

WELCOME

YOUR OPINION IS IMPORTANT..... WE WANT YOUR

INPUT

TO help enhance the

FUTURE KEREMEOS

OPEN

HOUSE

DROP-IN BETWEEN 4 PM - 7 PM JULY 12. 2017

HELP SHAPE THE FUTURE

Please familiarize yourself with the information.
Talk to the Consultants and Village Staff.

PLEASE COMPLETE THE SURVEYS

INTRODUCTION TO OPEN HOUSE

CTQ Consultants and the Village of Keremeos would like to engage the public regarding the potential to improve the visual appeal of Keremeos. After receiving grants from the Rural Dividend Fund, the Village of Keremeos determined that it was appropriate to initiate a Visual Improvement Strategy outlining the physical improvements that would benefit the community. Four Visual Improvement projects and a Strategy to Attract and Retain Businesses and Residents in Keremeos are now being undertaken.

We ask that you take some time to familiarize yourself with the Background Material and Presentation Boards related to each of the five projects. There are five surveys available to be filled out and returned prior to leaving the Open House. The surveys are a means to help us understand what you envision for the Village of Keremeos.

The projects are:

- 1. Comprehensive Concept Plan**
- 2. Signage Location & Design Strategy**
- 3. Pocket Park**
- 4. Design Guidelines**
- 5. Business Recruitment & Resident Attraction Strategy**

The Arts Walk Society has also been invited to the Open House to present information regarding the potential for an Art Walk in the Village. Additionally, Village Staff will be presenting material about the possible implementation of Information Plaques around the community. The two projects compliment the efforts being taken to improve the visual appeal of Keremeos.

Your participation in this planning process is very important, as a combination of the projects could have a dramatic influence on the Village of Keremeos!

**Your time and thoughts are sincerely appreciated!
Please ensure that the completed surveys
are placed in the survey box
BEFORE you leave.**

THANK YOU

VILLAGE OF KEREMEOS-OPEN HOUSE



BACKGROUND

In recent years, the Village Council, along with members of the Chamber of Commerce, determined that efforts to enhance Keremeos would improve the local economy and help boost community pride. With the help of the Rural Dividend Fund, many smaller communities, like Keremeos, have been given the opportunity to enhance their quality of life, economy, and visual appeal.

In 2016, CTQ Consultants Ltd. (Engineering, Planning, and Urban Design) prepared a Downtown Visual Appeal Report for the Village of Keremeos. It was deemed very successful by Council, Municipal Staff and the Chamber of Commerce. The preliminary strategy outlined some of the key issues associated with Downtown Keremeos and provided an overview of the opportunities available to the Village regarding pedestrian safety, sense of arrival, design continuity and building aesthetics.

The intent of the exercise was to promote beautification of the downtown in the hopes of spurring economic revitalization in terms of tourism, small business success, local expenditure and investment in both public and private realms. Revitalization and enhancement efforts in many small BC communities, such as Keremeos, have also proven to dramatically increase sense of pride. This factor is critical in bolstering the local economy.

This is the beginning of the process. The Open House is a means to collect information regarding the Village's future desires.

Following the work completed in 2016, Village Council supported the general vision for a series of small improvement projects in Downtown Keremeos.

Please take a look at the Presentation Boards for the projects and provide some feedback. We look forward to hearing your thoughts!

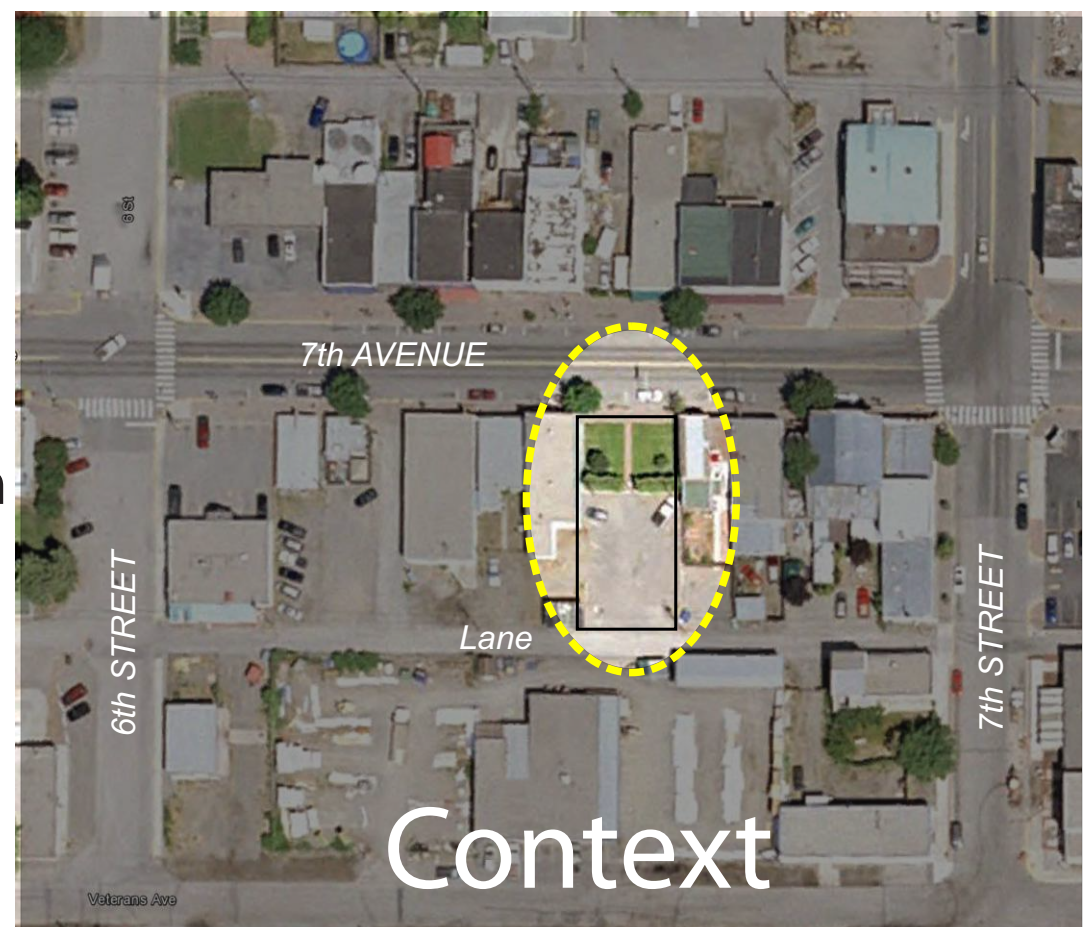
VILLAGE OF KEREMEOS - OPEN HOUSE



MAIN GOAL – To create the **HEART** of Downtown Keremeos and provide an outdoor public amenity space/venue for local events

A Pocket Park is proposed for the location identified on the CONTEXT MAP, at 619-7th Avenue. The Pocket Park has the potential to become a significant public amenity in the Town Centre. Public Consultation will help identify the goals and objectives for use, as well as the design directions for the site. The public space is presently underutilized. Schematic options are provided to show what could be done to address the following:

- **Relationship to the Street and Adjacent Buildings**
- **Hard Urban Space/ Soft Landscape Balance**
- **Connectivity to the Lane and 7th Ave**
- **Parking vs Expanded Park Space**
- **Daytime/ Nighttime Character - Lighting**
- **Social interaction**
- **Public Art**
- **Programmable Space**
- **Structured space/ Flex space**
- **Summer/ Winter character**
- **Weather Protection**
- **Safety – Crime Prevention Through Environmental Design (CPTED)**
- **Expansion into the Street**
- **Animation - Water**
- **Blank Wall Edges**
- **Site Furniture**
- **Farmers/ Crafters Market Venue**
- **Shade and Shadow**
- **Potential Partnerships for Development of the Space**



POCKET PARK

VILLAGE OF KEREMEOS - OPEN HOUSE



7 th AVENUE

EX. ON STREET PARKING

PAVING STONE SIDEWALK

Ex. Building

Lawn

Lawn

Ex. Building

Cedar Hedge

Cedar Hedge

Gravel
Parking

LANE



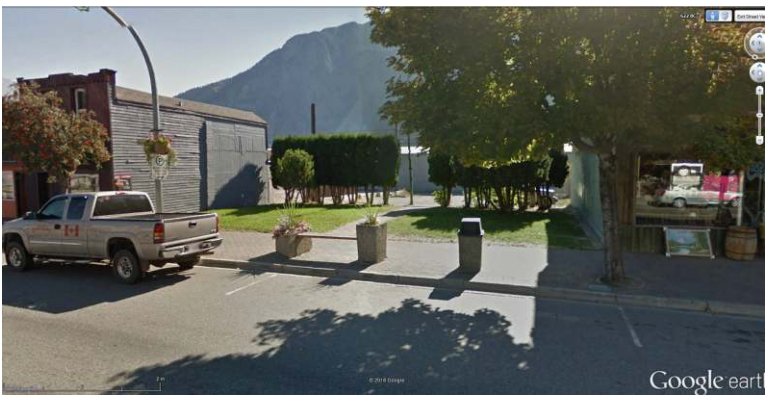
EXISTING CONDITIONS

POCKET PARK

VILLAGE OF KEREMEOS-OPEN HOUSE



CTQ
ENGINEERING PLANNING URBAN DESIGN



Character Images

Other pocket parks and ideas for design components



POCKET PARK

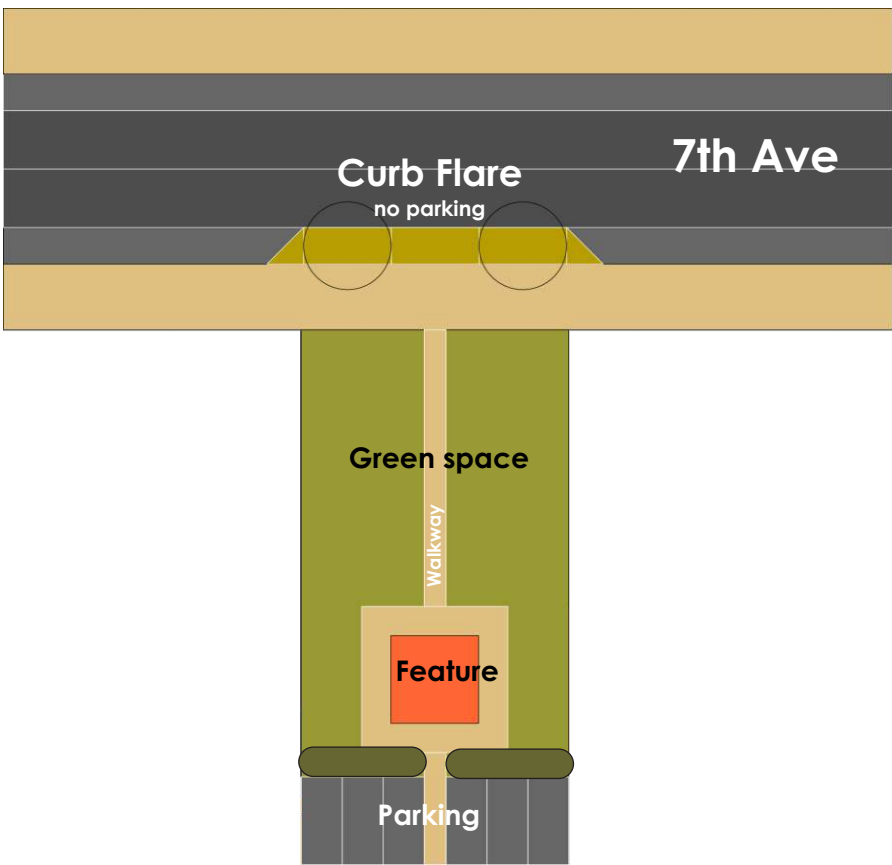
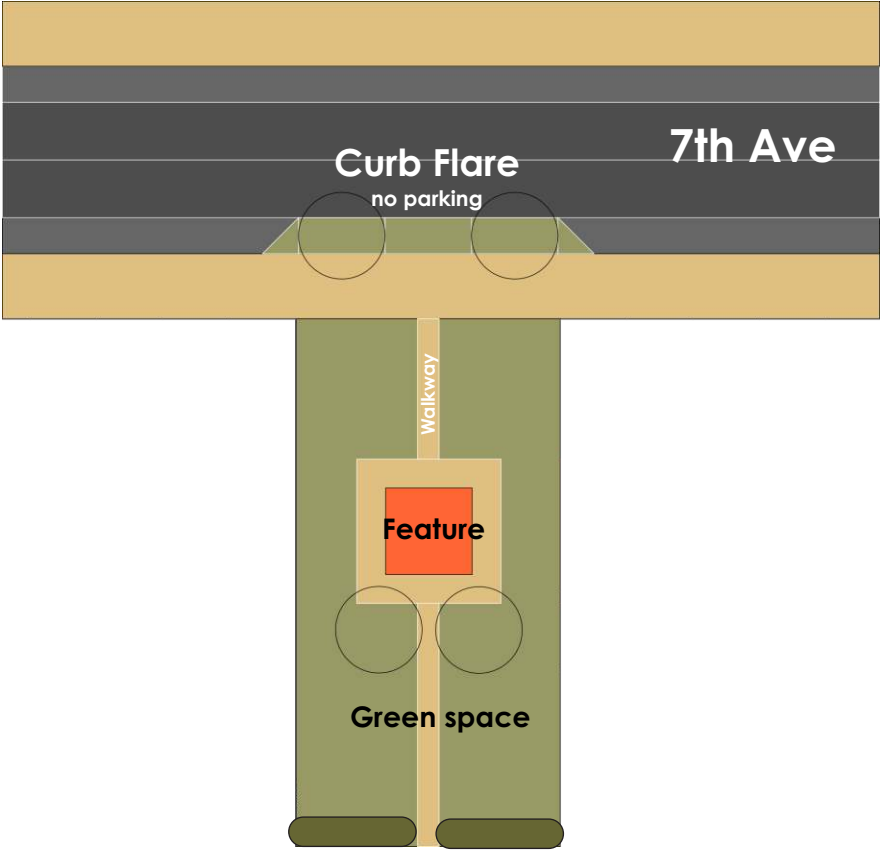
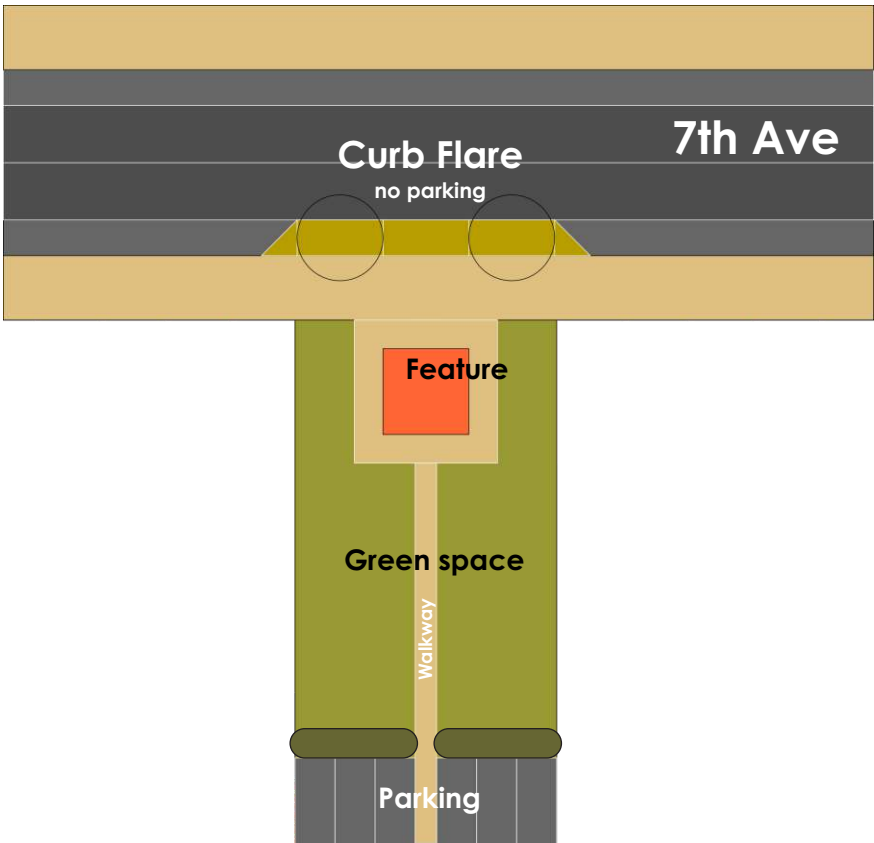
VILLAGE OF KEREMEOS-OPEN HOUSE



Existing



Proposed Curb Flare in front of Pocket Park



Preliminary
schematic design options
for pocket park layout

POCKET PARK

VILLAGE OF KEREMEOS-OPEN HOUSE



Creating the “Heart”

- Key Streets Identified and Enhanced with Special Treatment
- Square
- Public Plaza



Character Images

Other pocket parks and ideas for design components



WHAT WE WANT TO HEAR FROM YOU

- General support/ thoughts on Pocket Park
- Elements to be included in the Pocket Park
- Should the park be programmable (used for events like a market)?
- Is this a potential location to include the message pole?

POCKET PARK

VILLAGE OF KEREMEOS-OPEN HOUSE



MAIN GOAL – To provide directional signs and information signs in keeping with a unified theme of form and materials to bring awareness to the Village of Keremeos.

In order to improve the profile and awareness of the Village, appropriate signage is necessary. A Signage Strategy for key roadway locations will allow for enhanced wayfinding throughout the community. A series of locations will be selected for the potential placement of signs and specific recommendations will be made for pre-design and design. Improved signage at the various entrances into the Village will help enhance a sense of arrival and welcome. (Appropriate signage will also allow for the management of parking along 7th Ave. Recreational Vehicles (RVs) and Semi-Trucks may be discouraged from parking on 7th Avenue to enhance the pedestrianization of the Village).

Considerations will be given to landscaping, irrigation, lighting, placement and use of “message”, of the sign, where appropriate.

Included in the Signage Location and Design Strategy is the implementation of a message pole. The pole can be used as a central communication venue to promote the merchants and engage the public in the downtown area. Local craftsmen and artists may be used to design or construct the pole. Design and location of the pole is subject to public input.

The evolution of signage for Keremeos



in an effort to improve the public's awareness of events and attractions the Village has purchased a new Reader Board to be located at the Information Centre on 7th Avenue. The double sided board will be visible from both directions.



SIGNAGE

VILLAGE OF KEREMEOS-OPEN HOUSE

Potential options in theme and design



SIGNAGE
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Message Pole



Promotions & Marketing



Parking Management



SIGNAGE

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WHAT WE WANT TO HEAR FROM YOU

- Ideas about Entrance Signage
- Wayfinding Signage Locations
- What attractions in Keremeos should be featured (with signs)?
- Sign design elements
- Signage theme & message
- RV & Semi-truck parking Signage, away from 7th Ave.
- Design and location of the message pole

SIGNAGE

VILLAGE OF KEREMEOS-OPEN HOUSE

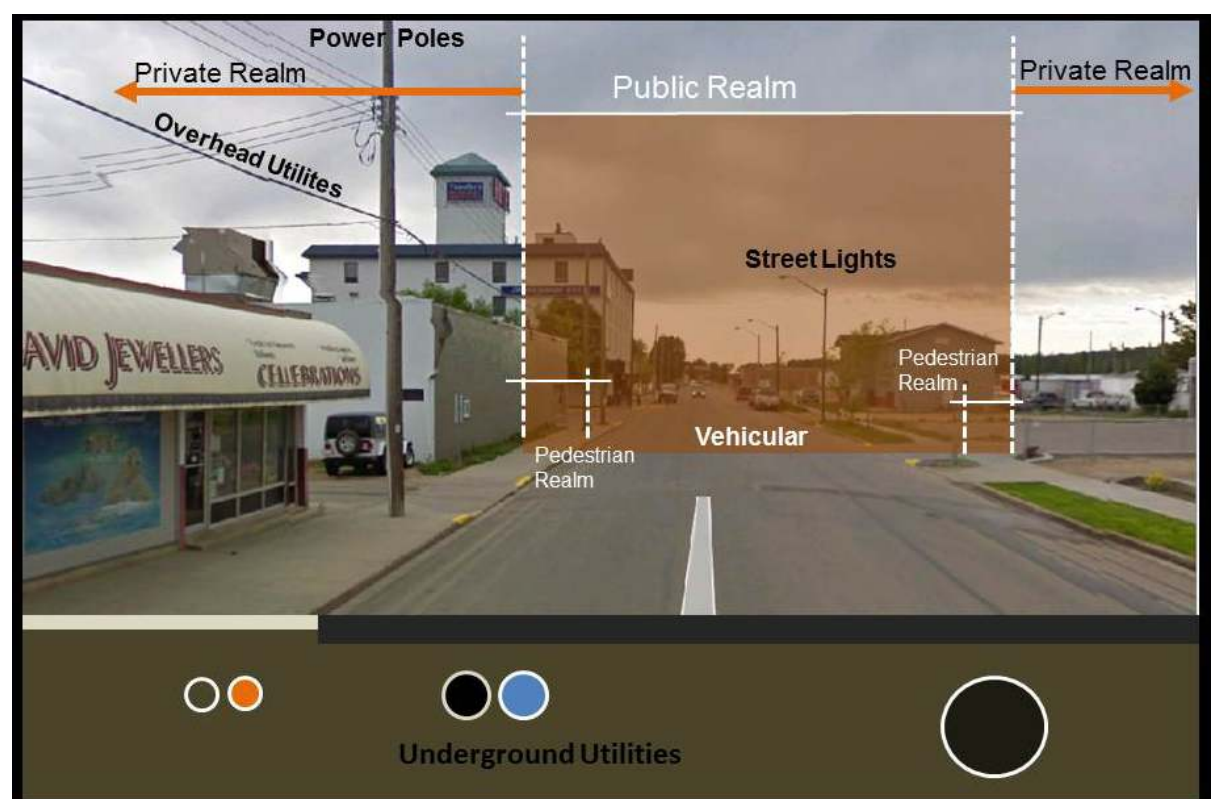
MAIN GOAL – To assist with the improvement and implementation of the VISUAL APPEAL projects in the public realm

In order to establish the definitive direction and a means to improve the visual appeal of Keremeos, a Comprehensive Concept Plan will be formulated in words and graphics. Such a plan will articulate the 'what, where, how and why', and potentially even the 'when' of the physical improvements to occur over a period of time. The suggested improvements are for streetscape enhancements along 7th Ave.

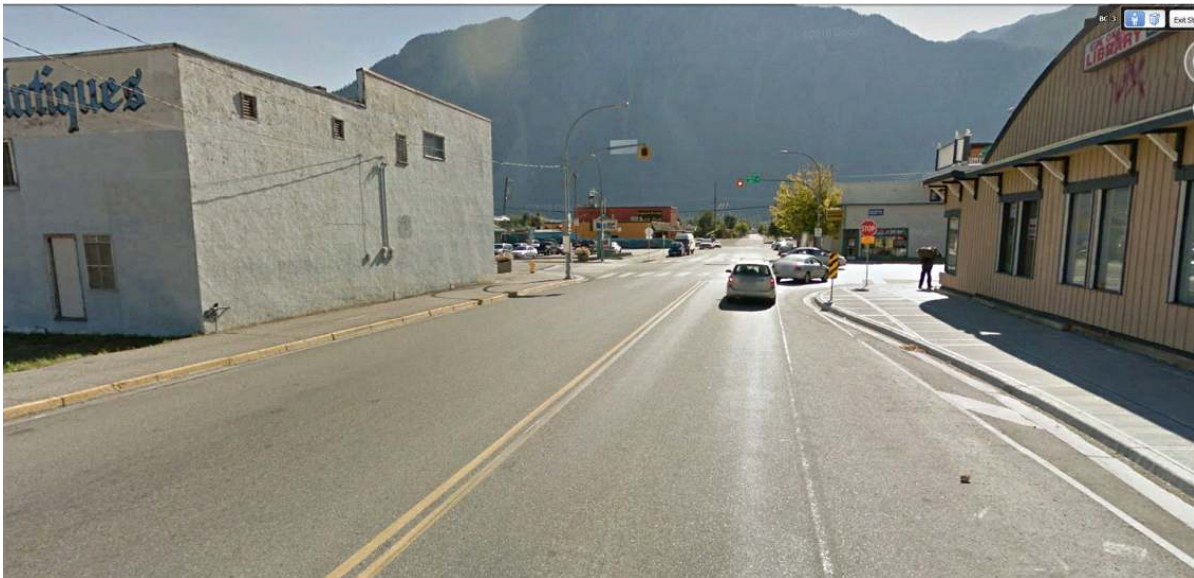
This Plan will direct improvements within the public realm and along the edges of the private realm. The Plan will ensure that Council and Staff can monitor the progress annually and determine incremental steps to achieve their vision.

A Comprehensive Concept Plan for Downtown Keremeos will address opportunities for improvement, as identified by the Village, the stakeholders and general public. Some of the elements may include, but are not limited to:

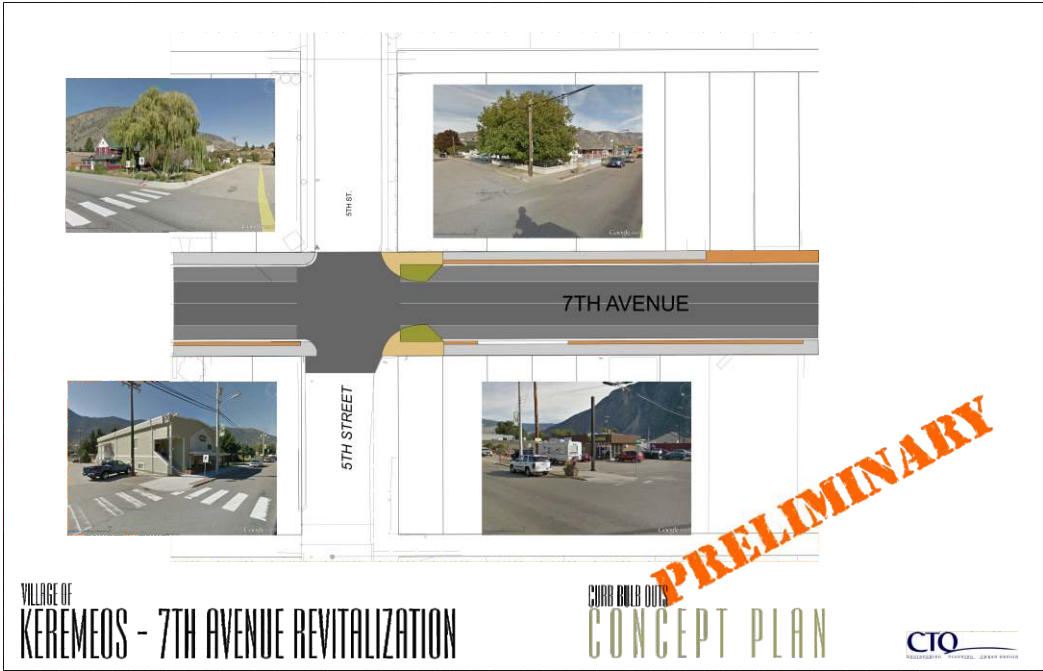
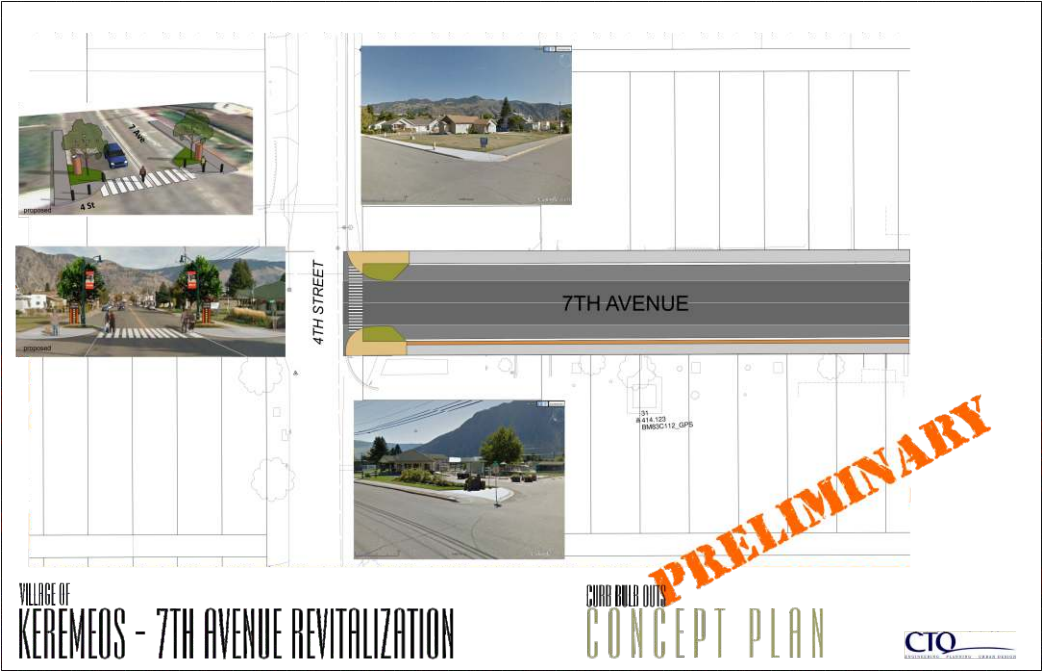
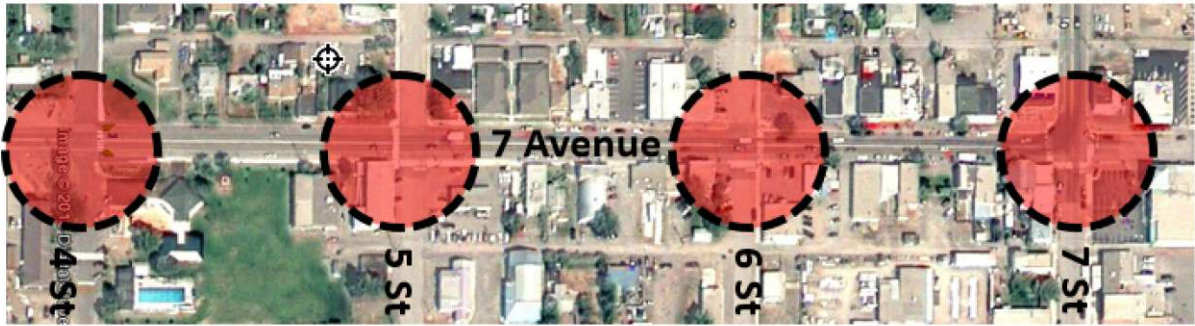
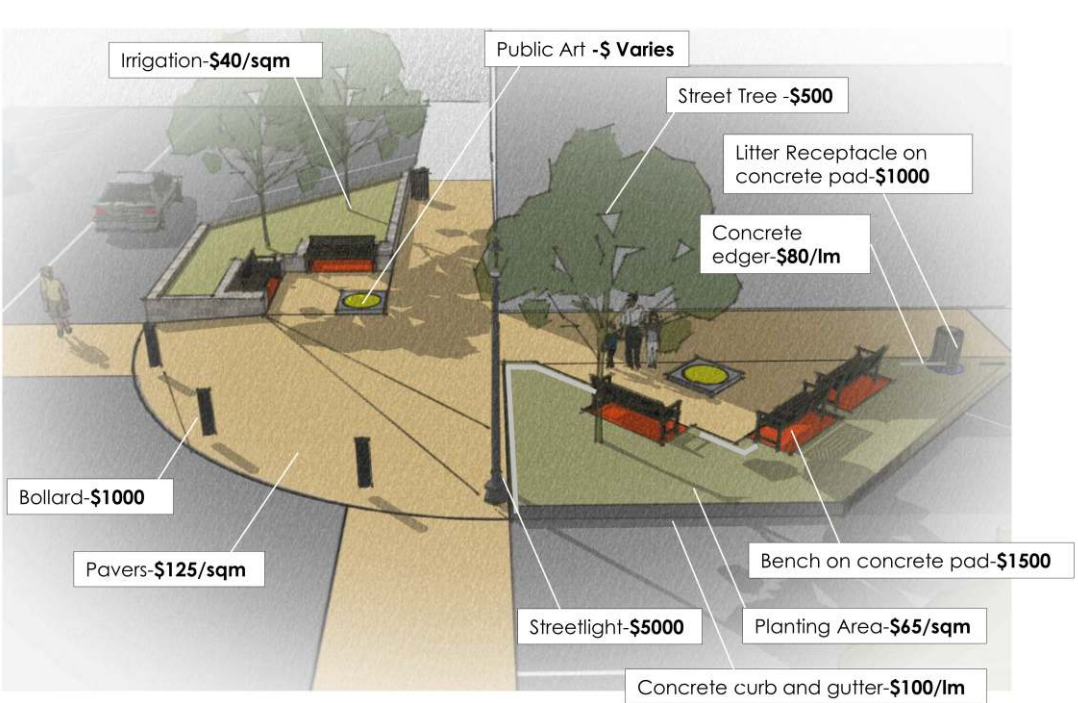
- **Streetscape**
- **Curb Flares**
- **Pedestrian Safety**
- **Sense of Arrival**
- **Linkages to Attractions**
- **Design Continuity**
- **Walkability**
- **Cleanliness**
- **Landscaping/ Trees**
- **Public Art**
- **Site Furniture**
- **Seating**
- **Lighting**



Addressing
Sense of Arrival



Curb Flares



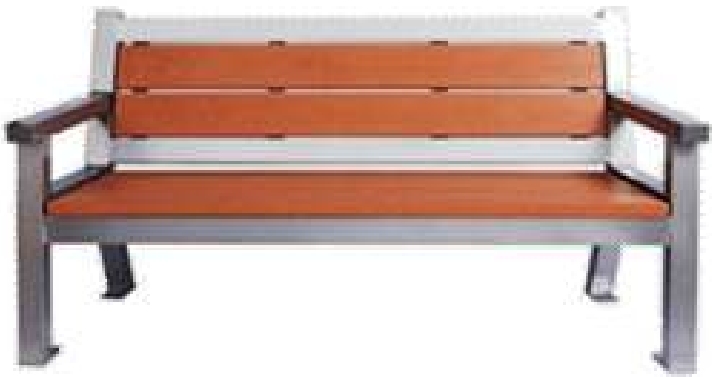
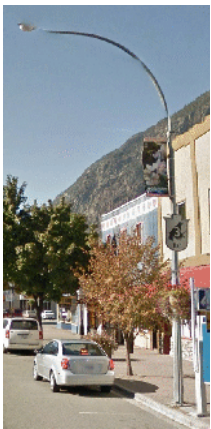
Street Trees

Location	Tree Type	Diameter (cm)	Height (m)	Condition %	Recommended Action
Credit union	Honey locust	10	3	60	Water/fertilize
Valu-Plus	Flowering plum	6	2	70	
630	Norway maple	41	9	70	Corrective pruning needed
622	Linden	20	4	50	Lifting sidewalk Excessive sunscald Not viable remove
614	N Maple	38	9	70	Lifting sidewalk Corrective pruning in 2 yrs
604	N Maple	34	8	80	
605	N Maple	35	9	40	Not viable, dying due to verticillium wilt (disease) Mulch the root zone
Liquor Store	Linden	5	2	85	
615	N Maple	34	8	85	
623	Mt Ash	18	4	65	Extensive stem damage, not viable, remove
626	N Maple	44	9	80	
527	Mt Ash	17	4	50	Extensive stem damage, not viable, remove
526	Linden	17	4	85	Protect the lower stem from being damaged from bikes leaning on the tree.



Continuity in Design

Street Furniture
Lighting



Enliven & Illuminate

- Major Light Sculpture(s)
- Street Lights
- Building Lights (public and private buildings)
- Tree Lights/Sparkle Lights
- Explore Solar lighting



Promotions & Marketing

Using Vacant Storefronts



Vacant Storefronts Display Student Art



WHAT WE WANT TO HEAR FROM YOU

- Your general thoughts about 7th Avenue?
- Elements you believe would have the **GREATEST** impact on the visual appeal of downtown Keremeos

MAIN GOAL – To create a sense of unity through appropriate design in the Downtown Core for the Village of Keremeos

Design Guidelines are a set of development standards that outline the design principles, materials and architectural treatment of buildings and properties within a specific geographic region. Design guidelines typically follow a chosen “theme” that is representative of the entire community. They are applied to private properties and buildings, most often in downtown/ commercial areas to enhance the community's visual appeal.

When the overview plan was done last year, CTQ and the Village Council determined that either some level of revisions may be warranted to the current guidelines or an entirely new design theme should be pursued. The current Heritage theme (Late 1800s/1900s) of the Village was established in the early 1990s. The theme may no longer appropriately represent the community and should be reviewed. A new direction may be warranted for the Village of Keremeos on which to base the design guidelines and consequently the other visual improvement projects.

The Village's current Design Guidelines provide a broad overview of the acceptable form and character for buildings in the Central Business (C3) and Tourist Commercial (CT) zones of the community. The generic recommendations posed throughout the document make it difficult to interpret and enforce. It is the hope of the Village that the Design Guidelines will be updated. The guidelines will apply to privately owned buildings that fall within a Development Permit Area (DPA). This Area will be outlined in the Village of Keremeos Official Community Plan (OCP) in accordance to the *Local Government Act* of British Columbia.

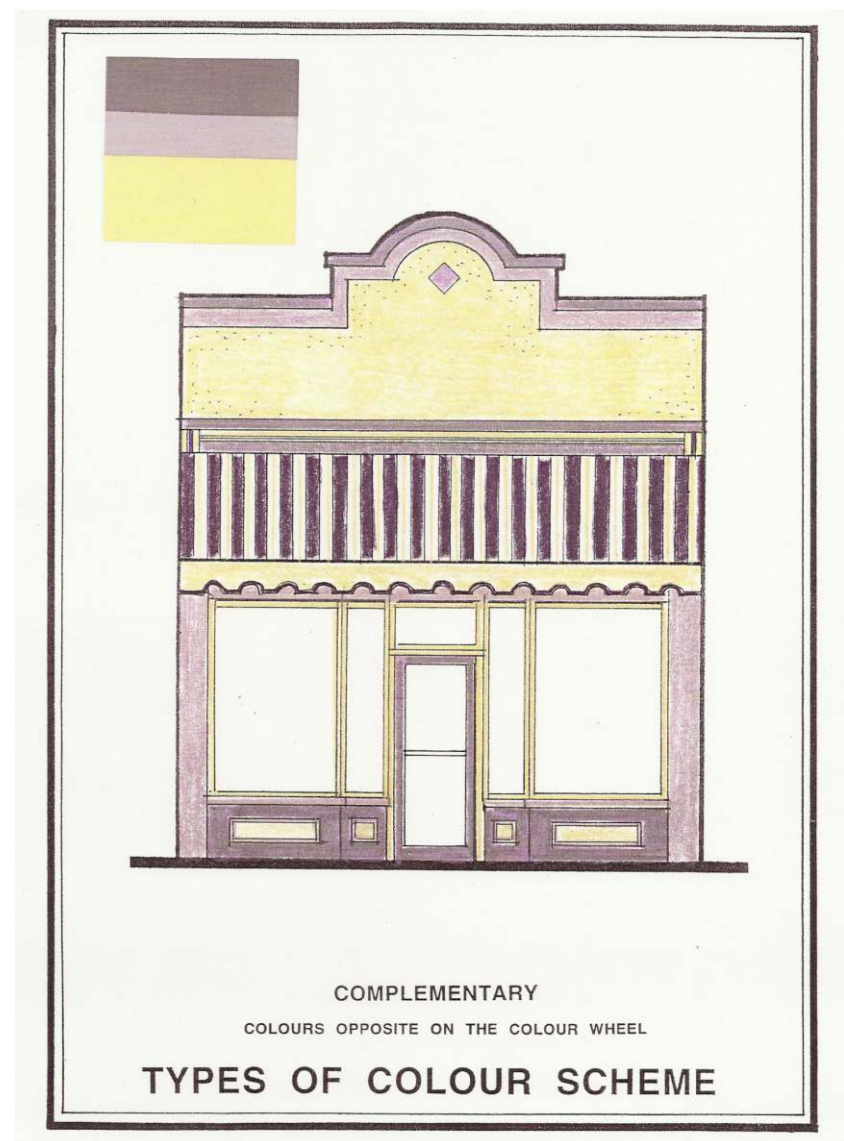
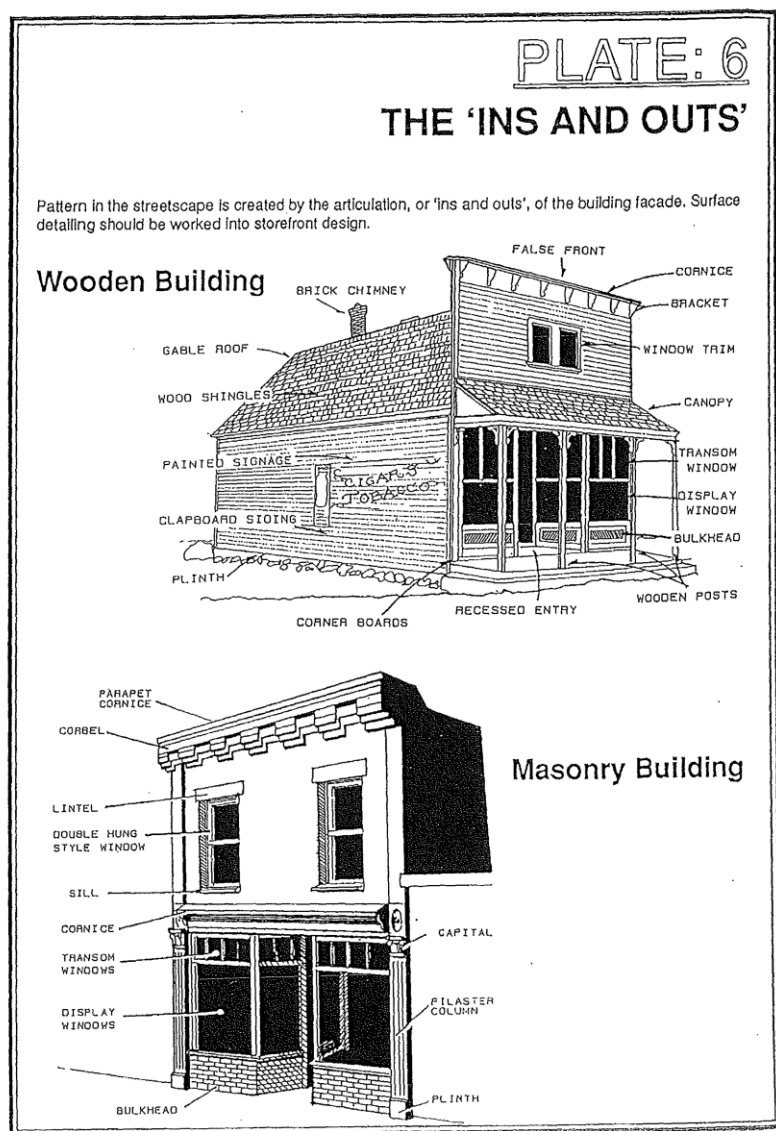
Existing building facades



DESIGN GUIDELINES

VILLAGE OF KEREMEOS-OPEN HOUSE

Current Guidelines



Although the current Design Guidelines are based on the **Heritage Theme**, a particular "theme" is not necessary IF appropriate architectural elements are chosen. Elements to be considered in the preparation of updated Design Guidelines would include:

- **Intent of Design Guidelines/Design Objectives**
- **Extent of the Development Permit Area (DPA)**
- **Theme (?)**
- **Building Height and Street Proportion**
- **Roof Forms**
- **Building Base**
- **Windows and Ground Floor Transparency**
- **Entrances and Doors**
- **Corner Treatments**
- **Vacant Storefronts**
- **Blank Walls**
- **Building Materials**
- **Architectural Details**
- **Color**
- **Lighting**
- **Signage**
- **Awnings and Canopies**
- **Expanding/ Continuing the Façade Program**

DESIGN GUIDELINES

VILLAGE OF KEREMEOS - OPEN HOUSE



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ENGINEERING PLANNING URBAN DESIGN

Here are some opportunities/possibilities to be considered as part of the new potential Design Guidelines.



- Use of authentic stone/rock and wood accents to help establish a distinct look in the form and character of the commercial area;
- Appropriate amount of stone/rock applied to exterior walls, landscape areas, benches, etc; too much use of one material will compromise the effect
- Mixture of materials to allow stucco, glass and metal, along with the Stone/Wood theme;
- Careful selection and mixture of stone and wood:
 - natural stone
 - cultured stone, includes stone veneer
 - ledgerstone/fieldstone
 - brick
 - wood siding like board and batten sealed with earth tone stains
 - Authentic round or square cut log, post and beam framing features
 - Accent walls made of fieldstone or other stone
 - Slate, ceramic or tar and gravel roof treatment.
- Limited use of vinyl siding or use of metal exterior finishes
- No wood slab or rough hewn wood



Materials



Architectural Details



- Applications of the authentic material
- Use of landscape materials/rock and boulders
- Special trim and architectural elements using wood timbers
- Blending window, exterior materials and trim details can result in quality appeal



Use of Color



DESIGN GUIDELINES VILLAGE OF KEREMEOS-OPEN HOUSE

The Village has an Art Walk program and many heritage buildings that will greatly benefit from new signs, among other improvements initiatives. The Design Guidelines will consider signage on buildings downtown.

Some things to think about...

- **Quality control, that is ensured by design guidelines**
- **The importance of acceptance by the entire community on a determined “theme”**
- **How guidelines can enhance authenticity and protect historic buildings**

Architectural Design Enhancement & Definition

Theme and Quality Architecture



Signage



- Recommended signs for the downtown area:**
- Blade signs
 - Small Facia signs, especially along the Highway
 - Externally illuminated signs
 - Small neon signs inside windows
 - Window signs
 - Canopy and Awning signs (lettering only on vertical face)
- Signs not recommended:**
- Back lit florescent signs
 - Roof top signs
 - Animated/flashing signs
 - Rotating signs
 - Plastic signs
- Size and height of signs**
- Blade signs shall be no bigger than 6 Square Feet (.56 square meters)
 - height of hanging /blade signs shall be no lower than 8 feet (2.4m) measured from the sidewalk level
 - see Signs Section of Zoning Bylaw
 - Size of lettering for facia signs should respect the scale of the building;
 - Size of lettering for canopy and awning signs should respect the scale and design of the canopy/awning
- Materials for Signs:**
- Enameled wood
 - Painted or sandblasted (professional /craftsman produced only)
 - Neon (appropriate style and size)
 - Painted lettering on fabric of awning/canopy
 - Encourage artistic work and designs
- Limited information on sign** (preference for name and logo only)
- Carefully select typeface and lettering style** to complement type of business and architecture of building.



Lighting



- Lighting on the building must be responsive to the commercial use and activity within the building**
- Signage lighting should help view the sign, not accentuate the actual light fixture**
- Light fixture design should complement the architecture and be integrated into the building design;**
- Use a row of spot lights to illuminate the building and facia signs;**
- Direct lighting towards the building and not the streets;**
- Use sconce lights to highlight the ornamentation and architectural features, signs and window displays;**
- Creation of special ambience is encouraged with the use of string lights;**
- Dark sky, shielded style light fixtures are mandatory (No glare or light pollution will be permitted);**

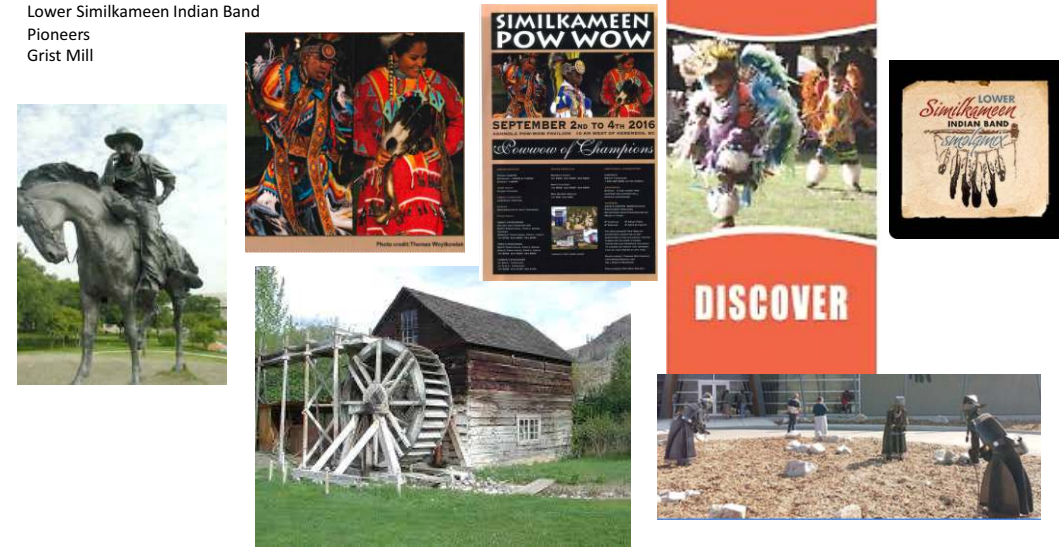


DESIGN GUIDELINES

VILLAGE OF KEREMEOS-OPEN HOUSE

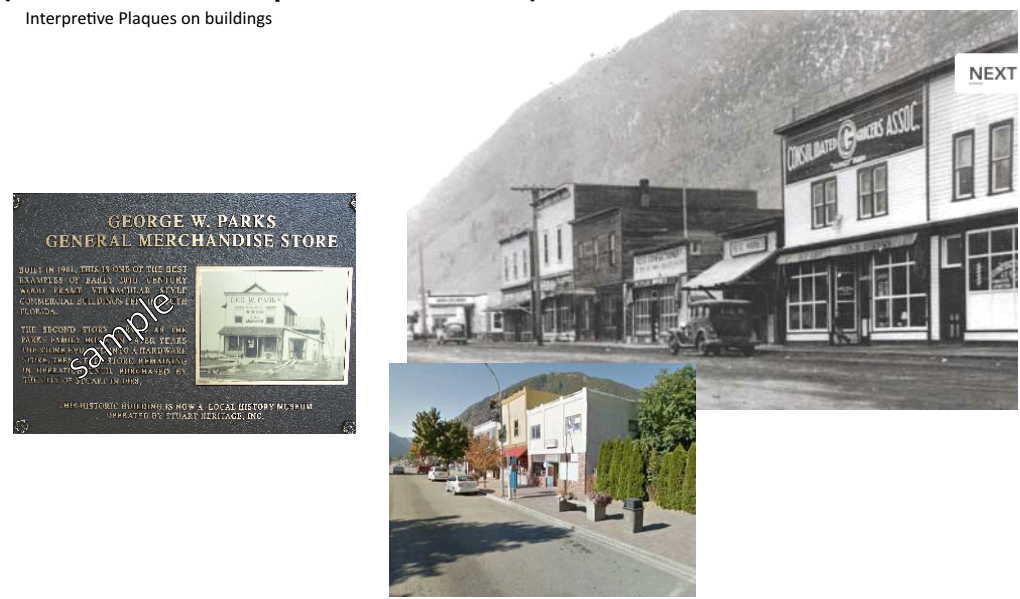


Celebrate History, Culture & Context of Keremeos
(Authentic Representation)



Celebrate History, Culture & Context of Keremeos
(Authentic Representation)

Interpretive Plaques on buildings



Celebrate History, Culture & Context of Keremeos
(Authentic Representation)



Celebrate History, Culture & Context of Keremeos
(Authentic Representation)

Fruit stands
Wineries



WHAT WE WANT TO HEAR FROM YOU

- Is the heritage “theme” appropriate?
 - If a new theme is felt appropriate...what should it be? What elements should it include?
 - Any other thoughts about architectural design (likes/dislikes)
- *Please see examples of new potential design directions*

DESIGN GUIDELINES
VILLAGE OF KEREMEOS-OPEN HOUSE



CTO
ENGINEERING PLANNING URBAN DESIGN

MAIN GOAL – To promote the Village of Keremeos as a desirable location for permanent residents and businesses

A Business Recruitment & Resident Attraction Strategy is an important element of economic development. The objective is to enhance the community's capability of attracting permanent residents, businesses, and investment. The Plan will include promotional material designed to increase the number of permanent residents by accentuating the Villages proximity to amenities and recreational activities, diverse housing market, relaxed lifestyle, and availability of agricultural land. It will also include material aimed at recruiting small/ independent businesses to enhance the Village's economy. The Strategy will provide an Action Plan that outlines specific goals for recruiting businesses and permanent residents. These goals will assist the Village with the implementation of strategies over an extended period of time.



Elks Motel



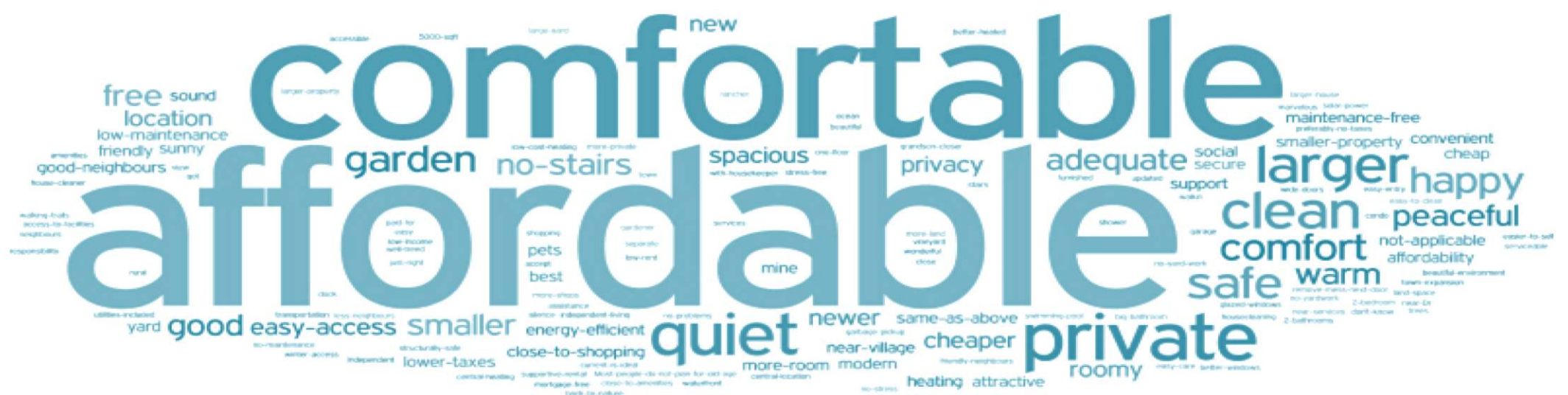
Tumbleweed Terrace – Affordable Senior Housing

**BUSINESS RECRUITMENT AND
RESIDENT ATTRACTION STRATEGY**
VILLAGE OF KEREMEOS-OPEN HOUSE



Cited from the Housing Report

When asked to give three words to describe their *ideal housing situation*, the most frequent word cited was 'affordable'.



WHAT WE WANT TO HEAR FROM YOU

- **Desired kinds of businesses & business opportunities**
- **Reason's to live in Keremeos**
- **Reason's to do business in the Village**
- **The quality of life in Keremeos & how it may be improved**
- **Usefulness of the Village website**
- **Types of available housing and affordability**

BUSINESS RECRUITMENT AND RESIDENT ATTRACTION STRATEGY

VILLAGE OF KEREMEOS-OPEN HOUSE

COMPLETE THE SURVEY

An important part of this Open House is to understand your opinions and ideas related to the future of the Village of Keremeos. Although you can talk directly to the Consultants or Staff, we strongly encourage you to leave us your thoughts by completing the surveys. Remember to familiarize yourself with information boards before you complete the surveys and place in the survey box BEFORE you leave. Feel free to ask if you need any further explanation about the information presented.



**THANK YOU
FOR YOUR CONTRIBUTION**

VILLAGE OF KEREMEOS-OPEN HOUSE

