

District of Summerland :
Downtown Development Permit Area

Design Guidelines

Schedule O to Official Community Plan Bylaw 2000-310



DESIGN GUIDELINES

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.1 PURPOSE OF GUIDELINES

Design Guidelines are created in the public interest. Their purpose is to guide the development of Summerland's Downtown in the best way possible to assure the general VISION for the future is achieved. The Guidelines are intended to be a Flexible Planning Tool encouraging creative, quality development for the long-term benefit of the community and the investor.

.2 OBJECTIVES

The intension of using the Downtown Design Guidelines, along with the aid of corresponding Checklists, is to allow staff, the Design Committee and the Developer, to each enter into a creative, point form assessment of a project. Resolving any particular design concerns in the review process can be dealt with through collaboration and open interaction with all parties. The final goal, through consensus, is to achieve a successful, appropriate solution .

When commencing a new development in the Downtown DP Area, developers are first encouraged to meet with the planning staff to review their course of action. An early meeting with the Design Committee is also advisable to gain a good understanding of the Guidelines Process including each other's expectations and Visions for the project .

.3 VISION FOR DOWNTOWN

The downtown is the commercial and cultural heart of Summerland. It is a gathering space for residents and visitors of all ages that is attractive, clean, safe and inviting. The downtown respects and reflects our history, our diverse culture, and our natural surroundings.

.4 MISSION

To encourage quality development in the downtown that is mindful of Summerland's past, encourages creative and sustainable development, invigorates the community, and enhances the enjoyment of Summerland for visitors, and residents alike.

Specific Objectives for having the Downtown Guidelines

- * *To broadly Reflect the Rich Diversity of Summerland's Ethnic, Cultural and Agricultural history*
- * *To Refresh and Refurbish the Town Centre by allowing for more Flexibility and Creativity in Design.*
- * *To encourage more Authenticity in Building Design.*
- * *To encourage Designs which contribute to a Renewed Summerland Aesthetic*
- * *To address the Quality and Cohesiveness of design.*
- * *To enhance the Variety and Appeal of the Downtown for residents , investors and visitors*
- * *To encourage projects which add to a More Lively and Vibrant Downtown*
- * *To Respect and Reflect our Varied History while at the same time, to encourage New and Unique Design Interpretations for our future.*

.1 SUBJECT AREA

The Downtown Development Permit Area where the Design Guidelines apply, exists in the historic Commercial Core (“A” on map) and at the two major highway Gateways into the core area (“B”).

Downtown Development Permit Area:
Downtown Core



Downtown Development Permit Area:
Downtown Gateway @ Highway 97 and Prairie Valley Road



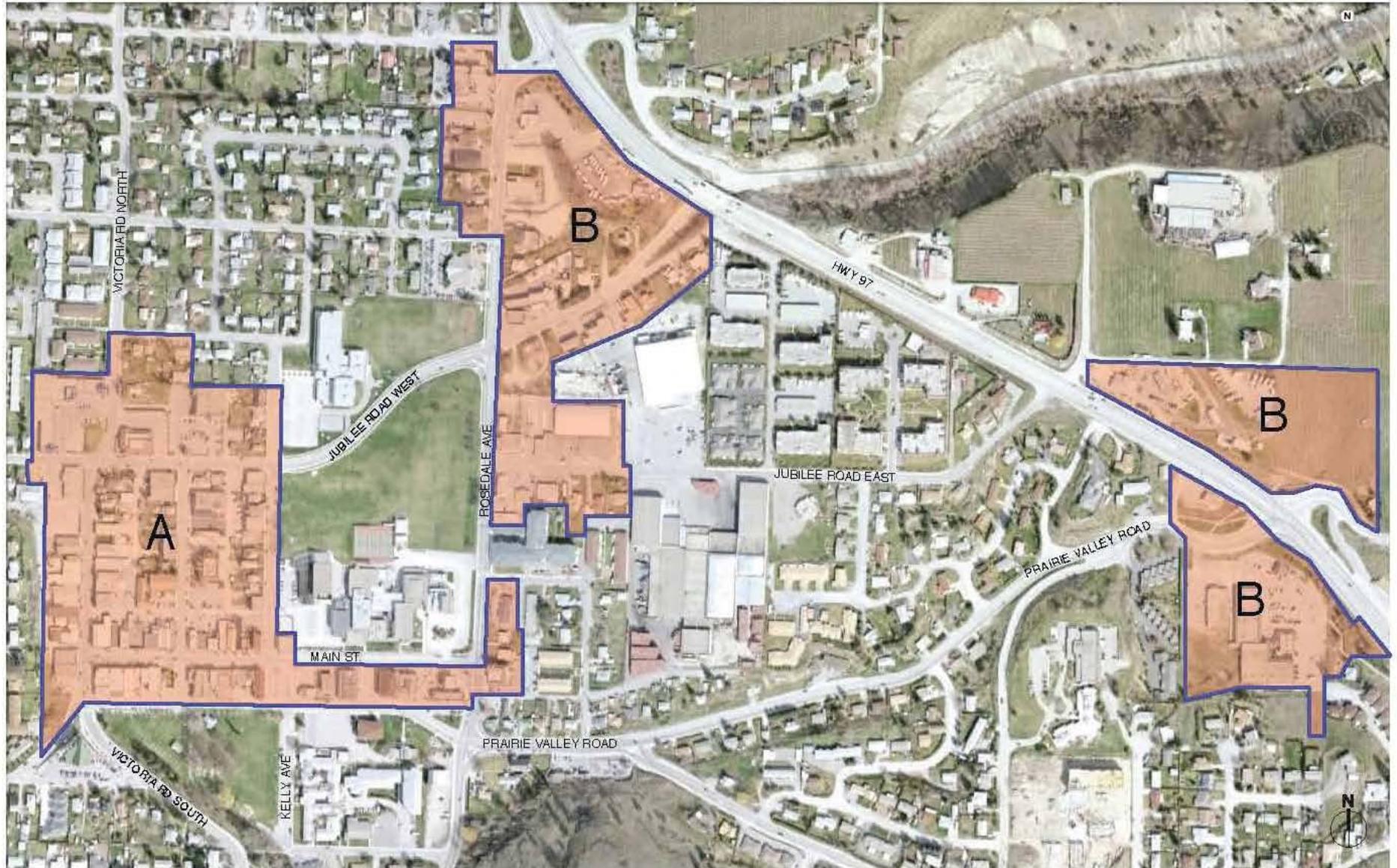
Downtown Development Permit Area:
Downtown Gateway @ Highway 97 and Rosedale Avenue



Downtown Development Permit Area:

A: Downtown Core

B: Downtown Gateways



.2 AREA HISTORY

The Development of Summerland has distinct, rich and diverse historical significance, shaped by the forces of other cultures of the world aesthetics and ideals transplanted. It has also, like elsewhere on the globe, had to address the conditions of the Natural Environment, and the availability and type of building materials. Finally, it has had to adjust to the Political, Economic, and Socio-Cultural forces over time. Today its Function, Form and ultimate Sustainability, is being influenced by this rich textured heritage.



West Summerland Downtown early 1900's



First new settlement in Lower Summerland



Foot Passenger Ferry across to Naramata



Main Street



In early 1900, settlers of European decent first arrived by boat. They began populating the Lakeshore (Lower Summerland) and into the hills above, with orchards and country homes. A little later on, a settlement called West Summerland, grew on the bench above the lake. Here the new train route was defined and the highway located to the north and south of Town. While most pioneer homes and commercial buildings were quite modest, colonial structures, others took on certain fashionable styles.

Being that a number of new residents descended from Britain, Tudor Revival appeared along with Arts and Crafts, the latter being quite suitable to the abundant resources of wood and stone in the area. One of B.C.'s most prominent architects, Samuel Maclure, respected both of these styles, and left behind a few notable buildings in Summerland. Other building forms became evident such as Queen Ann, and even evidence of Classical Revival and Victorian. Throughout the century a more modernist approach became evident starting with Art Deco and further into the 1940's and 50's with postwar "minimalist" designs reflective of the economy of the time. Today a desire for a fresh expression of Summerland's "time and place" is desired while recognizing the merits of historical local development. We may see new Craftsman styles or even authentic Tudor influences, while other contemporary solutions may interpret the use of local materials in a new and exciting way. Infill and Renovation projects may also be appropriate in certain circumstances. Ultimately it is Good Design which will play its part in contributing to the future sustainable well being, of the community as a whole .



Mid - 20th Century Modern Retrofit



Contemporary Craftsman



Late 20th Century Modern Minimalist



Arts and Crafts/ Infill and Renovation



Traditional Craftsman / Victorian revival / Colonial



Queen Ann / Tudor Revival

.1 PROCESS

The Design Guidelines are divided into three categories: Function, Form and Sustainability.

Within each of these categories, more detailed Design Elements are provided for review . An Overview of each Element is given along with specific Guides listed in point form. These are also accompanied by illustrations and photographs to aid in their descriptions. This format is intended to give clear guidance to developers in appropriately meeting both their objectives and those of the District.

As previously pointed out , Development Proposals will be reviewed by The District of Summerland using the Project Checklists which refer to each section noted above. These, available through the Planning Department, also function as a Checklist for the developer, prior to submitting their application for review and discussion with the appointed Design Committee.

NEW PROJECTS ARE REVIEWED BY:

- * Their **FUNCTION**

How a project performs and impacts its public surroundings.

- * Their **FORM**

The physical attributes of a project such as its quality of Character and Articulation and overall community fit .

- * Their **SUSTAINABILITY**

How well it performs over time through energy and environmental responsibility.



OVERVIEW

How a Building and Site performs relative to its immediate area uses and activities is most important to its “Long term Fit “ in the Community .

In developing a new Site and Building Form in an existing built-up area, one must be sensitive to its impact on the surroundings. The more ‘respectful” a project is , the better it performs in an urban environment .

A Structure’s Form and Function go hand in hand . A building’s Mass, for instance, without appropriate design considerations, may cause cast excessive Shadow, blockage of Views, and Daylight.

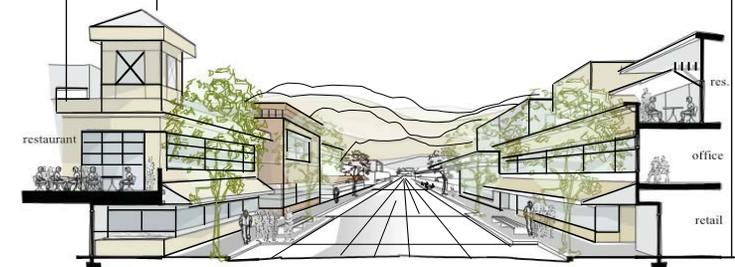
Most impact incurred by a new development is felt by frequent users and adjacent neighbours . Such issues such as impact of incompatible Uses, Noise Generation , Exhaust Fumes and other Pollutants also need to be addressed and minimized .

One should also assess the relationship a project may have with Public Activities and Services, and how they may contribute to the embellishment and softening of the street experience. “Streetscape” items, such as Seating and Landscaping, may be appropriate, as well as contributions of compatible materials or articulated surfaces.

Accessibility Features to aid in the disabled or elderly are also necessary attributes to a well functioning project. Security aspects of the design as well, play a part in the functioning of the Public / Private interface. Such issues as Visibility to and from the street, and Dark recesses in the Building Mass are typical considerations.

Addressing and Minimizing the Impact of Public / Private Interfaces through Massing, Location of Uses and Landscaping .

*Plan for the Impact of : Multiple Uses —
Noise from Equipment and People
Exhaust and other Pollutants
Building Massing
Landscaping / Streetscape*



Private

Public Interface

Private

DESIGN GUIDELINES

FUNCTION

PUBLIC / PRIVATE INTERFACE

A1

OVERVIEW

Public / Private Interface refers to the “space between spaces” (Networks) in the Urban Environment and the movement of people or activity within it. The establishment of compatible public and private spaces is a starting point to any development and critical to a successful downtown.

The following table illustrates some examples of interrelated public and private design elements:

PUBLIC District of Summerland	PRIVATE Development Site
Pedestrian Sidewalks	Entryways, glazing
Off street parking	On site parking
Laneways	Balconies and decks
Street furnishings	Patios, exterior dining area
City Utilities	Mechanical, Electrical units
City Streets	Access to site and buildings
Pedestrian flow	Secure Internal routes

There are potential benefits of combined activities within a development and how these activities relate to the existing adjacent sites and public realm. Improvements to the design may be realized through addressing the establishment and enhancement of these carefully planned relationships.

GUIDES

- .1 Where Public to Private relationships are directly desirable, such as in the commercial streetscapes of the downtown, the Interface should be carefully established to allow for unique interest and character. Development permit documentation should indicate the solutions specific to the subject site.
- .2 As well as providing an attractive built form sympathetic to the networks around it, the experience of walking, driving or resting shall be appropriately addressed in the planning. Such means as articulation of building surfaces with colour, textures, materials, landscaping and even public/private art, contribute to the overall experience of moving between spaces.
- .3 Placement of mechanical equipment, rooftop units, and electrical transformers is to be screened from public view, and located such that they do not cause excessive air or noise pollution in public places.
- .4 Adjacent land uses and activities should be carefully studied and documented by the developer in order to avoid critical conflicts, and to realize potential benefits and compatibilities. Documented items may include noise levels, exhaust fumes, proximity to amenity spaces, parks, pedestrian movement, security and traffic flows. For example: Is there more vehicle or pedestrian activity at certain times of the day? How might this impact your development? This type of documentation is a valuable tool in presenting a project design to the District.

Example Plan Indicating Public / Private Interfaces



OVERVIEW

Massing refers to the composition of a building, the bulk, shape, height and overall Scale of the proposed development, whether it be small or large, complicated or simple, and how it's Form functions in the public and private space surrounding it .



One example of massing a “traditional” commercial street



Residential massing can create privacy, views, and decks

GUIDES

- .1 Building Massing shall reflect a Scale sympathetic to the Official Community Plan, and the current zoning bylaw.
- .2 Key components of neighbouring developments (window sizes, overhangs, awnings, recesses, cornices, number of storeys, roof shapes) should be documented and considered in the massing of the proposed development, whether they be thought of as appropriate or not. These components represent the existing streetscape and how the proposed development relates to it.
- .3 A drawing/rendering showing a streetscape collage(s) with the proposed development in place is required for Design Committee review. A “photo collage” is one way of communicating the design in place on the street. Components of the proposed project should include windows, roof lines, stepped or cantilevered building faces, awnings, colors, materials etc. sufficient for communicating the design intent. (see sample drawing this section)
- .4 This drawing also can be an indicator of how the mass of the building performs, through daylight effects from the sun and shadow, as well as views lost or gained.

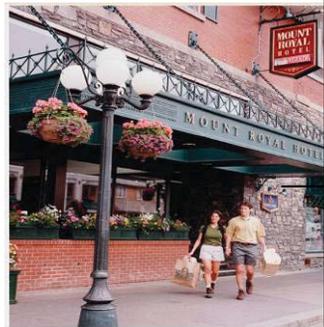


.5 Recesses and tiers are encouraged within multi-storey developments to minimize excessive mass.

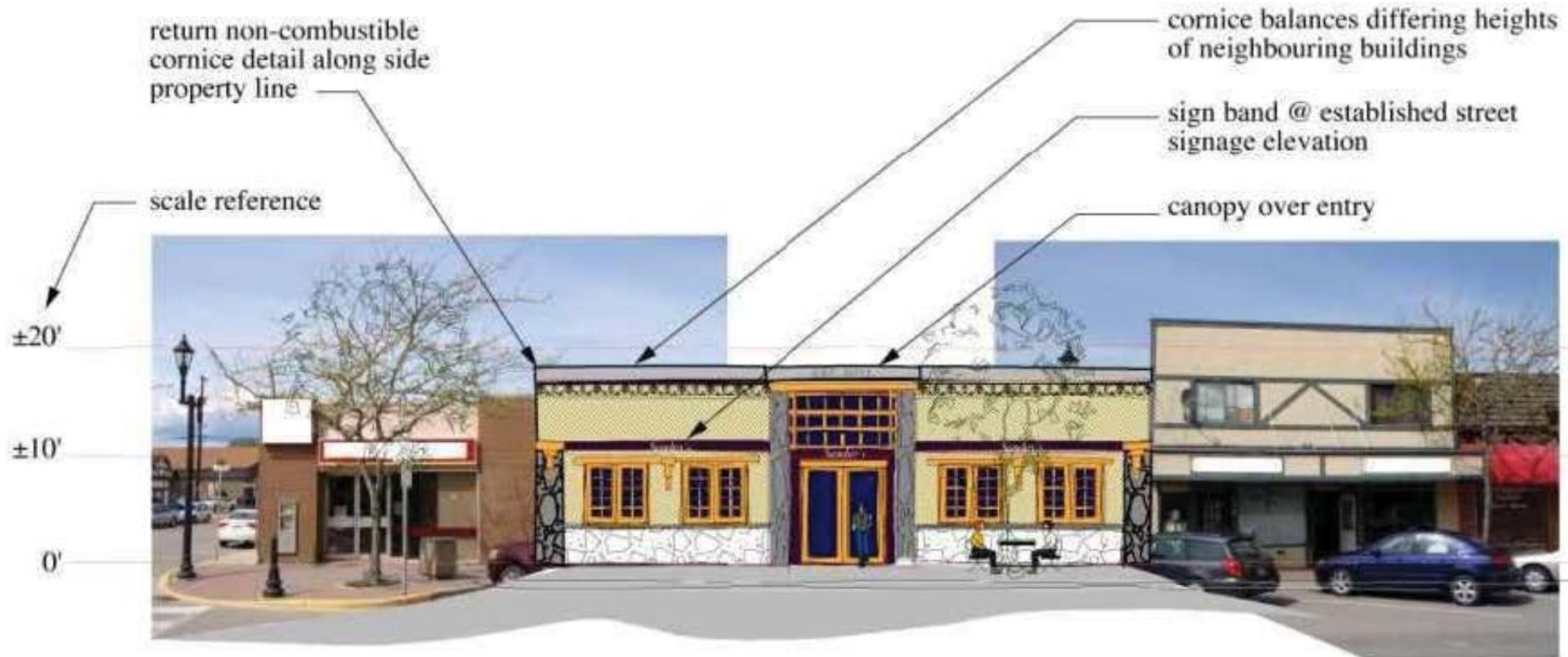
.6 Massing should speak to the use of the building, reflecting as the case may be, multiple tenancies, main entry points, and other key functions.



.7 Laneway setbacks present unique opportunities for Town Centre developments. Second entrances to shops, New tenants patio areas, and courtyards are encouraged. For example, it is particularly appropriate to improve the streetscape on Wharton Street facing the Park.



.8 Character, quality canopies over recessed entryways, offer good character massing , shade, weather protection and definition of the building use



Example Street Elevation Indicating Scale and Massing

Photo collage provides context for the proposed development.

Elevations of building components (windows, trim signage bands) respect and compliment neighbouring buildings.

OVERVIEW

A major component of any downtown is the softening of hard material edges and surfaces with organic plantings. Other elements can contribute toward ones internal reflection, such as water features, public art, and seating. These guidelines encourage the introduction of landscaping with a variety of elements of interest and comfort into the local environment for the benefit of all.



Softening of Hard Edges Embellishment with Color



Water Conservation Appropriate Scale



GUIDES

- .1 New project developments must enhance their site with landscaping most suitable to the function of the space, and in keeping with The District of Summerland’s Landscape and Screening Regulations defined in the Zoning Bylaw.
- .2 Most appropriate is establishing regional, xeriscape landscaping reflective of water conservation .These drought tolerant species can also effectively add local color. Exclusive use of gravel and rock is not considered an appropriate xeriscaping solution.
- .3 Augmentation of a development by using seasonal landscaping, such as colourful, flowering plantings, is also encouraged. These may include planter boxes, window boxes, and hanging baskets (so long as they are not deemed an obstruction to public spaces).
- .4 Innovative Landscaping solutions, such as grey water irrigation, introduction of art, lighting and seating are encouraged. Paving slabs may also be appropriate.
- .5 Developers are encouraged to solicit local Landscape Designers and contractors familiar with the regional climatic zone . Creative use of scale, texture and color is encouraged .
- .6 Where trees are planted, grates at their bases are discouraged . Planted islands are preferred allowing more water and nutrients for growth.



Planters with Seasonal Color



Water Features

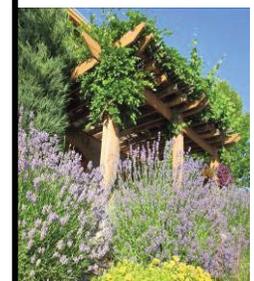
Local Colour and Design

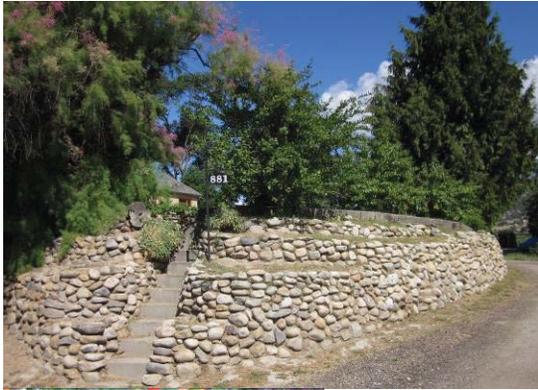
Public Art

Generous Nutrient Absorption Islands at base of Trees



Street Furniture





Local Inspirational Landscape and Colour



OVERVIEW

A Building and Site design is formulated by a well thought out analysis of the characteristics and constraints of the client along with the physical location of the project. It is important that the creative expression of the designer also fits well within the established community guidelines.

“Form” referred to in this section, sets a directive toward achieving a compatible character development which the community can generally be comfortable with. This need not be of a known style but a solution which is interesting, creative and sensitive. Such items as the longevity of local materials used, refer to a permanent, not temporary, quality development. Other Design Elements may speak of a particular ideal or identity, for instance in the articulation of the façade of a structure. Most interesting details can be achieved through personal expression through such items as a hand made tile or a light fixtures. Even a more minimal treatment of a building such as an awning, can be beautiful and fitting with the objectives of the guidelines.

Quality complimentary design in the Town Centre is encouraged. Along with use of appropriate local materials, subtle design elements such as local color queues, window treatment and signs can be positive attributes to the overall design statement.

Finally, the The Downtown may not have a large mix of quality, heritage buildings, including references to significant historic icons such as Tudor, but their historical influence has been felt. In the next generation of design, it is hoped that some remnants of the past may be transformed, preserved or even expanded upon while other locally appropriate or exciting contemporary solutions, are expressed to fit within the well intended Guidelines.



Constructing Suitable Form and Character for Client and Community Comfort



DESIGN GUIDELINES

FORM

IMAGE AND STYLE

B.1

OVERVIEW

This section aims to encourage flexible use of the Design Guidelines, allowing for developments to take on a more personal profile. Specific focus should be in creating an “honest” building style, upheld by its quality materials and ultimately, its longevity. Mimicking a particular Style need not be the objective.

The Town Centre may accommodate a mix of quality, complimentary design statements, including references to significant historic icons such as Tudor or Craftsman, and other locally appropriate or contemporary solutions, which fit with intent of the Guidelines.



Inspirational Image and Style

GUIDES

- .1 All facades of a building should be treated with equal “attention” to detail and quality design.
 - a. Where neighboring sites are undeveloped, treating the visible firewall with non-combustible finishing materials (rather than unfinished concrete block) is encouraged along with applying similar or complimentary colour. Other design innovations may also be considered such as murals or patterning of the façade .
 - b. Where buildings expose more than their street facing façade to public view, like a corner lot , the quality of image and style of the building should appear consistent, rather than ‘tacked on’ to a single building face.

- .2 Proposed developments should add to the overall interest in the streetscape as opposed to merely imitating a style. The architectural rhythm of neighbouring buildings can be acknowledged, but through other creative use of quality materials, colours, and textures, a unique “eclectic” complimentary image and style may be achieved.



Creating Interest in the Streetscape Through a Mix of Quality, Complimentary Design

OVERVIEW

Materials and surfaces are the skin and bones of a building. Materials reveal themselves as structure and shelter in an honest and attractive manner on the inside and outside of built form as they have for centuries. Outside of weather protection, materials can be used in an endless variety of ways to express unique character, and tactile surface textures. Special attention to the selection of materials and detailing at street level is just as important as distant character appeal .



GUIDES

- .1 Materials selection should be an honest reflection of a material's purpose. Concrete, stone, timber, and steel representing the buildings foundation and structural frame/assembly respectively.
- .2 Proposed developments should illustrate existing character and context of the area, acknowledging , among other things, the potential use of local materials and craftsmen.
- .3 The materials pallet used on primary building facades should be carried throughout all visible building facades. **For example;**
 - * If stone is used as a visual anchor for the base of a building along the main street elevation, this material should be continued along the base of flanking walls. A 'film set' approach, where less prominent building faces are disregarded, should be avoided.
- .4 Selected materials and surfaces must be durable and express permanence, quality, and sustainability. Developers are to provide a sample board of proposed building materials upon review of the design. Lower quality materials, which may have a limited life span, require significant maintenance, and may be promoted as an impersonation of higher quality materials, are strongly discouraged.

DESIGN GUIDELINES

FORM

DETAILS AND ARTICULATION

B.3

OVERVIEW

Good quality detailing and articulation is a testament to good overall design whether modern or historic in nature. Successfully detailed buildings are most notable in the public eye. Details help to convey a building's purpose, and create a sense of permanence. Buildings, which are presented well in one generation, may again be respected in another. (for instance the old Bank of Montreal building at 9902 Main Street)



GUIDES

- .1 Developers are to provide written or illustrated information about key design details with the development permit application. Detailing and articulation is important to defining the character, visual interest and overall design integrity of a building. It also is an indicator that the building envelope with its combination of differing materials, is not left unresolved.
- .2 The way pedestrians identify and interact with the building must be considered from concept through to construction. Fine detailing and articulation attracts attention, whether it be small or large, decorative or functional.
- .3 At street level, canopies, awnings and Colonnades may assist in defining a retail image, while also serving as an indicator for access to the building, shade and overall weather protection.
- .4 'Tacked on' details and articulations are discouraged, particularly those with impermanency.
- .5 It is important to consider articulations relative to the scale of the proposed development, its use and occupancy, and location, as they all affect the success of a buildings presentation. An overall "feel" for the building should be one of design consistency, evoking suitable form and character .

OVERVIEW

Signs often offer a character all their own but generally speak to those unfamiliar with the destination. Signage with a clear message is best, and in general keeping with the street ambience and pace.

These Guides are to assist in complying with the regulations within the District of Summerland Zoning and Sign Bylaws.



GUIDES

- .1 Signs in the Downtown should be built at a scale adequate for pedestrian interaction, and not large enough to be over bearing , even to the motorist.
- .2 Pylon and Lightbox signs are not suitable for the pedestrian scale character of the Downtown Area “A” and, for the most part, discouraged in the Gateway Areas “B”. In the latter area, sign design should be of a low scale and more fitting with the architecture . Conflicting, tacked on and over lit, garish displays of multiple signage is inappropriate.
- .3 Signs should enhance and compliment the buildings image. Materials, content, and colors suggesting the building use and occupancy, shall be of suitable quality.
- .4 Where developments are designed for future (undetermined) signage, the design must indicate – at the DP stage – its prescribed future location and size.



Commercial :
 Future Raised Metal Lettering on Concrete Illuminated with Gooseneck Lamps

Residential :
 Recessed Entry with Security Lighting and Gooseneck Feature Light over Raised Metal Address

Example of DP Stage Drawing Indicating Signage / Lighting

OVERVIEW

The visual experience can be most tantalizing. The colouring of new or older developments can borrow successfully from the local environment, it's vegetation, sky and water or - in the case of Summerland - from its agrarian and other historic architectural roots overseas. It can also be applied in a unique and subtle manner through contemporary architectural statements .



Inspirational Colour



GUIDES

- Development should make reference to the attached local color images and pallet range as a general guide for character development of the area. Some examples of natural local influences on colour choice are shown.
- Creative use of colour is encouraged without excessive clashing. Complementary colour treatments can be effective to highlight the architecture and use. Garish use of colour palettes to broad and public visible wall areas is discouraged.
- Use of the building façade as a giant signage board is not permitted per existing signage regulations.
- Creative use of established historical, period piece colour palettes is encouraged if fitting to the intent of the design .
- Development applicants are required to submit a proposed sample board , along with building elevations, to aid in communicating their colour selections and desired effect.

Photo References of Natural Environments

Photo References of Corresponding Built Environment

Sky			Sky	
Water				Water
Earth				Earth
Vegetation			Vegetation	
Clay Bluffs				Clay Bluffs
Sage			Sage	
Agriculture				Agriculture
Viticulture			Viticulture	

OVERVIEW

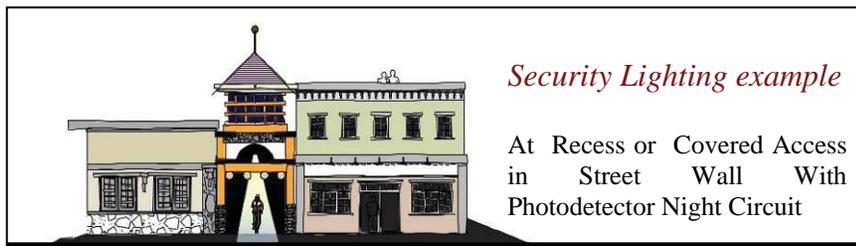
Lighting, used creatively, is a subtle means of highlighting the architecture of a building while providing adequate illumination levels for safety, security, and accessibility



Dark Sky Compliant Downlighting



Diffused Architectural Feature Lighting



Security Lighting example

At Recess or Covered Access
in Street Wall With
Photodetector Night Circuit

GUIDES

- .1 Excessive illumination should be avoided along with up lighting. The use of bright ‘wall pack’ (horizontally or up oriented) area lighting is strongly discouraged in the downtown. Fixture selection encouraged to be dark sky compliant. Developers should refer to the website www.darksky.org/.
- .2 Timing of illumination should coincide with anticipated activities .
- .3 Fixtures shall be in keeping with good design practice, complimenting the rest of the building design. Lighting fixtures may be considered as part of a building’s detail and articulation.
- .4 Fluorescent Light boxes and flashing illumination shall be avoided unless appropriate during festive occasions. Fluorescent illumination of canvas type awnings is discouraged .
- .5 Use of lighting technologies such as solar, and LED is encouraged.
- .6 Development proposals shall clearly indicate lighting fixture locations and types.

OVERVIEW

Window styles, location, colour and surrounding materials contribute greatly to the buildings' Form and Character. The downtown promotes a vibrant street level commercial and retail experience. This experience is enhanced by generous street level glazing, welcoming the public into the private domain. Other architecture may subtly express more protective private uses within.



GUIDES

- .1 The placement of windows should reflect the interior functions of a building. Designs respectful of inside use and occupancy should also be fully cognizant of the aesthetic implications to the exterior of the development. Some windows may present themselves as display art , either static or changeable as the case may be .
- .2 The use of energy efficient glazing and passive solar design principles contributes to the overall goal of sustainability. Careful glazing orientation and shading methods, such as recessing windows in the façade, and/or arbor structures and awnings, in accordance with the building's orientation aspect, is encouraged.
- .3 Windows should appear as a harmonious component of the building design image and style. Anodized aluminum window frames, for example, may not be an appropriate choice for a building design, which attempts to have a specific historical reference in mind. Otherwise, it may fit to particular instances . Use of false window mullion bars is also discouraged. Window scale, material and mullions are to be honest to the design.

OVERVIEW

Sustainability addresses the long-term durability, material conservation, and energy efficiency of a project, ultimately for the benefit of all. Though ‘Sustainability’ is integral to all of the design elements in these Guidelines, a separate category has been established to help developers recognize opportunities and make informed decisions when developing environmentally responsible projects.

A list of Sustainability Elements is included in this document . In general , it is modeled after other similar standards recognized across Canada . The key purpose of the Summerland Guides is to review the performance and potential impact of a new project and making Developers more aware of there consequences . One of the objectives , for instance , is to decrease the operating costs of developments through employment of energy conserving technologies, and consequently , the new development’s demand on municipal services (water , electricity etc.).

This process is a starting point in the encouragement of future Green Building practices in the Downtown .

Projects brought forward to the Design Review Committee of the District will simply be assessed on their level of general appropriateness based on the following six Design Element Categories.

DESIGN ELEMENT CATEGORIES

BUILDING SITE

Landscaping :	Retention of any significant existing conditions Re-introduction of substantial vegetation Use of drought tolerant plants
Permeable Ground :	Potential use of perf pavers, planted ditching

WATER EFFICIENCY

Storm Water :	Retention , treatment and reuse
Irrigation :	Minimizing the use : Conservation

ENERGY USE AND AIR QUALITY

Alternate Energy :	Use and location of Solar / Geo-thermal etc.
Lighting Control :	Minimal illumination and Peak Hour controls
Air Quality :	Adequate Plantings and efficient air filtration

SUNLIGHT , SHADING AND CLIMATE CONTROL

Built Devices :	To control excessive gain , use of arbors, etc. Potential Passive Solar and Shading in architecture to offset mechanical use.
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MATERIALS AND SERVICES

Local Based :	Use of Services and products first from the Immediate area of construction / recycling
Materials :	Encouraged to use Natural Materials with little processing or transportation requirements Materials to be low or non-toxic in nature

DESIGN INNOVATION

Innovative Systems	Designs which show unique “Green” solutions to the Site and Structures and retrofit existing
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DESIGN ELEMENT CATEGORIES

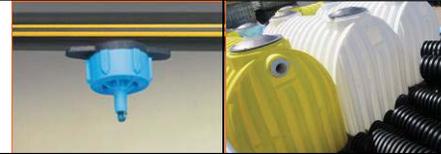
BUILDING SITE

Landscaping
Permeable Ground



WATER EFFICIENCY

Storm Water
Irrigation



ENERGY USE AND AIR QUALITY

Alternate Energy
Lighting Control
Air Quality



SUNLIGHT, SHADING, CLIMATE CONTROL

Built Devices



MATERIALS AND SERVICES

Local Based
Materials



DESIGN INNOVATION

Innovative Systems

