

7.0 Form and Character Guidelines

The form and character guidelines are intended to provide direction for the TOL MDP and more detailed design guidelines linked to Development Permit application approvals. The preparation of the Development Permit Guidelines and the MDP will be prepared at a later date and are intended to amend the OCP/Neighbourhood Plan. The City of Kamloops will approve development of the site at such time as the OCP has been amended to include the Development Guidelines and the Master Development Plan (MDP).

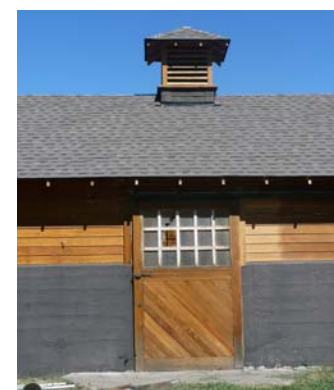


7.1 Buildings and Site

- A consistency of character and quality,
- A “family of buildings” that allows for diversity while establishing a look and feel to the development,
- While diversity is encouraged, a palette of common design elements should be applied site wide,
- Place making should be inspired by the distinctive qualities of the local landscape and historical site uses which include fishing, ranching, farming, gold mining, and health institution,
- A range of residential building types have been identified for each village neighbourhood. Examples are:
 - Mixed use apartments
 - Apartments
 - Townhomes
 - Stacked townhomes
 - Duplex/Triplex/Quadplex homes
 - Cluster housing
 - Compact single family
 - Single family
 - Seasonal housing
 - Row housing
- The general building types are intended to provide a variety of housing choices to enable a mix of residents based on buying capacity, provide a residential product suitable for the Kamloops housing market, and introduce creative housing types suited to the unique City location,
- Lot options should accommodate clustered single family housing product including zero lot line units,



- An active ground floor in the highest density and profile development areas containing uses and activities attractive to both residents and public,
- The incorporation of front and/or side porches for all single family houses should be considered,
- Innovative approaches to the design of dwelling units, including but not limited to garage apartments, apartments above commercial uses, garden suites, carriage suites, secondary suites, dormitories and cottage type homes should be encouraged to create rental housing for students, workers, and visitors requiring shorter term accommodation,
- Building orientation should be responsive to both on and off site views,
- All buildings should relate to the streets or lanes on which they front,
- In the event that the rear of homes are backing onto public streets and fronting onto an internal laneway, a street relationship should still be maintained to avoid a housing compound effect,
- Should taller buildings be incorporated into the development, the footprint of buildings should allow for ample space between structures to allow for views and solar access,
- Buildings should be designed to avoid overlook problems between homes facing each other,
- Every multifamily home should have direct access to a private outdoor space in the form of a patio or balcony,
- As many homes as possible should have south facing frontage to allow for passive solar collection,
- Design providing flexibility of use on the ground floor particularly along a designated mini-main street or commercial centre is encouraged,
- The creation of distinctive neighbourhoods within the community that respond to site location and land use should be pursued,
- The opportunity exists to establish an eastern entry gateway to the property in the vicinity of the intersection connecting the planned east west collector with the existing Tranquille Road. The making of an entry gateway should be part of the detailed design consideration by proponents developing sites in this area,
- The east west collector road will link the three neighbourhoods, and forming a gateway to the lakefront. All development cells adjacent to the collector should be sensitive to the prominent location and the overall experience derived from driving, walking, or biking along this primary movement corridor,





- Restaurants, cafes, pubs, retail stores, public institutions such as a library, recreation centre, swimming pool, or a place of worship should be encouraged to occupy and animate adjacent outdoor space,
- Building setbacks in the mixed-use village core and lakefront landing should place the ground floor commercial uses close to the street. Single use residential buildings in these areas should increase the setback to create separation between private ground level residential space and the public streetscape,
- Setbacks should generally remain consistent along each block or street segment to create a continuous street wall,
- A public open space feature should be incorporated into both the village core and lakefront centre.



7.2 Circulation

- The hierarchy of street types should be based on the multiple function of safely moving cars, pedestrians and bicycles and contributing to the village ambiance,
- With all street types, the objective is to pay special attention to the pedestrian experience,
- The streetscape character throughout TOL should be designed to encourage visitors and residents to walk or cycle, versus drive, to onsite destinations,
- Road cross sections should be based on minimum acceptable standards for lane widths,
- On street parking should be provided in the village core and lakefront landing areas,
- Special treatment of the bridge crossing over Tranquille River should be considered,
- The street layout should consider a north-south lot orientation to accommodate solar access for buildings,
- Rear lanes to accommodate access to garages should be considered as a means to enhance residential streetscapes by minimizing vehicular clutter and avoiding garage dominant house fronts,
- The streetscape should incorporate ample street tree plantings for desired neighbourhood character and shade,
- Special treatment areas should be considered for the village core and lakefront landing area where a more urban character is desired,
- A hierarchy of trails should be established that will link the different parts of the village together as well as provide off site linkage to the City trail system,
- All village neighbourhoods should be connected to the public trail system.
- Kamloops Fire and Rescue should review the street layout and proposed cross sections at an early stage in the approval process.

