

CITY OF KELOWNA

BYLAW NO. 10635

Text Amendment No. TA11-0008 - Text Amendments to the City of Kelowna Zoning Bylaw No. 8000

The Municipal Council of the City of Kelowna, in open meeting assembled, enacts that City of Kelowna Zoning Bylaw No. 8000 be amended as follows:

1. THAT **Section 1 - General Administration, 1.3 Zoning Map**, Sub-section 1.3.1 be amended by adding to the end of the chart for **Section 18 - Comprehensive Development Zones** the following:

CD23	Public Market and Open Air Market Zone
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2. AND THAT **Section 2 - Interpretation, 2.3 General Definitions**, sub-section 2.3.3 be amended by adding the following new definitions in their appropriate locations:

"ARTISAN LIVE/WORK STUDIOS" means premises occupied by someone working in the arts and culture trade, where the premises are used together as a residential unit and a commercial unit in the production and sale of products and services including, but not limited to dance classes, live music, creative writing, painting, drawings, pottery or sculpture, video, moving or still photography.

"CARNIVALS" means temporary development providing a variety of shows, games and amusement rides in which the patrons take part, for a period of five (5) consecutive days or less in duration. **Carnivals** will at all times remain a secondary use to the **Open-Air Market** and the scheduling needs of the **Open-Air Market** operations.

"MARKET AGRICULTURE" means the onsite promotion, exhibition, production and/or sale of agricultural products to the public. Typical uses would be small to mid scale production of fruits, vegetables, nuts, and animal husbandry.

"MARKET BREWERIES AND DISTILLERIES" means the brewing or distilling of beverages or with alcoholic content exceeding 1% by volume. The production process shall give priority to the use of raw, unprocessed ingredients (e.g. apples, grapes, grains, hops) produced within British Columbia. The **Market Breweries and Distilleries** must be licensed under the Liquor Control and Licensing Act. Public tasting and retail sale of alcoholic products are limited to those which are produced on-site. This use also includes an associated **Liquor Primary Establishment**, which is secondary in nature to the production function.

"MARKET COMMUNITY SPACE" means the use of premises for activities, meetings, presentations, and informational/public outreach open houses conducted by local community groups, non-governmental organizations and agricultural or food supply groups. This use may also include temporary or permanent educational facilities which focus on local and BC products, (examples include cooking, baking or wine-making classes). This use shall be limited to a combined maximum total floor area of 500 m² of which no individual use may exceed 100m². In addition to the above uses, a **Care Centre, Major** for the care of children of market vendors and employees is a permitted use to a maximum floor area of 100m².

"MARKET LIQUOR RETAIL STORE" means premises used for the retail sale of liquor, wine, beer and other such alcoholic beverages, the majority of which must be sourced and produced in British Columbia. Typical uses include **Licensee Retail Stores (LRS)** or **VQA Wine Retail Stores** as licensed by the Liquor Control and Licensing Branch. The intent of **Market Liquor Retail Stores** is the promotion and sale of liquor products produced within British Columbia. These stores shall also be permitted to sell merchandise ancillary to the consumption of alcoholic beverages (e.g. corkscrews, openers, glasses).

"MARKET OFFICES" means the use of premises for agriculture and tourism related administrative or promotional purposes in an office setting. Agriculture, tourism and related industry associations include but are not limited to Tourism BC, Tourism Kelowna, Agricultural Land Commission, Thompson Okanagan Tourism Association, BC Tree Fruits, Wine Council of BC, Grape Growers Association, Cherry Growers Association, Farm Credit Corporation.

"MARKET RESTAURANT AND CAFÉ" means premises where prepared food and beverages are sold and consumed. The **Market Restaurant and Café** use shall support the use of ingredients produced in BC and may be holders of a **Food Primary License**, where the alcoholic beverages offered for sale feature BC products. The maximum person capacity for any Market Café shall be 20 patrons. The maximum person capacity for any Market Restaurant shall be 100 patrons and may hold a **Food Primary License**, where the majority of alcoholic beverages offered for sale are sourced and produced in British Columbia.

"MARKET RETAIL STORE" means premises where goods and merchandise complementary to the **Public Market** are displayed and offered for sale to the general public (examples include the sale of flowers, plants, garden supplies, and food related items such as food preparation supplies, wares and cookbooks and seasonal, ethnic or authentic goods and products not readily found in the greater Kelowna area). This includes limited on-site storage or limited seasonal outdoor sales to support a store's operations. **Market Retail Store** is intended to sustain the **Public Market** by providing additional retail opportunities which support a local "value added" element. This use shall be limited to a combined maximum total floor area of 3000m² of which no individual use may exceed 125m² of gross leasable floor area.

“MARKET STUDIOS AND GALLERIES” means premises intended for the production, display and sale of contemporary and traditional crafts and works of art. **Market Studios and Galleries** also includes facilities meant to provide for public education and training to further arts and crafts. **Market Studios and Galleries** may contain education and training facilities.

“MARKET TRADE SHOW” means a group of vendors gathered in one location or building to promote merchandise for a period of five (5) consecutive days or less in duration. Typical goods, wares or merchandise include but are not limited to agricultural machinery, agricultural processing equipment, or food and beverage exhibitions. **Market Trade Show** will at all times remain a secondary use to the **Open-Air Market** and the scheduling needs of the **Open-Air Market** operations.

“OPEN-AIR MARKET” means a temporary open air or partly enclosed market comprised of stalls and sheltered premises, for the sale directly by the producers, or their representatives involved in the production of farm and food products including but not limited to fresh, dried or frozen fruit, vegetables, meat, poultry, seafood, dairy products, plants, baked goods, prepared and ready-to-eat foods and artisan crafts, for a period of five (5) consecutive days or less in duration. The intent of the **Open-Air Market** is to provide a long term location for a farmers’ market group or society. The **Open-Air Market** may include limited, wholly enclosed storage to support the market operations and which includes the storage of goods, material, machinery or equipment associated with this use only. Individual vendor structures are not permitted.

“PUBLIC MARKET” means an open space concept (fully or partly enclosed) comprised of stalls and structures for the sale directly by producers (or their representatives) of farm and food products including but not limited to fresh, dried or frozen fruit, vegetables, meat, poultry, seafood, dairy products, plants, baked goods, prepared and ready-to-eat foods. The first priority of this use is for the sale of local and British Columbia farm and food products. The second priority of this use is for the sale of farm and food products that are not locally grown. All businesses in the **Public Market** shall be operated by the owner involved in daily management and financial operations, including a regular on-premises presence. Businesses with an ownership structure other than a sole proprietorship shall designate an individual who shall be on the premises regularly and who is responsible for the day to day operations of the business. The designated individual must have an ownership interest in the business. Limited office space ancillary to the administration of the **Public Market** and its merchants shall also be permitted.

3. AND THAT **Schedule B - Comprehensive Development Zones** be amended by adding a new **CD23 - Public Market and Open Air Market Zone** as attached to and forming part of this bylaw as Appendix “A”;
4. This bylaw shall come into full force and effect and is binding on all persons as and from the date of adoption.

Read a first time by the Municipal Council this 28th day of November, 2011.

Amended at first reading by the Municipal Council this 12th day of December, 2011.

Considered at a Public Hearing on the

Read a second and third time by the Municipal Council this

Approved under the Transportation Act this

(Approving Officer-Ministry of Transportation)

Adopted by the Municipal Council of City of Kelowna on the

Mayor

City Clerk

CD23 - Public Market and Open-Air Market

1.1 Purpose

The purpose is to provide for an agribusiness and agritourism zone that meets local and tourist demand for agricultural products, services and experiences. Due to the seasonal nature of agriculture, this zone also provides for a flexible range of secondary uses which serve local residents on a year round basis.

1.2 Principal Use

The principal uses for the area designated as Public Market on Map 1 are:

- a) public market

The principal uses for the area designated as Open-Air Market on Map 1 are:

- a) open-air market

1.3 Secondary Uses

The secondary uses for the area designated as Public Market on Map 1 are:

- a) artisan live/work studios
- b) greenhouses and plant nurseries
- c) market agriculture
- d) market breweries and distilleries
- e) market community space
- f) market liquor retail store
- g) market offices
- h) market restaurant and café
- i) market retail store
- j) market studios and galleries
- k) residential security/operator unit

The secondary uses for the area designated as Open-Air Market on Map 1 are:

- a) carnivals
- b) flea market
- c) market agriculture
- d) market trade show

1.4 Subdivision Regulations

The subdivision regulations for the area designated as **Public Market** on Map 1 are:

- a) The minimum **lot width** is 30 m.
- b) The minimum **lot depth** is 30 m.
- c) The minimum **lot area** is 0.10 ha.

The subdivision regulation for the area designated as **Open-Air Market** on Map 1 is:

- a) The minimum **lot area** is 1.0 ha

1.5 Development Regulations

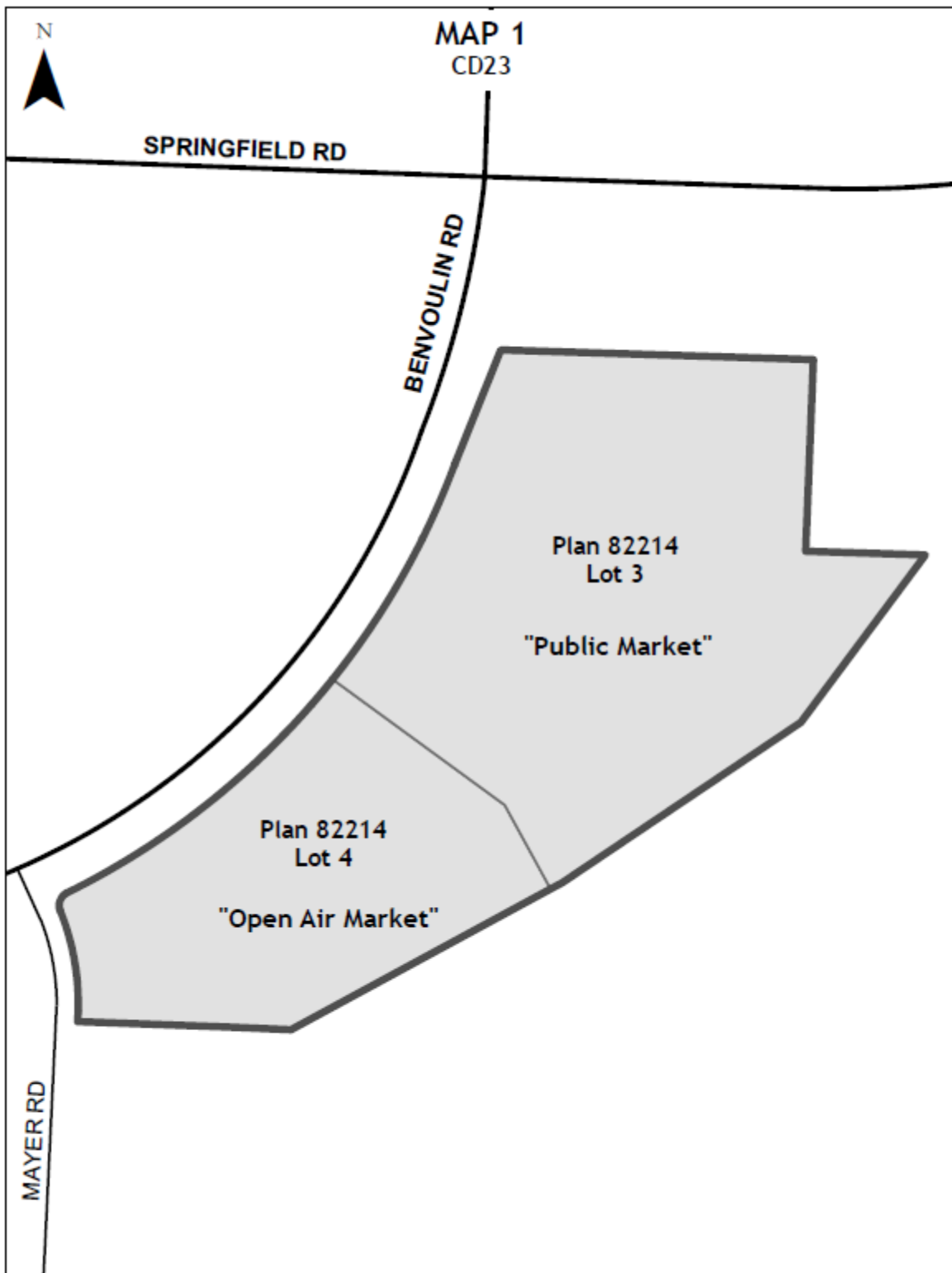
The development regulations for the area designated as **Public Market** and **Open-Air Market** on Map 1 are:

- a) The maximum **floor area ratio** is 0.4 for all developments.
- b) The maximum **site coverage** is 25%.
- c) The maximum **height** for **buildings** and **structures** within the CD23 zone is 14 m except for architectural features including but not limited to clock towers, chimneys, lanterns and belfries.
- d) The siting of **buildings** and **structures** shall be in general accordance with the conceptual plans as approved and incorporated as CD23, Map 2 - Illustrated Site Plan.
- e) In the interest of maintaining the **Public Market** as a collection of small businesses, the maximum commercial area of any one business shall be limited to 125 m². The 125 m² limitation shall include only the public space (i.e. where the public physically receives services). Areas that are not open to the public shall not exceed 50% of the square footage of the public space.
- f) The maximum **floor area** for **artisan live/work studios** is 1,300 m².
- g) The maximum number of **artisan live/work studios** is ten (10).

1.6 Other Regulations

- a) Within the CD23 zone, land uses shall be permitted in accordance with the plans as approved and incorporated as CD23, Map 2 - Illustrated Site Plan.
- b) In addition to the regulations listed above, other regulations may apply. These include the general development regulations of Section 6 (accessory development, yards, projections into yards, lighting, etc.), the landscaping and fencing provisions of Section 7, and the specific use regulations of Section 9.

- c) Parking and loading requirements will meet the general development regulations of Section 8 - Parking and Loading, or will be determined through the findings of a shared use parking study at the time of development permit.
- d) **Vehicle-oriented** or drive-through commercial services are not permitted in this zone.
- e) Market vendors, retailers or restaurateurs shall be encouraged to profile British Columbian products.
- f) **Artisan live/work studio**
This use shall be subject to the following conditions:
 - i. The studio may only be used by the individuals residing in the residential unit and associated with the artist studio on a full-time (>30 hours per week) basis.
 - ii. Perspective tenants/residents shall be required to prove professional working artist status by submitting relevant financial information and artistic qualification documents for review by building management prior to signing a lease.
 - iii. The maximum unit size shall be 150 m².
 - iv. The minimum unit size shall be 40 m².
 - v. A maximum of 50% of the total floor area may be used for the production, showing, and sale of art and crafts.
 - vi. The studio component of all **artisan live/work studio(s)** will be at the retail level and accessible to the public.
 - vii. Use of the premises for the production of dance or live music involving electronically amplified sound is prohibited.
 - viii. The use of fiberglass, epoxy and other toxic or hazardous materials or one or more of the following processes: welding, spray painting or silk screening is prohibited.
- g) Individual vendors of the **Open-Air Market** may not construct buildings or structures.
- h) A **flea market** will at all times remain a secondary use to the **Open-Air Market** and the scheduling needs of the **Open-Air Market** operations. A **flea market** use shall not exceed a time period of two (2) consecutive days in duration.
- i) Development form and character shall be in compliance with the CD23 - **Public Market and Open-Air Market** - Design Guidelines document that is attached to and forms part of this Bylaw. Development Permits and Official Community Plan design guidelines may also apply.



Map 2: Illustrated Site Development Plan



MISSION CROSSING

Comprehensive Development Zone (CD23)



Public and Open-Air Market *Design Guidelines*

EKISTICS

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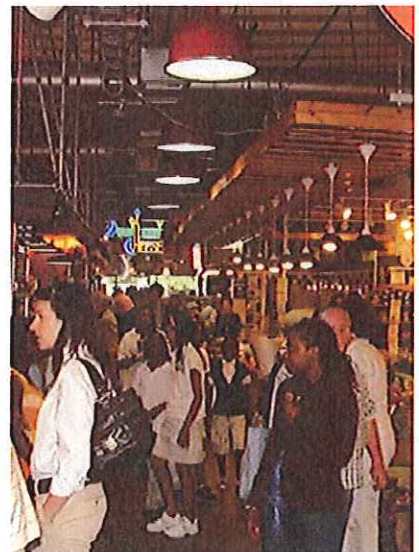
1 PURPOSE

Within the context of the Okanagan Valley's rich cultural and agricultural heritage, the Public & Open-Air Market is envisioned to not only support local agriculture and its associated value-added industries, but also serve as a community focal point to celebrate local food, arts and culture.

From general programming of uses to ultimate built form, the design will reflect a functional understanding of a public marketplace and positive public/pedestrian spaces, authentic use of materials and an aesthetic reflective of the site's regional / cultural vernacular.

These Design Guidelines have been created to support the implementation of Comprehensive Development Zone CD 23. The Guidelines serve to identify the forms and character of development which are considered appropriate and consistent with the vision and purpose of CD 23 Public & Open-Air Market.

The Design Guidelines will direct City staff and the development community when designing and reviewing form and character elements of the subject property with respect to, but not limited to: buildings and structures, public realm and landscape design, signage, lighting and parking.



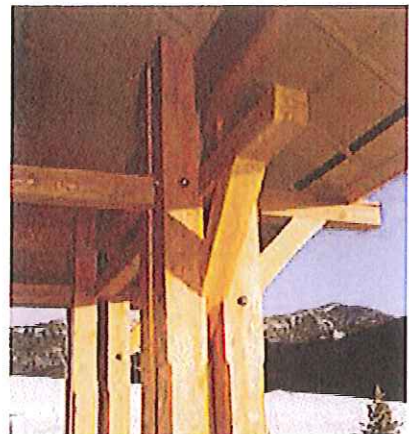
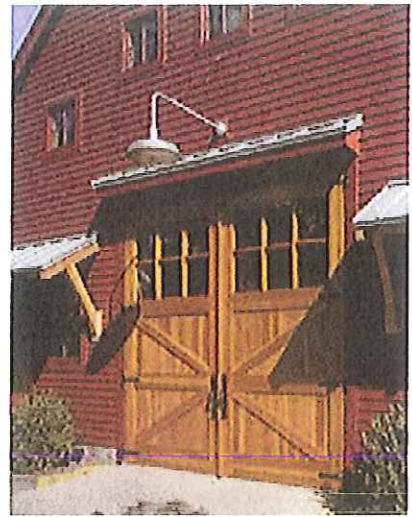
2 GENERAL DESIGN OBJECTIVES & THE REGIONAL VERNACULAR

Statement of Intent: The design of the Public & Open-Air Market buildings and public spaces should exemplify unique and distinctive characteristics of the Central Okanagan, drawing inspiration from the region's natural and cultural heritage.

Rationale: Authenticity in design – from site layout to architectural elements – is fundamentally defined by site program and its support of local need; architectural function in consideration of programmatic and climatic conditions; and the ultimate character of built form through its incorporation of local materials and styles.

In general the design of the Public & Open-Air Market should satisfy the following objectives:

- a) Celebrate local cultural (agricultural) heritage in the siting, programming and design of Public & Open-Air Market buildings and public spaces;
- b) Employ appropriate physical design responses in consideration of regional climate, utilizing native materials in architectural and landscape design; and,
- c) Utilize functional elements of local (agricultural) architectural vernacular in support of overall human-scaled architectural, public realm and landscape design.



3 SITE DESIGN: GENERAL LAYOUT & BUILDING SITING

Statement of Intent: Site design and specific building siting should reflect an assembly of program-specific buildings, each designed in response to its own intended function within the larger Public & Open-Air Market program. Buildings should be sited in general accordance with the Illustrated Site Development Plan (refer to Figure 1).

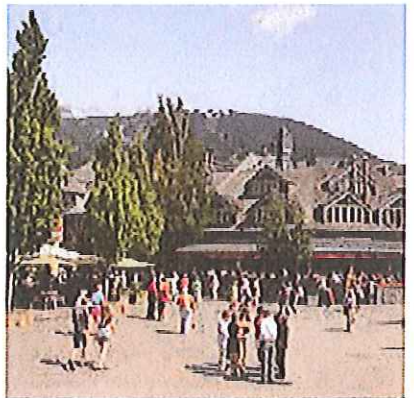
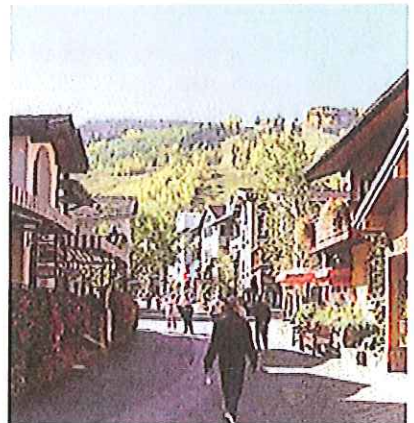
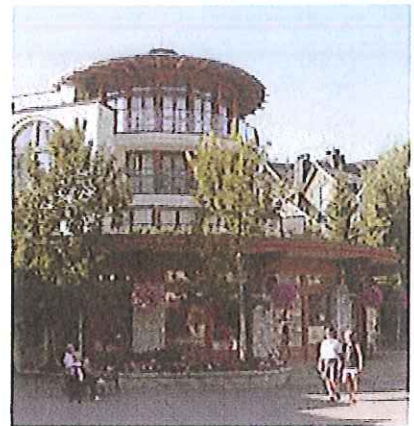
Rationale: Structures on site will form a community of buildings punctuated by public spaces creating a 'village' styled market experience.

Site layout and building siting at Mission Crossing should satisfy the following objectives:

- a) Establish a visually-interesting and human-scaled collection of program-specific buildings, organized to create positive public spaces;
- b) Respond to prominent (external and internal) views and physical linkages;
- c) Promote efficient and pedestrian-friendly circulation; and,
- d) Take advantage of opportunities for adjacent programmatic connections.

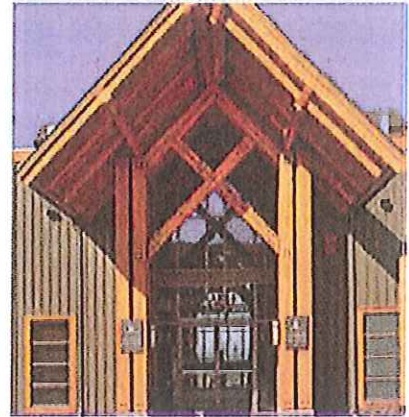
3.1 Site Structure & Hierarchy of Built Form

Buildings at the Public & Open-Air Market should correspond to a legible hierarchy of scale, where smaller auxiliary buildings support the feature market building. The utilization of human-scaled architectural forms should be designed to frame public spaces and provide thoughtful transitions between the built environment and open spaces. Taken together, overall site structure should be clearly defined and designed in support of a comprehensively designed and comfortable pedestrian realm.



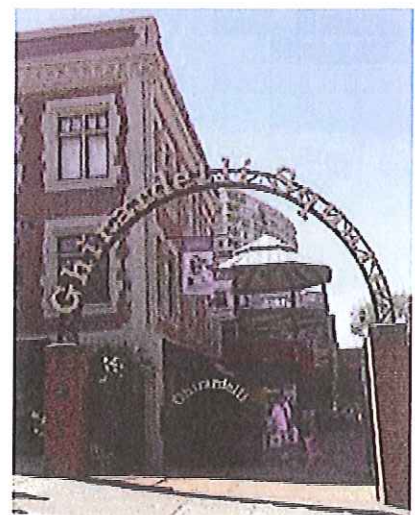
3.2 Arrival Sequence & Site Entry

Design of the arrival sequence for the Public & Open-Air Market will define the character of the site and provide a clearly-identified, welcoming access from Springfield and Benvoulin Roads for all modes of transportation (e.g. pedestrians, cyclists, and motorists). Elements signalling transition into the market site can include but are not limited to: trees and feature landscape, walls and railings, decorative gates, monuments and signage. Transitioning of road/walkway surfacing may also be considered.



3.3 Edges & Access

Ensure buildings are designed and sited to provide visual interest and where appropriate, accessibility from Springfield and Benvoulin Roads. Edge conditions will be addressed so as to ensure that the site and individual buildings are clearly identifiable. The principal points of access should embody visual cues that communicate that it is the primary access or "front door" to the site (as per rendering).



4 PUBLIC REALM DESIGN

Statement of Intent: Public realm design should support the programmatic intent of the Public & Open-Air Market through the establishment of a diversity of high-quality, well-detailed and pedestrian-friendly (shared) public spaces including plazas, parkettes and streets.

Rationale: Public spaces will animate the 'village' styled market experience, enhance the pedestrian environment and allow for flexibility / seasonality within the market program.

Public Realm design at the Public & Open-Air Market should satisfy the following objectives:

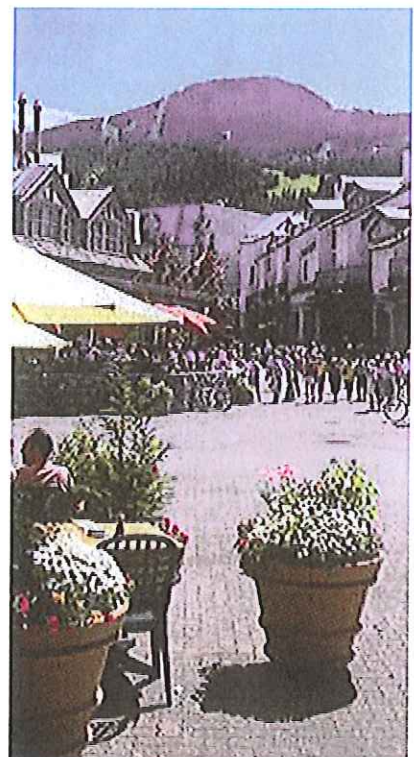
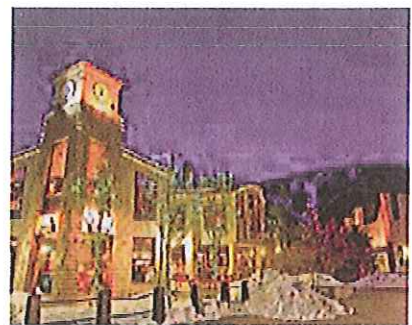
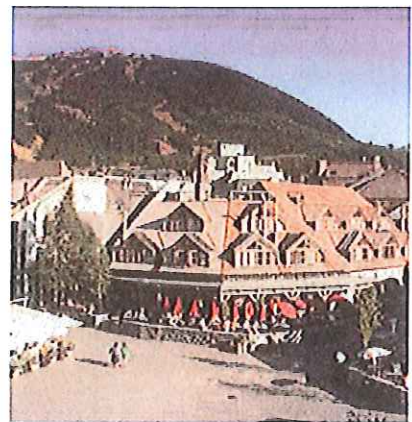
- a) Prioritize a human-scaled, pedestrian experience;
- b) Promote community gathering and social interaction;
- c) Respond to climatic variability in the design of comfortable and seasonally-flexible and appropriate outdoor spaces;
- d) Create a sense of timeless place, defined by a consistency in high-quality, durable materials and well-detailed design elements;

4.1 Structure & Hierarchy of Public Spaces

Public spaces should reflect a distinct hierarchy and diversity of form and function, from centralized plaza spaces to smaller seating niches, from community greens to feature landscaping (for visual amenity) – in support of the overall market program. The overall network of public spaces should be linked via a cohesive network of pedestrian sidewalks and pathways. Provision of a safe, inviting series of interconnected public spaces is encouraged. In addition to site permeability, permeability of structures will also ensure a visually interesting and functional site.

4.2 Market Laneway(s)

Streets and plaza spaces within the Public and Open-Air Market should blend seamlessly to create a central shared space, designed for pedestrian priority and programmatic flexibility (see "Shared Space"). Travel lane widths should be minimized and separated /segregated via feature paving and panel and/or rollover curbs. Plazas should be detailed with high-quality, durable materials and should be designed with flexibility in mind, to accommodate a wide variety of market-related programs (from outdoor cafes / dining spaces to temporary commercial vendors / sidewalk sales to street performances).



4.3 Parks & Greenways

Open space design for the Public and Open-Air Market should complement the built elements of public realm design and provide soft-landscaped gathering spaces. Parks and greenways contribute to the overall pedestrian focus of the Public and Open-Air Market program and support outdoor recreational (active and passive) opportunities on site, from physical connectivity for pedestrians and cycling to picnic areas and performance space.



4.4 Outdoor/Indoor Relationships

Similar to architectural design considerations for the extension of outdoor program into indoor spaces (see Section 5.3 "Inside/Outside Relationships"), outdoor spaces should consider opportunities to strengthen adjacent building program through the creation of flexible spaces for gathering and/or temporary expansion of commercial programs. Examples include plaza design for seasonal expansion of market-related programs as well as park/open space design for season programming (concerts, film screenings, etc.).



4.5 Programming & Flexibility

Public realm design – including pathways, open spaces and enclosed or sheltered public spaces – should be flexible and accommodate a number of activities, whether programmed or spontaneous.



4.6 Human Scale

Detailing of public realm elements should create a strong sense of human scale. In particular, elements should provide a high level of visual interest and attention to detail and otherwise convey that the project has been developed with a sense of care and craftsmanship.



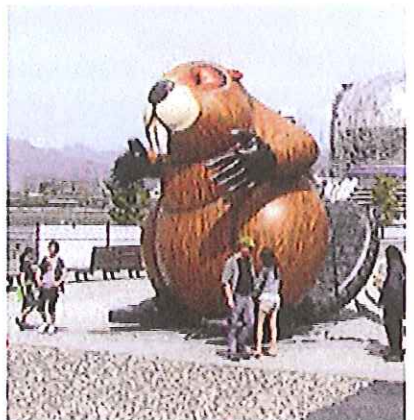
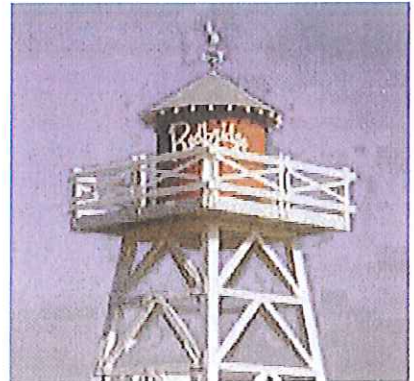
4.7 Street Furniture

Street furniture – such as light standards, benches, bicycle racks, and recycling/refuse receptacles – shall be incorporated in the public realm design to support the overall Public and Open-Air Market program and should be consistent with the overall character of site materials and/or architecture.



4.8 Public Art

Public art, where appropriate, should be located to aesthetically enhance the site, support wayfinding objectives (see Section 7 "Wayfinding") and should consider opportunities to provide interactive and interpretive experiences for people of all ages and abilities.



5 ARCHITECTURAL DESIGN

Statement of Intent: Architecture at the Public and Open-Air Market aspires to create an appropriate and memorable response to the defined market program and its site / context, while celebrating Kelowna's rich cultural heritage.

Rationale: Local architectural vernacular is largely based upon functional structures and draws from traditions of post and beam and timber frame buildings. Furthermore, adherence to architectural styles is not intended to stifle creativity but rather to create an appropriate architectural palette from which to build attractive and contextual designs.

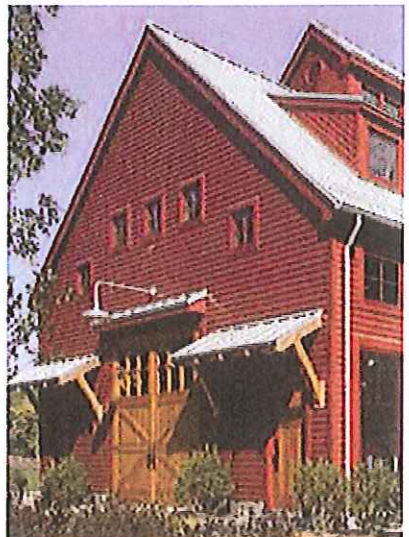
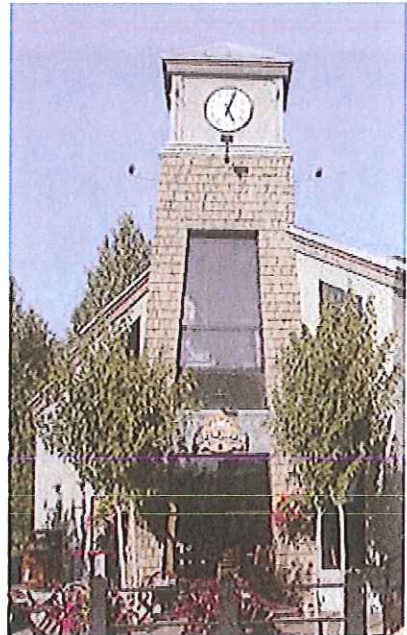
Architectural design at the Public and Open-Air Market should satisfy the following objectives:

- a) Reflect functional forms and exposed structures of the regional / agricultural architectural vernacular;
- b) Enhance the human-scaled and pedestrian-orientation of the overall 'village' character of the Public and Open-Air Market through the use of a diversity of building sizes, forms and masses;
- c) Respond to climatic variability through the use of appropriate materials, complimenting the overall vision of the Public and Open-Air Market and supporting green building objectives; and,
- d) Design beautiful buildings that not only accommodate their programmatic function but inspire and delight the public realm of adjacent plazas and streetscapes.

5.1 Form & Structure

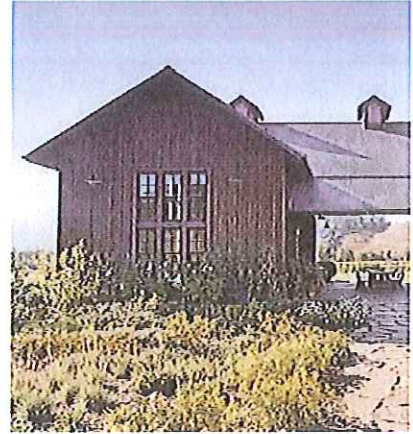
Traditionally, agricultural structures consist of regular, rectangular building footprints, simple roof forms (with strong ridgelines and gables), visible structural elements, archways and oversized points of entry.

Timber-frame and/or post-and-beam should inform the structure of buildings of the Public and Open-Air Market. These construction methods reduce the need for load-bearing walls and allow for transparent planes of glass showcasing views or strengthening indoor/outdoor relationships.



5.2 Massing & Scale

Each building should be composed of at least three (3) distinct building masses, each varying in height from adjacent masses. Dominating building masses are discouraged. Covered exterior spaces –including openings in building massing and covered walkways between buildings – are encouraged.



5.3 Inside/Outside Relationships

Architecture of the Public and Open-Air Market celebrates the relationship between inside and outside spaces. As such, programmatic elements such as courtyards, patios and/or spaces enclosed by walls, screens and gates are encouraged to maximize the integration of architecture and outside public/semi-public space. Buildings should be designed to accommodate temporary expansion of commercial program to occupy outdoor spaces, using large openings where appropriate.

Framed views should be considered and, where possible, incorporated into the architectural design of buildings. Large glazing punctuated with mullions, in particular, should be used to establish a visible relationship with the public realm. Where appropriate, large doorways and/or multi-paned industrial glazing shall provide viewing areas to inside activities.



5.4 Roofs & Materials

Iconic forms of this architectural vernacular feature distinct, silhouetted clearstory rooflines (high-relief, repetitive roof forms with dormers built into the steeply-pitched sides), horizontal sign bands, parapets, and awnings. The basic elements, materials and shapes are utilitarian and industrial in nature – square and horizontal windows, metal bracing and geometric volumes – but create visual interest through varied rooflines and massings. Roof lines can be accentuated by the use of pitched or curved surfaces. Pitched roofs with ridge beam centres, mixed hip and gable roof forms, deep overhangs and/or covered porches/patios are strongly encouraged. Flat roofs are generally not supported, unless used in support of main roofs.

A variety of roof materials are allowed provided they are complimentary to the overall architectural design. Metal roofs are permitted, assuming they are designed to mitigate reflectivity and do not cause objectionable glare. Painted metal roofs are suitable provided they have a matte finish. Clay, slate or concrete tile roofs are permitted utilizing flat or raked tiles in earth tone colours. Asphalt tiles should be mixed or blended to be natural in appearance, colour, and texture. Cedar shingle and/or shake roofs are encouraged.



5.5 Architectural Features

Architectural features – including elements such as narrow storefronts, clock towers, chimneys, lanterns and belfries – are encouraged to differentiate individual buildings within the Public and Open-Air Market while providing visual interest. Architectural features must be functional and should be finished in materials complimentary to exterior finishes.

5.6 Exterior Building Materials, Cladding & Colour Palette

Where feasible, natural building materials should be incorporated into the architectural design. The use of local stone / stone veneer is encouraged. Stones used on the corners of a building should avoid the appearance of a thin veneer. Large timbers may be used as structural and aesthetic elements in a post and beam fashion. Building cladding shall be textured and may include shingle and/or hardi-board style siding and/or board-and-batten techniques or variations in horizontal wood siding. Wood siding, trim and soffit material is acceptable. Limited use of stucco – including more traditional applications and textures – are permitted. Steel and glazing may be used in a complementary fashion and ideally in conjunction with wood products. Limited use of steel may be used on exterior façades.

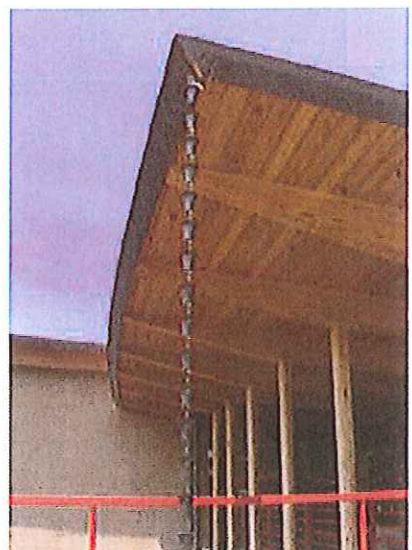
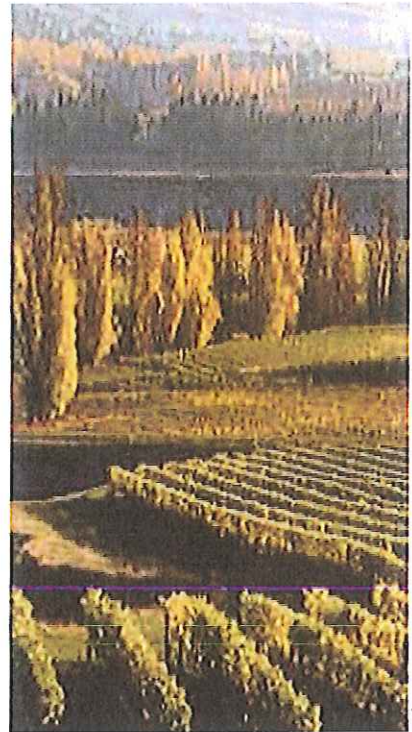
All exterior building finishes shall incorporate two (2) or more materials. Other visible exterior details such as rafter tails, knee braces and supporting external posts (i.e. for canopies) convey a traditional building character and shall be encouraged. Blank walls are strongly discouraged.

Building bases (exposed foundation walls) should act as an anchoring element and promote a sense of permanence. As such, exterior finish materials on all building walls and screen walls should extend to finish grade to eliminate unfinished foundation walls.

The colour palette for the Public and Open-Air Market shall be derived from and inspired by the agricultural landscape, including rich earth tones and agricultural vegetation of warm greys, reds, yellows, umbers, browns and moss greens.

5.7 Green Building Technologies

Architecture and building construction at the Public and Open-Air Market should promote sustainable building technologies and address issues including, but not limited to: energy consumption related to heating and cooling of buildings; indoor air quality; water conservation; stormwater management; and mitigation of heat-island effects.



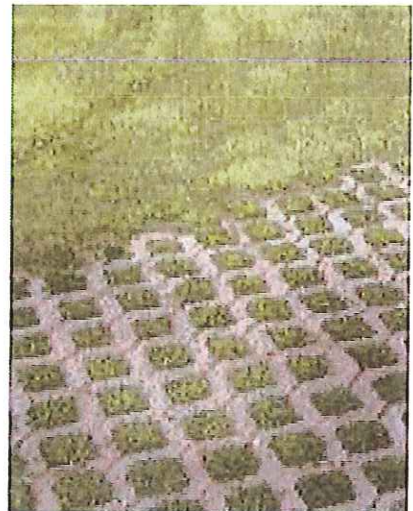
6 LANDSCAPE DESIGN

Statement of Intent: Landscape design at the Public and Open-Air Market serves to unify architectural elements and the public realm through the use of a program-appropriate plant palette, while integrating built form into the site's natural boundary with the Mission Creek greenway.

Rationale: Landscape materials local to the Okanagan form a rich palette for landscape design in support of the Public and Open-Air Market program. Landscape design can assist in the creation of well-detailed public spaces by providing visual interest, quality and continuity of structural and landscape/ planting design elements.

Landscape design at the Public and Open-Air Market should satisfy the following objectives:

- a) Provide protection from sun, wind and other climatic elements, where desired;
- b) Utilize a variety of native or similarly hardy, drought tolerant plant species;
- and c) Incorporate a variety of plant materials varying in height and shape that are easily pruned to maintain sightlines;
- d) minimize water consumption and / or utilize greywater in irrigation systems;
- e) enhance the aesthetic appeal of the Public and Open-Air Market;
- f) assist in the safe movement of pedestrians throughout the site; and,
- g) reduce the amount of impervious surfaces on the site.

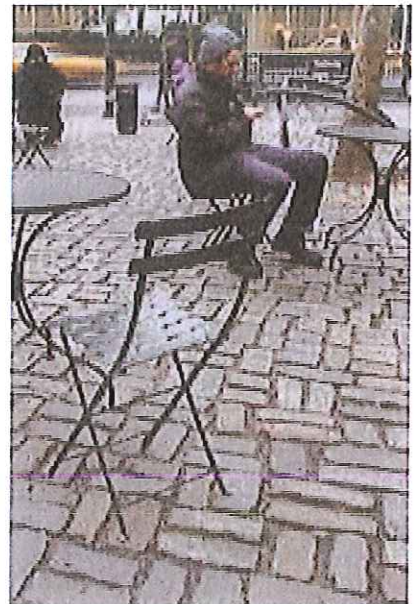


6.1 Plant Palette & Functional Use of Plants

Feature landscape design should emphasize a predominantly native (or similarly hardy) plant palette as a means to relate directly to the local / native landscape of Kelowna.

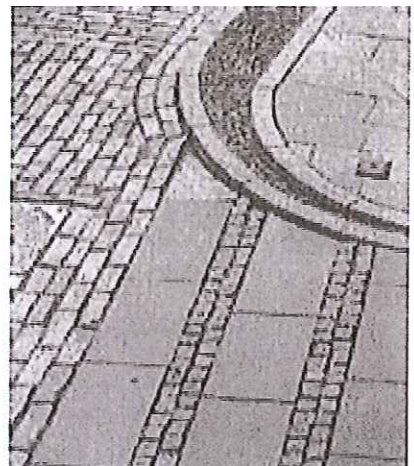
Best adapted to the climatic extremes of hot, dry summers and cold winters, native plants can be utilized within landscape design to create more enjoyable outdoor environments while supporting overall sustainable design / green building objectives:

- > *Shading & Energy Conservation:* Vines on trellises may be an effective way to introduce shade structures within public gathering spaces and / or along pedestrian walkways. The use of plants to moderate building temperature and shield windows from direct solar radiation during peak loads is encouraged. Particular emphasis should be placed on south and west facing exposures.
- > *Wind Control:* Placed to intercept prevailing winter winds, planting design can create more protected outdoor environments while improve energy efficiency within buildings by reducing cold air infiltration.
- > *Water Conservation:* The use of drought resistant plantings reduces water use for irrigation. Preference should be given to low-maintenance selections requiring little or no irrigation.
- > *Stormwater Management:* The design of rain gardens and landscaped infiltration areas for stormwater management helps reduce the visual impact of large, impervious (paved) surfaces while filtering and infiltrating rainwater on site.



6.2 Hardscape

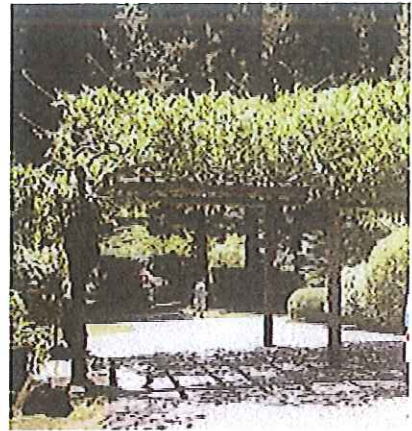
Landscape design should incorporate local materials, where feasible. Material selection should emphasize, robust, durable, and weather-resistant composition and construction, consistent with local architectural vernacular and design objectives of the Public and Open-Air Market. Materials may contain timber, synthetic wood composite (in plank form), powder-coated, galvanized and/or oxidized metal finishes, natural materials such as stone, and durable materials such as board formed and sand-blasted concrete and aggregates. For feature paving / plaza areas, natural stone and / or landscape pavers are encouraged. Large expanses of asphalt pavement are discouraged, especially in areas frequented by pedestrians.



6.3 Landscape Structures & Fences

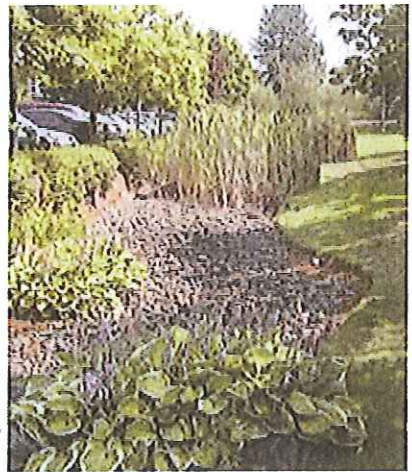
The incorporation of landscape structures – including pergolas, trellises, screen walls, feature walls and/or ornamental gates – that relate to and are natural extensions of the buildings are encouraged. The style, materiality and colour of all landscape structures should be consistent with the overall spirit of the design guidelines.

Fences – where required – should provide visual interest and be constructed at a pedestrian scale. Fences through which views are not possible (solid fences) are discouraged. Where required, solid fences should not be greater than 1.2m in height and should be accentuated by a vertical element (eg. piers placed at not less than every 4.5m). Chain link fence shall be used only when screened by landscaping.



6.4 Screening

All passive occupancies (i.e. service access / parking, mechanical/utility rooms and storage areas) should be separated / screened from active occupancies. A combination of screen walls and landscape / planting treatments is encouraged.



6.5 Stormwater Management

The amount of stormwater runoff should be minimized through appropriate site design. The use of permeable pavers and design of rain gardens / bio-swales should be incorporated to filter and infiltrate stormwater onsite.

6.6 Retaining Walls

Where required, retaining wall height should not exceed 1.2m and should be accentuated by a vertical element (e.g. piers placed at not less than every 4.5m) and/or seating niche. Retaining walls made from local stone or rock are preferred.



7 WAYFINDING

Statement of Intent: The cumulative physical expression of site layout, architecture, public realm and landscape design at the Public and Open-Air Market should enable all users to orientate and navigate the site and associated market program with ease.

Rationale: Wayfinding within the Public and Open-Air Market should be considered from the initial phases of site programming and layout, to the development of architectural features, to discrete signage and lighting. Taken together, all of these cues can facilitate a series of interrelated indoor and outdoor spaces, intuitively navigated according to physical form, programmatic function and material character.

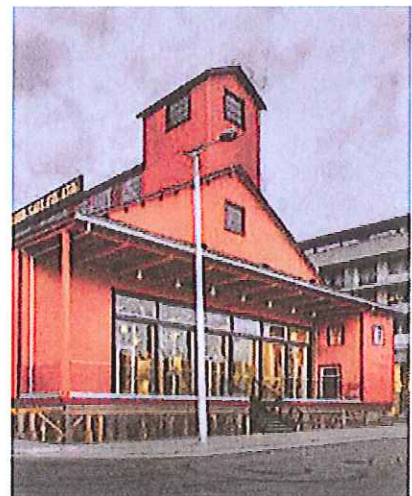
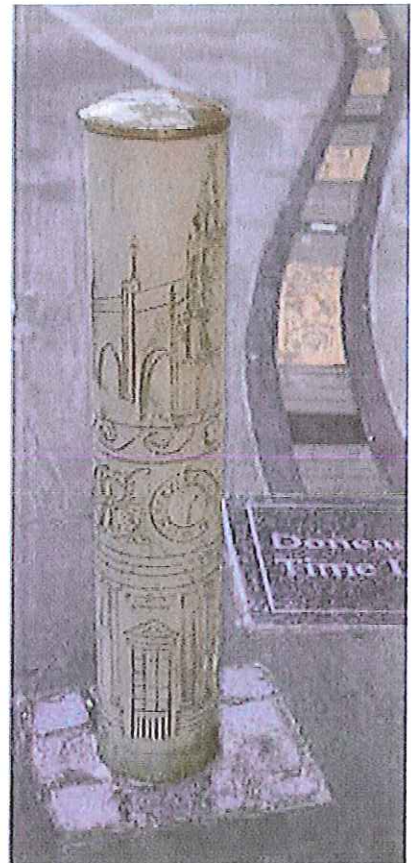
Wayfinding at the Public and Open-Air Market should satisfy the following objectives:

- a) Provide clear visual linkages throughout the site to support ease of orientation and navigation;
- b) Utilize well-designed, discrete signage for all users; and,
- c) Incorporate exterior / accent lighting to support wayfinding within the site after daylight hours.

7.1 Visual Linkages

Visual linkages to defining elements such as prominent internal / external views, architectural and public realm elements and landscape features, public art, and other prominent natural and man-made landmarks to assist in site navigation should be incorporated into the design of the site.

Architectural features, such as prominent and/or tower elements, oversized doors, and archways are further identified via feature paving patterns, landscape structures and feature plantings as a means to assist in the understanding of site program and circulation.



7.2 Signage

All signage design and placement – including freestanding Public and Open-Air Market marquee signage, individual business / tenant fascia signs, vehicular and pedestrian signage – should complement the overall design of the public realm, site architecture and landscape design, consistent with the spirit of the design guidelines. The use of natural materials for signage is encouraged.

Garish signage – including large-format neon, changeable copy, animated or electronic signs or billboards – will not be permitted on the site or upon or within any structure. Subtle use of neon and/or backlit signage may be permitted in keeping with overall design guidelines.

Vehicular signage will be limited, providing basic wayfinding to vehicle corridors including Benvoulin and Springfield Road. Pedestrian signage should be provided at key locations and in high traffic areas to orient people within the site and navigate from place to place. Wayfinding signage should incorporate a system of tactile information to meet the needs of individuals with visual impairment including textural and colour contrasting and warning signals and clues related to orientation and navigation.

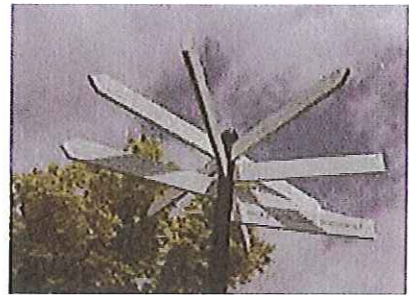


7.3 Lighting

Exterior lighting adds character and structure to a building façade and should be encouraged. The use of indirect and/or accent lighting on signage is encouraged.

Fixtures should be reflective of human-scale design and add daytime visual interest to building facades. Illumination should be planned as a key element in a façade's design and architectural character of the building, as well as impacts on adjoining buildings and /or public realm.

Lighting should be designed in accordance with "dark sky" guidelines to improve safety, minimize glare and preserve the ambiance of the night sky. Exterior lighting designs should incorporate shielded fixtures and/or mounting heights, as well as be aimed appropriately to minimize glare. Lighting should be designed for high-quality environmental performance, and promote public safety. Lighting should help to clearly identify principal building entrances. Illumination levels should instil high levels of psychological comfort for persons using each entrance, pedestrian corridor and parking area.



7.4 Crime Prevention Through Environmental Design

All aspects of the buildings and the site should be consistent with the City of Kelowna Crime Prevention Through Environmental Design Guidelines.



8 CIRCULATION

Statement of Intent: Circulation within the Public and Open-Air Market should accommodate the safe and efficient movement of all users – from automobile traffic and service vehicle access to cyclists and pedestrians, including requirements for universal accessibility.

Rationale: The Public and Open-Air Market seeks to implement a physical design that reduces vehicle speed throughout the site as a means to create a pedestrian-focused 'village'-styled market. While maintaining efficient access for service vehicles and automobile traffic, design of circulation for pedestrian priority will best support the desired market program and function.

Circulation at the Public and Open-Air Market should satisfy the following objectives:

- a) Promote Shared Space design and the prioritization of pedestrian users;
- b) Adhere to Universal Design standards, providing an accessible Public and Open-Air Market; and,
- c) Provide pedestrian / cycling linkages to adjacent neighbourhoods and the Mission Creek Greenway.

8.1 Shared Space

The design of vehicular and pedestrian circulation within the Public and Open-Air Market should promote the concept of Shared Space, whereby a street and / or plaza accessible to both pedestrians and vehicles is designed to enable pedestrians to move more freely by reducing traffic management features that tend to encourage vehicles to assume priority.

8.2 Accessibility & Universal Design

Universal Design refers to product, site, and building design and construction that accommodates the functional needs of all individuals, including anyone with physical challenges to their mobility. All building entries and public realm elements should be designed to be consistent with the City of Kelowna Guidelines for Accessibility in Outdoor Areas and address the principles of universal design by meeting high standards of accessible and adaptable design.



8.3 Pedestrian & Cyclist Considerations

Pedestrian sidewalks and pathways should provide direct connections between building entrances, parking areas and sidewalks/pathways of adjacent streets. Continuous weather protection over main entrances and building facades are encouraged.

All pedestrian walkways shall be visually distinguished from driving surfaces through the use of a clearly delineated pathway or durable, low maintenance surface materials such as pavers, bricks, or concrete to prioritize and enhance pedestrian safety and comfort. The use of curbs or raised barriers shall be discouraged.

Bicycle parking facilities should be provided at grade, within convenient distance of primary building entrances. Where appropriate, "end of trip" facilities and sheltered locations for bicycle storage/security should be considered.



9 PARKING & SERVICE ACCESS

Statement of Intent: Parking and service access shall be provided to support the commercial program / operation of the Public and Open-Air Market while balancing the objectives of pedestrian-friendly public realm design.

Rationale: The provision of convenient and adequate parking is critical to the ultimate commercial use of the Public and Open-Air Market. In addition, the physical design of all parking provided and access of service vehicles must blend in with the overall form, character and function of the Public and Open-Air Market.

Parking, loading and service access at the Public and Open-Air Market should satisfy the following objectives:

- a) Minimize visual / aesthetic impacts of surface and underground parking areas in support of a pedestrian-oriented 'village' market experience; and,
- b) Design parking and service access to minimize conflict with pedestrian circulation.

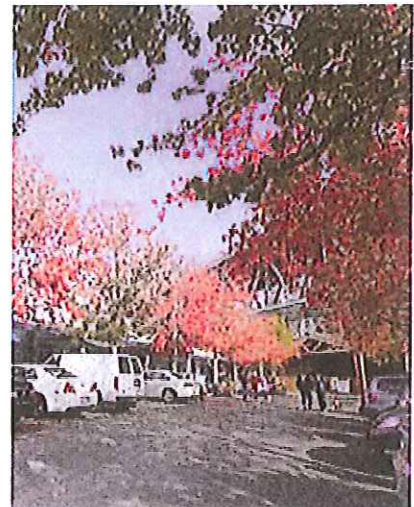
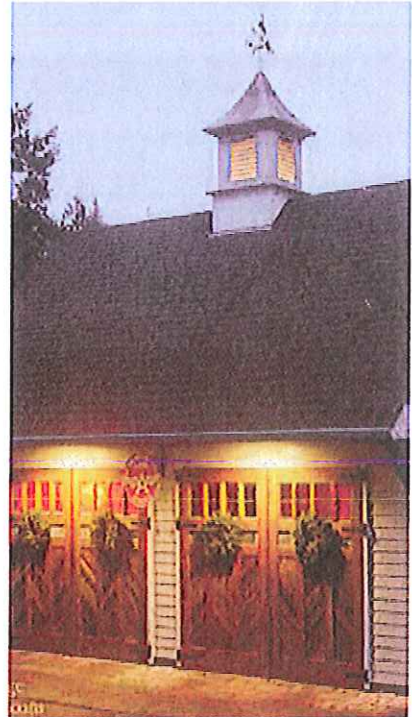
9.1 Parking & Access

Parking areas should receive a high degree of visual treatment through the provision of soft and hard landscaping elements, including provision of shade trees. Where the pedestrian path of travel crosses a surface parking area or a path of vehicular travel, the pedestrian path of travel should be continuous and clearly identified. This can be accomplished with the use of materials different from the vehicular surface material.

Entrances to parking garages should be easy to identify, but should not be visually predominant. Garage entrances and garage doors should be architecturally integrated into the overall building design.

Vehicular access to/from parking areas that crosses a pedestrian pathway should have a minimum stacking distance equal to one car length behind the path of pedestrian travel to avoid conflict. The gradient within this zone should not exceed 5% to preserve sightlines. Landscaping and/or any element of the building within this zone should not restrict views of approaching pedestrians or vehicles.

Pervious parking surfaces are encouraged wherever feasible to contribute to low impact development stormwater management.



9.2 Service Access (Loading Areas)

Service access areas, associated vehicular paths to these areas and all parking associated with or connected to these areas should be hard-surfaced. Service areas and/or loading areas should be clearly identified with discrete signage and physically separated and/or screened from principal building entrances, unless otherwise required by the commercial program.



MISSION CROSSING

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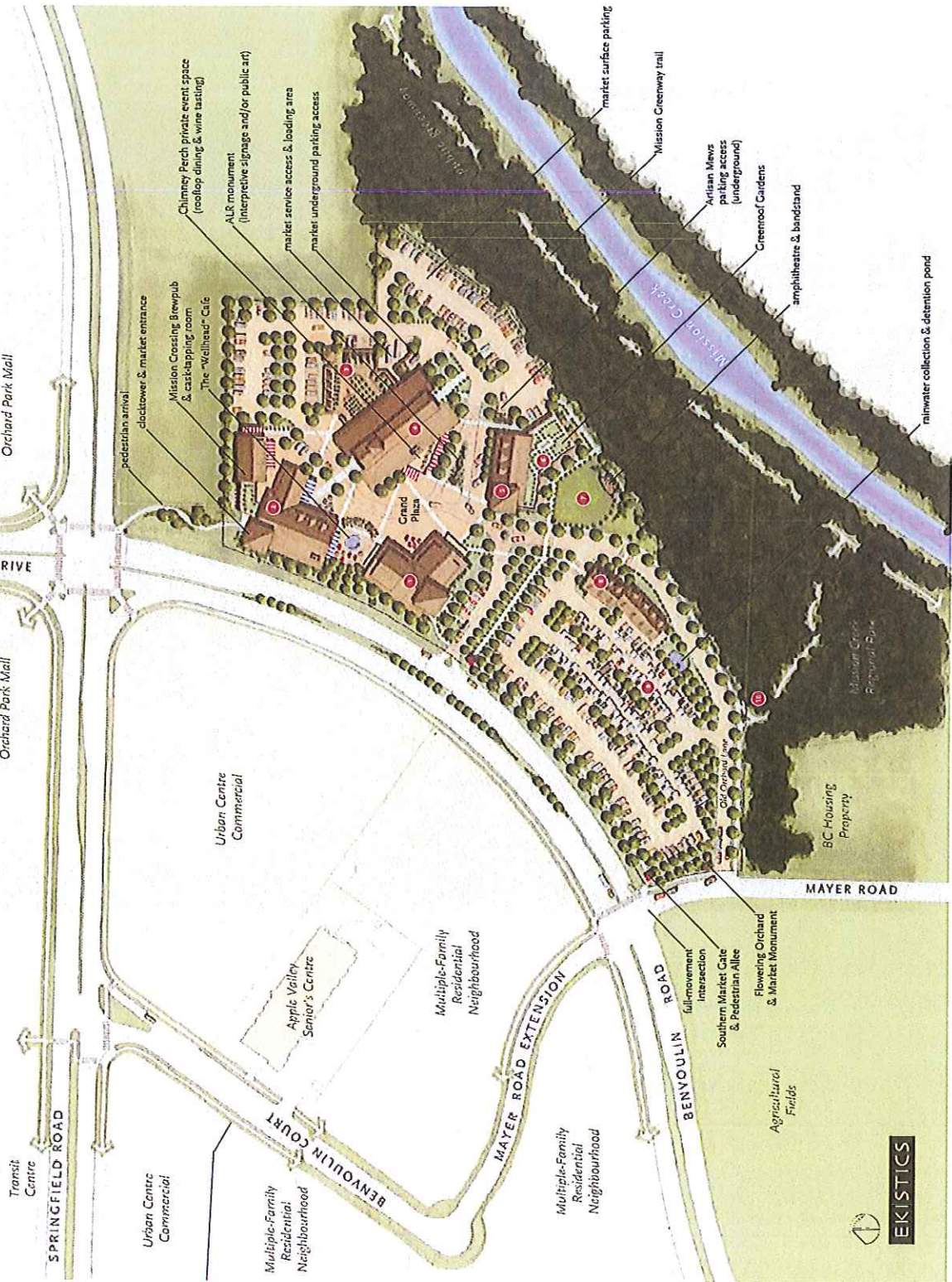


Figure 1: Illustrated Site Development Plan

- EASTSIDE • Public Market**
- 1 The Granery**
Commercial Retail Studio
- 2 Mission Crossing Spirits**
Winery, Cider & Brewpub
- 3 The Yard**
Nursery & Landscape Supply
- 4 Central Market Hall**
Permanent Public Market
- 5 Gatehouse Live/Work Studios**
Commercial Retail/Market Administration
- 6 Artisan Mews**
Residential Townhomes
- 7 Mission Creek Green**
Public Gathering Space / Performance
- EASTSIDE • Open-Air Market**
- 8 Market Pavilion**
Sheltered Stalls / Public Washrooms / Storage
- 9 Open-Air Market**
Market / Parking
- 10 Mission Creek Regional Park Trailhead**
Greenway / Public-access / Parks & Recreation

Note: For illustrative and planning purposes only. All designated areas and boundaries are subject to refinement through more detailed site design and engineering at the time of development permit.



EKISTICS