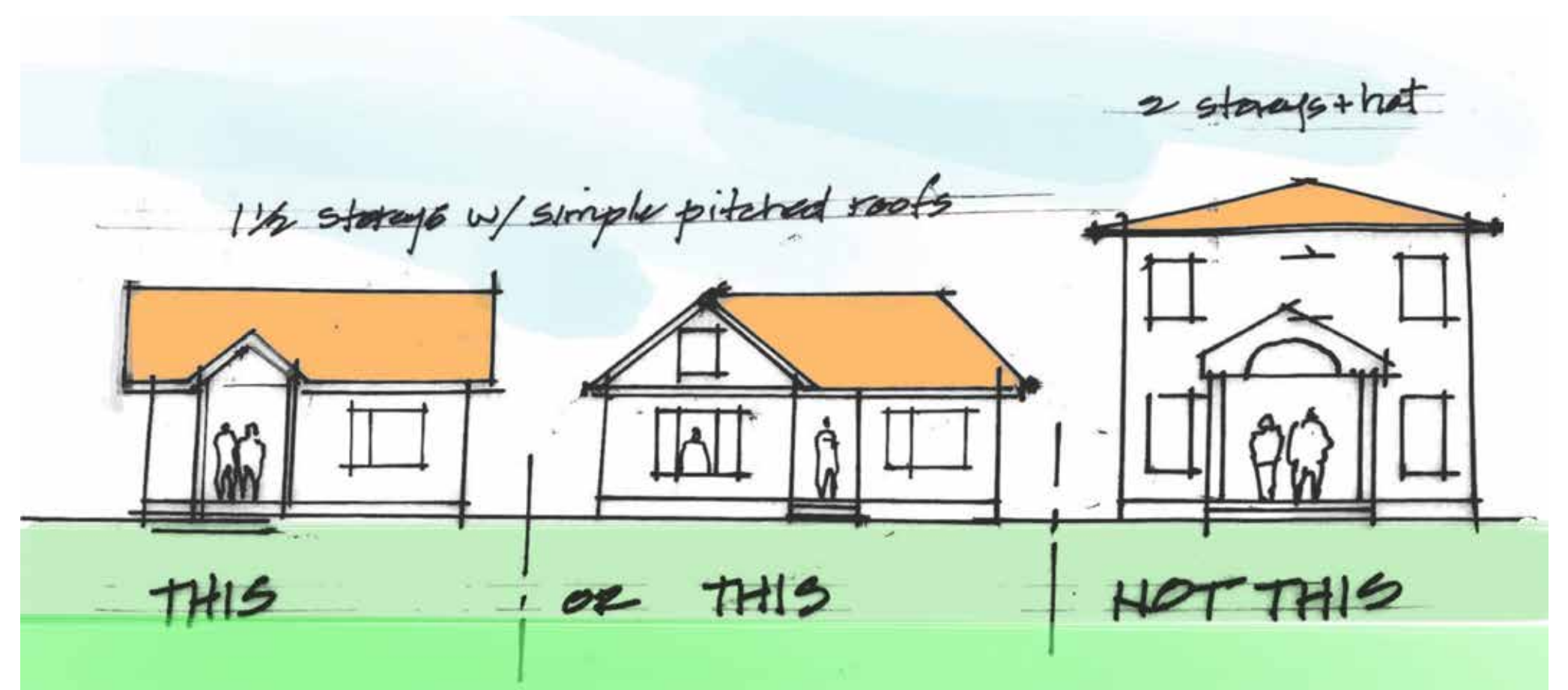
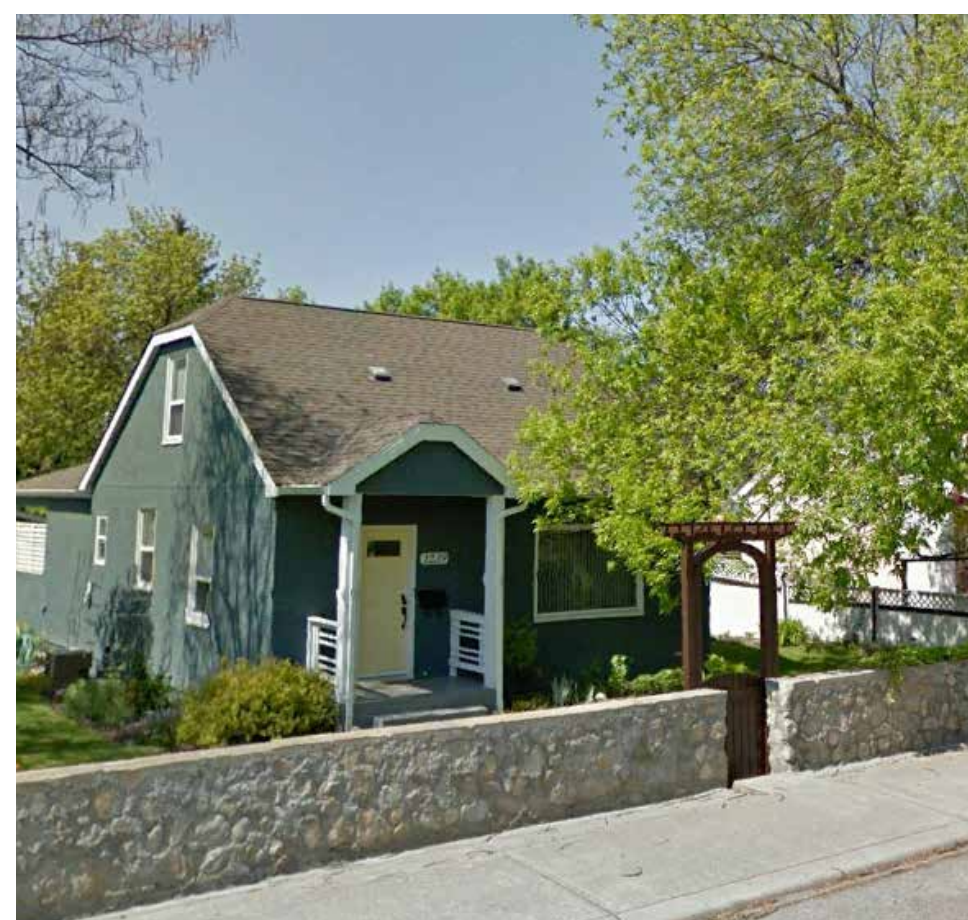
- 1 New Infill: maintains the rhythm and scale of the existing street, for instance through 1.5 storey massing and simple roof forms.
- 2 Upper floor development within roof form
- 3 Simple materials and details
- 4 Low fences or hedges and open front yards
- 5 Re-establish tree plantings and the traditional grass or landscaped edge.
- 6 Parking on street with service/garage access through the lane.

JUSTIFICATION

Heritage neighbourhoods speak to and remind us of a community's past, teach us important lessons about vernacular architecture and create a unique sense of place. In the absence of design guidelines, new development may be out of character and scale and undermine the heritage qualities of the neighbourhood.

INTENT

The intent of the heritage design guidelines is to ensure that redevelopment, additions, and infill respect and promote the traditional elements of postwar development, including generous unfenced front lawns, low-pitched roof forms and postwar starter home architectural expression and materials.

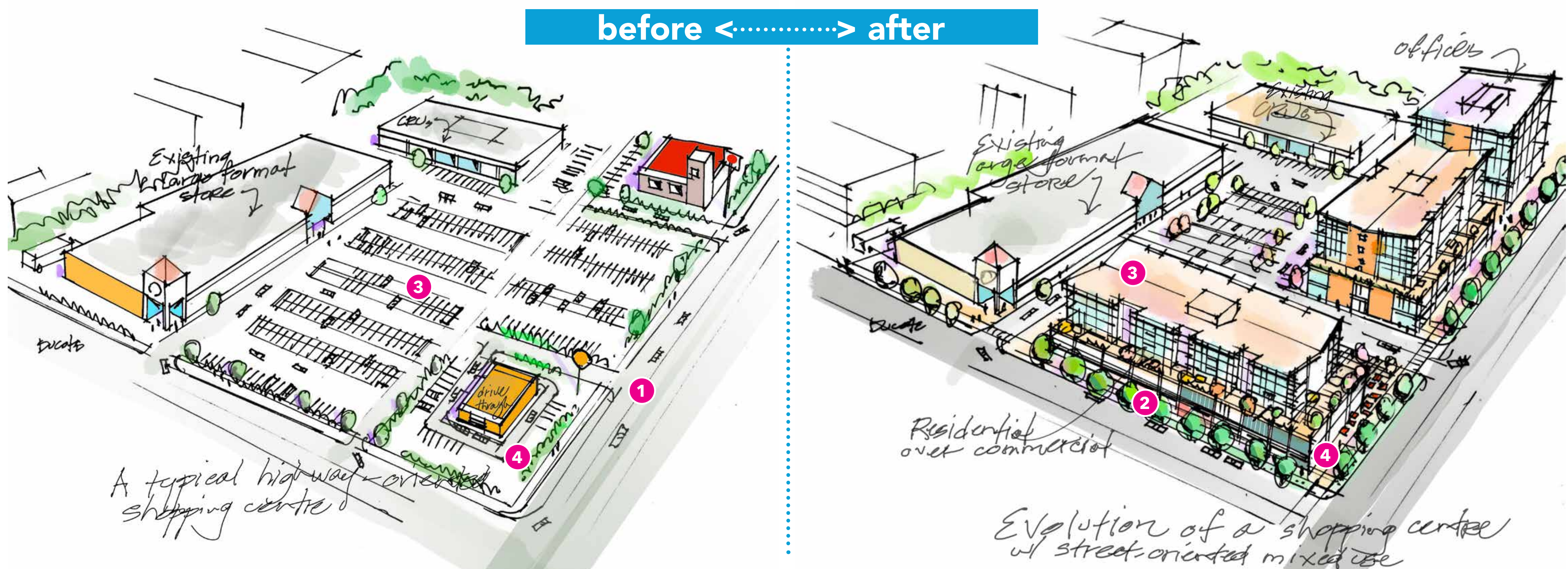


COMMERCIAL AND MIXED USE

YOUR
IDEAS

Commercial use refers to buildings used for commercial purposes only while mixed-use buildings typically accommodate retail on the ground floor with residential above.

ILLUSTRATION OF STRATEGIES



- 1 establish building forms, site planning principles and landscape standards appropriate to quality urban spaces thus avoiding the appearance that characterizes some 'strip plaza' type development

- 2 enhance streetscapes defined by street-fronting, attractive buildings and landscaping
- 3 transition extensive areas of surface parking
- 4 provide a comfortable and safe environment for pedestrians as well as vehicular traffic

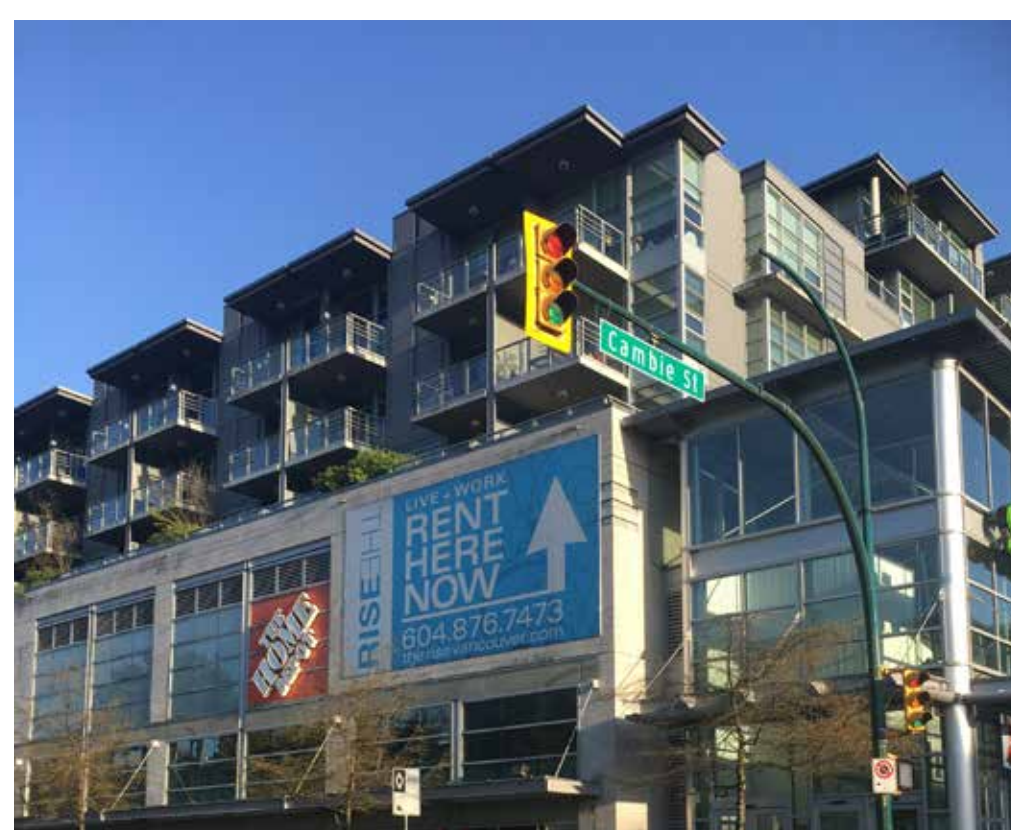
JUSTIFICATION

Highway-oriented commercial areas are common throughout Penticton. The visual quality of these areas is important as an important component of the image residents have of their own City. Further, given the importance of tourist commercial activity, it is important that the appearance of these areas are high quality. Finally, as Penticton grows, these areas represent an opportunity to accommodate additional commercial services and residential uses within already developed areas of the City.

INTENT

To encourage a wide range of developments that can support both commercial-only use and mixed-use (e.g. retail, office, residential) preserving affordable forms of commercial development and allowing for people to move into higher-density, higher-amenity neighbourhoods. These guidelines will recognize established large-format retail and encourage retrofitting strategies to enhance walkability and liveability.

pedestrian experience along retail frontages can be significantly enhanced with the design of additional, smaller commercial retail units (CRUs)



DOWNTOWN | High Streets

**YOUR
IDEAS**

Downtown | High Streets include small-scale retail commercial frontages and high quality public realm generally associated with Main Street and Front Street.

ILLUSTRATION OF STRATEGIES



- 1 New residential infill (behind the high street) for a diverse range of downtown housing options
- 2 Rooftop garden and resident amenity
- 3 Ground-oriented townhouses
- 4 Improved lane for pedestrians
- 5 form and character of high street remains intact
- 6 Crime Prevention Through Environmental Design (CPTED) principles are considered in all aspects of public realm (and building interface) design

JUSTIFICATION

The Downtown is in many ways the heart of a community... and Penticton's is quite well established: the 5-block Main Street and intimate, fine-grained stretch of shopfronts along Front Street are central to the town's identity and contributing to its "small town feel."

INTENT

The intent of the Guidelines is to maintain and strengthen a vibrant, active and livable downtown by creating a high quality public realm, and supporting existing and future local business enterprise and creating opportunities for people to move to the downtown core.



DOWNTOWN | Transitional Areas



Downtown | Transitional Areas include various locations with retail commercial, office and light industrial uses (e.g. Ellis Street and Westminster Avenue) experiencing an increased interest in neighbourhood commercial and residential development activity.

ILLUSTRATION OF STRATEGIES



DOWNTOWN TRANSITIONAL AREA

- 1 New mixed use infill for a diverse range of downtown housing options
- 2 Fixtures & street furniture with a unique identity
- 3 Live/work or artisan industrial ground floor use
- 4 Multi-use streets
- 5 Public open space in the form of a 'makers' yard
- 6 Loose chairs and tables
- 7 Adaptable reuse of appropriate existing structures

JUSTIFICATION

The “transitional areas” within Penticton’s downtown include a wide range of significant ancillary uses and services complimentary to the “high street” retail frontages concentrated along Main Street and Front Street. Recognized for their own unique character, these areas hold significant promise for downtown neighbourhood development of diverse housing, commercial services and community amenities as growth in the downtown continues.

INTENT

The intent of the Guidelines for transitional areas is to encourage a unique form of mixed-use development and adaptive reuse within these areas to strengthen neighbourhood identity and increase amenity (parks and plazas) in support of residential development, while continuing to compliment the high street commercial areas of downtown.



Hillside Residential | Key Directions

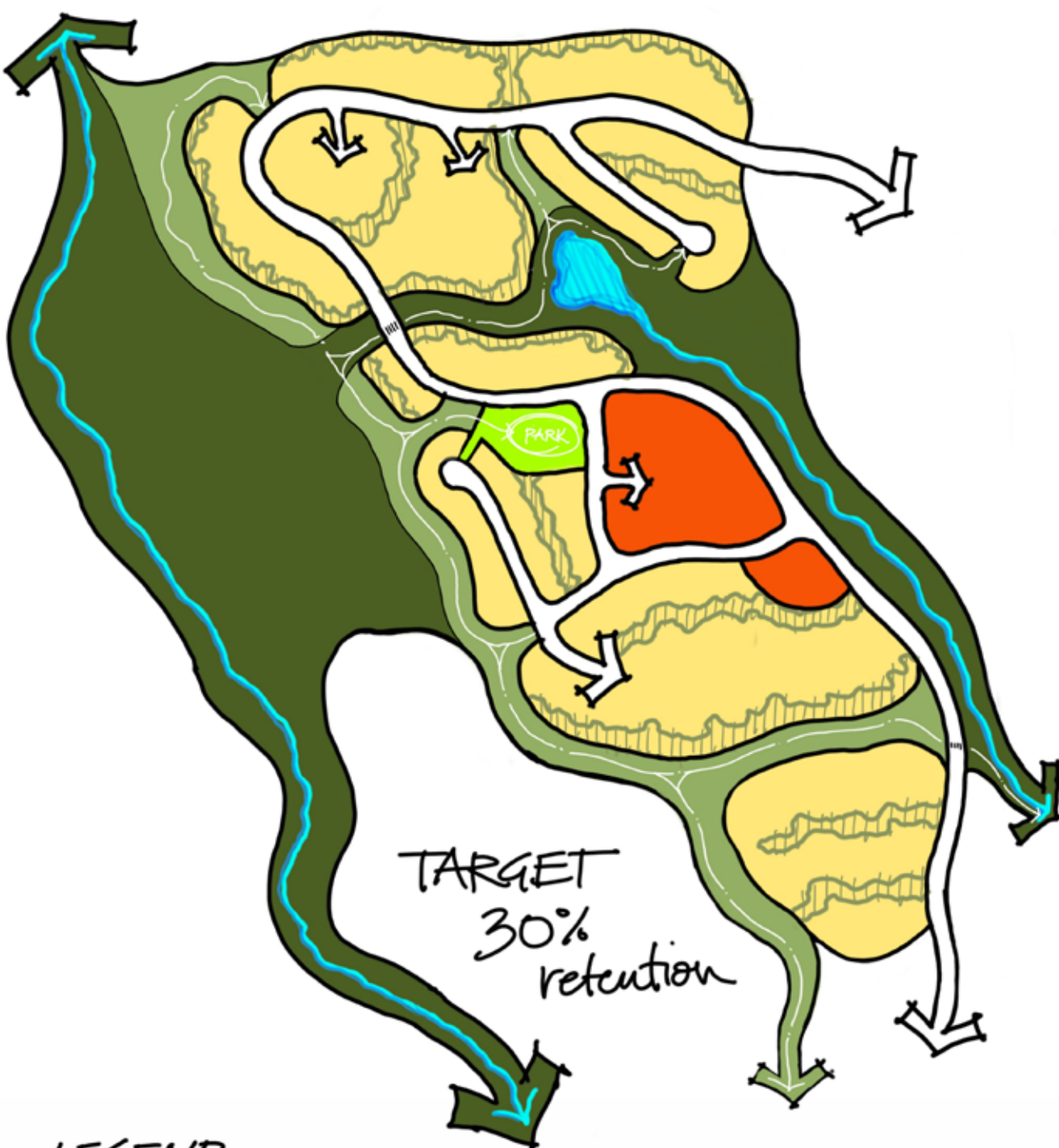


OBJECTIVES

- 1. Fit with the natural landscape and climate
- 2. Protect and enhance views towards the valley and lakes from above
- 3. Avoid unnecessary scarring of the hillside landscape to protect views back to the hillside
- 4. Create a sense of built form growing from the land
- 5. Create connections for people and wildlife

SITE PLANNING FOR SUCCESS

planning for hillside environments should consider opportunities to integrate development into existing landscape functions whereby: Environmentally Sensitive Areas (ESAs) are avoided; natural areas further buffer and connect landscape features, provide recreational amenity (trail corridors) and compliment active parks; and landscape retention reduces visual impacts within development areas.



LEGEND.

■ ESA set aside	■ Residential Development
■ Natural Park	■ Retained Landscape
■ Active Park	

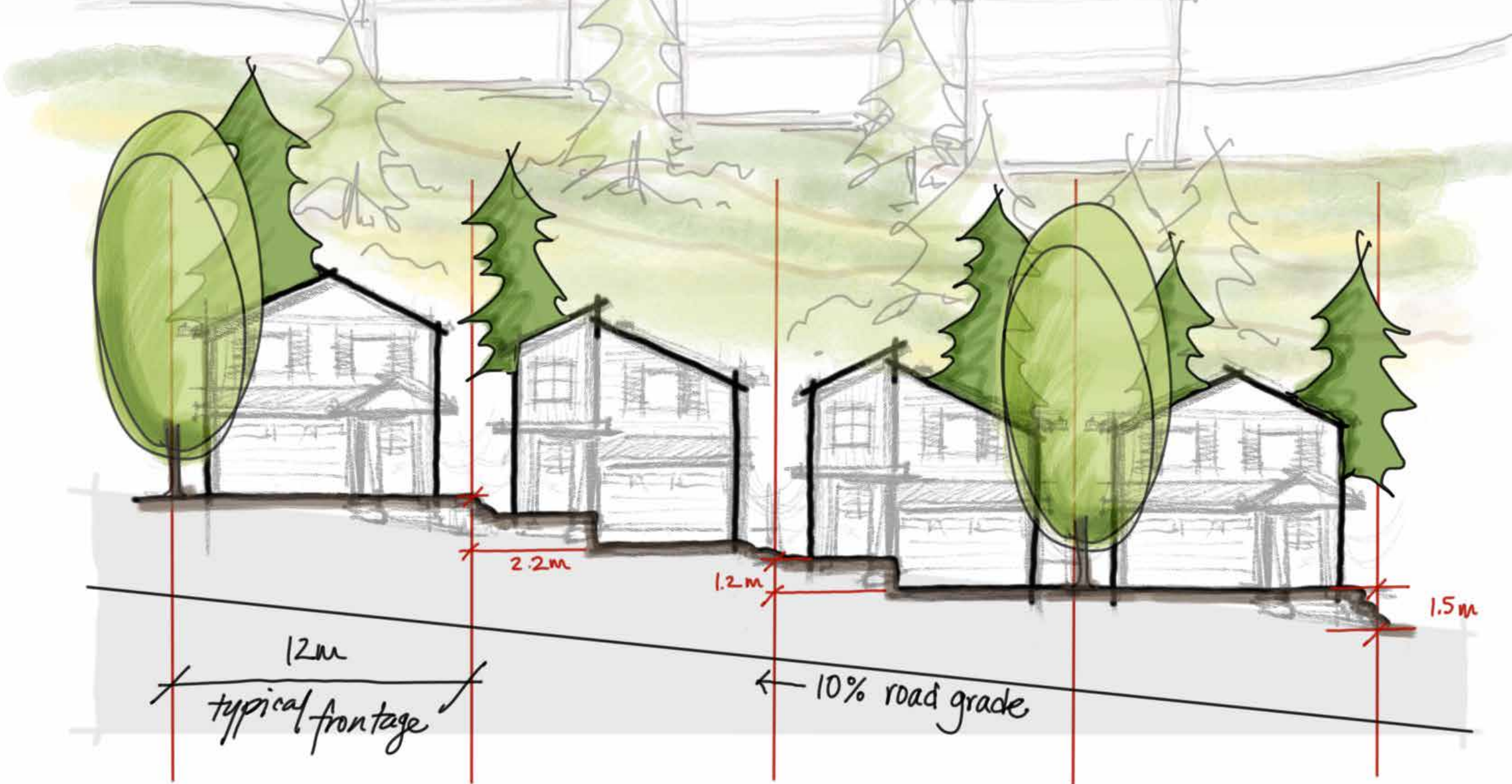


flat and low pitch roofs better blend into the horizontal lines of hillside development



building architecture integrates retaining walls into or as extensions of home design

The street elevation - shown below - depicts the retained landscape behind homes (in an uphill condition) according to the development condition illustrated in the section above. Side slopes are retained between lots with low, stepped walls and/or within home designs with stepped foundations. Space between paired driveways accommodate larger soil volumes for healthier street trees, where appropriate.



HILLSIDE STREET STANDARDS

significant reductions in hillside view impacts and landscape scarring can be accomplished with special design standards for streets in hillside environments. Narrower streets, reduced on-street parking and lower design speeds result in a "lighter on the land" approach to engineering and access.

Intensive and Multifamily Residential Key Directions

OBJECTIVES FOR INTENSIVE RESIDENTIAL

1. Introduce new housing types that fit with and relate to the prevailing context
2. Celebrate diversity of eclectic form and scale while ensuring a clear hierarchy of primary and secondary buildings on a site
3. Ensure transition of scale with smaller forms to protect privacy and "right to light" (sun exposure for livability)
4. Ensure "friendly faces" along residential frontages and secondary edges (where applicable) with comfortable relationship to the street

OBJECTIVES FOR MULTIFAMILY RESIDENTIAL

5. Ensure social spaces and support for active living (through provision of amenity spaces and indoor-outdoor relationships)
6. Avoid shadow/shading impacts to public parks and priority pedestrian realm
7. Encourage high quality materials and authentic detailing

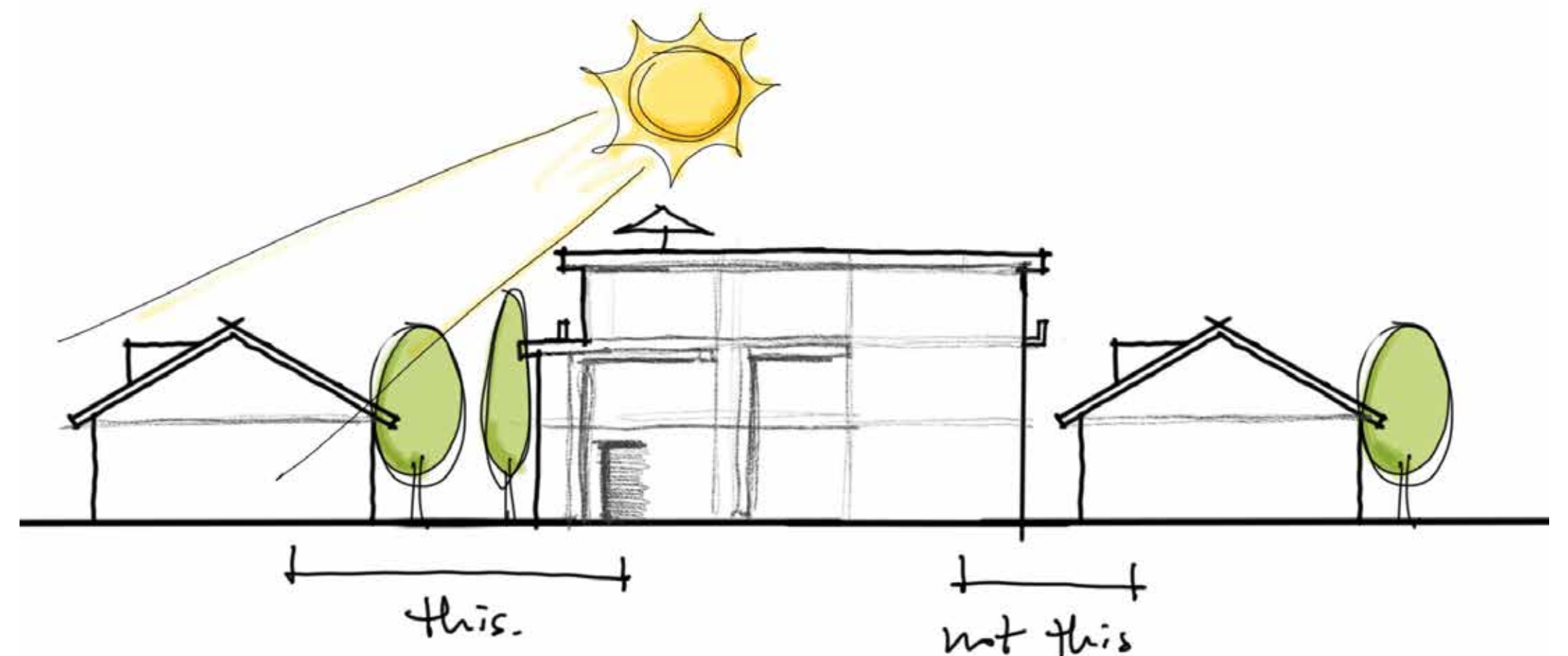
DESIGNING WITH CLIMATE

Penticton's building stock (homes, motels, etc.) generally reflects a love for indoor/outdoor living: designs should reflect a fundamental connection to this unique place with a preference for ground-oriented forms, overhangs/shade structures and strategies for cross-ventilation typical of a semi-arid climate.

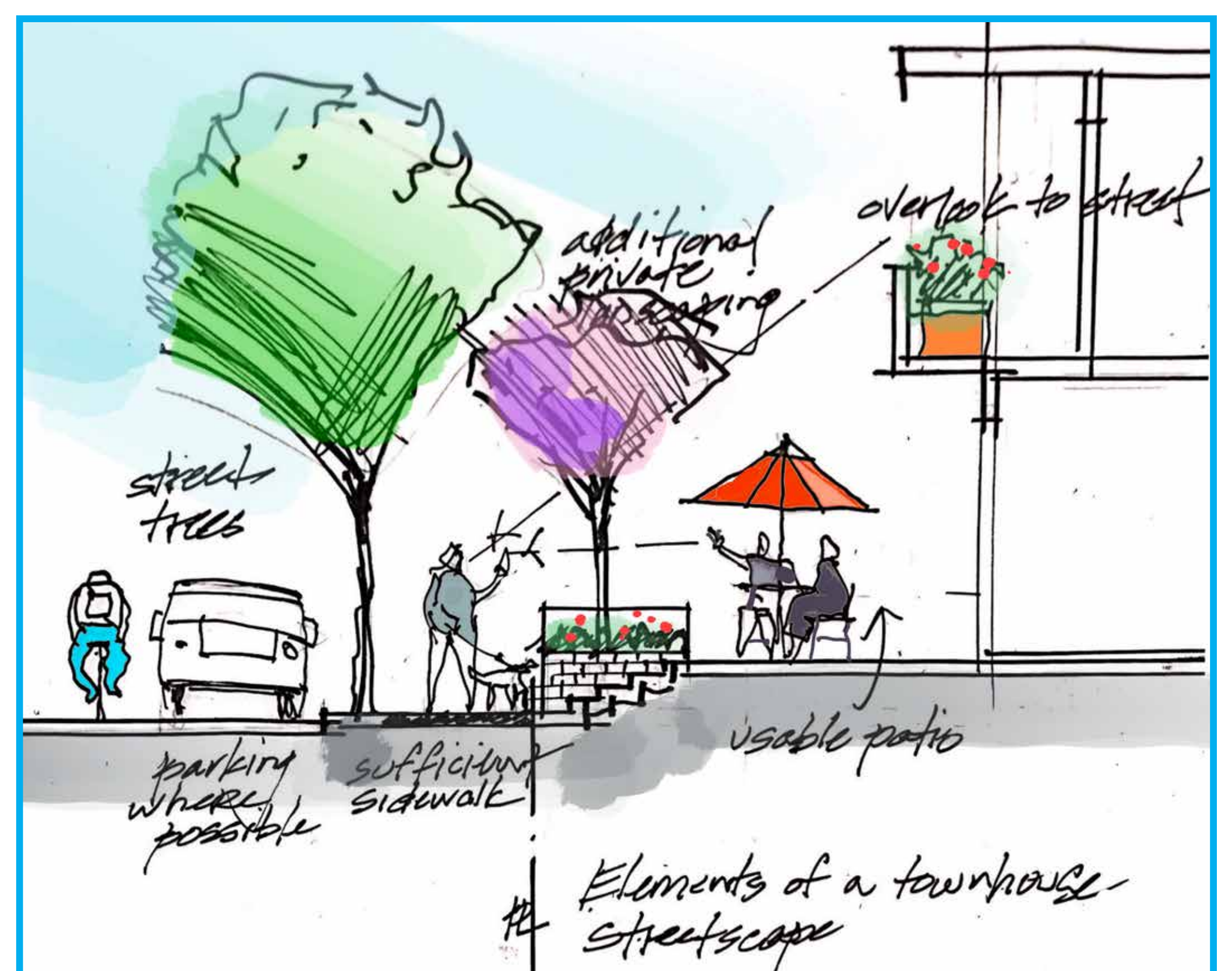


LOVE THY NEIGHBOUR

building designs - including consideration for sensitive transitions between buildings - are fundamental to upholding principles of livability

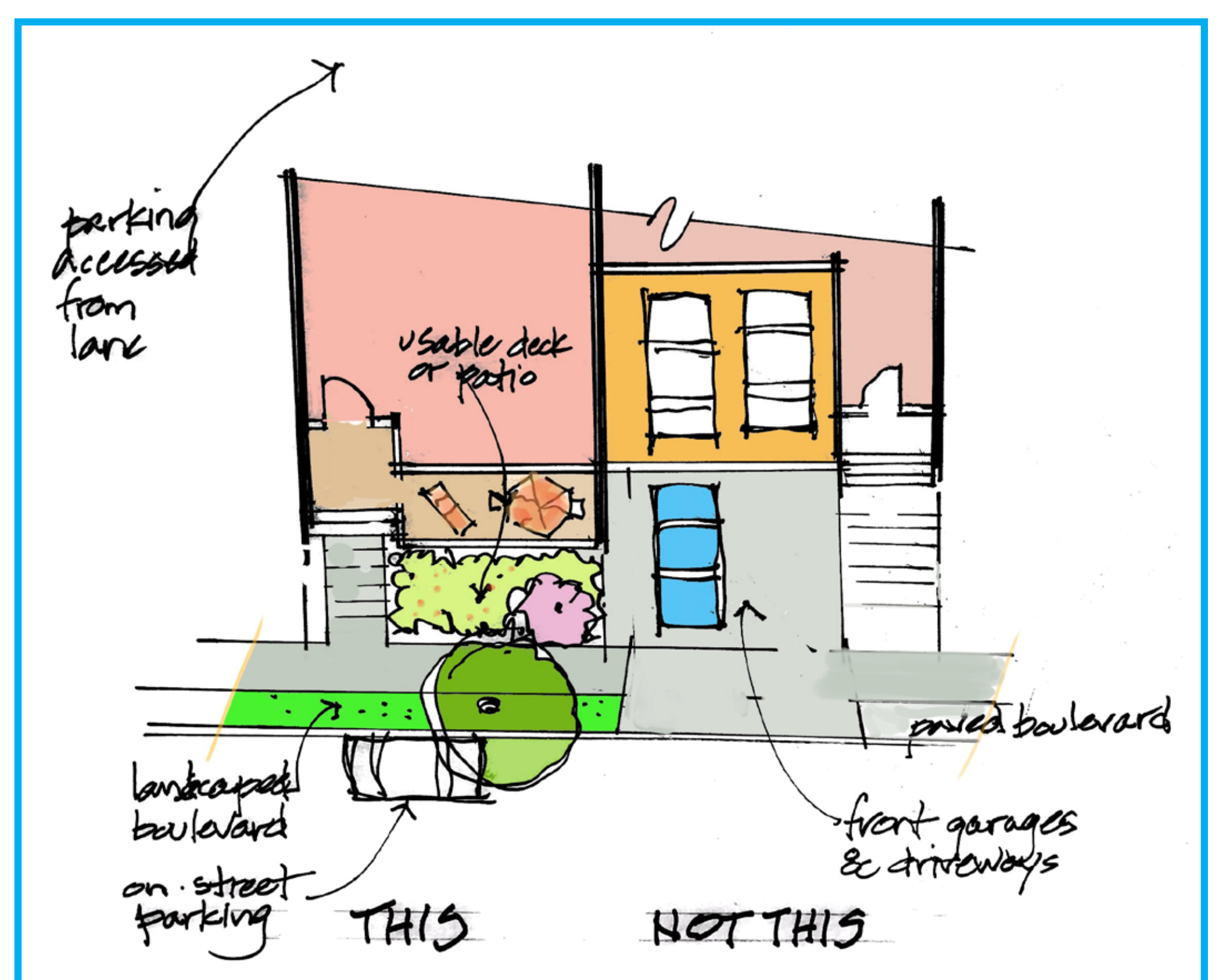


building stepbacks and orientation of balconies reduce overlook; sideyards help protect privacy and accommodate more generous landscape designs; ground oriented units and building entrances respect the rhythm of front doors and improves "eyes on the street."



FRIENDLY FACES

simple yet effective transitions between public and private spaces along the street increases opportunity for social connection and contributes to neighbourliness; parking does not.



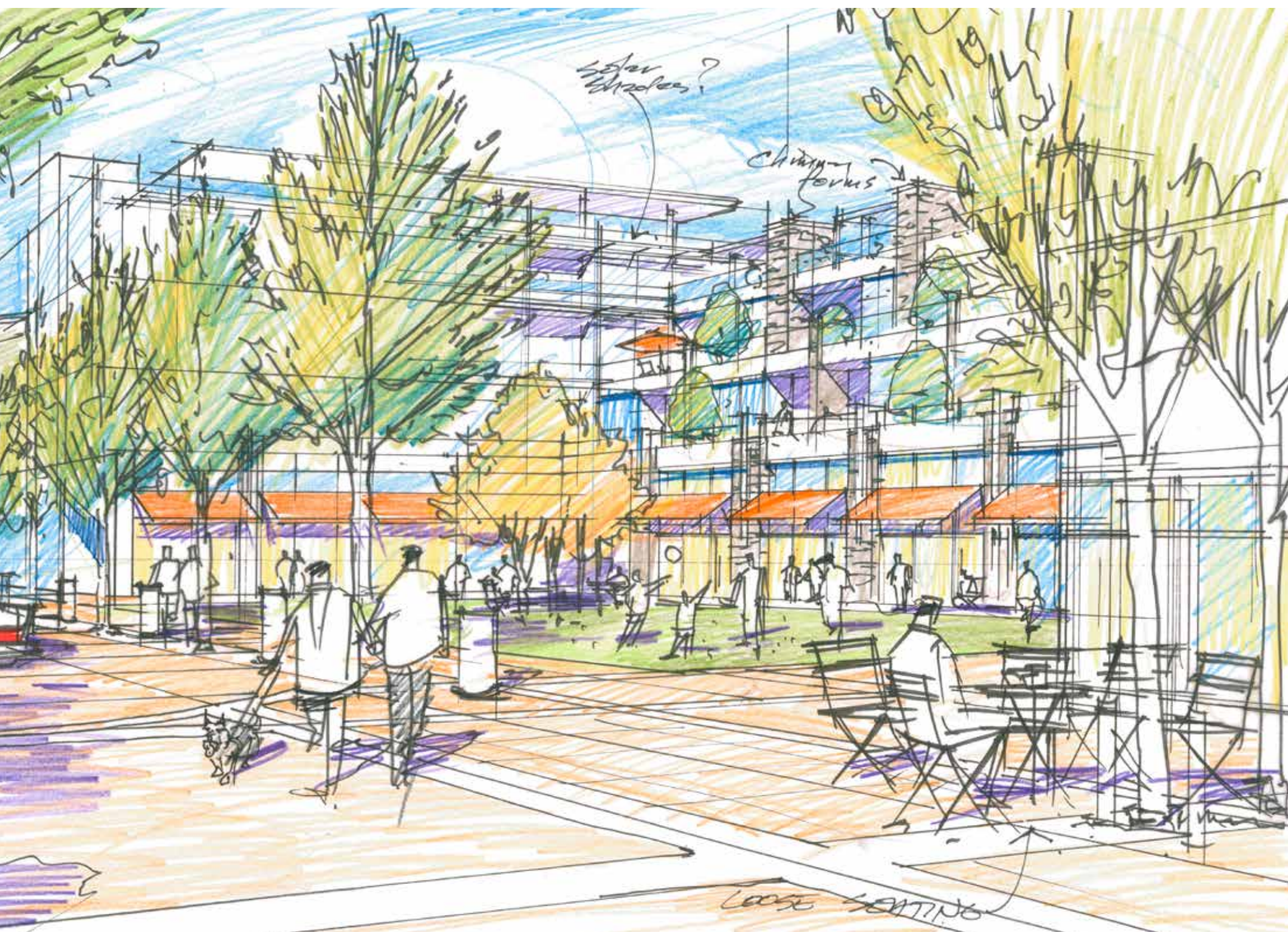
Commercial / Mixed Use | Key Directions

OBJECTIVES

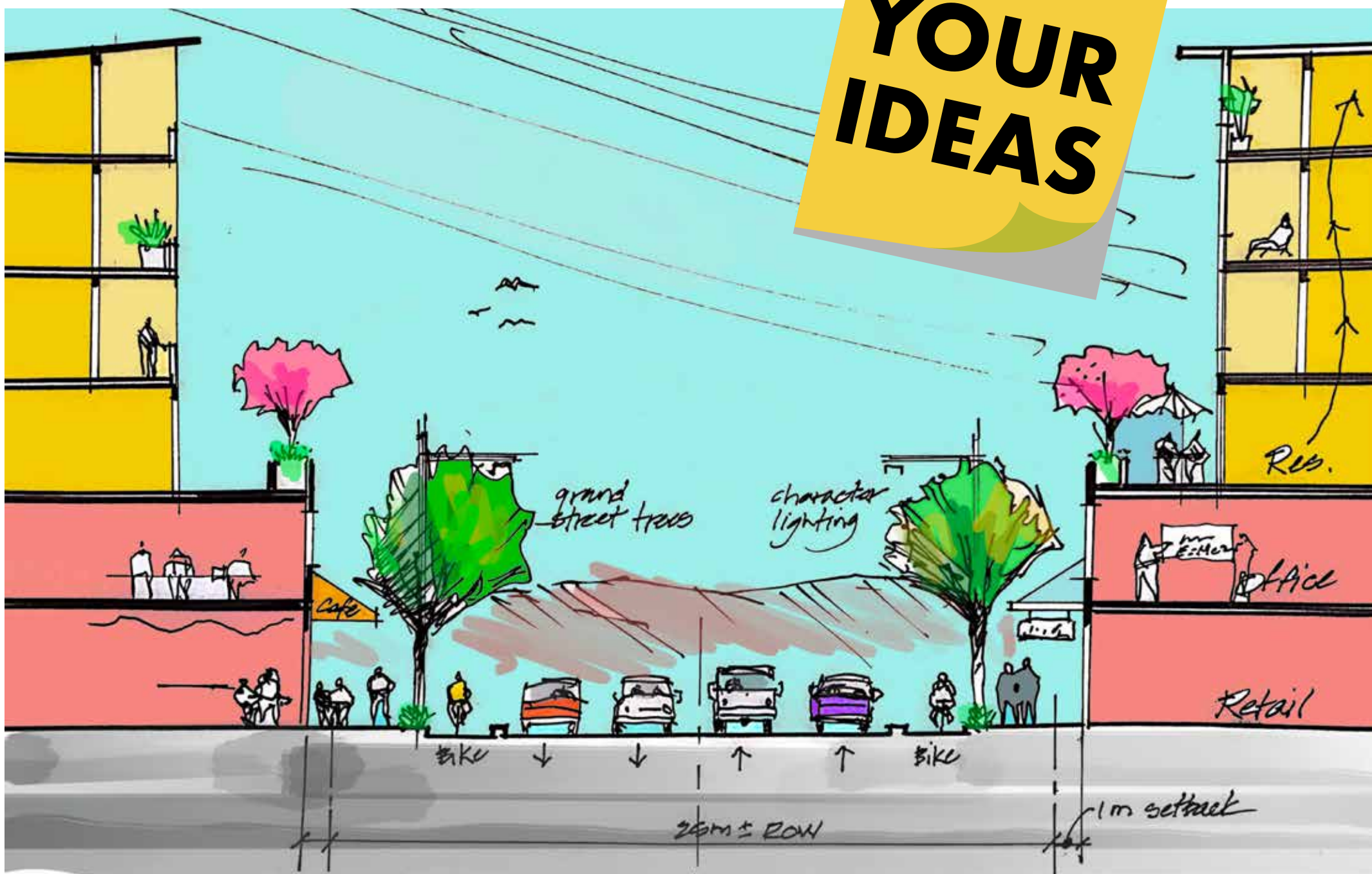
1. Produce streetscapes defined by attractive buildings and landscaping
2. Transition extensive areas of surface parking to more pedestrian friendly and amenity-rich neighbourhood commercial
3. Provide an attractive, comfortable, safe environment for pedestrians as well as vehicular traffic; and
4. Establish building forms, site planning principles and landscape standards appropriate to quality urban spaces thus avoiding the appearance that characterizes some 'strip plaza' type development; and,
5. Reflect multi-family residential design guidelines for mixed-use residential development.

MIXING BUSINESS AND PLEASURE

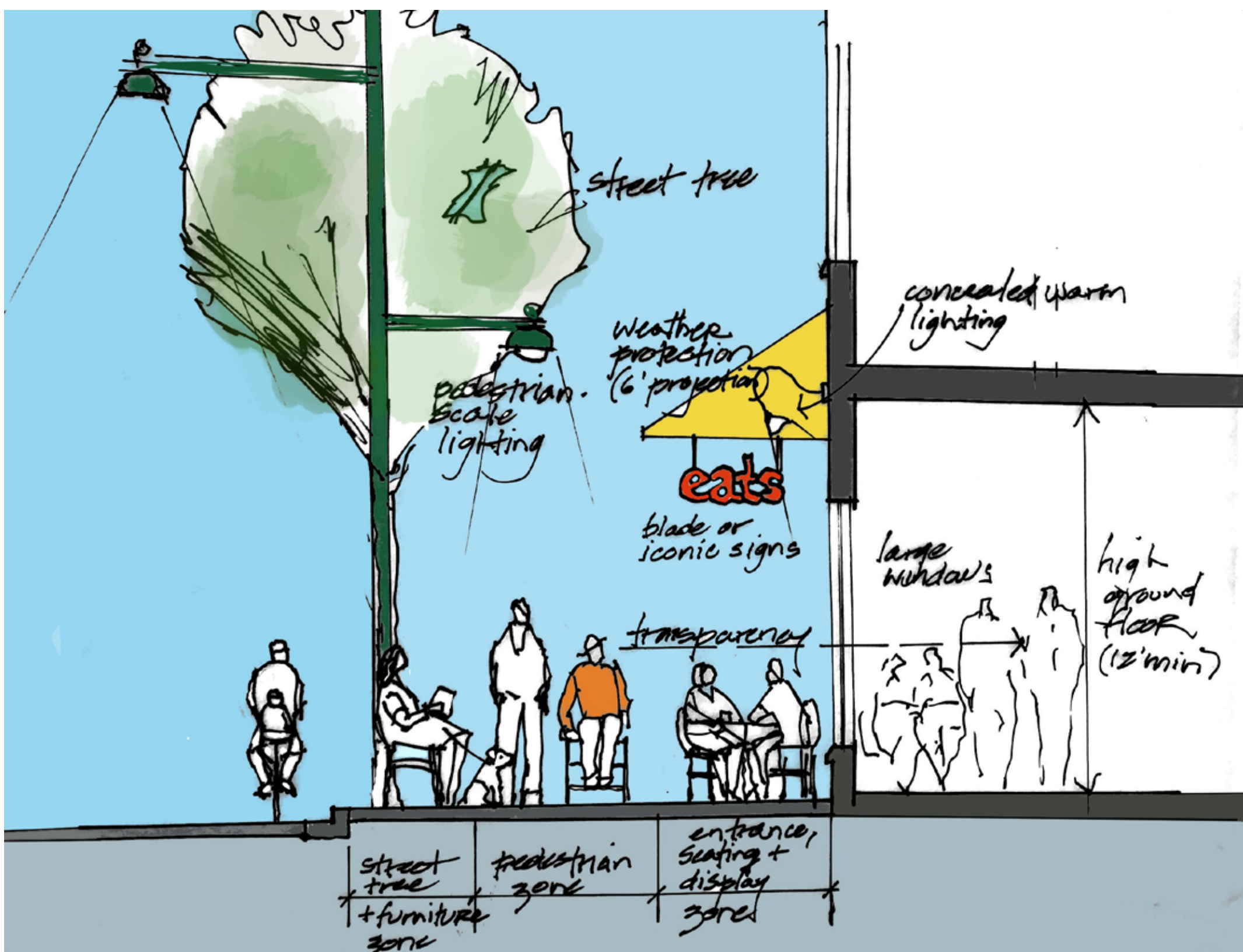
guidelines for commercial and mixed uses recognize the need for improvements to and provision of "people places" where customers and residents meet and interact. Where appropriate, guidelines will consider opportunities related to the improvement of pedestrian-friendly spaces within commercial and multi-use development.



Similar to the objectives for multi-family residential development, mixed-use developments require additional consideration for resident amenity spaces within and/or adjacent to buildings: the above example represents a small green "commons" framed with commercial storefronts.



significant commercial and mixed use development has the potential to improve the street condition along South Main Street. Opportunities include: street improvements to include separated bike paths to strengthen "lake to lake" active transportation connections and an active tree planting program to enhance the urban forest; using commercial retail frontages to activate street edges; and incorporating residential development above retail and office uses.



successful commercial frontages effectively orchestrate a range of functions, including: street fixtures and furnishings such as benches, street lights (pedestrian scale), and street trees; utility corridors, pedestrian movement corridors and cafe seating areas; weather protection and signage; and visual permeability and connectivity to commercial areas (large windows).

LANDSCAPE FORM + FUNCTION

landscape design considers aesthetic qualities and plant suitability to ensure "right plant, right place" while supporting objectives related to passive energy (heating and cooling) and water management.

