SCHEDULE “I”

Columbia Heights Neighbourhood Plan
(NO MAP)
"SCHEDULE I"

CITY OF PENTICTON

COLUMBIA HEIGHTS NEIGHBOURHOOD PLAN

Jan. 28/09***Amendments to the following Picture Figures to be done shortly: Figure "N", Figure "J" and Figure "O"

Amended Bylaw 2008-12-January 19, 2009

**Refer to the Pictures for Figures

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1.0 BACKGROUND & OVERVIEW

1.1 INTRODUCTION

Columbia Heights is the first of several Eastern Hillside development areas which the City has identified for future residential growth. Developable acreage total approximately 60% of the site area. Remaining portions exceed 30% grade and limit residential development. Prior to any development being considered, the City has required the preparation of a Neighbourhood Plan to formulate a guide for development. UMA Engineering Ltd. has prepared this Neighbourhood Plan on behalf of one of the landowners, in consultation with City staff and all property owners within both the subject area and surrounding neighbourhoods.

1.2 SCOPE & CONTENT

Columbia Heights is situated on the eastern hillsides of Penticton and is currently accessed via Duncan Avenue, Lawrence Avenue, Holden Road and Carmi Avenue. Study area location, legal description and ownership patterns are reflected on the enclosed Figure A. Columbia Heights study area overlaps the City of Penticton eastern boundary. Approximately 88.5 hectares (218 acres) are within City limits.

The land slopes generally to the north and west. The lower portions of the site are characterized by steep contours which separate most of the site from the established "Lower Columbia" residential neighbourhood. A higher elevation plateau provides substantial acreage for development.

In addition to the 88.5 hectares within City limits, it may be technically feasible to develop 31.5 hectares of land outside of the City boundaries which are now developed as a 4 ha Country Residential enclave accessed by Carmi Avenue/Slilken Road. Development would be subject to agreements to extend municipal services.

Geographically, the study area is defined by:

- Penticton Creek to the north, a steep forested ravine intended to be retained in a natural state.
- Ellis Creek to the south, a second steep forested ravine.
- Lower Columbia to the west, an established single family and low density multiple family neighbourhood.
- Penticton's Industrial Park to the southwest which is being examined for a potential long term future major road corridor to the study area.
- A West Kootenay Power right-of-way, a 4 ha rural residential development and undeveloped forested lands further uphill to the east. Existing land uses within Columbia and the surrounding neighbourhoods are generally shown on the enclosed map (Figure B).

Columbia’s hillside location affords a spectacular panoramic view of Penticton and Okanagan Lake.

Its hillside location also brings development challenges in terms of residential infrastructure and servicing costs, landscape design, and environmental protection.

1.3 PURPOSE

The Columbia Heights Neighbourhood Plan sets out the policy framework for the orderly development of the area known as Columbia Heights. As a sub-unit within the Columbia area, the plan area is considered to be a well-defined integrated planning unit or neighbourhood. This plan outlines the general pattern for subdivision by designating land uses by type, size and location, the transportation network, the location and size of community facilities, the scheduling of services, as well as other development issues specific to the Columbia Heights area. The purpose of the Neighbourhood Plan is to establish the basis for approval of future rezoning and subdivision applications that will outline the specifics of development on individual land parcels in the plan area.
The Columbia Heights Neighbourhood Plan conforms to the spirit and intent of the City of Penticton's development policies and guidelines as outlined in other planning documents. It provides the linkage between the more general or broader-based planning documents and the actual plans of subdivision that will be submitted by developers.

The following related documents are available from the City of Penticton and provide basis for many of the plan policies.

- 1989 Eastern Hillside Infrastructure Extension Report
- 1992 Comprehensive Development Plan
- 1993 Official Community Plan
- Environmental Strategy
- Parks and Recreation Master Plan
FIG. B

EXISTING LAND USES

COMMERCIAL
LOW DENSITY RESIDENTIAL
COLUMBIA SCHOOL
COLUMBIA PARK
HYDRO SUBSTATION
INDUSTRIAL
2.0 CONTEXT & EXISTING CONDITIONS

Ownership ⬤
Physical Characteristics ⬤
Existing Planning Designations & Zoning ⬤
Municipal Objectives & Policies ⬤
2.0 CONTEXT & EXISTING CONDITIONS

This section is intended to provide a series of background maps and general information on the project area. This information is important in order to gain an appreciation of the extent of development potential within Columbia Heights.

2.1 EXISTING OWNERSHIP

The undeveloped portions of the Columbia Heights area are controlled by relatively few owners, and generally represents several large parcels. Land ownership is depicted on Figure C. Gravel extraction occurs on several of the major holdings in the study area, and also represent potential sites for redevelopment.

2.2 PHYSICAL CHARACTERISTICS

The project area is characterized by hillside areas extending to the east, and above the existing single family residential neighbourhood. Contour intervals are illustrated on Figure D, while the steepest slopes, those over 30% grade, are shown on Figure E. Approximately one third of the area is composed of slopes of 30% or greater where settlement is difficult and costly to accommodate. The two thirds of the area that is developable offers some excellent lake views, and provides a natural extension of the single family clusters to the west. Current land use is depicted on Figure B. It provides an indication of current gravel extraction areas, the former landfill site, and the location of such community focal points as the Columbia School and Columbia Park.

Mature tree cover is shown on Figure F, however a major forest fire during the summer of 1994 destroyed much of this tree cover. Upon residential development, replanting will be essential to restore the overall character of the area. Such planting must however be undertaken with care in order to enhance overall future fire safety.

2.3 EXISTING DESIGNATIONS & ZONING

The City's Official Community Plan has three major designations applicable to the study area (see Figure G). This includes:

P, referring to parks that are publicly owned lands, or lands the city wishes to acquire in the future.

N, referring to Natural Areas that are private or publicly held that should remain free of development.

A, which pertains to a new school site which will be required in the future.

Remaining areas are covered by a variety of residential designations and several categories which relate to public use activities.

Current zoning, as illustrated on Figure H, is RS2 for the largest portion of the bordering Columbia neighbourhood. The RS2, Single Family zone provides for one dwelling, parks and playgrounds, home occupation, auxiliary buildings and structures. The RS2 zone has a minimum parcel size of 600m². Much of the remaining area is governed by the FG, Forestry Grazing zone which limits land use to agriculture, forestry, animal hospitals, commercial kennels and stables, parks, municipal landfill, home occupation, one dwelling or mobile home, auxiliary buildings. The FG zone has a minimum parcel size of 16 ha.
2.4 MUNICIPAL OBJECTIVE & POLICIES

The City's Comprehensive Development Plan and Official Community Plan provide direction for the City's general development.

Through policy statements made in the hierarchy of municipal planning documents, a foundation is established that supports the more specific development policies outlined in the Neighbourhood Plan.

The following is a brief overview of the key objectives and policies specifically pertaining to the Columbia Heights Neighbourhood Plan.

*Comprehensive Development Plan*

The Comprehensive Development Plan process, carried out in 1991 and 1992, took into consideration the economic, financial, municipal servicing, environmental and overall community planning implications for the next 10 years. City growth of about 9,000 was projected. A variety of potential growth areas were reviewed, including the eastern hillsides, agricultural lands abutting the urban area and infill in the Valley bottom. Each area was assessed from a land use, servicing and financial perspective.

Upper Columbia, one of the potential growth areas, with a land area of 73 hectares, was identified as having difficult terrain. Assuming an average density of 11 units per hectare, a development yield of some 825 units (700 single family and 125 multifamily) and a population of 1,980 was projected. Through the analysis of servicing costs, Upper Columbia was determined to be of moderate cost per unit when compared to the other areas. The Comprehensive Development Plan also provided a financing strategy for infrastructure requirements.

The preferred growth scenario for the City for the next 10 years included:

- accommodation of an additional 4,400 population in the existing urban area in the valley bottom through higher density infill development;
- Upper Columbia Heights, with about 2,000 population;
- Campbell Mountain, 2,600 population;
- Upper Wiltse, 1,300 population.

With reasonable servicing costs and proximity to existing urban development, the Upper Columbia neighbourhood was selected in the Community Plan as the first priority new growth area.

*City of Penticton Official Community Plan, Bylaw 93-112*

Section 1.6: The Goals

.5 Encourage multiple family residential development close to the core, near the shopping malls, along major roads and to a more limited extent, in the new residential areas.

8. Expand the institutional base, including schools, government research, health, etc. in relationship to the community's growth and residential demand.

9. Develop roadways and infrastructure utility in conjunction with new development.

10. Develop and expand parks, recreation facilities and trail systems as growth occurs consistent with the "Parks, Recreation and Culture Master Plan".

11. Preserve significant heritage buildings and natural landscapes for the enjoyment of local residents and visitors to Penticton.

12. Prevent development on hazardous areas unless measures have been taken to address the hazard.

14. Promote orderly, economic growth and logical extension of utilities and services.

15. Identify areas of the City (both new and subject to redevelopment) that warrant a "neighbourhood planning" focus before development is allowed to occur.

Section 5.3: Residential Objectives

1. Provide for a full range of residential opportunities for all the citizens of the City, regardless of varying financial resources, ages and household compositions.
Manage residential growth in such a way that minimizes environmental impacts and protects that existing quality of life.

Foster a physical and social sense of community in residential neighbourhoods.

Section 5.4: Residential Policies

Generally, new residential shall be accommodated by infill development within existing serviced areas, as well as new development in Upper Columbia Heights, Upper Wiltse Flats and on Campbell Mountain.

In general, allow densities to increase the closer the development is to the City Centre of major shopping facilities. Densities of up to 50 dwelling units per hectare and two-storey structures within close proximity to neighbourhood facilities such as schools and parks, in new neighbourhoods including Wiltse, Columbia, and Campbell Mountain, or in existing neighbourhoods where a two-storey maximum is warranted due to the neighbourhood character.

Promote the following minimum percentages of medium density multiple family units in new development areas:
- 15% in the Columbia area

Encourage a wide range of medium density residential housing forms, including the following:
- triplexes, fourplexes
- townhouses
- cluster housing
- compact housing
- apartments
- other innovative forms of housing

Section 6.3: Commercial Objectives

Encourage the grouping of similar types of commercial activities and the provision of adequate parking, attractive architecture and landscaping, and common signage.

Section 6.4: Commercial Policies

Allow neighbourhood commercial uses to locate within residually designated areas that they serve, subject to zoning.

Encourage a high quality of commercial development by establishing a Development Permit Area and Guidelines, updating and enforcing the regulatory bylaw, and promoting programs that improve the physical environment of commercial areas.

Section 9.3: Parks, Recreation & Natural Areas Objectives

Provide parks, park improvements and natural areas based upon population requirements and in accordance with accepted, contemporary standards.

Discourage development impacts on known environmentally sensitive areas.

Section 9.4: Parks, Recreation & Natural Areas Policies

Consider protective and preservation of known natural or environmentally sensitive areas by designating them as Development Permit Areas set out in Section 16 of this Plan; the Designated Development Permit Areas as generally as follows:
- ravines, gulley's and steep slopes

Section 10: Urban Reserve Policies

Identify the area designated as Urban Reserve for residential development over the very long range; residential development should occur after the following areas have been substantially built out:
- Upper Columbia
- Upper Wiltse Flats
- Campbell Mountain
- Infill Areas
Section 12: Hazardous Areas Policies

12.3.1 Council's policies are to recognize the following areas as hazardous areas:
   - steep slopes, with grades in excess of 30%

12.3.3 Generally prevent development within slopes greater than 30% areas. Development on steep slopes will be considered if the developer provides a report from a professional geotechnical engineer, setting out how the area can be developed safely and in an aesthetically pleasing manner.

Section 13: Transportation Policies

13.4.3 Use the roadway hierarchy as depicted on Schedule D to guide the City's traffic management, future road upgrade and maintenance planning.

13.4.4 Future growth areas of the City will be suggested by roadway development as outlined in Schedule D.

Section 14: Utilities Services and Phasing Policies

14.3.2 Generally subscribe to the following priorities for servicing new development areas:
   a) extending services to the Upper Columbia Heights area ...

14.3.3 Require developers to pay for the majority of capital costs attributed to servicing their development.

14.3.4 Require that all urban residential and commercial subdivisions provide full urban services including water, sewers, drainage, roads and underground wiring.

14.3.13 Provide for the logical extension of new water reservoirs and pressure zones to serve new growth areas on the hillsides.

14.3.14 Require the developer to provide storm water management plans for all new residential areas;

Section 15: Neighbourhood Planning Concepts Policies

15.2 Council's policy is to require Neighbourhood Plans for the following areas:

#1 Upper Columbia Heights incorporating the proposed new development node north of Carmi Avenue and adjacent residential areas.
EXISTING CONTOURS

FIG. D
O.C.P. FUTURE LAND USE DESIGNATIONS

COLUMBIA HEIGHTS NEIGHBOURHOOD PLAN
EXISTING ZONING
3.0 COLUMBIA HEIGHTS NEIGHBOURHOOD VISION & GOALS
3.0 COMMUNITY VISION & GOALS

The Columbia Heights Neighbourhood Plan represents an opportunity to respond to the development direction established by City policies and to apply an alternative planning approach to the establishment of a new neighbourhood community. The planning approach or vision embodied in the Neighbourhood Plan objectives and policies are founded on the principles of traditional town planning, however, these have been modified to respond to the specific physical conditions and environmental sensitivity of the area. The vision for Columbia Heights Neighbourhood is based on the following fundamental principles or general goals:

1. The environment should be respected by protection, retention and restoring of natural areas and to ensure that development occurs in a sensitive manner.

2. A community focus for the plan area that offers a range of functions, services and facilities should be provided.

3. New housing developments in the community will encompass a full range of housing options, types, prices and tenure, so that residents may remain in the Columbia Heights Neighbourhood despite changes in their own life cycle, family size or income level.

4. Transportation networks and the design of streets should respond to the needs of non-motorized means of travel as well as the requirements of vehicular traffic.

5. To ensure that the Columbia Heights Neighbourhood is developed in a logical and sequential manner and serviced with full urban services to city standards at the onset of development, and as outlined in this plan.
4.0 COLUMBIA HEIGHTS DEVELOPMENT
OBJECTIVES & POLICIES

Environmental, Open Space and Landscape Protection
Residential Areas
Village Centre
Transportation
Infrastructure & Municipal Services
The Former Landfill
Development Phasing
This section will examine the objectives and policies necessary to establish the new neighbourhood community of Columbia Heights.

4.1 ENVIRONMENTAL, OPEN SPACE & LANDSCAPE PROTECTION

Objectives:

1. To provide a framework to identify and manage our natural and hazardous areas.

2. To incorporate residential development with minimal disturbance to the natural environment. To achieve this objective, particular attention will be paid to the form(s) of development, to the amount of earthworks and vegetative disturbance and to the environmental impacts on specific, natural features such as Penticton Creek.

3. To ensure that environmental regulations pertaining to the former landfill, existing gravel pit and Penticton Creek be complied with, and that further technical analysis be undertaken as required.

4. To protect the hazardous and visually sensitive lands identified as major 30% slopes outside the designated natural areas which form an integral part of the Columbia Heights area.

5. Support development in appropriate hillside locations which respect the natural topography and retain existing landforms and vegetation.

6. Encourage the use of cluster housing in steeper areas in order to minimize disturbance of the natural landscape.

Policies:

1. Natural areas, hazard and visually sensitive lands will be protected.
   - Development will not be permitted in designated natural areas, including significant ravine, valley, stream corridors, steep slope or hazard lands.
   - These areas will be designated Development Permit Areas.

2. All development within the Columbia Heights Neighbourhood Plan Area shall follow the principles of the Ministry of Environment's Land Development Guidelines.

3. All major 30% slope areas and natural areas identified in this plan shall be designated as hazardous and visually sensitive lands and a no build, no disturb covenant applied as part of the zoning subdivision or building process. Where development is considered on lands containing hazardous and visually sensitive areas, the City may use the following methods to restrict development away from these areas:
   - dedication of the hazardous or visually sensitive areas;
   - covenants;
   - bare land strata to allow flexibility in conserving the feature or area;
   - a Development Variance Permit to vary conditions other than use or density;
   - voluntary stewardship such as contracts, leases or trusts to protect the feature or area.

The Natural Areas and Hazardous Condition Development Permit Areas identify the permit areas and the guidelines respecting the manner in which development may occur.

4. To ensure that all new developments provides a storm water management plan to mitigate environmental impacts from storm run-off, erosion and sedimentation control.
5 Natural drainage channels which provide for storm flows over the study area to Penticton Creek will be incorporated within development design. Any increase in average annual post development flows and any urban contaminants will be retained on site.

6 Ministry of Transportation and Highways will be requested to redirect storm runoff from Saliken Road and Carmi Road to Ellis Creek.

7 The principles of "Fire Safe Community" design guidelines developed by the Ministry of Forests will be used to guide the development of the Columbia Heights neighbourhood. In particular, the following key aspects will be used:

- Identification and reduction of the fire hazard prior to subdivision. This includes an approach to fuel modification which respects the desire to preserve the integrity of natural areas and vegetation.
- Recognize the West Kootenay Power right-of-way and existing roads as a fire break.
- Provision of adequate water supply for fire protection.
- Provision of two access routes to every development stage.
- Restrictions on wood roofing materials.
- Public education program to maintain fire safety and defensible space.

8 Gravel extraction areas will be adequately rehabilitated and remediated prior to urban land development. The land owner will cooperate with the City and Ministry of Energy, Mines and Petroleum Resources to ensure the rehabilitation measures are enforced.

9 The degree of a slope of a hillside shall be determined prior to any site disturbance and shall be calculated utilizing a cross-section of the entire development site or subdivision.

10 The pattern of development will be responsive to the varied topography, taking advantage of views and the surrounding natural landscape.

11 Changes to the existing terrain should be kept to a minimum. This includes minimizing areas of grading and avoiding unstable slopes. Lot design should incorporate slopes rather than "create" large, flat lots particularly in steep areas.

12 At the time of rezoning and/or subdivision, the City will require a site specific assessment of the natural vegetation and tree cover, where considered significant on the site.
4.2 RESIDENTIAL AREAS

Objectives:

.1 To make provision for a diversity of housing which addresses life cycle and income levels.

.2 To promote innovative housing forms on hillside areas with an emphasis on clustering the development to preserve steep slopes and environmentally sensitive areas.

.3 Medium density forms of development such as ground oriented multiple family buildings are encouraged within enclaves which are:

i) within the “village” centre
ii) beside the network road and possible public transit route;
iii) in an area of steep topography where much of the site area is left undeveloped, or
iv) in close proximity to the school or park.

.4 To make provisions within Columbia Heights for 964-1,335 dwelling units (gross density of 6.8 - 9.4 units per acre or 17 - 23 units per ha), overall, to meet the City’s projected housing demand and to recover upfront infrastructure costs. An estimated potential 20 ha developed land in the Saliken Road area would increase the total number of dwelling units should water service and a boundary adjustment be made to the current City limits.

Policies:

.1 A variety of housing choices will be made available, to allow forms of development most responsive to topography, to encourage a mix of ages, and to provide opportunities for residents to continue living within Columbia Heights throughout changes in their own income levels and housing preferences.

.2 Within the study area, residential enclaves will be identified by the street network and topographic constraints. Each enclave will be pre-planned to minimize site re-grading conditions and minimize visual impact.

.3 The general intent of cluster housing is that residential units are concentrated on a smaller portion of the overall building site so that the remainder of the site can be preserved as un-built open space for conservation or recreation/amenity space. The net density of the cluster development will be equivalent to or in some cases, slightly higher than conventional development while preserving substantially more of the site as open space. Some principles of cluster housing are outlined as follows:

- Cluster housing options will be encouraged where they will reduce required grading and site disturbance and will be encouraged on all sites in excess of 25% slope. Cluster housing developments must be designed in response to the natural environment.

- Clustering allows the creation of greater green spaces between development nodes and leaves more of the site undisturbed while maintaining the same densities as single family residential.

- Clustering allows the sharing of driveways, parking and open space amenities which may result in reduced site disturbance.

- Flexibility and innovation must be shown by the City and developer in order to permit projects which result in a reduced impact on the natural environment. An example may be: relaxation of setbacks to allow clustering of units to protect existing slopes and mitigate perceived building heights.

- The cluster unit must be stepped to follow the natural slope of the hill.

- Continuity of landscape treatment must be incorporated in each cluster development.
Cluster developments should be organized around common amenities internal to the site.

Total site area is 22.5 acres, 2 units per acre or 44 homes permitted. Only 8.3 acres or 37% of the site is disturbed, which reduces site development and infrastructure costs.

Typical Cluster Development Plan

Housing developments such as fee simple single family and duplexes and low density multi-family including bare land strata single family and townhouses, are encouraged throughout Columbia Heights.

Medium density buildings of up to three storeys will be considered, where identified in this plan, if they are designed to step back to respond to hill profile, to avoid overshadowing roads and to reduce visual bulk and massing. Bonusing provisions for height may be considered for developments which incorporate stepping back to respond to the topography, or which provide underground parking and increased private usable open space on-site.

In order that multiple family development is in keeping with the projected area quality and characteristics, all multi-family housing areas within the Columbia Heights Neighbourhood are hereby classified as Development Permit Areas. As such, all multi-family development must follow the guidelines established in the Multiple Family General Development Permit Area section of the City of Penticton, Official Community Plan, and the supplemental guidelines incorporated in this Plan.
4.3 VILLAGE CENTRE

The Columbia Heights Neighbourhood Village serves as a physical, social, commercial and employment focus point for this area. The village centre is where local residents can go to purchase basic commercial needs.

Objectives:

.1 Opportunity will be made available to cluster neighbourhood services within a traditional "village centre".

.2 The village centre will encourage a mix of uses.

.3 Alternate modes of transportation such as transit, pedestrian and cycling will be encouraged to the village centre from neighbourhoods.

Policies:

.1 Neighbourhood services encouraged in the village centre include those retail or service enterprises visited on a regular (daily) basis by residents within walking distance. They may also include neighbourhood convenience stores, dry-cleaning/laundry, home enterprise support systems such as fax or secretarial service, health club, neighbourhood cafe, day care, bank machines, compost and recycling depots, and other similar uses.

.2 Commercial and service uses should occupy ground floors and be oriented to a public street or gathering area. Residential dwellings may be incorporated within the same building on upper floors.

.3 To ensure that all "village centre" development is in keeping with the intended quality and characteristics of the Columbia Heights neighbourhood, all commercial development within the neighbourhood are hereby classified as Development Permit Areas. As such, all commercial development must follow the guidelines established in this Plan.

.4 New development and its corresponding infrastructure improvements must encourage pedestrian and bicycle use to the village.

4.4 TRANSPORTATION

Objectives:

.1 To place greater emphasis on managing demands on our roadways and to reduce our dependency on the automobile.

.2 To encourage a more compact urban form with an emphasis on urban villages which integrates land uses and reduce the demand on the automobile.
To encourage innovative road designs which meets the City’s roadway requirements and addresses specific development issues on hillsides.

Policies:

1. The network roads identified has been located on the most favourable alignment to meet collector road, public transit route, and forest fire equipment route design criteria (see Figure I).

2. The road network illustrated on Figure J provides for a road hierarchy based on the function of the road. Consideration will be given to altering the design standards of major roads, recognizing traffic volumes, topographic constraints, and the goals and objectives of this plan.

3. The specific alignment and design of the road and trail systems are conceptual and subject to refinement and modification at time of subdivision (see Figure J).

4. The design of roads will meet current City standard for lane width, grade, underground utility spacing, sidewalks, transit stops, and lighting. Consideration will be given to relaxation of boulevard width and on-street parking provision in areas of steep grade where hillside development may be impacted by cuts and slopes created by existing roadway width standards.

5. Private narrow streets internal to each residential enclave will be encouraged, to reduce cut and fill and to slow traffic speeds.

6. Supports and encourage the provision of increased walking as an alternative transportation method by:
   a) implementing multi-use trails through the Columbia Heights neighbourhood to the urban village;
   b) encouraging the construction of safe pedestrian areas along major roadways;
   c) ensuring new residential areas have pedestrian linkages to facilities such as schools and parks; and
   d) creating more pedestrian friendly environments along the frontages of the village centre at the time of development.
   e) implementing the conceptual trail network system identified on the Illustrative Plan and Figure J.

7. Support bicycles as an alternative method of transportation by:
   a) making provision for bicycle paths or lanes along major roadways and in urban villages; and
   b) recognize the use of bicycles during the development of trail network planning.

8. Encourages BC Transit to establish new policies and routes to provide future services to the village centre.
FIG. 1

OCP COLLECTOR ROAD NETWORK

- - - PLAN AREA
- - LOCAL COLLECTOR
- - DISTRICT COLLECTOR

LINKED TO OKANAGAN AVENUE
FIG. J

PROPOSED ROAD & TRAIL NETWORK
4.5 INFRASTRUCTURE & MUNICIPAL SERVICES

Objective:

.1 To provide for infrastructure improvements as outlined in the 1989 Eastern Hillside Infrastructure Extension Report, the Comprehensive Development Plan (1992), and as identified in this plan.

Policies:

.1 The existing pressure Zone 3 water reservoir at 555m elevation is now available to serve approximately 8 ha (20 ac) within Columbia Heights below the 518m elevation. Pressure zone 4 will be phased in by pumping water to serve approximately 200 residential dwellings above the 518m elevation at the extension of Holden Road. A second reservoir would be required to serve the remaining development (see Figure K) in zone 4. The City will evaluate the option to phase in zone 5. A third reservoir would be required to serve development in zone 5.

.2 A 2.13 ha (7 ac) institutional site, combined with a park resulting in a 4 ha (10 ac) site, for an elementary school or other institutional purpose will be reserved, in the location shown on the Illustrative Plan.

.3 The City of Penticton requires storm sewers in residential areas be designed for the 5 year storm. Rainfall in excess of the 5 year storm is to be directed to the overland flow route which in most cases is the roadway.

Predevelopment Conditions

Figure L indicates the existing drainage basins. The Columbia Heights area contributes to three distinct drainage basins. The north portion, consisting of steep slopes, contributes to the Penticton Creek drainage basin. The central area, which consists of the major portion of the development contributes flow to the developed area of Penticton, with outlets being the receiving storm sewers on Lawrence Avenue and Cleland Road. The area south of Carmi Road contributes to the Ellis Creek basin.

Proposed Drainage Controls

The proposed drainage controls vary for each area. Figure M indicates the proposed post development drainage pattern.

Penticton Creek Basin

Runoff from the area above the slopes should not be permitted to run down the slopes. The only exception being the area of the northern end of the development where this is unavoidable. No homes are located down slope from this area. A qualified geotechnical engineer should comment on slope stability and appropriate building setbacks for the slope area.

Central Basin

The central basin is subject to a significant level of development. The type of development proposed is a mix of single family residential, multi-family (cluster) residential, village centre, school, park and open space.

The runoff volume and peak flows in this basin will increase as portions of the permeable surface will be replaced with impermeable surface. To mitigate for these increases, storm water management is recommended. Storm water management is most efficiently implemented by using central facilities such as detention ponds, to attenuate the post development peak flows to predevelopment levels. The Central Basin consists of northern and southern detention ponds.

In the northern portion of this basin, two locations have been identified as potential retention pond sites. The upstream pond, Pond 1, is located in an area designated as open space. This pond attenuates flow from the upper portion of the basin. Pond 2, the second pond in the sub basin, is located at Lawrence Avenue. This pond attenuates flows to a rate allowable for release into the existing sewer on Lawrence Avenue.
An analysis of the downstream storm sewer will be required to determine a suitable discharge rate for this pond.

Pond 3, located in the southern portion of the Central basin serves to attenuate the storm water flows before being released into the existing storm sewer on Cleland Drive. The downstream capacity of this storm sewer should also be verified to determine an allowable release rate for the pond.

The requirement for, and sizing of the ponds is a function of the volume of runoff and the allowable release rate. A hydrologic model of the predevelopment and post development conditions should be undertaken to determine these parameters. Emergency overflow route should also be provided to enable storms in excess of the ponds design capacity to be directed to the overland flow route.

Ellis Creek Basin

The Ellis Creek basin is located south of Carmi Road. The ditch along the south side of the road should be formalized to ensure drainage does not cross Carmi Road and enter the development site.

Other Design & Construction Considerations

Pond design should consider long term maintenance and accessibility. The ponds will be subject to sedimentation during construction until the area is stabilized. During construction, the ponds may be used to serve a dual purpose as sediment control basins.

The pond type (i.e. dry ponds, infiltration pond) should be considered during the preliminary engineering stage in conjunction with the approving authorities.

The plans of the major and minor drainage system will be subject to review and approval by the City of Penticton and the Ministry of Environment. These agencies have published guidelines for the design of quantity and quality facilities.

The Former Landfill

The City of Penticton previously operated a landfill within the southern portion of the neighbourhood. The landfill was abandoned in the mid 1970s. Subsequent to the closure, odour problems were reported, however these were mitigated by the drilling of vents into the landfill.

Objective:

.1 To minimize impacts from the former landfill on future potential uses of the site.

Policy:

.1 Prior to the use of the former landfill site and adjacent lands for urban purposes, an environmental assessment shall be prepared to determine potential impacts, uses and rehabilitation requirements. Any environmental assessment of the landfill shall be conducted using Ministry of Environment requirements and approvals. The former landfill has been identified as Open Space on the Illustrative Plan.
4.6 DEVELOPMENT PHASING

The staging of urban development has significant implications on the ability of the City of Penticton to provide for a full level of services.

The City of Penticton will ensure that future development is staged in a logical manner consistent with the policies of the Official Community Plan and the Comprehensive Development Plan.

Objectives:

1. To provide for the orderly development of Columbia Heights for future growth.

2. To ensure that new development in Columbia Heights is served with full urban services.

Policies:

1. Urban services, such as community water, sewer, storm runoff, power, natural gas, streetlights and fire protection, will be provided concurrent with development in new urban areas.

2. The most logical and cost-effective method of servicing and developing the new nodes within Columbia Heights is within the bounds of the water pressure zones identified in Section 4.5 of this Plan.
WATER PRESSURE ZONES

FIG. K
5.0 ILLUSTRATIVE PLAN

Principle Features of the Illustrative Plan
Land Uses
Illustrative Plan
5.0 ILLUSTRATIVE PLAN

The success of the Columbia Heights Neighbourhood is dependant upon a collective planning process. If development plans are carried forward by individuals in isolation, a tremendous opportunity for a well structured, cohesive community will have been missed.

Therefore, to initiate this process, an illustrative Neighbourhood Plan has been prepared which applies the preceding planning principles and illustrates the optimum possible growth scenario. It is the intent of the Illustrative Plan and the future Land Use Plan (see Figures N and O) to act as a general guide only, recognizing that during detail design stages, adjustments will have to be made to reflect specific site conditions. More important is the reflection of the principles of this plan in the future detail design stages.

5.1 PRINCIPLE FEATURES OF THE ILLUSTRATIVE PLAN

The principle features of the Illustrative Plan are as follows:

- Residential densities in the Plan have been represented using a range of units per ha. The purpose for the range is to recognize a site specific natural constraints and the potential to allow a range of housing options and zoning categories.

- Columbia Heights will have an abundance of open space throughout the area. These open spaces provide important connections through the neighbourhood while preserving sensitive areas and provide a visual balance with developed areas.

- A large natural area corridor has been delineated at the northern edge of the community as a visual and environmental buffer to the steep hillside and Penticton Creek corridor.

- Medium density residential areas have been located to take advantage of reclaimed and level site conditions. As well, these medium density areas have been clustered to support a pedestrian environment in proximity to both the Village Centre and school/park site.

- The Village Centre has been centrally located within the neighbourhood to act as a community focal point easily accessible by walking or automobile. Higher intensity of development has been established around the Village Centre to reinforce and encourage pedestrian use and serve as a community gathering spot.

5.2 FUTURE LAND USE PLAN

The following outlines the future land uses for privately-owned lands within the Columbia Heights Neighbourhood. These land uses include the Village Centre commercial area and the residential areas.
5.2.1 Village Centre Commercial

The Village Centre will provide a focus for activities and social interaction for the Columbia Heights Neighbourhood. The Village Centre may be comprised of commercial retail space up to approximately 1,858 m² (20,000 sq. ft.). Typical commercial uses that would be found in the Village Centre are those that support the basic needs for the area. These uses may include: convenience store; video store; coffee shop; drycleaner; doctors office; postal office; pharmacy and bakery.

A second storey would be permitted in the Village Centre. The intent of the upper storey would be to encourage residential units above the ground floor commercial. A potential for 20 units could be constructed in the Village Centre.

The scale and treatment of storefronts and the streetscape will encourage pedestrian use. Off-street parking will be provided behind the buildings.

5.2.2 Residential Categories

"Single Family Residential" (SF)

Single Family Residential is the largest single family lots proposed with lot sizes ranging from 12.5 m to 18 m in width, and larger. The average lot yield for the Single Family Residential is between 10 and 15 units per gross ha (4 to 6 units per gross acre) depending on terrain. Consideration may be given more innovative and smaller lots in this area (up to 21 upgha or 8.5 upgac). This proposed category will allow for the sensitive siting of buildings with minimal impacts to the natural landscape.
CE - Cluster Estate

This category of homes occupies the sites near the Village Centre and in areas which have significant terrain constraints. Homes in this category are grouped in such a manner as to preserve rocky knolls, ravines, steep slopes and other natural areas of features. The Cluster Estate buildings will be comprised of single family, two family and townhouses up to 4 units per building. On sites where steep slopes occur, provisions in the hillside guidelines provide the opportunity for density transfers. Under these circumstances, consideration may be given to sensitively locate a limited number of stacked townhouse units or two-storey garden apartments, up to 8 units per building. The average yields for the Cluster Estate development blocks in between 17.5 to 25 units per ha (7 to 10 units per gross ac). The Cluster Estate development blocks will be bare land strata tenure, serviced and accessed via private strata roads to minimize the impact on the existing terrain.

MR - Medium Density Residential

The Medium Density Residential category is generally located adjacent to the Village Centre commercial site, and adjacent to the school/park site. Medium Density developments would take the form of townhouses, stack townhouses, or garden apartments and apartments. The average yield for this category is between 30 to 40 units per ha (12 to 16 units per gross acre).

O - Open Space

This category is generally located on the former landfill site. The Open Space designation indicates that no development will occur in this area until an environmental assessment is prepared to determine potential impacts, uses and rehabilitation requirements.

N - Natural Areas

This category incorporates the steep slopes located on the northern periphery of the plan area. This natural area has been identified by the City as environmentally sensitive. Residential development will not be permitted on these lands.
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<th>Columbia Heights Land Use Summary</th>
<th>Area ha (acres)</th>
<th>Yield Units</th>
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6.0 IMPLEMENTATION STRATEGY

Implementing the Neighbourhood Plan
Zoning
Development Permit Provisions
Hillside Development Guidelines
6.0 IMPLEMENTATION STRATEGY

6.1 IMPLEMENTING THE NEIGHBOURHOOD PLAN

To ensure the Columbia Heights Plan remains as a relevant document to guide land use decisions, a number of initiatives require to be taken, including:

- Incorporating the Columbia Heights Plan into the Official Community Plan;
- Amending the Zoning Bylaw to incorporate the proposed Comprehensive Development Zone;
- Amending the servicing standards (subdivision) bylaw to incorporate hillside development standards which are sensitive to steeper slopes and allow cluster forms of development on a fee simple basis; and
- Ongoing assessment of the Neighbourhood Plan to determine areas requiring revision.

6.2 ZONING

The Municipal Act has been amended to provide municipalities with opportunity to utilize comprehensive development zones, and thereby increase flexibility to implement development plans. This plan recommends utilizing comprehensive zoning to implement all or portions of the development areas. The strategy to use comprehensive zoning for the entire plan or portions of the plan will be determined by the initial zoning application of each owner. The intent of the comprehensive zoning is to direct development in the “Cluster Single Family” and “Cluster Estates” categories, and for development containing the steeper hillsides identified in the plan. Comprehensive development zones established to implement this plan would be incorporated as an amendment to the City’s Zoning Bylaw.

6.3 DEVELOPMENT PERMIT PROVISIONS

In accordance with the provisions of Section 945(4) and Section 976 of the Municipal Act, a community Plan may designate Development Permit Areas. The incorporation of the Columbia Heights Plan into the Official Community Plan will allow the City of Penticton to specify Development Permit the Plan area. The Development Permit would be approved by City Council prior to any development of land within the Development Permit Areas.

The Columbia Heights Neighbourhood Plan designates Development Permit Areas for the:

a) Protection of the Natural Areas and protection of development from hazardous conditions;

b) Establishment of guidelines to regulate the siting, form, character and landscaping of the commercial neighbourhood Village Centre; and

c) Establishment of guidelines to regulate the siting, form, character and landscaping of the multiple family and Estate Cluster residential areas.

A Development Permit must be approved and issued by resolution of City Council prior to any construction or alteration taking place on property situated within a designated Development Permit Area. All designated Development Permit Areas are outlined in this section and form part of this Plan.

Natural Areas and Hazardous Condition Development Permit Areas - Sections 945 (4) (a) and (b) of Municipal Act

Development Permit Guidelines

1. The City may require dedication of land adjacent to the natural boundary of a stream. The exact boundary will be set out in the development permit based on the area required to preserve the streamside habitat.

2. Areas of land having a natural slope with grades in excess of 30% should remain free of development and in its natural condition, with natural vegetation retained or planted to help stabilize the slope.

3. Areas that may be subject to flooding, mud flows, torrents of debris, erosion, land slip, rock falls or avalanches, shall remain free of development and in their natural state.

4. Storm water run off from development should be managed so as to prevent erosion or sedimentation, and to not adversely affect the drainage of adjacent properties.
All major 30% slope areas identified in this plan shall be designated as hazardous and visually sensitive lands and a no build, no disturb covenant applied as part of the zoning subdivision or building process.

Developments in designated Natural Areas shall be limited to walkways, trails, and public works.

On privately held lands where a natural area or major 30% slope area has been identified, the landowner shall prepare an assessment on the extent and requirements necessary to protect that area, prior to development approval.

Where development is considered on lands containing designated hazardous and visually sensitive lands the City may use the following methods to restrict development away from the area:

- dedication of the hazardous and visually sensitive lands;
- covenants;
- bare land strata to allow flexibility in conserving the feature or area;
- bonus density transfer to the developable portion of the site;
- a Development Variance Permit to vary conditions other than use or density;
- voluntary stewardship such as contracts, leases or trusts to protect the feature or area.

Multi-family, Cluster Single Family Residential, and Estate Cluster Housing
Development Permit Areas - Section 945(4)(c) of Municipal Act

Development Permit Guidelines

Where a site is to contain several buildings, careful attention should be given to the provision of usable private open space, trail linkages between buildings and potential other development enclaves. Walkways and trails shall be indicated on the site plan.

The design and introduction of a new building type to a residential neighbourhood should provide harmony and lend continuity to the neighbourhood and should not create excessive disruption of the visual character of the neighbourhood.

Walled or gated communities will be discouraged in Columbia Heights. Bareland strata developments should use landscaping and the clustering of units using the natural landscape to create the image of exclusivity.

All waste disposal bins should be completely screened within an enclosure.

All development on hillsides or steep topography should be designed to minimize the requirement for significant and visible cut and fill situations. The proposed development should blend in and complement the surrounding terrain.

The design of a new project or an addition to an existing project should give adequate attention to the general architectural style, detailing, scale, materials, character of fenestration, character and materials of roofs, treatment of entrances, gradation of heights, relationship of indoor and outdoor spaces, design and placement of play areas, access, parking arrangement and circulation, and landscape character and design.

All townhouse and multi-family developments should front or appear to front onto adjacent roadways. This may be achieved through appropriate treatment of the building exteriors and through the provision of pedestrian entrance ways and walkways to the street.

Where townhouse units have attached garages or carports, the units should be wide enough to allow the creation of attractive entrances to the individual units between garages.

Where individual townhouse or multi-family units have vehicular access via public streets, combined driveway access points are encouraged in order to minimize interruptions of landscaping along the boulevard.

Internal private roadways should be wide enough to permit easy negotiation of car access to individual garage or carport, parking areas, and to provide fire truck accessibility.

Large surface parking areas should be broken down into smaller parking lots evenly dispersed throughout the development and integrated with...
planted landscaped areas. Tree planting is encouraged in parking areas.

.12 The design and siting of buildings and individual units should take advantage of views, natural amenities and adjacent open spaces, and should provide the maximum of units with good sun exposure to enhance the liveability of units.

.13 Recreation or play areas should be provided within each project and should be sensitive to the needs of all age groups likely to reside within the development.

.14 Landscape designs for new development are encouraged to incorporate existing mature trees and should be related to existing area landscaping features.

15. Consideration will be given to amending the zoning and subdivision bylaws regarding setbacks, parking, and road construction to meet the plan's objectives.

.16 Orientation signage for larger developments should be provided. All signs should be architecturally compatible with the overall design of the buildings and should not exceed a height of 1.5 metres.

.17 In situations where multi-family units face single family units across a street, the multi-family units should be designed to resemble a single family character. Consideration should be given to shared driveways and pedestrian access to the street from each unit.

.18 Where multiple family developments contain major slopes, as defined in this plan, the proposed development shall comply with the provisions contained in the Natural Areas and Hazardous Condition Development Permit Section.
Village Centre Commercial Development Permit Area

Development Permit Guidelines

.1 Any wall of an end building which is visible from the street should be finished to the same standard as the front of the building to provide an attractive appearance.

.2 Landscaping, awnings, lighting fixtures, and other structures should be architecturally integrated with the design of the buildings.

.3 The design of fascia signs containing individual business signage should be integrated into the design of the building. One freestanding sign to a maximum height of 3m permitted per site. Billboards and roof signs are not permitted.

.4 Signage should be scaled to the pedestrian in terms of size, location, lettering and lighting.

.5 A screen of hedging or trees of a minimum height of 2 metres should be planted and maintained between every commercial building and any adjacent residential building.

.6 All waste disposal bins should be completely screened within an enclosure.

.7 Parking areas should be adequately screened and landscaped and located at the rear or side of the development.

.8 In order to promote pedestrian interest, small retail units at grade level should display a higher variety of design and higher quality of wooden or metal signage.

.9 Neighbourhood commercial developments should blend in character with the surrounding single family homes.

.10 Sloped roofs are preferred with upper floor stepped back to reduce visual impact.

.11 Focus people-oriented activities (window shopping, store entrances, cafes, displays, signage) along the streets and in front of buildings. Locate parking, loading, garbage and other ancillary services at the rear of buildings.

.12 Awnings should be encouraged but should not interfere with street tree planting or extend beyond 1.5 metres from the edge of the buildings.

.13 Consistent wall-hung exterior lighting should be used along pedestrian passageways, at corner of buildings and at the rear of buildings facing the parking lots.
14. The electrical service provisions of buildings should be screened from view or located so as to minimize their visual appearance.

15. Coordination and connection of parking lots with adjacent properties is encouraged to ensure street efficiency. Rear loading of commercial buildings is also encouraged and may be required.

16. Parking areas should clearly identify pedestrian circulation areas, preferably with different paving and landscaping treatment.

17. Access to stores and streets should be easily visible from all areas of the parking lots.

18. Surface parking areas should be constructed in small increments, or large lots should be divided into small areas through the use of landscaping, so that asphalt does not dominate.

19. No drive-through commercial facilities (such as those related to fast food enterprises) should be permitted in the Village Centre. These uses reduce pedestrian activity and often disrupt retail continuity along the street.

20. All exterior lighting should be high-pressure sodium vapour fixtures to create an attractive light quality suitable to retail and pedestrian uses.

21. Buildings at key intersections should be designed to mark the corner. Various design devices include setbacks at the corner, accentuated entrances and additional height using, for instance, towers and cupolas.

22. Blank or solid walls (without glazing) should not exceed approximately ten metres in length at street level so that visual interest is maintained along sidewalks for pedestrians. Walls that are blank should be articulated with some type of wall detailing, wherever possible.

23. Stores and building entrances should not be recessed more than three metres. Doorways should be designed to focus on the street in order to create a more immediate and direct relationship between indoor and outdoor activities.

24. The height of street facades should be greater than five metres but not more than ten metres, as measured from the sidewalk to the top of the cornice. These height limits will ensure an appropriate pedestrian scale for the Village Centre.
Intensive Single Family Housing Development
Permit Areas
Section 919.11 (e) of the Local Government Act

A new character area is created in which small to moderately sized homes, exhibiting mid-scale massing characteristics, with style-authentic, well balanced, proportionally correct design elements are constructed to a high architectural standard resulting in a neighbourhood with a desirable, readily recognizable identity. A development permit outlining the siting, form and character of each building proposed is required to be issued prior to final subdivision approval.

Development Permit Guidelines

1. Buildings should be designed in a manner that is suitable for the geometry of the lot (lot shape and lot slope), and the building shall be responsive to the contours and natural features of the site ensuring that drainage characteristics and visual integrity of the site surface are maintained and that a smooth transition in grading is achieved between adjacent lots. As a means of achieving this, consideration should be given to the following:
   - Minimize site disturbance by following the contours of the land.
   - Minimize the construction of driveways and paved areas.
   - Use local and indigenous building materials.
   - Integrate passive solar into building design with proper orientation, massing, window location, shading, ventilation, and shade structures.
   - Emphasize water conservation in fixtures, water harvesting and xeriscaping.

2. Building siting and forms should integrate into the site to minimize the need for retaining walls and other alteration of natural topographic features to retain slopes.

3. Building heights and massing shall be designed with the objectives of view corridor preservation.

4. Parking structures shall be limited to a two vehicle garage, or to a one vehicle garage with a concrete parking pad, and shall be located only at the rear side of the lot.

5. The design of corner lots dwellings shall address both the fronting and flanking streets.

6. Use of local natural materials such as native stone or reasonable emulation of native stone are encouraged.

7. Dwellings should provide appropriate outdoor private space, in the form of decks, terraces, gardens, and patios;

8. Consideration will be given to amending the zoning and subdivision bylaws regarding setbacks, building height, parking, and road construction to meet the plan's objectives.

9. Emphasis should be given to retaining as existing trees and natural features such as boulder groupings and rock outcrops.

10. Use of drought resistant planting materials consistent with the local vegetation is recommended to reduce demands on water supply.

11. Consideration should be to wildfire potentials when selecting landscape vegetation.

12. Use of irrigation systems is discouraged. Where needed, use drip or other point-of-use irrigation systems and consider temporary systems to establish plants only.

13. Where landscape plants must be watered, grade surface terrain to harvest runoff.
6.4 HILLSIDE DEVELOPMENT GUIDELINES

The following guidelines are provided to sensitively integrate development into the natural landscape and to minimize the visual impact of hillside development.

Hillside Guidelines

1. Hillside developments must preserve or protect unique or special natural features of the site, such as land forms, rock outcroppings, mature trees and vegetation, drainage courses, hilltops and ridge lines.

2. To protect the scenic and aesthetic value of highly visible ridges, hills and knolls, building sites should be selected so that construction occurs below the ridge.

3. Roadway/access patterns should follow topography. Street layout should be aligned to conform to the topography whenever possible. Long stretches of straight road should be avoided. This can be achieved in a variety of ways including the introduction of gentle horizontal and vertical curves.

4. Single loaded roadways, split roadways and lanes may be utilized for access purposes where appropriate and where construction of a standard roadway would result in further site disturbance.

5. Cyclist/pedestrian systems should utilize existing natural corridors and should be of a manageable grade. Special attention should be made to the provision of barrier free access to cyclist/pedestrian systems in both the public (linear parks, public parks, etc.) and private realm, in order to provide equal opportunities to special needs users.

6. Driveways which serve more than one site are encouraged to reduce unnecessary grading, paving and site disturbance. Driveways should be aligned with the natural contours of the site and finished grades should be consistent with the finished grade of the site.

7. Utilize natural drainage ways where possible.

8. Man-made storm drainage systems should be designed to create a natural rather than manufactured appearance.

9. Utilize surface drainage systems as amenity/open space corridors.

10. Create opportunities for wildlife habitats in surface drainage areas.

11. Avoid sharp cuts and fills and long linear slopes of uniform grade.

12. Proposals should include erosion control measures during and after construction.

13. Terracing should be done in small steps; avoid wide step terracing. Retaining walls must be of minimum height and must be surfaced with natural materials.
14 Alternative lot configurations (panhandle, substandard frontage, etc.) can be utilized to include terracing of buildings and minimize cut and fill roadways, where standard designs are not feasible.

15 Design techniques which minimize grading impacts and protection of sensitive areas and natural drainage features on highly visible slopes shall be used.

16 Roads and streets should be designed, constructed and landscaped to minimize views from the valley floor, roads and adjacent properties.

17 Building heights should be limited to the height of existing tree cover and should maintain vegetative backdrop visible from off-site.

18 Planting areas for High Fire Hazard Areas - High fire hazard areas include undeveloped canyons, grassland and woodland hillsides where native vegetation has become overgrown. Development within or on the fringes of these areas is subject to wild land brush fires. A transition between ornamental landscaping and native vegetation may be created by selective pruning and thinning native plants and re-vegetation with low fuel volume plants. Such a transition reduces the readily flammable fuel which spreads fire into developed areas.

Transition areas can be divided into three distinct zones. The following dimensions are recommended, but subject to Fire Department and Ministry of Forests approval:

Zone #1: Minimum 9.0m wide. Native or ornamental non-native species which are fire retardant.

Zone #2: Minimum 9.0m wide. Native vegetation which should be selectively pruned and thinned, with introduced fire retardant plantings. Plants with high fuel volume are discouraged in this zone.

Zone #3: Minimum 6.0m wide. Native vegetation which should be selectively pruned and thinned. Plants with high fuel volume are discouraged in this zone.

Roof Forms and roof lines should be broken into a series of smaller building components to reflect the irregular forms of the surrounding natural features. Long, linear unbroken roof lines are discouraged.
Transitional slopes may be used between the domestic plantings of new development and the native flammable brush of undisturbed areas. The goal is to slow down the approaching fire within the transitional zone by reducing the fire’s fuel supply. The following techniques may be used to accomplish this goal.

a) Evaluate the plant materials existing within the transitional zone for fuel volume and health. Remove plants from this area which are of particularly high fuel volume. Also remove any plants which are in poor health.

b) Retain in thinned out groupings low fuel volume native plants.
References

The following includes a list of publications referred during the preparation of this Neighbourhood Plan.

- Development Guidelines for Millwoods Towne Centre, City of Edmonton, 1988
- Lakeview Official Community Plan Draft, Regional District of Central Okanagan, 1995
- Mission Hill Concept Development Plan, Kelowna, 1994
- O'Keefe Range Concept Plan, Vernon 1994
- Quail Ridge Community Concept Plan, Kelowna, 1995