

CENTRAL COLDSTREAM NEIGHBOURHOOD PLAN

DISTRICT OF COLDSTREAM

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TABLE OF CONTENTS

Introduction	1
Community Sustainability Planning	1
Coldstream Sustainability Initiative	1
Planning Context	2
Central Coldstream Neighbourhood Plan	5
Guiding Principles	5
Neighbourhood Structure	6
Land Use Map	7
Initiatives	10
Kalamalka Road Area	13
Residential Areas	16
Transportation and Mobility	17
Community Design	20
Natural Environment	22
Infrastructure	22

FIGURES

- FIGURE 1: Plan Area
- FIGURE 2: Neighbourhood Structure Map
- FIGURE 3: Land Use Map
- FIGURE 4: Initiatives Map

1.0 Introduction

The District of Coldstream wants to pursue a more sustainable future, and the Central Coldstream area can play an important role in achieving this goal. The Central Coldstream Neighbourhood Plan is intended to support the District of Coldstream's continuing vision for a sustainable community by proactively enhancing the economic, social, and environmental aspects of this important area. The focus on Central Coldstream is not a new initiative. The concept of identifying and creating a town centre was first initiated over a decade ago during the District's Official Community Plan review.

Creating a town centre in Central Coldstream supports a number of broad sustainability and smart growth concepts that are reflected in the Guiding Principles of this Plan. Additionally, the principles set out for Central Coldstream mirror those identified by the Regional District of North Okanagan's Regional Growth Strategy. The guiding principles in both cases are not unique in and of themselves, as sustainability and smart growth often centre around similar concepts. However, the interpretation and implementation of the guiding principles inherently creates distinctive outcomes.

A town centre in Central Coldstream would include somewhat higher residential and commercial densities than are present there today. Therefore, ensuring that the distinctive character that represents the community's rural heritage and lifestyle is maintained is paramount. The Central Coldstream neighbourhood will maintain the community's rural character by:

- adhering to existing policies and guidelines in the Official Community Plan, particularly the development permit guidelines for architectural characteristics;
- promoting the traditions of Coldstream through "Made in Coldstream" solutions, and;
- directing development to the central area, in turn decreasing pressure to develop other areas of the community. Open land is saved for agriculture or maintaining its rural nature.

1.1 Community Sustainability Planning

Local governments have a wide sphere of influence and play a leading role in coordinating and orchestrating the delivery of sustainable communities. Based on various economic, social and environmental factors, each community can have different priorities with respect to sustainability. In 2008, a Sustainability Primer was prepared for Coldstream outlining some aspects of sustainability. This primer is available on the District's web site.

1.2 Coldstream Sustainability Initiative

The District of Coldstream has received a grant for an Integrated Community Sustainability Planning (ICSP) project. This project is called the Coldstream Sustainability Initiative. The first phase was designed to establish and identify important categories relating to sustainability in Coldstream. District Council and staff, provided input and ideas for identifying and preparing the categories during workshops facilitated by Urban Systems. Additionally, a community survey was conducted from May to August 2009.

Sustainability Categories

- Agriculture, Food Production & The Local Economy
- Natural Environment
- Governance, Citizen Engagement & Community
- Transportation and Infrastructure
- Form of Development

The categories help to direct the creation of this Plan as well as during future stages of the Coldstream Sustainability Initiative.

2.0 Planning Context

After completing the sustainability categories phase, the next step of the ICSP Initiative was to apply the categories to a specific area and situation. The District of Coldstream Council decided to proceed with the creation of a neighbourhood plan for the Central Coldstream area surrounding the Town Centre - as identified in Schedule B of the Official Community Plan. This area includes the Kalamalka Road area, the Municipal Hall, Public Works Yard and Elementary School.

The primary objectives are to create a neighbourhood plan that engages the stakeholders and enhances effective planning and overall sustainability for the Central Coldstream area. Some of the rationale for choosing the Central Coldstream area are as follows:

- The area is relatively flat and centrally located.
- The existing range of uses in a concentrated area, that includes the municipal offices, fire hall, church, elementary school, parks and existing residential.
- The water and sanitary infrastructure already in place.
- The historical context of civic and social activity.
- The value and marketability of a vibrant "heart" or town centre within the community.
- The benefits to the natural environment, local economy and social network within the community that are achievable through compact neighbourhoods that feature:
 - a mix of residential, commercial, civic and institutional uses;
 - the potential to reduce the reliance on automobiles;
 - a pedestrian and bicycle friendly environment;
 - places for people to gather, and;
 - different dwelling unit types that increase diversity in the housing stock.

"The Central Coldstream Neighbourhood Plan is intended to support the District of Coldstream's continuing vision for a sustainable community by proactively enhancing the economic, social, and environmental aspects of this important area."

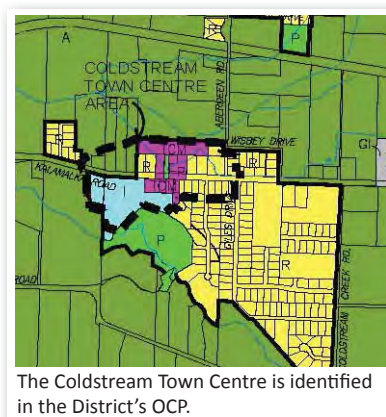
Figure 1 shows the Central Coldstream Neighbourhood Plan Area (herein referred to as Plan Area). The Plan Area is approximately 54 hectares (133 acres) in size and is located around the intersection of Kalamalka and Aberdeen Road in the District of Coldstream. The Plan Area is bounded by Coldstream Creek Road to the east, just north of Wisbey Road in the North, the Whetzell Road subdivision to the west and Coldstream Creek to the south.

The Plan Area contains approximately 200 buildings including the Municipal Hall and works yard, Coldstream Firehall, Women's Institute Hall, Coldstream Elementary, and other commercial, residential and institutional buildings. The Plan Area also includes Cenotaph Park and substantially all of Coldstream Park.

A Steering Committee consisting of members from the Economic Development Advisory Committee was formed to guide the work of Urban Systems in creating this Neighbourhood Plan. The Steering Committee played an integral role by participating in workshops and providing direction at various stages in the planning process.

The planning process is outlined below:

- | | |
|----------------------------------------------|--------------------------------------------|
| 1. Conduct background analysis and reporting | 5. Meeting with Steering Committee |
| 2. Meeting with Steering Committee | 6. Community Open House |
| 3. Community Workshop | 7. Meeting with Steering Committee |
| 4. Prepare Draft Neighbourhood Plan | 8. Preparation of Final Neighbourhood Plan |



The Central Coldstream Neighbourhood Plan Background Report serves as the key informational piece that guided the workshops, community open houses and the policies of the Plan itself. The background report compiles information from various sources that touched on a vision for the Town Centre, summarized the relevant infrastructure and planning that has occurred in the past and provides new information to consider that includes the following:

- Land inventory;
- Strengths, weaknesses, opportunities and threats/constraints analysis, and;
- Visual preferences of density.

The background report includes a consolidation of past work completed in Central Coldstream including:

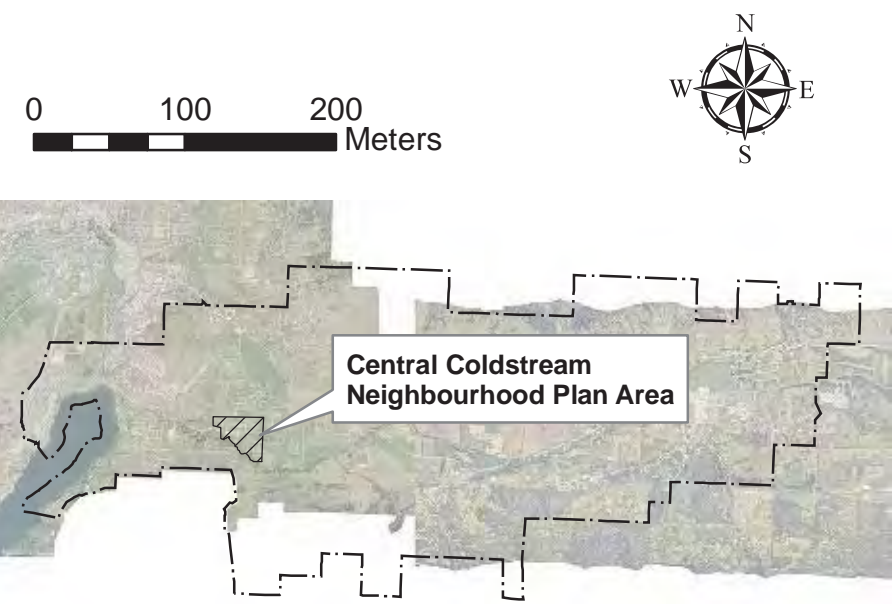
- Roadway Network Master Plan;
- Bicycle and Pedestrian Master Plan ;
- Stormwater Management Plan;
- Trunk Sewer Servicing Analysis;
- Sanitary Sewer Preliminary Investigation Stage 2;
- Town Centre Plan;
- Town Centre Area Kalamalka Road Concept Review;
- Official Community Plan Policies and Land Use Designations, and;
- Other considerations.

The Central Coldstream Neighbourhood Plan Background Report can be found on the District's website.



Central Coldstream residents attending the community workshop. A wide-range of opinions about the area were expressed.

**FIGURE 1:
PLAN AREA**



3.0 The Central Coldstream Neighbourhood Plan

The Neighbourhood Plan is laid out on the following pages. This section is organized starting with guiding principles and observations about the area, followed by land use maps and policies. Specifically, this section includes:

- The Guiding Principles;
- Neighbourhood Structure - including proposed land use designations and initiatives;
- Kalamalka Road Area - including land use designations, allowable uses and policies;
- Residential Area - including allowable uses and policies;
- Transportation and Mobility;
- Community Design;
- Natural Environment;
- Infrastructure; and,
- Sustainability Checklist examples.

3.1 Guiding Principles

The following Guiding Principles are derived from the Coldstream Sustainability Initiative Sustainability Categories. These principles are developed specifically for the Central Coldstream Neighbourhood Plan to guide the development of the Plan.

The icons to the left of the Guiding Principles are intended to act as visual reminders of the principles. Each Guiding Principle is represented by an icon. When reading the Plan, the reader is reminded of the guiding principles.

Agriculture and Food Production



Encouraging the development of housing in Central Coldstream, which has lands located outside of the Agricultural Land Reserve, means less demand for residential land use on viable agricultural land elsewhere in Coldstream in the future.

The Local Economy



Providing services in this area contributes to the local economy. Housing mixed together with opportunities for shopping and other services in a centrally located area can create local economic and community opportunities. A vibrant Central Coldstream means a more diverse and sustainable tax base. Central Coldstream could be destination for local agricultural and economic activities, such as agritourism, which brings money to the local economy.

The Natural Environment



Directing development towards Central Coldstream means that natural environments, sensitive ecosystems, and wildlife corridors are preserved in other areas of Coldstream. A solid plan also means that existing natural areas within plan area are protected.

Transportation



Housing mixed together with opportunities for shopping and other services, that are in close proximity to each other, reduces the need to use an automobile. Rather than driving all the way to Vernon, residents could drive, ride, or walk here. This reduces harmful automobile emissions and improves air quality. Additionally, enhancing Kalamalka Road and Coldstream Creek Road, which are already popular bicycling and walking corridors, is a priority.

Infrastructure



A developed Central Coldstream area means existing infrastructure capacity is being used effectively. By directing development to areas where water, sewer, and roads systems exist, it prevents unnecessary system expansion and promotes more compact sustainable development.

Form of Development



The new Coldstream Elementary is already being constructed in an environmentally-friendly fashion (LEED). Further development in the Central Coldstream area can be designed to meet high sustainability standards. Well designed, architecturally pleasing buildings that fit the character of Coldstream contribute positively to the area. A mix of residential and commercial uses in a compact area makes more efficient use of our scarce resources, such as land and energy, and contributes to a positive atmosphere where residents support business that in turn provide services to residents.

A sense of Community (social/cultural)



The social and cultural aspects of sustainability will be enhanced. The Central Coldstream area has a long history as the civic, social and cultural heart to the community, evidenced by long running events such as Remembrance Day celebrations, annual Christmas Tree light up, centennial celebrations and the recent 2010 Olympic Torch Relay.

Governance and Citizen Engagement



Planning for the Central Coldstream area includes citizen engagement. Sustainability means different things for different people, so this plan provides an avenue for input on sustainability. Various governance and finance tools available to the District can be used to help realize the vision for the area.

3.2 Neighbourhood Structure

The neighbourhood structure is an analysis of the current context within the Plan Area. The task includes analyzing a wide range of existing information - such as the land use designations and existing activities - and other observations that came forth during the planning process. Figure 2 provides a visual overview of the neighbourhood structure of Central Coldstream. The key observations are as follows:

Dominance of agricultural and residential activity

In comparison to commercial activity, there are large areas of agricultural and residential activity. Schools and parkland also occupy significant portions of the area.

Municipal Centre

Located within a small area are the municipal works yard, municipal hall and fire hall.

Community Amenities

The area is home to a church and large amounts of parkland. In addition, the Women's Institute Hall has historically been a place for citizens to gather.

Coldstream Elementary

The newly renovated Elementary School is arguably the most significant building in the area. The building is being constructed using modern "green" building technology in order to qualify for LEED certification.

The Coldstream Elementary under construction. Both the construction and building itself utilizes a variety of green techniques and features.



Major Connections

Kalamalka Road and Aberdeen Road are arterial roadways that offer excellent connections to other parts of the community and region. A bus service to Vernon exists along these roads. Kalamalka Road and Coldstream Creek Road are part of popular existing bicycle and pedestrian networks.

Urban - Rural Fringe

Large areas of the neighbourhood are designated as ALR land. The difficulty of developing ALR land means that the relationship between rural Coldstream and a slightly more urban town centre will need to be managed through sensitive, well-designed development and solid adherence to the Central Coldstream Commercial Development Permit Guidelines.

3.3 Land Use Map

Figure 3 shows the land use designations and key policy areas of the Central Coldstream Neighbourhood. The Central Coldstream Neighbourhood Plan area utilizes existing OCP land use designations.

3.3.1 Key Policy Areas

Two Key Policy Areas are identified to help achieve the vision of sustainability in Central Coldstream:

- the Kalamalka Road Area, which is the priority area for development within this Plan; and
- the Residential Area, which accommodates primarily residential uses.

The Kalamalka Road Area

Generally extending along Kalamalka Road from Aberdeen Road to the edge of Coldstream Elementary is the Kalamalka Road policy area. Since 1998, the District has designated the area as the Town Centre, with the OCP stating the area is a social, cultural and civic "heart" for Coldstream. To achieve this vision, the focus of the Kalamalka Road policy area is to attract commercial-residential mixed use buildings, commercial, civic and institutional uses to this area within Central Coldstream. The District's desire to progress towards an area that will inevitably be more urban in nature will require strong adherence to existing policies in the OCP. Doing so will help to ensure the rural character of Coldstream is maintained. Further steps to ensure that development is well designed and sensitive to local needs and aspirations are proposed in this Plan.

The town centre area has seen limited development interest in the past. By establishing a new direction and policy framework via this Neighbourhood Plan, that includes introducing financial incentives, the District hopes to initiate and ultimately attract investment in mixed use buildings and streetscape infrastructure.

Residential Areas

Outside of the Kalamalka Road Area, and Agriculture and Parkland designations, is the Residential Area. This includes the areas around DeJong Drive, Giles Drive, Pine Drive, and Meadow Road, as well as the Whetzell Road and the Wisbey Drive subdivisions. These areas consist of established neighbourhoods, consisting of predominantly single detached homes, that will not undergo significant land use changes. The development pattern within these subdivisions was the result of a lack of community sanitary sewer - requiring large lot sizes for septic fields - rather than a deliberate policy direction. With infrastructure needed to support development now in place, when new development does occur the District would like to see the application of Smart Growth Principles. This includes higher densities and a more compact form than exists in the residential areas in Central Coldstream today.

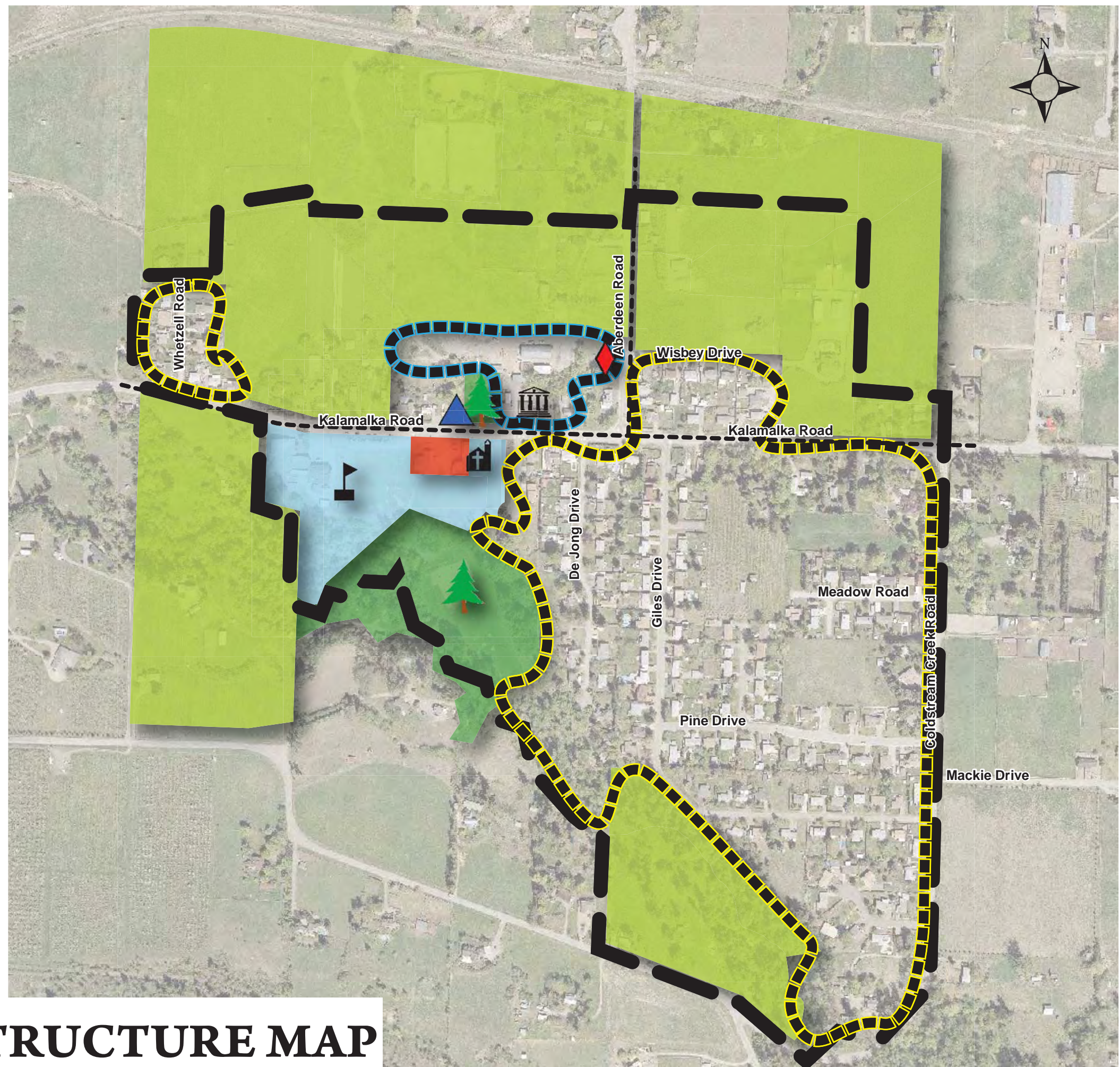
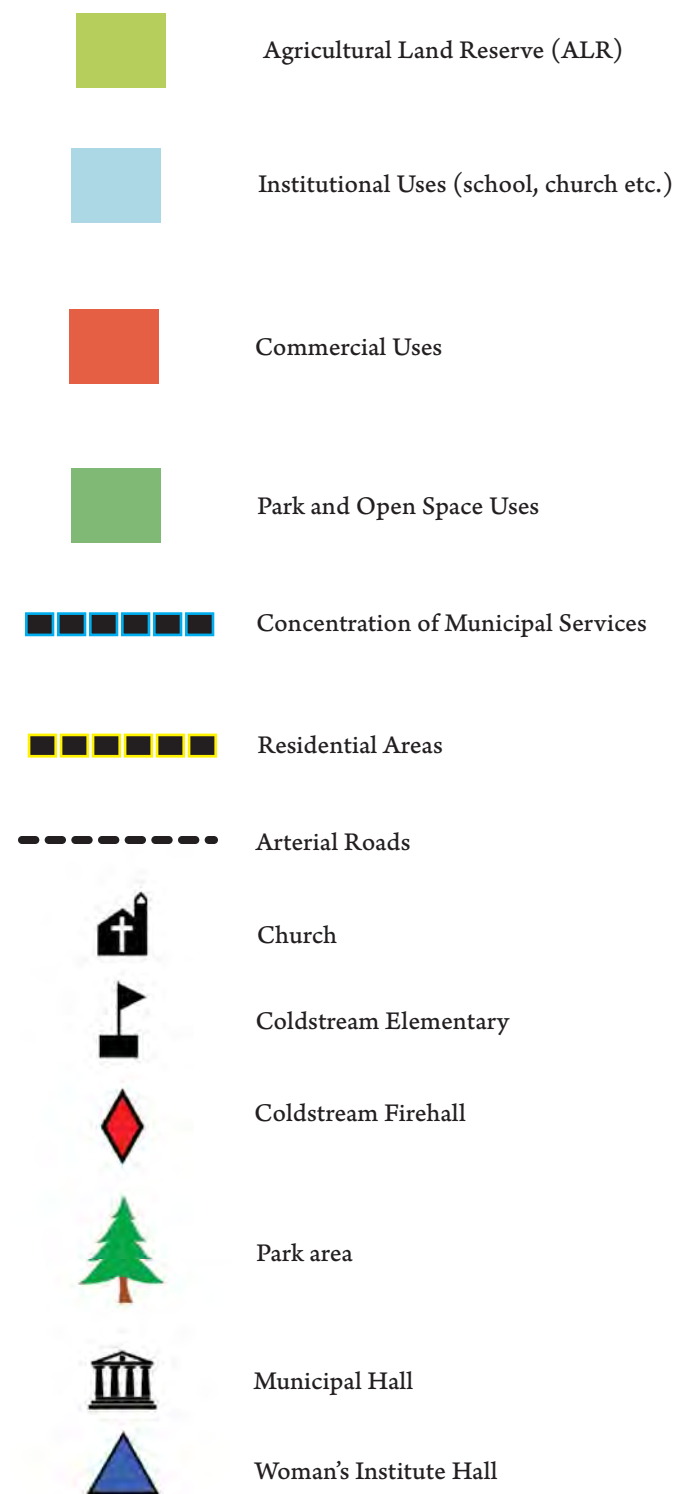


FIGURE 2:
NEIGHBOURHOOD STRUCTURE MAP

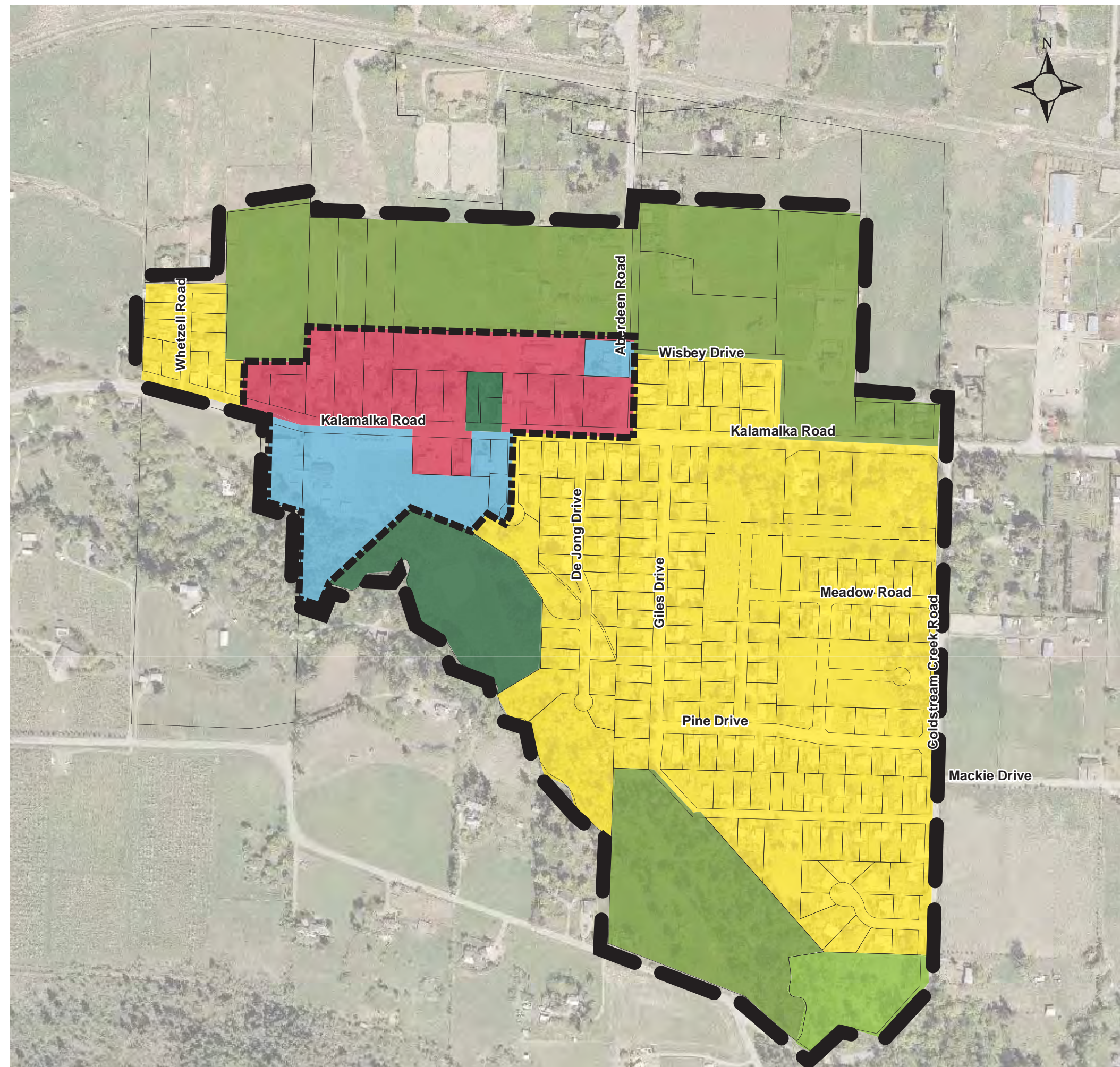
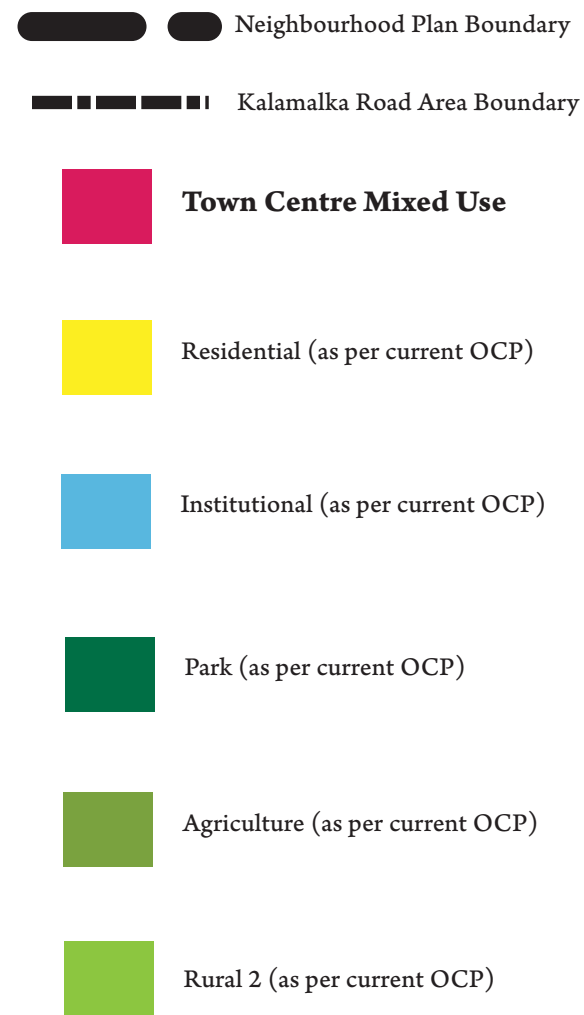


FIGURE 3:
LAND USE MAP

Agriculture and Parkland Area

The Agriculture and Parkland Area is located outside of the Kalamalka Road and Residential Areas. The uses and activities will remain unchanged.

3.3.2 Land Use Designations

Town Centre Mixed Use

The Town Centre Mixed Use (TCM) designation supports the vision for the Kalamalka Road Area. The TCM focuses on accommodating two storey - and in some cases three storey - commercial-residential mixed use buildings, where the commercial uses are on the ground floor facing Kalamalka Road. Commercial only, institutional and civic uses are also acceptable.

Residential

The majority of the Residential land use designation, particularly in areas with existing homes, will remain as single detached residential. This is a continuation of the existing residential activity.



An example of Town Centre Mixed Use type development shown during the community workshop.

Large parcels currently designated in the OCP as Residential, but used for active agriculture or fallow field uses, also exist within the Plan Area. As a result, at any time these parcels may be considered for development. It is vital that should development occur in the future, it will make more sustainable and efficient use of the land and resources. A specific planning process should be adopted that identifies how to achieve a well-designed subdivision that meets not only meets sustainability goals but ensures that the desires of the community are considered. Development of these parcels will be subject to rezoning, which includes a public hearing.

Institutional, Parkland, Agricultural and Rural 2

The Institutional, Parkland, Agricultural and Rural 2 areas require no additional changes to the current OCP designations.

3.4 Initiatives

In order to realize Council's vision of a sustainable and vibrant Central Coldstream, this plan sets out a number of key initiatives. Figure 4 shows several initiatives on a map and this section describes all of the initiatives - including those not shown on Figure 4.

The icons to the left of the Initiatives are intended to act as visual reminders of the Guiding Principles (see page 5 & 6) .



Construct entry features

Construct entry features that create a sense of arrival and definition for the Kalamalka Road area. The entry feature will heighten the character of the area and enhance the cohesiveness of the neighbourhood. Additionally, entry features can provide traffic calming benefits if designed for this purpose.



Enhance community green space

While the idea is to identify any opportunities to enhance community green space anywhere along the Kalamalka corridor, a unique opportunity presents itself with the potential reconstruction of the Real Life Ministries Coldstream Christian Church. If possible, the current green space and tree (the conifer used for the Christmas tree light- up) should be retained in some form to provide an inviting green space in the area.

INSERT FIGURE 4

- ★ **CONSTRUCT ENTRY FEATURES:** create a sense of arrival and definition for the Kalamalka Road area. Additionally, entry features can provide traffic calming benefits if designed for this purpose.
- **ENHANCE COMMUNITY GREEN SPACE:** construct a small green space that provides shade and seating.
- Ⓟ **ESTABLISH A FARMERS MARKET:** Identify a location or as the event grows, multiple locations, for a farmers and artisans market that operates regularly selling locally grown food, and local arts and crafts.
- Ⓟ **PROMOTE A GREEN PARKING AREA:** construct a grass parking lot that is also part of the green space network.
- **IMPLEMENT TRAFFIC CALMING:** reduce vehicle speeds by constructing flared curbs, speed bumps, reduced speed limit, etc.
- **CONSTRUCT STREETSCAPE IMPROVEMENTS:** continue to construct the Kalamalka Road cross-section standard.
- ↔ **IMPROVE CONNECTIONS:** identify routes and construct pedestrian and bicycle paths.
- **ESTABLISH A SHARED PARKING PRECINCT:** reduce the parking requirements and formulate agreements to share parking amenities between local organizations.
- **MAKE IT HAPPEN! ENCOURAGE MIXED USE:** Encourage 2 storey commercial-residential mixed use development, with the potential for a third storey set back from the street. The goal will be to see demonstrable progress, defined as at least one mixed use development within 2 to 3 years.
- **FORMULATE A PLANNING PROCESS:** to deal with potential future development applications, identify appropriate townhouse densities, traffic management, public space, etc.

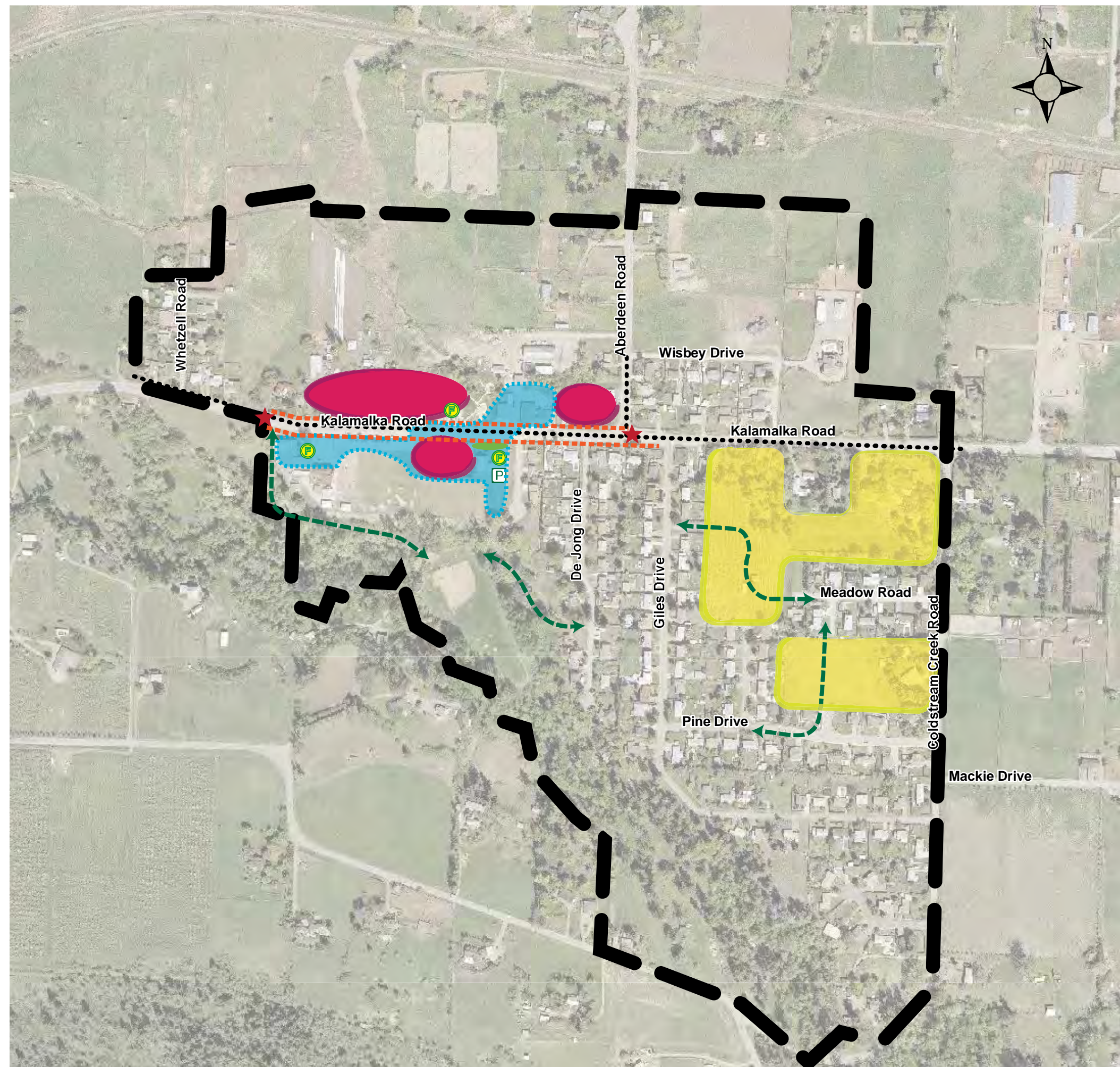


FIGURE 4:
INITIATIVES MAP

Establish a farmers market



Identify a location or as the event grows, multiple locations, for a farmers and artisans market that operates regularly (say once a month or every 2 weeks) to sell locally grown food and local arts and crafts. Potential locations include the Real Life Ministries Coldstream Christian church parking area, the Coldstream Elementary School parking lot, Cenotaph park in conjunction with the Women's Institute Hall, or another option would be to utilize the former Fire Hall.

Promote a green parking area



A green parking area could be provided when the new church is constructed. A green parking area incorporates a structural base, yet allows grass to grow through. This works well with parking areas that are used occasionally. This green parking lot could serve as a greenspace when not used as a parking lot, and could also accommodate a farmers and artisans market.

Implement traffic calming



The construction of Grid Road will likely increase traffic volume along Kalamalka Road. As such, implement traffic calming measures to reduce vehicle speeds along Kalamalka Road and improve the bicycle and pedestrian environment and safety throughout the Central Coldstream area. Traffic calming could be attained through flared curbs, speed bumps, reduced speed limit, medians, streetscaping and other approaches.

Construct streetscape improvements



Continue to construct and extend the Kalamalka road streetscaping that is constructed in front of the school, including sidewalks, boulevard, street trees, and on-street parking.

Improve connections



Improve connection to the Kalamalka road area by identifying routes and constructing pedestrian and bicycle paths. These routes will allow some children to more easily walk and bike to school, and allow residents easier pedestrian and cycling access to the Kalamalka road area.

Establish a shared parking precinct



Reduce the parking requirements and formulate agreements to share parking amenities between local organizations. For example, the parking requirements for the church could be reduced by sharing the parking with the school.

Make it happen! Encourage Mixed Use



For many years this area has been identified for a mixed use centre in this part of Coldstream. This plan encourages 2 storey commercial-residential mixed use development, with the potential for a third storey set back from the street. A number of initiatives will be considered including financial incentives, streetscape improvements, parking reductions, and active promotion by community leaders. The goal will be to see demonstrable progress, defined as at least one mixed use development within 2 to 3 years.



Formulate a planning process



This area is already designated for residential development, which allows single family and duplex uses. In order to explore the possibility of constructing residential uses that make more effective use of the limited land base such as townhouses, stacked townhouses or manor houses, the District will consider formulating a planning process. The process will work with land owners, the local community and the general public to establish the density, form, character, amenities and features that will allow the development to fit within the broader neighbourhood and the overall character of Coldstream.

Additional initiatives, beyond those illustrated on Figure 4, are as follows:

Provide equestrian access



Identify routes and construct amenities for people to ride horses to central Coldstream. The routes should provide hitching post areas that riders can access without necessarily having to ride down sidewalks on Kalamalka Road. The hitching post areas could be areas located off the street front such as the rear of Cenotaph park or the rear of the green parking area. This will allow riders to avoid areas with heavy traffic.

Create financial incentives



Create a series of financial incentives to encourage development of the commercial and mixed-use components of the Kalamalka road area. These incentives could include approaches such as revitalization tax exemptions, cost sharing for streetscape improvements, DCC reductions, reduced building permit fees, expedited planning processes and grant opportunities, among others.

Service development with community sewer



A community sewer system exists in the area, however not all homes are connected. Any new development must connect to the system and over time all the homes in the area should be connected. In addition to environmental benefits, community sewer allows for commercial and residential development to proceed at more sustainable densities than would have been possible before sewer was extended to the area.

Address storm drainage



The Storm Water Management Plan identifies stormwater works on DeJong, Giles, Pine, Birch, Meadow that include sediment and oil control facilities. These facilities should be constructed as part of new development and ongoing improvements. Potential also exists to manage some stormwater on-site and, for some large buildings, to store and reuse stormwater for irrigation.

Sustainable buildings



New construction in the neighbourhood will be encouraged to build to sustainable standards such as LEED or other green building standards. This will be done through education, increasing awareness, regulations and potentially some form of financial incentives.

3.5 Kalamalka Road Area



The Kalamalka Road Area is the focus for future development within the Central Coldstream area. The area has many opportunities.

The Kalamalka Road Area is 9.2 hectares (22.7 acres) in size. Figure 3 shows the area boundary and Land Use Designations, which include:

- Town Centre Mixed Use (TCM);
- Institutional (I), and;
- Parkland (P).

The TCM land use designation is intended to attract a diverse mix of activities that strive to highlight Coldstream's rural character. The form and character of buildings on TCM land should complement the rural nature of Coldstream as well. To ensure new development is respectful of Coldstream's rural charm, the Coldstream Commercial Development Permit Area guidelines will be strictly adhered to for all TCM parcels.

3.5.1 Policies



- .1 Support an amendment the Official Community Plan to include the Town Centre Mixed Use Designation.



- .2 Direct two storey, and in some cases three storey mixed use (commercial and residential) buildings to the Town Centre Mixed Use area. While mixed use buildings are preferred, those with only commercial or institutional uses as prescribed in this section, are also acceptable.



- .3 Establish a maximum height of 3 storeys, and a maximum floor area ratio of 2.0 within the Town Centre Mixed Use Designation.



- .4 Ensure that, for mixed use buildings on Kalamalka Road, the portion of the building fronting onto Kalamalka Road is used for commercial activities.



- .5 Allow buildings with a third storey within the Town Centre Mixed Use designation only if the third storey is set back further than the second storey from Kalamalka Road.



- .6 Ensure that uses in the Town Centre do not negatively impact the Coldstream Elementary School.



- .7 Allow the following small-scale commercial uses in the Town Centre Mixed Use land use designation:

- General store or convenience store;
- Drug store;
- Gas station;
- Dental, veterinary and other medical services;
- Grocery or specialty food;
- Café and eating establishment;
- Fitness, hair salon, and other personal services;
- Artisans shop;
- Agricultural and garden supply;
- Farmers market;
- Accounting, engineering, and other professional services; and,
- Bank or other financial services.



- .8 Allow the following Institutional uses in the Town Centre Mixed Use land use designation:

- Library;
- Community Hall;
- Church;
- Post office or postal services;
- Municipal hall;
- Municipal works yard;
- Fire Hall;
- Community police office; and,
- School and related recreational facilities (playgrounds, sports fields and courts).

The icons to the left of the Policies are intended to act as visual reminders of the Guiding Principles (see page 5 & 6) .

- .9 Allow the following Parkland uses in the Town Centre Mixed Use land use designation:
- Paths, trails, passive open space and natural areas;
 - Historical monuments;
 - Plazas and public open spaces;
 - Picnic areas; and,
 - Upgrades to existing parks.
- .10 Allow the following Residential dwelling types in the Town Centre Mixed Use land use designation:
- Apartments, townhouses and stacked townhouses, only as part of a building or development with a commercial component.
- .11 Complete a review of the Zoning Bylaw to reflect current adopted land uses, focusing on the Town Centre Mixed Use area, Municipal Hall, Fire Hall, and Coldstream Elementary School parcels.
- .12 Ensure that rezoning applications meet the criteria for development within the Town Centre Mixed Use area as set out in policies and the development permit guidelines.
- .13 Support existing plans, as previously approved by the Agriculture Land Commission and pending formal application, to exclude land from the Agricultural Land Reserve that is designated Town Centre Mixed Use.
- .14 Require that the form and character of all new development in the Kalamalka Road Area is consistent with the Coldstream Commercial Development Permit Area guidelines defined in section 17 of the Official Community Plan.
- .15 Offer financial incentives for all new development in the Kalamalka Road Area. Offer additional incentives for green development (LEED standard or equivalent).
- .16 Offer financial incentives for affordable residential units to be constructed in new mixed-used residential buildings within the Kalamalka Road Area.
- .17 Encourage mixed use development that attracts young people and families, rather than seasonal residents. Further support the young people and families in the area by promoting local employment opportunities, interesting public amenities and spaces, as well as high-quality transit connections to Vernon and beyond.
- .18 Amend the Zoning Bylaw to reduce parking requirements for new commercial or mixed use development.
- .19 Encourage the establishment of a farmers market in the Kalamalka Road Area.
- .20 Work with local organizations to develop and provide agricultural or ecological education and/or programming in the Kalamalka Road Area.
- .21 Explore and implement a wide range of financial tools as a method to stimulate development in the Kalamalka Road Area.
- .22 Ensure new development maintains and enhances the existing District-wide trail network.



- .23 Develop a long-term strategy that explores options for the Municipal Works Yard and potential utilization of the site for its highest and best use in support of the District's broader sustainability and planning goals.



- .24 Identify, promote and market the Kalamalka Road Area as the Coldstream Town Centre.

3.6 Residential Areas

The Residential Area includes the Residential and Rural 2 designated land around DeJong Drive, Giles Drive, Pine Drive, and Meadow Road, as well as the Whetzell Road and the Wisbey Drive areas. This Plan does not propose changes to any land uses as the areas are anticipated to remain as single detached residential. However, the Residential areas between Coldstream Creek Road, Pine Drive, Giles Drive and Kalamalka Road that are currently used for active



Residential areas are dominated by single detached homes. The homes are well maintained despite the wide variety of building ages. agriculture and fallow field uses may develop at any time.

3.6.1 Policies

- .1 Support an amendment to the Official Community Plan to require a Central Coldstream residential neighbourhood planning process for the Residential designated lands within the Plan Area. The planning process will include:

- An analysis of the existing features and factors that influence the neighbourhood including information generated from the required studies. This should include an overview of the following:
 - Existing nearby water, sewer and drainage services;
 - Existing road network and traffic impact analysis;
 - Existing geotechnical characteristics and potential hazards;
 - A concept plan that shows the arrangement of buildings, roads, trails, public space and other neighbourhood features.
 - A road network plan showing the proposed road layout, and the connections to the broader road network.
 - A servicing and utilities plan that clearly illustrates the water system, sewage system and storm drainage systems.
 - A visual impact analysis of the proposed development.
 - A description of the form and character of the development, and how the form and character supports the policies for the area, particularly how it maintains and enhances



The icons to the left of the Policies are intended to act as visual reminders of the Guiding Principles (see page 5 & 6) .

the rural character of the area.

- A financial cost recovery analysis for the area.
- A description of how the development meets the broader policies of the Official Community Plan.
- Opportunities for public input and consultation, with a range of stakeholders including the neighbouring community and the Coldstream community at large.

.2 Allow the following uses in the Residential land use designation:



- Home based businesses in existing single detached dwellings;
- Single detached dwellings and duplexes;
- Townhouses and Stacked Townhouses; and,
- Secondary suites in new and existing single detached dwellings.
- Conversion of single detached dwellings to duplexes.



.3 Support a review of the Zoning Bylaw for lands designated as Residential.



.4 Discourage the development of low density single detached development.



.5 Encourage the establishment of home-based businesses.



.6 Consider allowing the conversion of existing single detached dwellings to commercial buildings for parcels that front directly on to Kalamalka Road, between Wisbey Drive and Aberdeen Road on the north-side of Kalamalka Road and between Wisbey Drive and Bonavista Drive on the south-side.



.7 Strongly encourage sustainable building forms (LEED standard or equivalent) for all new multi family development including townhouses or stacked townhouses.



.8 Strongly encourage affordable residential units to be constructed in new residential developments as well as the secondary suites in existing single detached dwellings.



.9 Ensure new development maintains and enhances the existing District wide trail network.

3.7 Transportation and Mobility

In the Central Coldstream area, transportation and mobility includes three primary networks:

- Road;
- Bicycling and Pedestrian, and;
- Transit.



Kalamalka Road is heavily used by single occupancy vehicles, commercial trucks, pedestrians and bicyclists.

The road network is the most predominant of the three. Within the Central Coldstream area there are two significant arterial roads - Kalamalka Road and Aberdeen Road - identified in the Official Community Plan. These roads are heavily used and dominated by single occupancy vehicles. The Coldstream Elementary adds a high number of additional vehicles to the area during brief periods of the day.

Pedestrians and bicycles often share the road network, which includes the popular Kalamalka Road-McClounie Road-Coldstream Creek Road bicycle and pedestrian loop. Sections of Kalamalka Road and Aberdeen Road have sidewalks and bicycle lanes. However, high traffic volumes and rates of speed through the area do not provide a safe or enjoyable pedestrian or bicycling environment. Outside of Kalamalka Road there no defined east to west connections for pedestrians and bicycles.

The transit network consists of one route connecting Coldstream with Vernon. There are no direct transit connections from Coldstream to other areas of the region.

The transportation and mobility within Central Coldstream is currently guided by the following:

- the Official Community Plan;
- the Road Network Plan;
- the Bicycle and Pedestrian Master Plan, and;
- the Coldstream Elementary streetscape standard along Kalamalka Road.


The Central Coldstream Neighbourhood Plan strives to ensure that transportation contributes to the sustainability of Central Coldstream, the District and the Region. To ensure this occurs this Plan:



- Encourages alternate modes of transportation;
- Gives priority to pedestrians and bicycles, and;
- Encourages the expansion of transit by means of supporting development that creates sufficient population densities to make additional bus service feasible.






Transit options exist for residents travelling to Vernon. Offering riders shelter from the weather would make transit more attractive.


3.7.1 Transportation Policies



- 

.1 Ensure that parking and other automobile related features adhere to the Coldstream Commercial Development Permit Area guidelines in the Official Community Plan.
- 


.2 De-prioritize the single occupancy vehicle within the Central Coldstream area.
- 

.3 Conduct a Kalamalka Road traffic management study within the Central Coldstream area that identifies priority issues.
- 


.4 Reduce vehicle speeds along Kalamalka Road within the Central Coldstream area in order to improve safety and enhance the pedestrian or bicycle experience.
- 

.5 Identify locations and construct mid-block crossings with flashers, signage and/or curb extensions along Kalamalka Road and Aberdeen Road within the Central Coldstream Area.
- 


.6 Promote innovative parking solutions such as the establishment of a shared parking precinct by identifying parking utilization patterns among organizations and institutions in the Central Coldstream area.

3.7.2 Active Transportation Policies



- .1 Promote the recommendations and policies in the Bicycle and Pedestrian Master Plan as they pertain to Central Coldstream, except for the recommendation to construct a new multi-use pathway adjacent to Kalamalka Road behind the Municipal Hall. Concentrate efforts on Kalamalka Road instead.



- .2 Ensure that a secondary east to west pedestrian and cycling connection is constructed in the residential areas around DeJong Drive, Giles Drive, Pine Drive, and Meadow Road. This connection should connect to Coldstream Elementary and Coldstream Park.



- .3 Enhance the bicycle and pedestrian network by constructing multi-use pathways in various locations. Particular attention should be paid to extending routes beyond cul-de-sacs and dead end streets.



- .4 Ensure that streetscape improvements along Kalamalka Road are completed on both sides of the street and that meet the identified standard. This includes sidewalks, benches, litter receptacles and lighting.



- .5 Identify potential equestrian routes to and from the Kalamalka Road Area.

3.7.3 Transit Policies



- .1 Ensure that new development achieves transit supportive densities within the Central Coldstream area.



- .2 Engage dialogue with BC Transit to improve service between Central Coldstream, Middleton Mountain, and the Okanagan College campus by creating a self-contained looped route.



- .3 Engage dialogue with BC Transit to consider improved service between Central Coldstream, the City of Vernon and other areas of the region.



- .4 Advocate for the use of existing railroad as viable commuter transit infrastructure over the long range future.

3.8 Community Design

Community design can be described as the scheme or layout of streets, trails, public spaces and buildings. It includes the way these elements look and how they relate to each other. Community design is unique to each community, although certain concepts are understood and applied in different ways from place to place. Section 3.1 states the Guiding Principles for Central Coldstream. A number of these principles can be supported through thoughtful and high quality community design.

The icons to the left of the Policies are intended to act as visual reminders of the Guiding Principles (see page 5 & 6) .

The policies in this section are directed by analysis and information gathered in previous stages of this planning process. The key observations are as follows:

- From a community design point of view, the strengths, weaknesses, opportunities and threats/ constraints analysis identified that a great deal of opportunity exists within the Central Coldstream area. There are a number of areas that can be improved.
- Increasing the value and marketability of Central Coldstream is vital to the success of the neighbourhood as it is not the focus of developers, nor is it currently a destination for tourists or a significant destination for the general community located outside the area.
- The distinctive, rural character of Coldstream must be maintained, despite the desire to increase density and activity in Central Coldstream.

This section explains how some of the guiding principles can be addressed by applying community design fundamentals.

3.8.1 Public Space Improvement Policies



.1 Enhance the sense of place and safety by creating interesting public spaces that vary in size and shape, and are constructed with different materials and provide distinct amenities.



.2 Enhance the visual environment by establishing a tree canopy along Kalamalka Road. This creates an enjoyable pedestrian environment because trees add shade, a habitat for birds and serve as a marker for seasonal change.



Commercial activity has come and gone along Kalamalka Road. Attracting new businesses and residents to the area should be a focus of the District's efforts.



.3 Ensure that vehicle speed along Kalamalka Road and Aberdeen Road is significantly reduced within the Central Coldstream area.



.4 Strongly encourage that new residential areas are designed in such a way that each unit has access to, and benefit from, public green spaces created as part of the development.

3.8.2 Public Views and Vistas Policies



.1 Create a strong visual experience by promoting a distinct transition between the Central Coldstream area and the surrounding rural areas.



.2 Provide clues to help identify Central Coldstream as a unique place by promoting a narrower Kalamalka Road or varying the height of buildings along the street.



.3 Identify important views to natural features or other landmarks that will be protected and enhanced.



.4 Enhance or construct barriers to break up large spaces into smaller segments that are closer to human scale.

3.8.3 Built Form Policies



.1 Ensure compliance with the Coldstream Commercial Development Permit Area guidelines in the Official Community Plan.



.2 Create a sense of uniqueness and identity by promoting variations in density along Kalamalka Road.



.3 Recognize that the visual appeal of various densities is affected by the horizontal relationship of building size to lot size.



.4 Ensure that the Central Coldstream area contributes to affordability and diversity in the housing stock by requiring that a variety of dwelling unit types are constructed.



.5 Strongly discourage development that overpowers its surroundings through height or building mass.



.6 Build on the LEED achievements of Coldstream Elementary by strongly encouraging green building developments. Marketing strategies can be developed if a critical mass of LEED buildings is created.

















.7 Ensure that sufficient buffers are created to shield residential areas from commercial, institutional and agricultural uses. Buffers may be landscaping and/or fencing and berms constructed from natural materials.

3.9 Natural Environment

Together with the economy and social components, the natural environment is one of the three components of sustainability. Protecting and enhancing the natural environment has a wide range of benefits including but not limited to, a healthier community or the ability to market an area for its scenic beauty.

The icons to the left of the Policies are intended to act as visual reminders of the Guiding Principles (see page 5 & 6) .

3.9.1 Policies

-   .1 Protect riparian areas by establishing adequate setbacks for development.
-   .2 Encourage compact, higher density development to occur in the Central Coldstream area in order to protect and maintain open spaces and sensitive ecosystems in other areas of Coldstream.
-   .3 Ensure that the Municipal Works Yard adheres to high environmental protection standards.
-  .4 Promote street tree planting programs.
-   .5 Strongly encourage the reduction of impervious surfaces to improve drainage.
-  .6 Promote eco-education programs, where appropriate, in natural areas and along trails.
-   .7 Promote green building solutions and alternative sources of energy.
-   .8 Support initiatives and other solutions that lead to a reduction in single occupancy vehicle trips.



3.10 Infrastructure

Infrastructure is a very important consideration as all development interrupts the natural hydrological cycle. Infrastructure generally includes water, sanitary sewer and storm-water systems. The District's Official Community Plan states that Council's objective is to, "ensure water, sewer and drainage systems are provided that will support good health and will comply with recognized need, servicing standards, environmental standards and the ability of residents to pay for services". The primary objective within the Central Coldstream area is to achieve an integrated approach to managing common elements of water, ground water, waste water and storm water.

A community water system services the entire Central Coldstream area in the residential, commercial, institutional, park and agricultural uses. Sanitary sewer along Kalamalka Road was constructed recently, however the majority of homes in Central Coldstream treat their sewage through on-site septic tanks. The District requires that all new development is connected to the community sanitary sewer, where possible.

Storm water deficiencies and projects have been identified in the Stormwater Master Plan. The Master Plan states that as development occurs, drainage issues along Giles Road and low points of Pine Drive should be addressed. The Master Plan recommends that storm water infrastructure should be developed as areas designated as Residential in the OCP are developed.

3.10.1 Policies

-   .1 Ensure that servicing standards for new developments integrate the common elements of water, ground water, waste water, and storm water.
-   .2 Strongly encourage water stewardship through communication and education programs.
-  .3 Ensure that drainage capacity for the minor and major systems are based on local climate trends.
-   .4 Ensure storm water servicing standards are based on current, best management practices.
-   .5 Ensure that development pays for infrastructure costs.
-  .6 Strongly encourage innovative and cost-effective on-site storm water management techniques that maintain pre-development runoff conditions and simultaneously protect public and private properties.
-  .7 Ensure the quality of storm water entering local water courses is of the same or better water quality than the receiving environment.
-   .8 Ensure that all significant sources of contamination to water courses are eliminated.
-   .9 Minimize the initial and long term ecological impacts from storm water infrastructure to local riparian areas.
-   .10 Ensure that subdivision landscape guidelines reduce outdoor water use.
-   .11 Mandate water efficient plumbing fixtures for all new developments.
-   .12 Strongly encourage water conservation and sustainable utility finance through a user-pay philosophy.
-   .13 Ensure that water which is generated, consumed, distributed, or returned to the environment is monitored with meters.
-   .14 Consider the provision of alternative development standards that support sustainability principles, such as narrower pavement widths, bioswales, street trees and boulevards.

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