

Okanagan Falls Town Centre Plan

Phase 3 Report

Urban Forum Associates

Updated November 3, 2017



"We gratefully acknowledge the financial support of the Province of British Columbia."

TABLE OF CONTENTS

	Page
1.0 Introduction	3
1.1 Background	3
1.2 Purpose of the Okanagan Falls Town Centre Plan	3
1.3 Regional Growth Strategy	3
1.4 Electoral Area “D-2” Official Community Plan	3
2.0 Local Context	5
2.1 Setting	5
2.2 Existing Land Use and Form of Development	5
2.3 Existing Road Network	7
2.4 Servicing and Utilities	9
2.5 Development Challenges	9
2.6 Growth Potential	9
2.7 Local Context Summary	11
3.0 Town Centre Plan	12
3.1 Overview	12
3.2 Vision	13
3.3 Goals	14
3.4 Recommendations	16
4.0 Implementation	38
4.1 Follow-up Studies and Initiatives	38

Figures

Figure 1: Okanagan Falls Town Centre Plan Study Area

Figure 2: Future Land Use

Figure 3: Public Realm Concept

Figure 4: Town Centre Development Permit Area

1.0 Introduction

1.1 Background

In 2014, the Regional District of Okanagan-Similkameen (RDOS) commissioned a process to develop a design-focused economic revitalization plan for Okanagan Falls Town Centre. The ultimate objective of the RDOS was to help reverse the economic fortunes of Okanagan Falls Town Centre through development of a Town Centre Area Plan that outlines a land use plan, strategic public and private investments and partnerships, positive streetscape improvements and quality urban design that together will provide a distinctive sense of place and help guide the Town Centre towards becoming a more enticing, economically viable place to live, work, shop and recreate, for both local residents and visitors.

This Plan builds on the work done in preparing the RDOS's Okanagan Falls Economic Development Action Plan (2012) and the Electoral Area "D-2" (East Skaha, Vaseux) Official Community Plan (2013).

1.2 Purpose of the Okanagan Falls Town Centre Plan

The purpose of this *Okanagan Falls Town Centre Plan* is to provide direction and guidance for the future development of Okanagan Falls Town Centre in accordance with the Vision and Goals articulated in this Plan, and the accompanying Development Permit Area Design Guidelines.

1.3 Regional Growth Strategy

On April 1, 2010, the Regional District adopted a Sub-Regional Growth Strategy (RGS) for the South Okanagan. Under the *Local Government Act*, once an RGS has been adopted, Official Community Plans (OCPs) must be consistent. The goal of the RGS is to direct the substantial majority of future growth in the South Okanagan Valley to designated Primary Growth Areas. In addition to the four municipalities of Penticton, Summerland, Oliver and Osoyoos, Okanagan Falls is designated as a Primary Growth Area.

1.4 Electoral Area "D-2" Official Community Plan

The East Skaha, Vaseux Official Community Plan Bylaw No. 2603, 2013 was adopted in 2013. In this Plan, Okanagan Falls is recognized as a Primary Growth Area. Okanagan Falls is well suited to accommodate future growth, having community water and sewer systems, and an established urban area with a mix of residential uses, industry and commercial, a school and parks. There is also considerable capacity for new development on vacant sites and redevelopment opportunities.

A key objective of the Electoral Area "D-2" Official Community Plan (OCP) is to encourage a wide range of residential development in Okanagan Falls, and the Plan directs all multiple family housing to Okanagan Falls. The OCP also recognizes Okanagan

Falls as the centre for commercial development and supports economic development activities, revitalization efforts, and design guidelines that promote a lively and harmonious built environment. Residents support an increase in the amount and diversity of shopping, dining, entertainment and employment opportunities as well as an attractive and walkable Okanagan Falls community.

The Plan calls for a strong focus of mixed-use commercial, institutional and medium density residential development in the Okanagan Falls Town Centre area. A continuous waterfront walkway from Main Street to Lions Park is also identified as an important goal in the Community Plan.

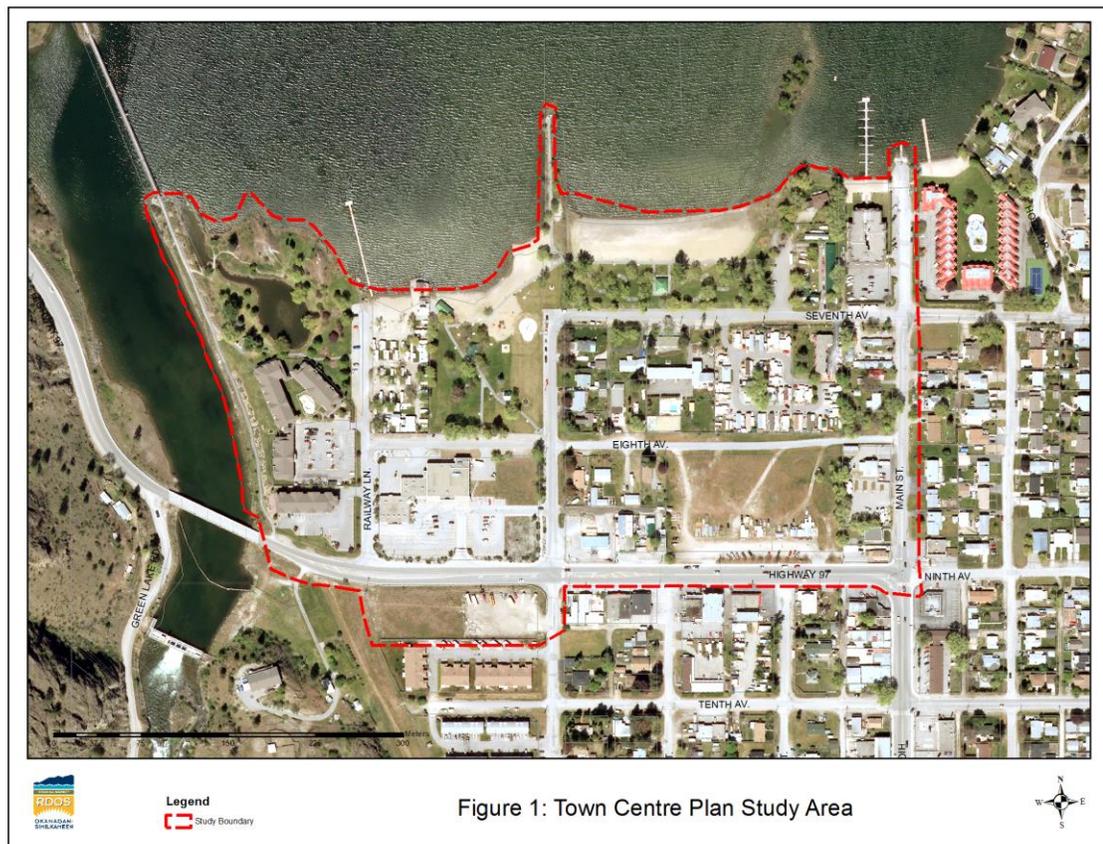
Elements of the Okanagan Falls Town Centre Area Plan will be incorporated in the Electoral Area “D-2” OCP by way of an amending bylaw with specific sections of this plan being incorporated into the appropriate sections of the Electoral Area “D-2” OCP.

2.0 Local Context

2.1 Setting

Okanagan Falls is an unincorporated urban community located at the southern end of Skaha Lake. The area is approximately 320 ha in size and is the most densely populated of the five Electoral Area “D-2” communities. According to the Electoral Area “D-2” OCP Bylaw, the overall population of Electoral Area “D-2” was determined to be approximately 2,337 in 2011, using the ‘GeoSearch’ 2011 tool through Statistics Canada. Most of this population is in Okanagan Falls.

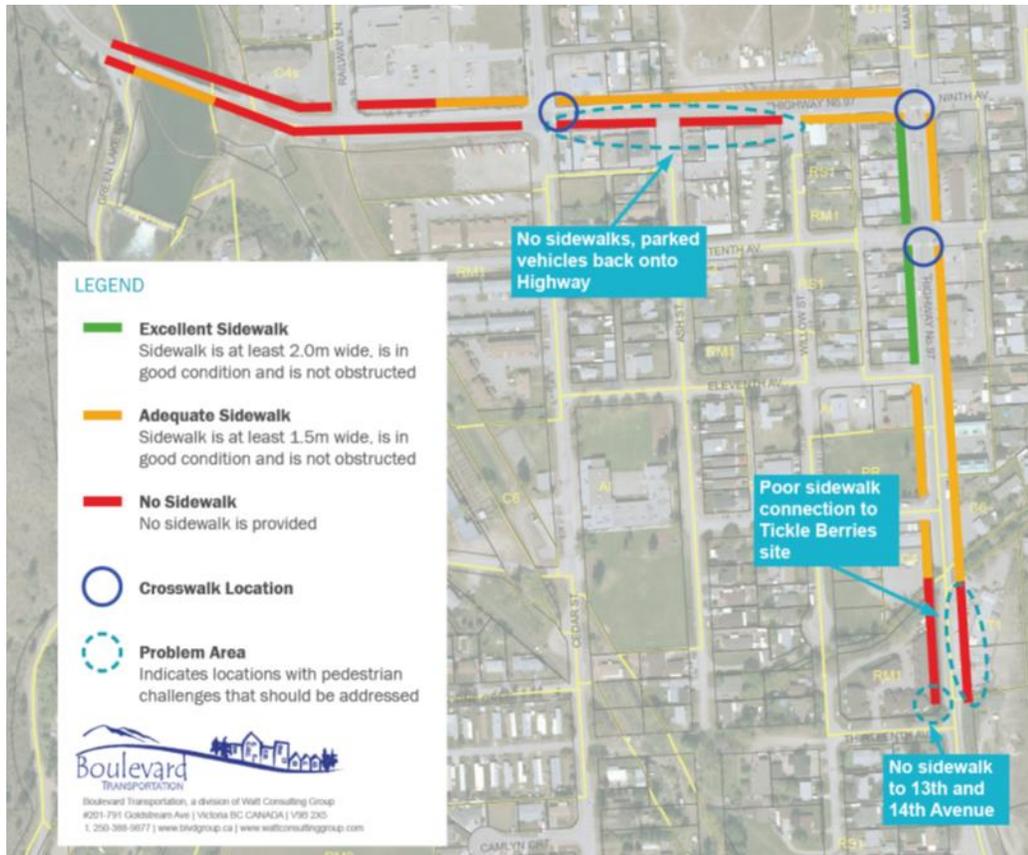
Okanagan Falls Town Centre refers to the area between Skaha Lake and Highway 97 and between the Okanagan River bridge to the west and Main Street to the east. Figure 1: Town Centre Plan Study Area identifies this general area.



2.2 Existing Land Use and Form of Development

The existing town centre has a range of development forms, with a core area along Highway 97 (Main Street) between Ninth and Eleventh Avenues with zero setback buildings and sidewalks. Highway 97 (Ninth Avenue) from Main Street to Railway Lane at

the north entrance to the community has a more highway-oriented commercial character, with some zero setback development, an auto-oriented shopping mall and other commercial uses set back from the highway. In this area, there are no sidewalks on the south side of Highway 97 and vehicle access is less controlled, with right-angled parking coming directly off the highway (see sidewalk location map provided below).



The existing land uses in the town centre are a mix of retail, office uses seasonal residential/tourist accommodation uses, multi-family apartments and single family houses between Highway 97 and the lake. Several large sites are undeveloped. A prominent feature of the town centre is a series of well-developed waterfront parks – Lions, Kenyon and Christie Memorial Parks. The RDOS recently acquired additional waterfront property for park expansion.

The current form of development does not support a pedestrian-friendly downtown. Many buildings are set back from the streets, with poor street-wall definition, and are often separated from the street by surface parking. The public realm is underdeveloped, with substandard or missing sidewalks, over-scaled roadways, few street trees, and no street furniture, pedestrian lighting, or other amenities (see example pictures below).



2.3 Existing Road Network

As an unincorporated urban community, all roads in Okanagan Falls are under Ministry of Transportation and Infrastructure (MoTI) jurisdiction, including both Highway 97 and non-highway roads (typical of unincorporated communities in BC).

Highway 97 is classified as an Arterial – Controlled Access Highway through Okanagan Falls, and runs directly through the Town Centre with high traffic volumes and limited pedestrian crossing opportunities. There are multiple operational and safety concerns for side street traffic to access the Highway, limited sidewalks, and direct access to parking from the highway in some areas. A pedestrian crossing at Cedar Street was recently enhanced by the MoTI with flashing beacons to improve safety.

Highway 97 at Cedar Street features eastbound and westbound left-turn lanes and stop control on the Cedar Street approaches. The crosswalk on the east-leg of Highway 97 /

Cedar Street was recently upgraded with pedestrian-activated side-mounted flashers.

The Highway 97 at Main Street and 9th Avenue intersection assigns right-of-way to the eastbound right and northbound left movements. The northbound movements are free flow, the eastbound right is yield controlled, and all other movements have stop control. There is supporting guide signage and information signs at the approaches to the intersection. Additional information is provided on yellow warning tab signs on the stop-controlled approaches. There is a flashing red and amber light above the intersection and a painted crosswalk on the south-leg.

Local roads are typically undeveloped, with no curbs, gutters, or storm sewer systems, and few sidewalks (see example picture below).



The Traffic Impact Assessment prepared by Watt Consulting Group for the Town Centre plan project recommends that the MoTI should:

- Support Okanagan Falls Town Centre Street Network Plan, Town Centre street cross-sections, and the Walking & Cycling Network Plan;
- Manage triggers through development for signalization of Highway 97 / Cedar Street. This is expected around 50% build-out;
- Enhance pedestrian crosswalk at 10th Avenue and implement northbound and southbound left-turn lanes by 2037; and
- Coordinate with RDOS on:
 - Development and maintenance of raised median islands along 9th Avenue (Highway 97);

- Resolving driveway access and pedestrian space along 9th Avenue (Highway 97); and
- Determining the utility of secondary route alternatives.

2.4 Servicing and Utilities

WSP Engineering completed a brief analysis of the current water and sewer systems in Okanagan Falls Town Centre and what upgrades may be required to accommodate the growth provided for in the Town Centre plan. In order for growth and revitalization to occur in the Town Centre, infrastructure systems must be capable of meeting the demands generated by new development.

Infrastructure upgrades will be required for the sewer and water systems servicing the Town Centre growth area. New water distribution mains will be required for servicing development. Replacement of existing small diameter water lines will be required in a number of locations to meet fire flows of 150 l/s for commercial properties. Reservoir upgrades are also required to meet fire flow requirements.

Sewer system upgrades are also required. Two sections of flat graded sewer mains at the north end of the Town Centre area may need to be upgraded. Existing 150 mm sewer mains that will be extended need to be upgraded to 200 mm. Sewer extensions may be required to service some of the proposed developments. If possible, new development sewer connections should be connected to the existing sewers on Main Street.

2.5 Development Challenges

A number of development challenges have been identified in Okanagan Falls. An aging population and a highly seasonal market (summer) results in a small population base to support local businesses. All the large development sites in the Town Centre are zoned for Commercial use – some are vacant, others are in seasonal tourist commercial use – and yet there is limited demand for commercial property. The Town Centre lacks an attractive, well-defined downtown core.

As Okanagan Falls is unincorporated and lies within the RDOS, the regional district governance structure, as allowed for under B.C.'s *Community Charter* and *Local Government Act*, presents a number of challenges when compared to a municipality. These challenges include no local control or ownership of the road network, a separate Irrigation District for the community water system, and no general tax base (as each service is funded separately). While regional districts have the same land use planning authority as municipalities, there is no ability to offer incentives for new development.

2.6 Growth Potential

Despite the issues noted above, there are several factors that suggest there are growth opportunities in Okanagan Falls Town Centre. These include:

- several key undeveloped sites including a large undeveloped block on the north side of Highway 97 (Lots 1 & 2, Plan KAP12558, District Lot 374, SDYD – i.e. former ‘flea market’ site), a portion of which is being proposed to be developed into a seniors housing complex;
- a relatively compact urban area defined by the Okanagan River to the west and agricultural land to the east;
- a beautiful natural setting at the south end of Skaha Lake, with extensive lakefront parks;
- Highway 97 brings approximately 9,000 vehicles per day to the Town Centre, increasing by approximately one-third in the summer, representing a significant potential market;
- a new provincial prison recently built just south of Okanagan Falls, which has increased local demand for housing;
- regular scheduled air service recently introduced between Calgary and Penticton Airport, making the area more directly accessible to Alberta and the international market; and
- the local wine industry is expanding, yet has no visible presence in the Town Centre: this expanding tourism sector presents another growth opportunity.





2.7 Local Context Summary

A key new direction for the Town Centre is the re-designation of most of the existing Commercial land to Medium Density Residential/Mixed Use development. Over time, this will create additional population to support local shops and services. The first new development in this direction is the proposed BC Housing Corporation funded seniors housing project located on the east lot of the former ‘flea market’ property at 5080 Highway 97 (Lot 1, Plan KAP12558, District Lot 374, SDYD) – a mix of thirty-four affordable apartment units with a small commercial component along the highway.

Ultimately, when all the residential sites have been developed, an additional 300+ dwelling units are forecast in the Town Centre, along with approximately 60 new Tourist Commercial (i.e. hotel) rooms and approximately 700 m² of additional commercial space.

3.0 Town Centre Plan

3.1 Overview

Through an extensive consultation process, the community has strongly supported re-orienting the Town Centre away from Highway 97 and towards the Skaha Lake waterfront. Residents also indicated that they want to encourage the commercial area to develop as a more pedestrian-oriented, vibrant hub of mixed-use commercial and residential uses.

The community consultation process has also resulted in a broad recognition that Okanagan Falls can only support a limited additional amount of commercial uses. Consequently this Plan proposes to re-designate lands currently zoned as Commercial to Mixed-use Commercial / Medium Density Residential development. The amount of strictly commercial development area supported by this Plan is therefore modest, and is focused on smaller geographic areas, as noted on Figure 2: Town Centre Future Land Use.

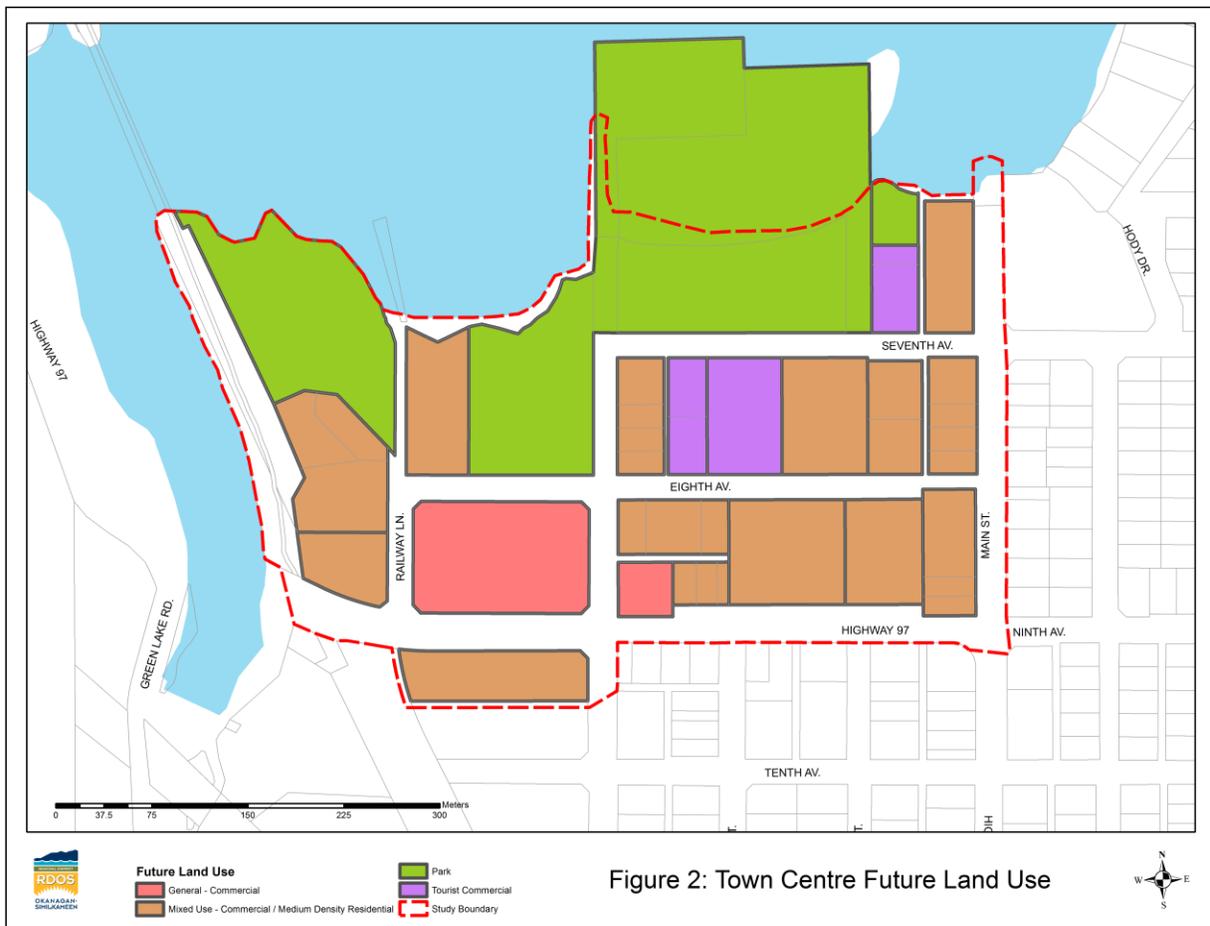


Figure 2: Town Centre Future Land Use

3.2 Vision

It is the vision of this Plan that Okanagan Falls Town Centre will become a compact, mixed-use, pedestrian-friendly town centre that is oriented towards Skaha Lake and optimizes public access to the waterfront. It supports increased residential development that in turn supports local businesses. The Town Centre is attractive to visitors and tourists passing through Okanagan Falls, with enhanced amenities, attractions, accommodations and services that encourage people to stop and stay in the Town Centre. Okanagan Falls Town Centre will become an urban jewel of the South Okanagan Valley, attracting new growth, tourism and housing for a range of residents.

Key elements of the vision include:

- Reorienting the Town Centre away from Highway 97 and towards the lakefront, to take full advantage of this underutilized natural asset. As such, new development is proposed to be oriented on the north-south axis rather than the east-west axis, to maximise both views and physical access towards the lake.
- Undertaking public realm enhancements on Cedar Street and Main Street – the two existing streets that lead north towards the lake. Improvements will also be made to Seventh and Eighth Avenues. These routes will be enhanced to provide a safer, more comfortable and attractive pedestrian environment for people walking to/from the lakefront and local shops and services (see Figure 3: Public Realm Concept).
- Improving pedestrian safety and comfort along and across Highway 97.
- Creating a new Civic Plaza framed by new commercial development in the Town Centre, which will act as a ‘Place Magnet’ attracting visitors, residents, businesses and community activities, and will support economic development (see Figure 3 for the proposed location of the Civic Plaza).
- Focusing new medium density residential development in Okanagan Falls in the Town Centre to support local businesses and to create a critical population mass.

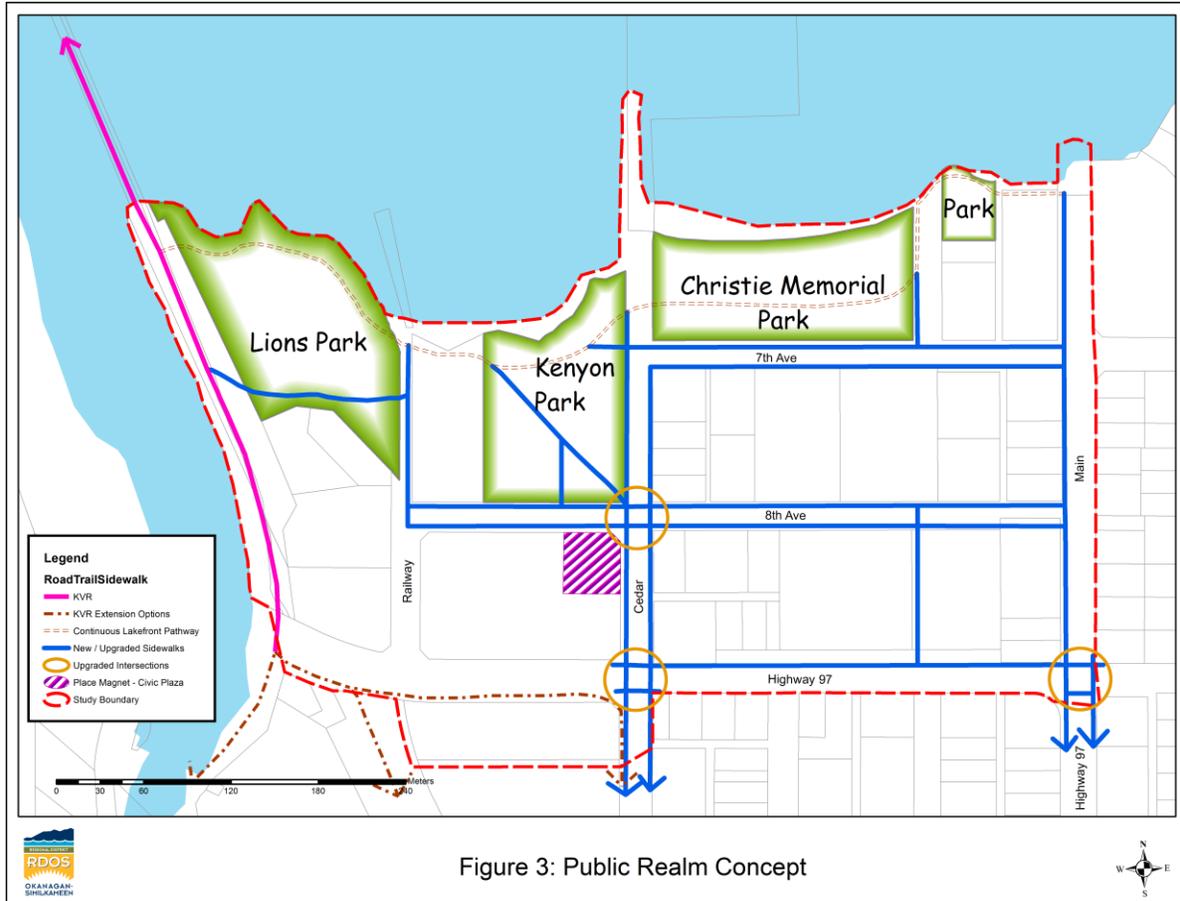


Figure 3: Public Realm Concept

3.3 Goals

The following are the planning goals for the Okanagan Falls Town Centre Plan:

.1 LAND USE:

Provide a new focus on medium density housing and mixed-use development in the Town Centre while recognizing existing commercial areas. Tourist Commercial development (e.g. hotels) is also encouraged on certain key sites.

.2 PLACE MAGNET AND IDENTITY:

Provide a physical definition for a proposed main attractor ('Place Magnet') that will help create a distinctive sense of place and identity for the Town Centre, attracting locals and visitors to the area to spend time and money.

.3 URBAN DESIGN:

Provide Development Permit Area design guidelines for the form and character of Medium Density Residential, Mixed Use, and Commercial Development and help to

define the physical improvements/design details that will support the Town Centre evolving over time to what it aspires to be.

.4 IMPLEMENTATION:

The Plan provides direction on implementation, helping to identify how the Plan vision can be realized and what players need to act in concert to move the Town Centre towards its vision.

3.4 Recommendations

Recommendation No. 1: Town Centre Objectives and Policies

It is a recommendation of this Plan that a new Town Centre section be introduced into the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013, that could read as follows:

12.0 Town Centre

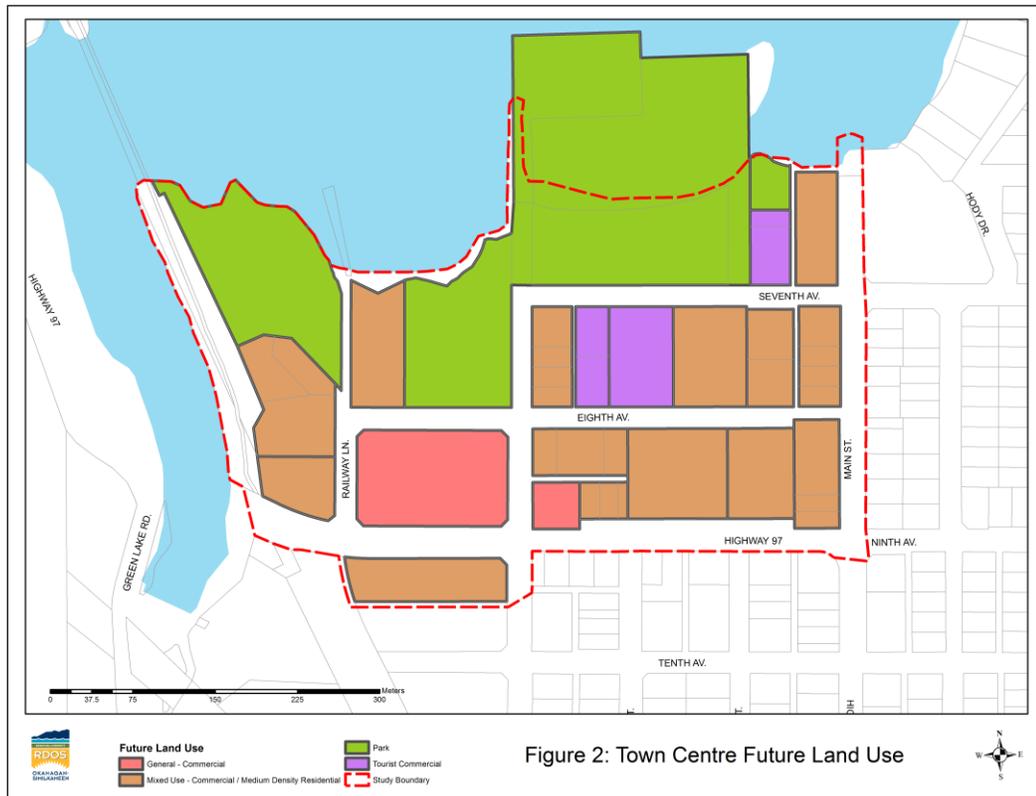
The Okanagan Falls Town Centre is a relatively diverse, mixed-use area that is valued by residents and serves as an important business, service and recreational area. It accommodates a range of commercial and institutional uses as well as some residential uses within the broader commercial area of Okanagan Falls found adjacent Highway 97.

The Town Centre area includes Seventh and Eighth Avenues between between Skaha Lake to the north and Highway 97 to the south and is bounded by the Okanagan River bridge to the west and Main Street to the east. The area includes a significant number of underutilized properties, including vacant parcels along Highway 97.

Okanagan Falls is designated as a Primary Growth Area under the South Okanagan Regional Growth Strategy Bylaw and is the only urban town centre in Electoral Area “D-2”. The Town Centre reinforces that commitment by focusing medium density residential growth in the Town Centre area. Encouraging residential growth in the Okanagan Falls Town Centre will promote a more compact urban form and a more complete community. It will also increase support for local businesses in the Town Centre.

Commercial services are key components of a more sustainable, complete Town Centre and residents have expressed a strong desire for an increase in the amount and diversity of shopping, dining, entertainment, and employment opportunities in the Okanagan Falls Town Centre area. There is also a desire for a more attractive, safe and walkable Town Centre. At the same time, there is a limited market for local commercial services.

To meet these objectives, the Town Centre designation includes a strong emphasis on encouraging commercial, tourist commercial, mixed-use commercial, and medium density residential development north of Highway 97 (as shown on Figure 2: Future Land Use). The Town Centre area has sufficient capacity to accommodate a sustained growth rate for the next 20 years and supports up to 300+ additional medium density residential units.



12.1 Objectives - General

- .1 To encourage a wide range of residential development in Okanagan Falls Town Centre.
- .2 To recognize Okanagan Falls Town Centre as the centre for commercial development, and to support economic development activities, revitalization efforts, and design guidelines that promote a lively and harmonious built environment.
- .3 To respond to local residents' desire for an increase in the amount and diversity of shopping, dining, entertainment and employment opportunities in the Town Centre.
- .4 To create an attractive and more walkable Okanagan Falls Town Centre community.
- .5 To optimize opportunities to attract visitors to the Town Centre.

12.2 Policies – General

The Regional Board:

- .1 Supports reorienting the Town Centre away from Highway 97 and towards the lakefront, to take full advantage of this underutilized natural asset.

- .2 Supports new development being oriented on the north-south axis rather than the east-west axis, to maximise views and physical access towards the lake.
- .3 Supports a focus on medium density housing and mixed-use development in the Town Centre while recognizing existing residential and commercial development areas outside the Town Centre.
- .4 Supports development of a proposed main attractor (the 'Place Magnet', with proposed location shown on Figure 3: Public Realm Concept) that will help create a distinctive sense of place and identity for the Town Centre, and attract locals and visitors to the area.

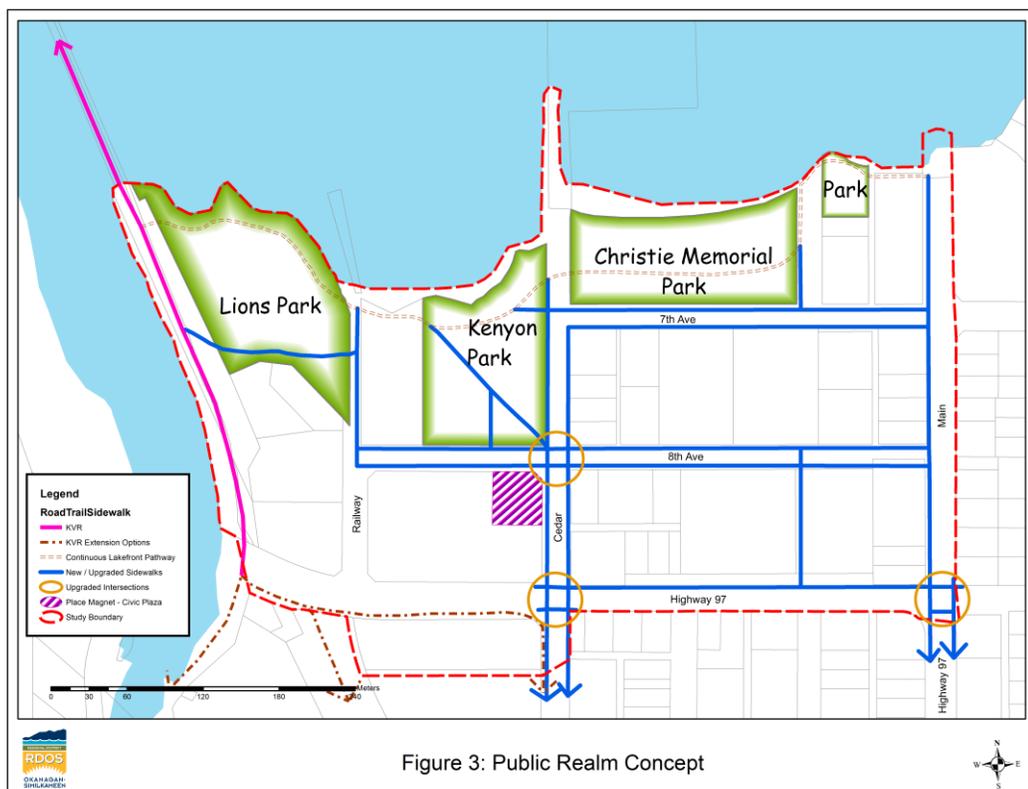


Figure 3: Public Realm Concept

12.3 Objectives - Medium Density Residential

- .1 To encourage a range of residential dwelling types (including affordable units) and sizes in the Okanagan Falls Town Centre Plan area in order to accommodate and attract people of different socio-economic groups, ages and lifestyles.
- .2 To encourage Medium Density Residential developments in the Town Centre area.
- .3 To maintain, increase and enhance public views towards, and public access

to, the lakefront.

- .4 To require quality subdivision design, site development, building design, landscaping and public realm/streetscape design for all residential developments in the Town Centre Plan area.

12.4 Policies - Medium Density Residential

The Regional Board:

- .1 Generally supports Medium Density Residential such as triplex, fourplex, townhouse and multi-family dwelling units in the “Mixed-Use Commercial / Medium Density Residential” lands identified in Figure 2 Future Land Use.
- .2 Encourages Medium Density Residential development to be directed into the Town Centre Plan area.
- .3 May support residential densities higher than 75 units per hectare where a high standard of architectural design and public amenity is proposed.
- .4 Supports the establishment of objectives for the form and character of commercial and medium density residential development through the designation of an Okanagan Falls Town Centre Development Permit Area in order to promote a well-designed and harmonious built environment.
- .5 Encourages the following types of special needs housing:
 - a) seniors housing;
 - b) group homes;
 - c) affordable housing; and
 - d) community care housing.

12.5 Objectives - Commercial (General, Tourist & Mixed-Use)

1. To create a resilient and diverse commercial base in the Town Centre that attracts investment, expands and enhances economic partnerships, and supports a long-term commitment to sustainable economic development.
2. To ensure that commercial developments in the Town Centre contribute to a unique sense of place and identity, and are sited, scaled and designed to enhance and complement the existing natural setting and views towards the lake.
3. To attract and retain an appropriate range of general commercial uses in the Okanagan Falls Town Centre to meet the needs of local residents.
4. To attract and retain an appropriate range of tourist commercial uses in the Okanagan Falls Town Centre to encourage more tourists to stop in and explore the Town Centre and lakefront.

12.6 Policies - Commercial (General, Tourist & Mixed-Use)

The Regional Board:

- .1 Supports a range of commercial uses on the lands designated in this Town Centre Plan that support a vibrant Town Centre and tourist sector.
- .2 Encourages, but does not mandate or require, ground floor commercial uses on the lands designated “Mixed-Use Commercial/ Medium Density Residential” in this Town Centre Plan (Figure 2 Future Land Use Map).
- .3 Supports focusing initial commercial revitalization efforts on the site designated as the future ‘Place Magnet’ as shown on Figure 3: Public Realm Concept, to attract visitors and passing tourists into the Town Centre, and to encourage new investment.
- .4 Designates the Okanagan Falls Town Centre area as a Town Centre Development Permit Area (DPA) and affirms that the associated DPA design guidelines shall be applied to all new commercial and mixed use development in this area in order to promote a well-designed and harmonious built environment, and to protect public views and access to the lakefront.
- .5 Supports re-zoning land to Tourism Commercial in those locations specified as such in the Town Centre Plan (Figure 2: Future Land Use), provided all such new development shall be subject to the DPA design guidelines for new commercial development in this area.

12.7 Transportation - Objectives

- .1 To provide continuous public access along the Skaha Lake waterfront.
- .2 To improve access to, from, and across Highway 97 to the waterfront.
- .3 To develop a travel network that reduces walking distances and increases circulation options.
- .4 To provide a pedestrian-oriented street network.
- .5 To accommodate parking to support travel to the Town Centre.

12.8 Transportation - Policies

The Regional Board:

- .1 Encourages developers to upgrade the road network in the Town Centre as per the following street cross sections:

Table 23: Okanagan Falls Street Classification

	Local Street	Greenway Street	Lakeside Main Street
Travel Lane	3.2m	3.2m	3.2m
On-Street Parking	Parallel (2.5m), Both sides	Parallel (2.5m), Both sides	Angled (5.8m), South side only
Sidewalks	1.8m, Both sides	Pathway (2.5m), Sidewalk (1.8m)	Pathway (3.0m), Sidewalk (1.8m)

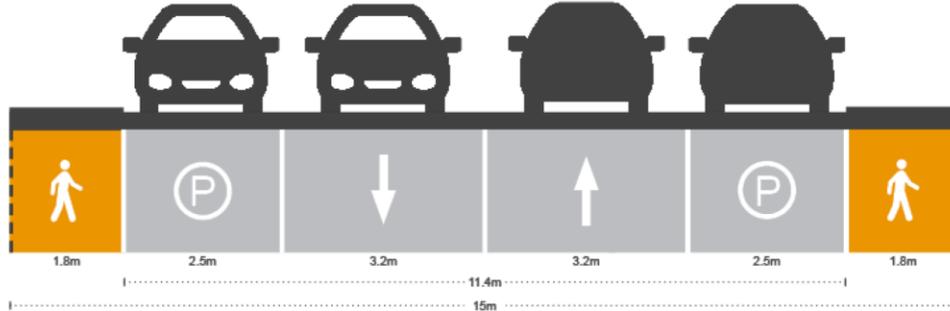


Figure 17: Local Street Cross-Section

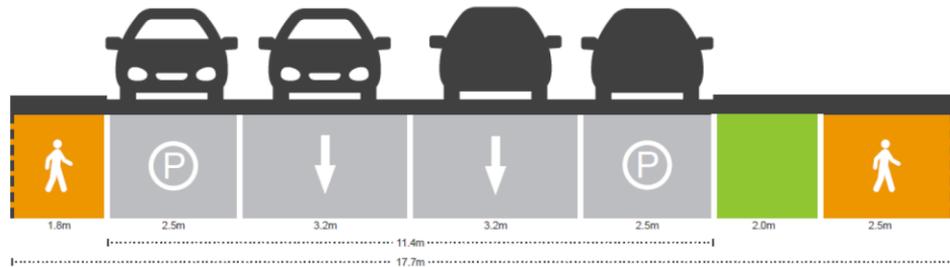


Figure 18: Greenway Street Cross-Section

*Boulevard/Swale widths can vary between 2 to 2.5m

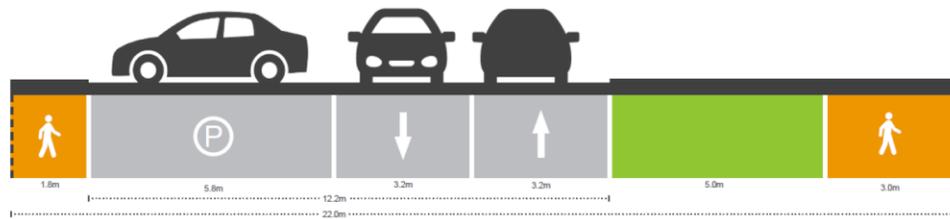


Figure 19: Lakeside Main Street Cross-Section

*Boulevard width can vary between 0 to 5 to 10 m

Recommendation No. 2: Town Centre Map Designation

It is a recommendation of this Plan that a new Town Centre (TC) designation be applied to those properties shown on Figure 4 of this report under Schedule ‘B’ (Official Community Plan Map) of the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013.

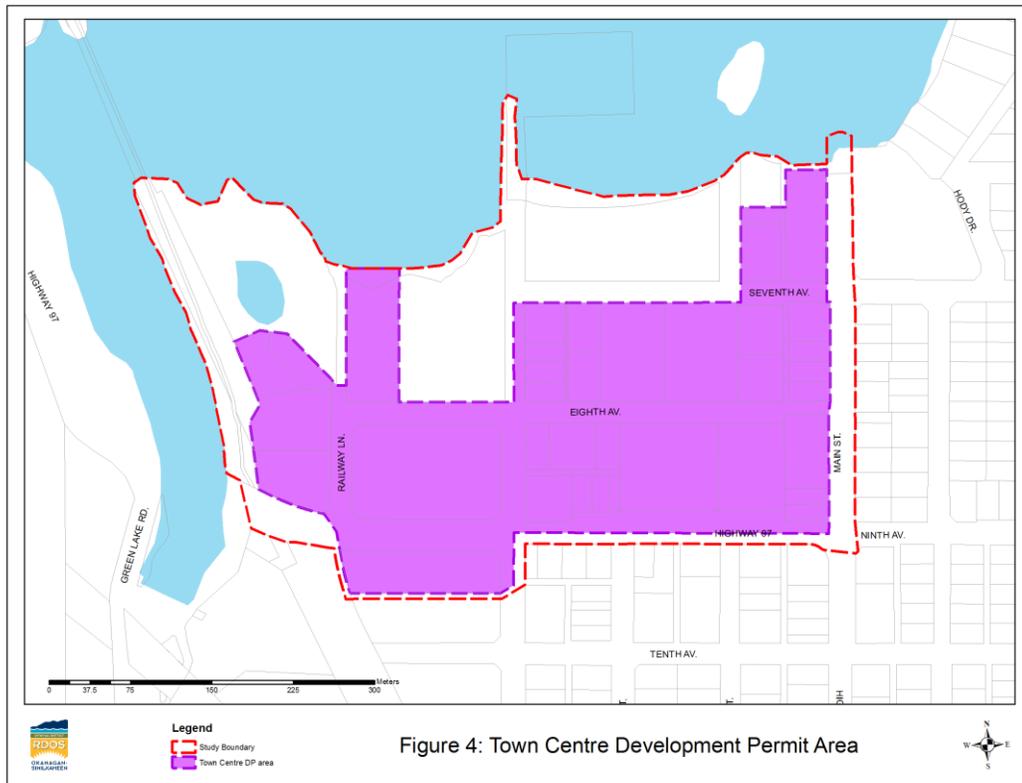
Recommendation No. 3: Town Centre Development Permit Area

Okanagan Falls Town Centre is designated as the primary growth area in Electoral Area “D-2”, and it is the only urban town centre in the electoral area. As such, this area requires its own Development Permit Area, in order to ensure that the design of new developments in the Town Centre is consistent with the goals, objectives and policies for the area. The following design guidelines for this Development Permit Area are intended to ensure the desired form and character of new development in the Town Centre is consistent, of high-quality design, and respects the local context.

The design guidelines support and encourage new medium density residential uses in the Town Centre. They are also intended to support the emergence of a more pedestrian-friendly environment, in which the Town Centre is oriented to the north of Highway 97 and optimizes public access to and views of the Lake Skaha waterfront.

These guidelines are intended to be sufficiently flexible to encourage the range of land uses envisaged for the Town Centre, as noted in Figure 2: Future Land Use Map.

It is a recommendation of this Plan that a new Okanagan Falls Town Centre Development Permit be applied to those properties shown on Figure 4: Town Centre Development Permit Area of this report under Schedule ‘E’ (Form and Character Development Permit Areas) of the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013, that could read as follows:



23.8 Okanagan Falls Town Centre Development Permit Area

23.8.1 Category

The Okanagan Falls Town Centre Development Permit Area is designated under Section 488(1)(f) of the *Local Government Act*, for the establishment of objectives for the form and character of commercial and multi-family development.

23.8.2 Area

The areas designated within the Okanagan Falls Town Centre Development Permit Area are shown on Schedule 'E' (Form and Character Development Permit Areas).

23.8.3 Justification

The intent of this DPA area is to ensure consistent, high-quality design for all new developments in the Town Centre that respects the local context, supports the creation of a more pedestrian-friendly Town Centre, and optimizes views of and access to the lakefront.

23.8.4 Background

The Okanagan Falls Town Centre Plan has emerged through a multi-phased planning and community engagement process. The RDOS engaged with the local community to identify issues and opportunities in the Town Centre, and to develop a shared vision for the future Town Centre. This vision included land use considerations, public realm enhancements, and transportation recommendations.

The objective of the RDOS in undertaking this planning process was to help reverse the economic fortunes of Okanagan Falls Town Centre through development of a Town Centre Plan that outlines a land use plan, strategic public and private investments and partnerships, positive streetscape improvements and quality urban design that together will provide a distinctive sense of place and help guide the Town Centre towards becoming a more attractive, economically viable place to live, work, shop and recreate, for both local residents and visitors.

23.8.5 Development requiring a permit

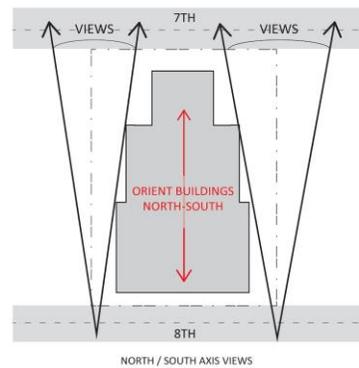
A development permit is required, except where exempt under Section 23.8.7 (Exemptions), for the construction of, addition to or alteration of a building or other structure on lands within the Okanagan Falls Town Centre Development Permit Area.

23.8.6 Guidelines

A Development Permit is required for all development within an Okanagan Falls Town Centre Development Permit Area, and shall be in accordance with the following guidelines:

1. General Guidelines (for all building types)

- a) Facade cladding materials such as vinyl siding, asphalt shingles, cultured stone, etc., are strongly discouraged.
- b) Building colours should be softer, muted colours such as beige, khaki, light brown, grey and similar, with smaller accent areas of brighter colours (e.g. around entrances, at key corners, etc.).
- c) Buildings should generally be sited with a north-south orientation and massed to present the slimmer or narrower elevation to the north and south sides wherever possible, in order to optimize sunlight penetration and optimize views and access towards the lake front

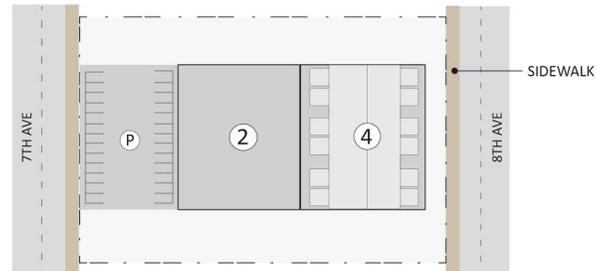


- d) Buildings should be designed to an appropriate scale to support and retain the 'urban village' feel of Okanagan Falls Town Centre. This can be achieved by breaking buildings down into smaller massing components to ensure appropriate scales for building elements. This could include such architectural devices as building setbacks above the ground floor; clear articulation of long frontages into multiple smaller bays; changes in cladding material; the use of architectural elements such as bay windows, recesses, pilasters, gables, dormers, balconies, etc.

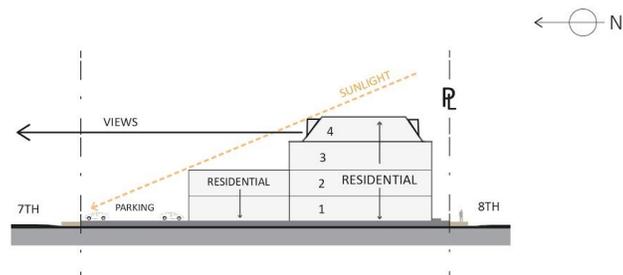


- e) Buildings should generally terrace down in height towards the north (Skaha lakefront) to optimize views towards the lake and sunlight penetration.

PLAN



SECTION



2. Built Form for Commercial Buildings

- a) New commercial buildings should have a pedestrian-oriented ground floor treatment, with a high level of transparency between the sidewalk and commercial/retail interiors, orienting windows to the sidewalk, varying building facades to create smaller scale retail store bays, recessed entrances, weather protection, and similar design features.



b) Retail uses should be oriented towards the adjacent public sidewalk or, in the case of the 'Place Magnet' site, towards the Civic Plaza.

CIVIC PLAZA





- c) All buildings with retail use at grade should include weather protection canopies and/or awnings.



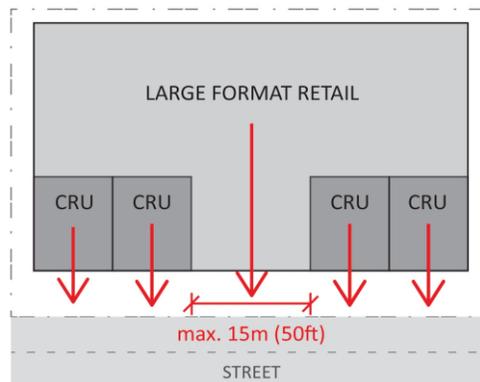
- d) Store entrances should be recessed to provide an area that is covered and inviting to passersby.
- e) All ground floor commercial space should have a minimum floor-to-floor height of 4.5 metres to accommodate a wide range of retail/service uses and provide a generous scale for these uses.
- f) New commercial and/or mixed-use buildings should help to define the public realm with strong 'streetwall' edges that form a consistent setback along the street, or in the case of the 'Place Magnet', frame the Civic Plaza on at least two sides.



- g) Commercial building street frontages should be divided into small-scale, individually expressed storefronts, with a preferred individual store frontage width of 7.6 metres and a maximum individual store frontage width of 15.0 metres.



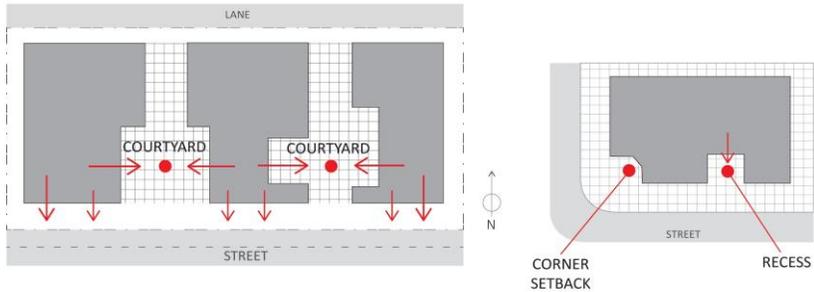
- h) Where a single, larger format commercial use exceeds a frontage width of 15.0 metres, the principal street frontage should be lined with smaller individual commercial retail units (CRUs) that screen this larger commercial use, with a narrower portion of the main use visible to the street.



- i) Active commercial street level uses are strongly encouraged in the Town Centre. Buildings with commercial retail uses at grade should have active, visible uses along the street, and a high degree of permeability. Use of large windows, glazed entryways, roll-up and/or foldaway doors and similar elements to facilitate visibility between the sidewalk and the interior of the building, are encouraged. Blank facades and visible blank sidewalls should be avoided and are strongly discouraged.



- j) Longer building facades should be designed in a way that breaks down the facade massing to create the visual impression of smaller commercial units, by using recesses, courtyards, corner setbacks, and so on.



- k) Commercial and mixed-use building signage, pedestrian lighting and weather protection should be integrated into the building design from the outset, and not be treated as add-ons.



- l) Mixed-use buildings with commercial uses at grade and residential above are encouraged to step back the upper floors a minimum of 2.0 metres above the ground floor.



- m) On corner sites, buildings should have street-facing facades on both streets. Active retail frontages should be oriented towards both streets.
- n) On corner sites, commercial buildings should be designed to have prominent entrances that are oriented either to the corner itself or to the north-south street (e.g. Cedar Street, Main Street).



- o) Encourage built form massing that announces and celebrates key visible corners, through the use of such architectural elements as curved corners, recessed corner plazas, bay windows, taller building elements at the corner, etc.

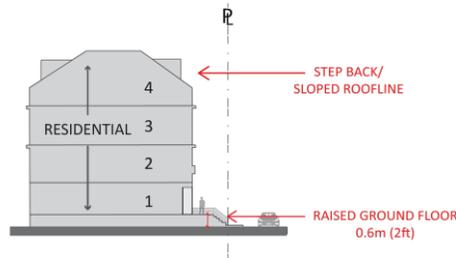


3. Built Form for Residential Buildings

- a) The building form and façades of medium density residential buildings should be articulated with variations in massing, materials and detailing to reduce the impacts of building scale on the surrounding area. The use of residential design elements such as front porches, verandas, raised front stairs, window and door detailing, sloped and varied roof lines are encouraged, to provide interest and a finer scale while blending into the existing area.



- b) The ground floor of all medium density residential buildings should be raised a minimum of 0.6 m above adjacent grade to create a clear separation of public and private space, with raised front porches or stoops for all ground floor units.



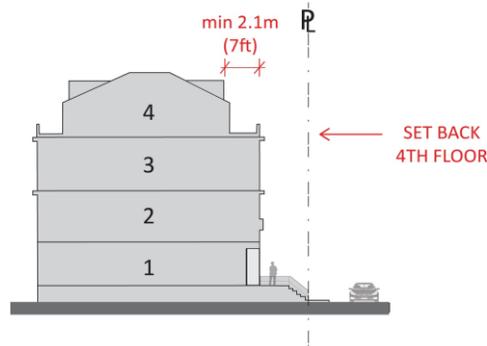
- c) All ground-oriented residential units facing a street should have a street orientation, including individual unit entrances facing the street.



- d) Medium density developments should be sensitive to the existing residential context. The use of residential character elements typically associated with detached homes, such as gables, dormers, balconies, bay windows and varied rooflines, are encouraged. Monotonous, monolithic building forms and rooflines should be avoided.

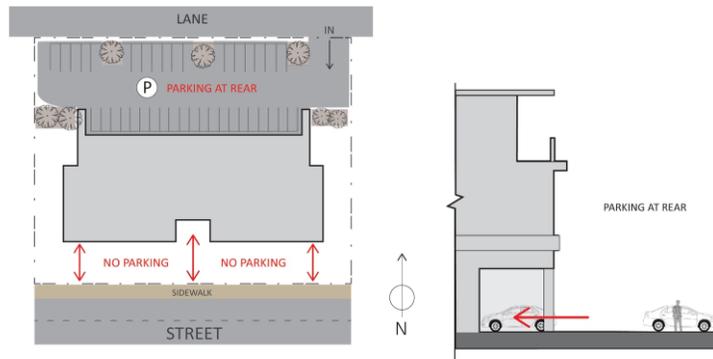


- e) Medium density residential buildings greater than three storeys in height should have the fourth and any higher floors stepped back a minimum of 2.1 metres to reduce the apparent building height and bulk.



4. Access and Parking (for all building types)

- a) New development shall provide safe and efficient vehicle entrances, exits and site circulation.
- b) Sites should be designed to accommodate alternative modes of transportation, with provisions made for such features as pedestrian sidewalks and pathways, bicycle lanes, and bicycle parking racks on the site. Pedestrian routes/networks on a site should link with pedestrian networks off the site.
- c) On-site surface parking should be located to the rear of the building wherever possible. On-site surface parking is not allowed between the front face of a building and the adjacent street.



- d) Large surface parking areas should be broken into smaller sections that are screened and shaded with landscaping. Site distances at parking area aisle intersections must be preserved to ensure safety of vehicles and pedestrians.
- e) Onsite roadways, driveways and parking lots should be designed to allow for access by fire fighting vehicles and equipment.

5. Screening and Landscaping (for all building types)

- a) Sites should be provided with screening in the form of walls, decorative fencing, hedging, planting, other screening materials in the following areas:
 - i) around outdoor storage areas, waste containers, heating and cooling equipment, and other service areas; and
 - ii) between the rear of commercial portions of a building and any adjacent residential area.
- b) All sites should be provided with landscaping:
 - i) between parking areas and roadways; and
 - ii) between adjacent buildings and parking areas.
- c) Landscaping plans prepared by a landscape professional will be required, with landscaping densities as provided in the current Zoning Bylaw.
- d) Landscaping comprised of plant material that is drought tolerant and indigenous is encouraged.
- e) Landscaped areas, and setback areas adjacent to streets and boulevards should be planted with boulevard trees and a combination of shrubs, perennials and groundcover with mulch to conserve water and discourage weed growth.
- f) Landscaped areas should include an underground irrigation system, which should be programmed to maximize efficient water use.
- g) Any existing mature trees or remnant ecosystems that enhance ecological functioning of the urban environment should be incorporated into the site design wherever possible.

23.8.7 Exemptions

A Development Permit is not required under this section for any of the following:

1. Routine building repairs / maintenance including new roof, residing, re-stuccoing, window and door replacement.
2. Internal renovations.
3. Installation of canopies, awnings or signs.
4. Building Code and safety requirements and upgrades such as the installation of fire protection systems, installation of fire exits, construction of ramps for persons with disabilities, etc.

Recommendation No. 4: Town Centre Parks, Recreation and Trails Objectives & Policies

It is a recommendation of this Plan that Section 15.0 (Parks Recreation and Trails) of the Electoral Area “D-2” Official Community Plan (OCP) Bylaw No. 2603, 2013, be amended to include the following policies and objectives:

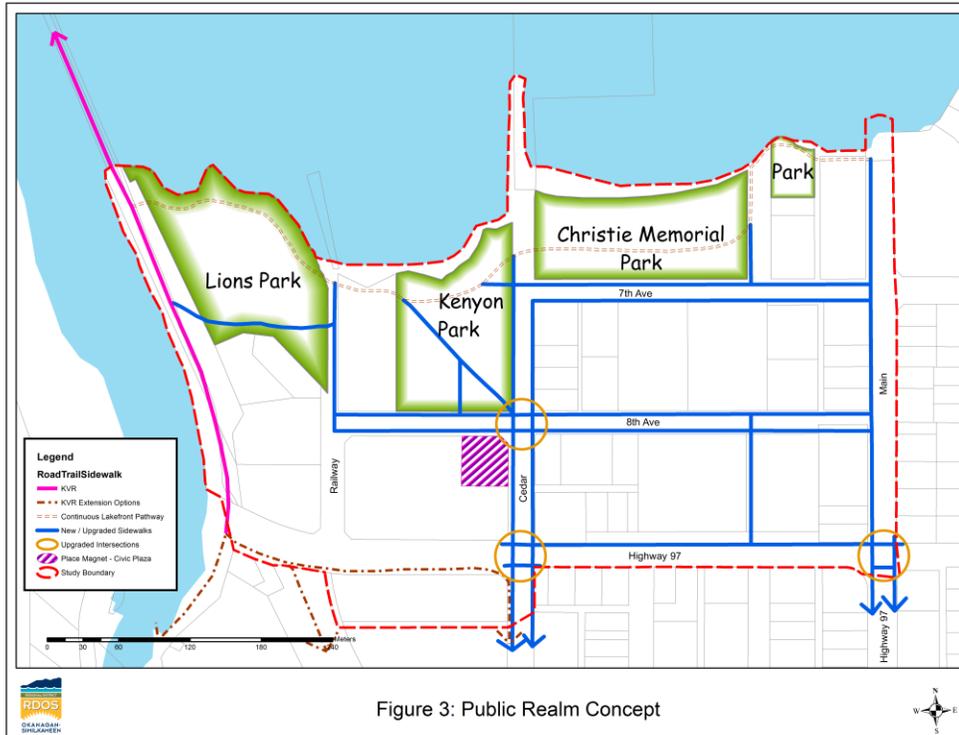
Parks, Recreation and Trails – Town Centre

Parks, trails and recreational facilities are essential components for healthy and active urban communities. Residents of Okanagan Falls Town Centre have access to a range of park and recreational amenities. Skaha Lake beach and waterfront access, Okanagan River waterfront access, waterfront parks, playgrounds and access to the Kettle Valley Railway (KVR) Trail are some of the many features that make Okanagan Falls Town Centre an enjoyable and livable place to live.

This Plan supports the desire amongst local residents to see the existing Town Centre parks, recreation facilities and trails maintained and extended or enhanced. The community has expressed strong support for uninterrupted, continuous public access to the Skaha Lake waterfront between the Okanagan River and Main Street, linking Lions Park, Kenyon Park and Christie Memorial Park. These parks are operated by the Okanagan Falls Parks and Recreation Commission, and this Plan supports the P&RC’s parks master planning goals and process.

Objectives

1. To plan and implement a well-integrated and linked system of parks, trails and associated recreational facilities that serve a range of purposes, from active recreation, to passive enjoyment, to education and conservation.
2. To provide continuous, uninterrupted public access linkages to the Skaha Lake waterfront between the Okanagan River and Main Street (as shown in Figure 3: Public Realm Concept).



3. To recognize the importance of the Kettle Valley Railway Trail by supporting programs that enhance or expand its local and regional significance.
4. To support a finer-grained network of pedestrian-friendly routes, greenways and streets that connect the future Town Centre to the surrounding area comfortably, safely and conveniently.
5. To support proposed pedestrian network safety improvements including intersection improvements across Highway 97.

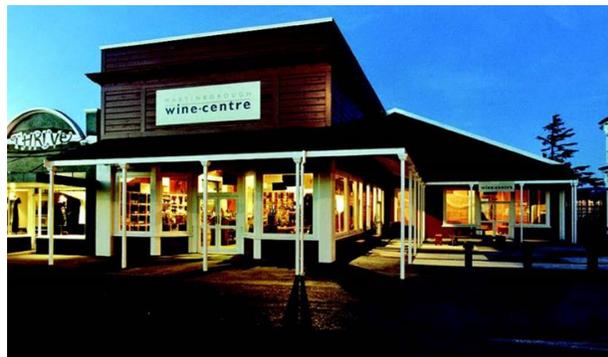
Policies

The Regional Board:

1. Supports the following uses in areas designated as a park (as shown on Figure 3: Public Realm Concept): beaches, lakeside parks, playing fields, passive parks, natural parks, and habitat corridors/areas.
2. May require the dedication of land corridors across development sites where proposed pedestrian routes are identified in this Plan, in accordance with the *Local Government Act*.



3. Will continue to seek public access across privately owned waterfront properties facing Skaha Lake.
4. Will seek a partner(s) to develop a 'Place Magnet' activity node that includes a new civic plaza surrounded by active uses on the site. This development could include uses such as tourist-oriented services, restaurant/café, and a wine centre.



5. Will continue to seek MoTI approval and support for a fully signalized, four-way traffic light at the intersection of Cedar Street and Highway 97 including pedestrian crosswalks, and for new sidewalks and landscaping along Cedar Street, Seventh Avenue, Eighth Avenue and Main Street.
6. Supports extending the Kettle Valley Railway (KVR) walking and cycling trail through the Town Centre.

4.0 Implementation

4.1 Follow-up Studies and Initiatives

The following are follow-up studies and initiatives that have been identified in the Okanagan Falls Town Centre Plan as required actions by the RDOS to implement portions of the Plan:

1. Official Community Plan Bylaw

The proposed introduction of a new Town Centre (TC) designation to the Electoral Area “D-2” OCP Bylaw will require a review of the existing objectives and policies contained within the Commercial (C) designation that currently applies to the study area. Similarly, the introduction of a new Okanagan Falls Town Centre Development Permit Area designation may require a review of the existing Okanagan Falls Commercial Development Permit Area designation that currently applies to the study area.

2. Zoning Bylaw

A review of the Okanagan Falls Town Centre (C4) Zone should be undertaken in order to ensure consistency with the objectives and policies of the Town Centre (TC) designation under the OCP Bylaw (i.e. allow medium density residential development in those areas identified on Figure 2: Future Land Use).

This should also include a review of those lands currently zoned Okanagan Falls Town Centre (C4) outside of the proposed Town Centre (TC) designation and the establishment of an alternate zoning(s).

3. Public Access Design Guidelines

Preparation of public access design guidelines for foreshore areas along the length of Skaha Lake waterfront in the Town Centre.

4. Transportation Plan

Finalize the Okanagan Falls Town Centre Plan Transportation Impact Analysis and work with the MoTI to secure its support for the Town Centre Plan.

Consideration of the recommendations contained within Okanagan Falls Town Centre Street Network Plan, Town Centre street cross-sections, and the Walking & Cycling Network Plan should also be undertaken.

5. Commercial Moorage Facility

Undertake a technical study to determine the feasibility and optimum location of a commercial water vessel moorage facility in Skaha Lake within the Town Centre area.

6. Place Magnet Project

Work with the proposed property landowner and potential investors/development partners to implement and facilitate the ‘Place Magnet’ project as proposed in the Okanagan Falls Town Centre Plan.