DISTRICT OF TUMBLER RIDGE
DESIGN GUIDELINES

JULY 2022

The District of Tumbler Ridge has identified the town centre as a location where additional development guidelines are required. The Design Guidelines in this document have been prepared pursuant to Section 488(1) of the Local Government Act to establish objectives for the following:

- Protection of the natural environment, its ecosystems and biological diversity
- Revitalization of an area in which a commercial use is permitted
- Establishment of objectives for the form and character of intensive residential development
- Establishment of objectives for the form and character of commercial, industrial, or multi-family residential development
- Establishment of objectives to promote energy conservation
- Establishment of objectives to promote the reduction of greenhouse gas emissions

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1.0 INTRODUCTION

1.1 BACKGROUND AND OVERVIEW

Originally developed as a new community in 1981 to house workers and families of the two local mining companies, Tumbler Ridge was intentionally planned and designed, providing a unique sense of place, a pedestrian-friendly town centre, generous greenbelts, quality recreational facilities and sensitivity to the existing topography and climatic conditions.

Much has changed since the first municipal council meeting, and 2021 marks a significant milestone as the District of Tumbler Ridge celebrates forty years since becoming a municipality. The economy has diversified, and the town has become an emerging leader in outdoor recreation and tourism while still valuing its coal mining foundations.

With this increased activity comes the responsibility to upgrade and enhance community services and facilities to meet the needs of the residents, the visitors, and the businesses that serve them. These design guidelines are intended to support the development of an inviting, inclusive, comfortable and aesthetically pleasing town centre that instills a sense of pride in residents and visitors alike.

1.2 PURPOSE AND USE

The intent of the Design Guidelines is as follows:

1. To provide a tool that developers and District staff can use to incorporate specific approaches and techniques in their plans in order to achieve specified design objectives.
2. To provide a basis for uniform and consistent review of development proposals by District Council and Staff and to function as a tool for evaluating the appropriateness of any proposed development in the town centre.
3. To bring order, character, clarity, consistency and harmony to the town centre, and in particular, the network of public spaces consisting of streets, courtyards, plazas, sidewalks, parks and parking lots.

4. SCOPE

The Design Guidelines apply to all areas within the boundary shown in *Figure 1* below.

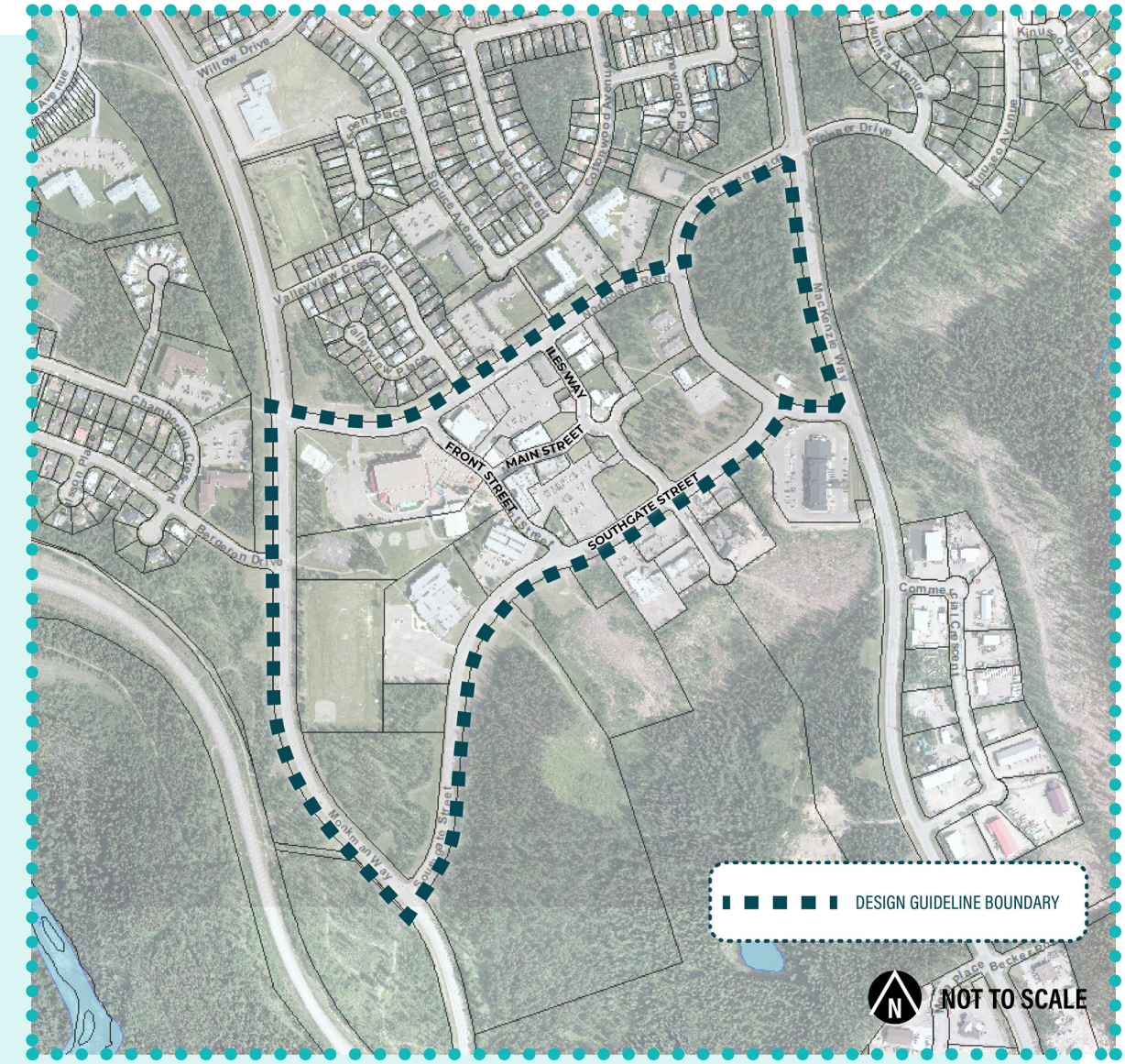


Figure 1: Design Guideline Scope Boundary

1.3 RELEVANT PLANS AND BYLAWS

Prior to proceeding with any new development in the town centre, the following documents should be reviewed to ensure proposed development adheres to all requirements.

1.3.1 OFFICIAL COMMUNITY PLAN DEVELOPMENT PERMIT AREA GUIDELINES

The District of Tumbler Ridge's Official Community Plan (OCP) contains Development Permit Area (DPA) guidelines that apply to several locations within the District boundary. The guidelines in this document apply to the areas defined as Town Centre and General Commercial in the OCP.

1.3.2 ZONING BYLAW

The District of Tumbler Ridge's Zoning Bylaw is the implementation mechanism for the OCP. The Zoning Bylaw outlines the permitted uses in different areas of the community, the minimum and maximum permitted setbacks, height and density of buildings and the number and dimensions of parking spaces.

1.3.3 SUBDIVISION AND DEVELOPMENT SERVICING BYLAW

The District of Tumbler Ridge's Subdivision and Development Servicing Bylaw (SDSB) sets the minimum design and construction standards and is applied when private subdivision or development of land occurs. While the SDSB is focused on bare land development, these Design Guidelines are focused on the town centre which is already built up and developed. Rather than establishing minimum standards, the Design Guidelines set out recommendations for improvements and features that will further enhance the town centre character and aesthetics.

1.3.4 SIGN BYLAW

The District of Tumbler Ridge's Sign Bylaw outlines the permitted measurements and characteristics of permanent and temporary signage within District limits. The bylaw also outlines required sign maintenance and methods of attachment as well as permitted installation locations. In addition to the contents of these guidelines, the Sign Bylaw should be referred to prior to designing or erecting any signage in the town centre.

1.3.5 AGE-FRIENDLY PLAN

Many of the recommendations from Tumbler Ridge's Age-Friendly Plan have been integrated into these design guidelines. The complete Age-Friendly Plan document can be referred to if more information is desired about Age-Friendly Design.

2.0 VISION & GUIDING PRINCIPLES

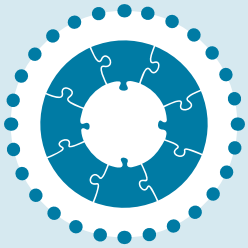
2.1 VISION

Tumbler Ridge will have a vibrant, connected town centre that reflects the character of the community, welcomes residents and visitors and provides active spaces for people to shop, work, stay and gather all year-round.

2.2 GUIDING PRINCIPLES

IDENTITY AND CHARACTER

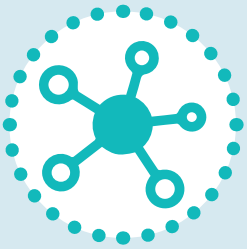
1. Reinforce the unique character of Tumbler Ridge through consistency and continuity of design elements, colour, and materials.
2. Integrate the Tumbler Ridge Global Geopark into the atmosphere of the town centre through paving, materials, signage and other methods.
3. Encourage a vibrant recreational and cultural atmosphere through art, entertainment, recreation and other cultural activities and programming. Such activity is beneficial to Tumbler Ridge as it promotes tourism, national prestige and recognition, improved quality of life and long-term residency.



EQUITY AND ACCESS

1. Design the town centre to be universally accessible for people of all ages, abilities, and backgrounds
2. Design the town centre to be safe and equitable by applying Crime Prevention Through Environmental Design, Age-Friendly Design, Gender-Sensitive Design, and other design best practices.
3. Design a pedestrian oriented downtown to promote greater human interactions and contribute to warm character, as well as reinforces the existing design strengths of the townsite. Encourage alternative modes of transportation to keep the downtown a place primarily for people while still accommodating vehicles.

CONNECTION



1. Enhance physical, functional, and visual links between the downtown and surrounding neighborhoods.
2. Promote multi-modal transportation to and within the downtown with a focus on pedestrian and bicycle traffic.
3. Preserve, maintain and enhance the community's natural settings and promote physical and/or visual linkages to the natural environment.
4. Provide and program public spaces to encourage social interactions and gatherings.
5. Establish relationships with surrounding communities to promote inter-community communication and events.

ADAPTABILITY

1. Explore opportunities to create public/private partnerships for downtown enhancement, placemaking and revitalization projects.
2. Promote quality building and landscaping to ensure the longevity of downtown infrastructure.
3. Design for the Tumbler Ridge climate by embracing multi-season design strategies to allow the downtown to be used in all seasons.
4. Embrace climate adaptation strategies to help protect the community and surrounding natural environment for years to come.

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3.0 DESIGN GUIDELINES

3.1 IDENTITY & PLACEMAKING

3.1.1 VISUAL IDENTITY

Tumbler Ridge has a strong sense of identity and connection to the surrounding natural environment. This identity can be reinforced by integrating various streetscape elements into the downtown fabric in an imaginative way that add character, continuity, life, and aesthetic value to the urban environment. The following guidelines are intended to reinforce the town centre's sense of place and identity.

1. Ensure continuity and unity through the repetition of selected design elements throughout the town centre. Streetscape elements such as benches, luminaires, waste receptacles, and planters should be consistent in form, material, and colour.
2. Mark all downtown streets, parking lots and public spaces with a standard system of signage and wayfinding.

3.1.2 COLOUR PALETTE

The colours in *Figure 2* reflect the District of Tumbler Ridge's brand colours, existing features in the town centre as well as colours from the surrounding mountains and landscape. These colours should be considered for incorporation into new development to maintain a cohesive downtown character.

1. Development is encouraged to coordinate style, appearance and colour with the below colour palette as well as surrounding development as much as possible.
2. New development should adhere to an overall colour scheme in order to promote a cohesive design aesthetic.

Figure 2: Recommended Colour Palette and hexadecimal colour values

3.1.3 MATERIALS

Guidelines regarding materials for specific applications can be found elsewhere in this document. The following guidelines provide general guidance on materials for use in the town centre.

1. Exterior building materials shall be durable and of high quality and should be selected based on their functional and aesthetic quality, durability, and ease of maintenance.

2. Wherever feasible, a materials palette should be submitted to the District to provide a direct sample of the products intended to be used in new developments.

3. Where possible, the reuse of existing and local building materials is encouraged inside and outside of the building to reduce waste and reinforce the existing character of the downtown. All materials must meet BC Building Code requirements.

3.1.4 HISTORY AND CULTURE

1. Celebrate the geological diversity and paleontological significance of the area through the use of different patterns or materials that complement the branding, symbology and signage of the Global Geopark (*Figure 3*).

2. Partner with surrounding Indigenous communities to explore ways to showcase and celebrate local Indigenous culture and history.

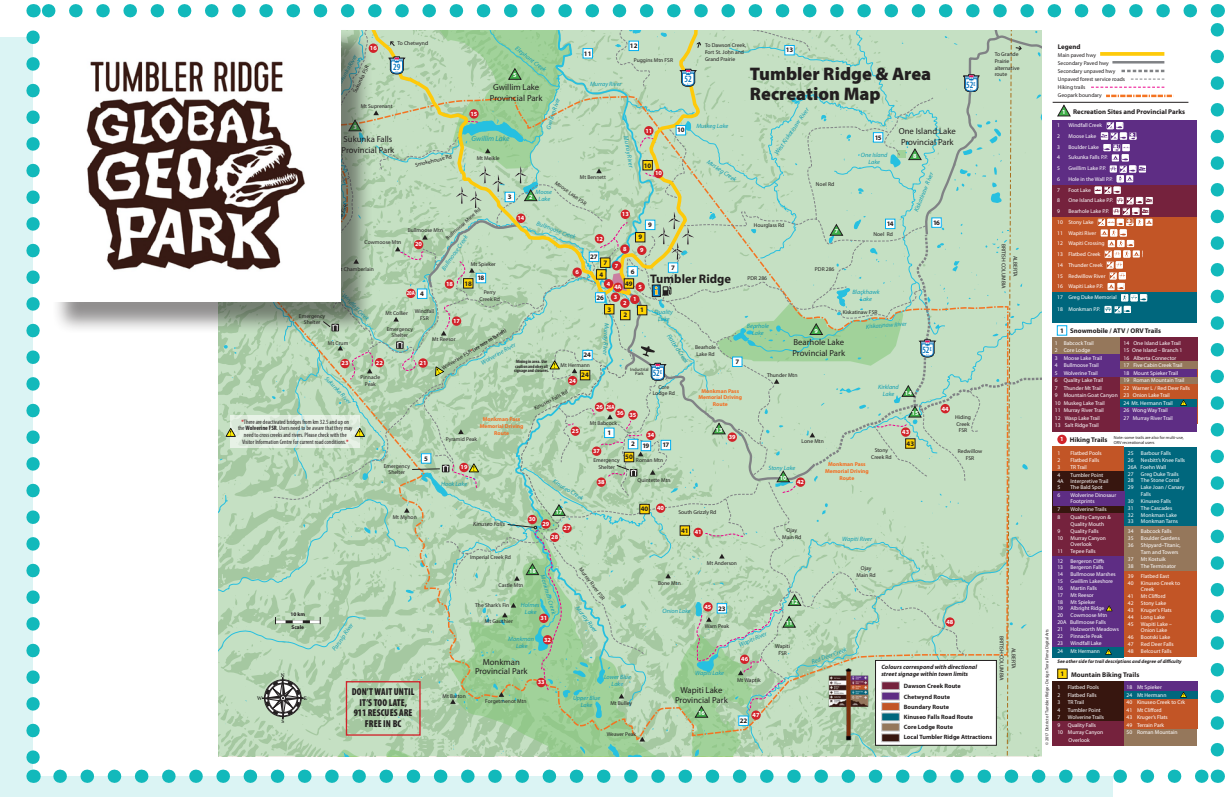


Figure 3: Tumbler Ridge Global Geopark logo and branded trail map

3.2 CIRCULATION

3.2.1 SITE ACCESS AND GATEWAYS

Gateways provide a sense of transition and welcome. They announce arrival and entry to a special place and contribute to one's first impression of a space (*Figure 4*).

1. Encourage the use of vertical or contrasting elements in gateway areas to create emphasis and visual interest. These could include some or all of the following elements (*Figure 4*):

    a. trees/landscaping
    b. boulders
    c. banners
    d. flags
    e. signs
    f. decorative landscape lighting
    g. concrete block walls and sculptures

2. The design and positioning of the buildings at identifiable gateways can also contribute towards creating and emphasizing distinct entryways.

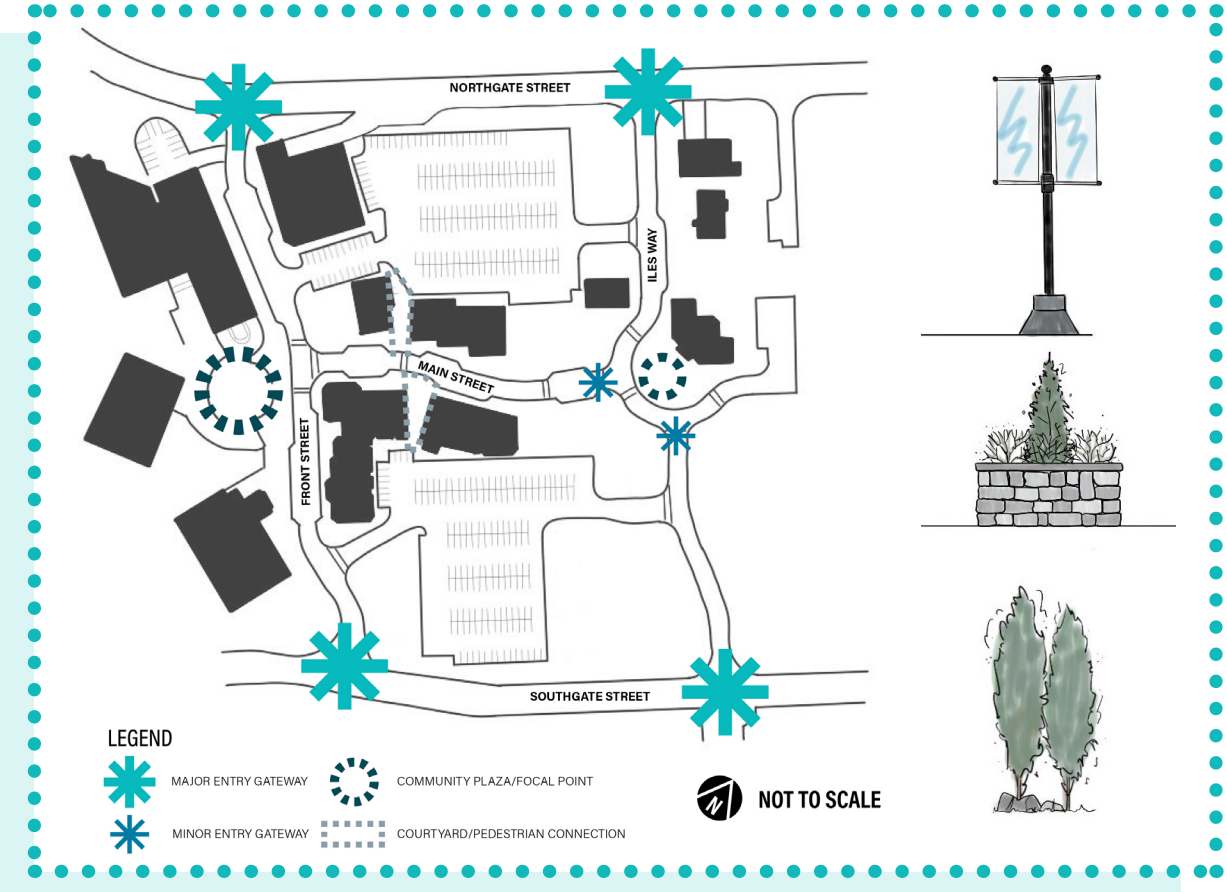


Figure 4: Existing gateway locations and examples of features that can define gateways

STREETS

In addition to the nature of building frontages/setback from the street, the streetscape design (i.e. street width, sidewalk width and surface treatment, trees, light fixtures, street furniture, banners and signs, etc.) can influence the type of human activity on the street. The quality of the streetscape environment attracts and enhances the experience of both pedestrians and vehicle users.

Streets are more than linear physical spaces that allow pedestrians and vehicular movement. They are settings for activities that bring people together and provide opportunities for meeting, socializing, shopping and participating in community events. Busy, active streets contribute to safety, atmosphere, and sense of place.

Sidewalks

1. Widen sidewalks, where feasible, to reflect the importance of the pedestrian and provide space for pedestrian activities, street furniture and snow clearing equipment. A minimum unobstructed width of 2.0m is recommended to accommodate passing pedestrians and wheelchair maneuverability.
2. Sidewalk materials are to be consistent throughout the downtown area. Although the shape and coverage area of the materials may vary from block to block, poured-in-place natural and coloured concrete shall be used to provide visual unity and an accessible walking surface.
3. When upgrading public sidewalks adjacent to private storefronts, upgrade private walkways for visual continuity.
4. Sidewalks cross slopes should be 1.0% to 2.0% to promote universal access and reduce potentially hazardous icy conditions (*Figure 5*).

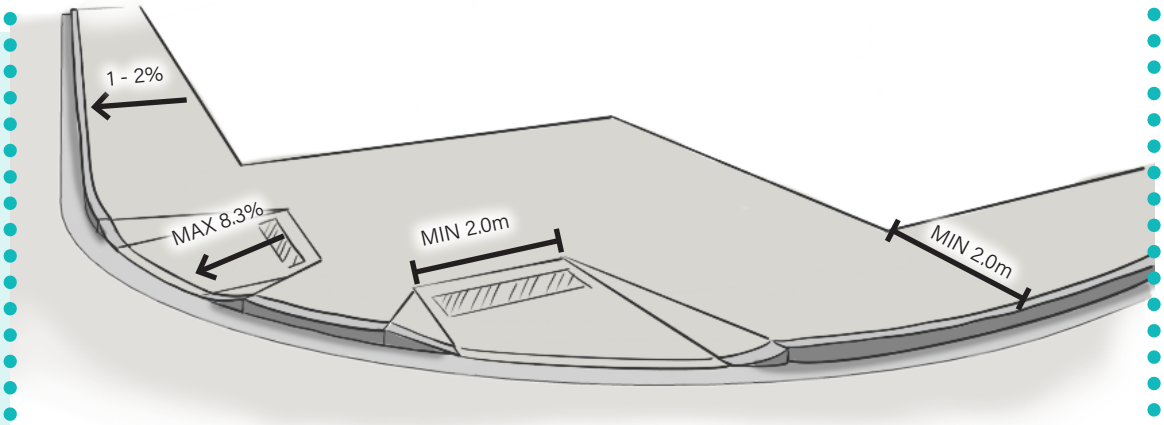


Figure 5: Sidewalk and ramp dimension and slope requirements

5. Sidewalk ramps/curb drops shall be installed at all intersections and crosswalks. Ramps are to be a minimum 2.0 meters in width and sloped at a maximum of 8.3% (1:12).

6. Sidewalk ramps shall receive a textured finish, contrasting with the adjacent sidewalk, to permit easy detection by persons with limited vision.

7. The nominal 25 mm lip normally found at the transition from the bottom of the curb to gutter shall be tooled to eliminate any potential tripping hazard.

Crosswalks

As formulated within the original town plan, convenient pedestrian circulation is a high priority. One tool used to achieve this is the creation of well-designed and strategically located crosswalks.

8. Provide highly visible crosswalks with materials that contrast with the asphalt surface of the street/ parking lot.

9. All crosswalk materials shall be universally accessible. Recommended materials are (*Figure 6*):

    a. coloured concrete
    b. stamped or textured concrete
    c. unique paint line and marking designs

10. Use traffic calming devices such as sidewalk bulbouts to slow vehicles at crosswalks,. Bulbouts are also advantageous in reducing the length of the crosswalk (*Figure 7*).

11. Crosswalks shall be a minimum of 3.0 meters in width.

12. Mid-block crosswalks are recommended for streets with long distances from intersection to intersection (i.e. Main Street has four crosswalks between Front Street and Iles Way).

13. Curb drops are to be provided at each end of the crosswalk to ensure universal access.

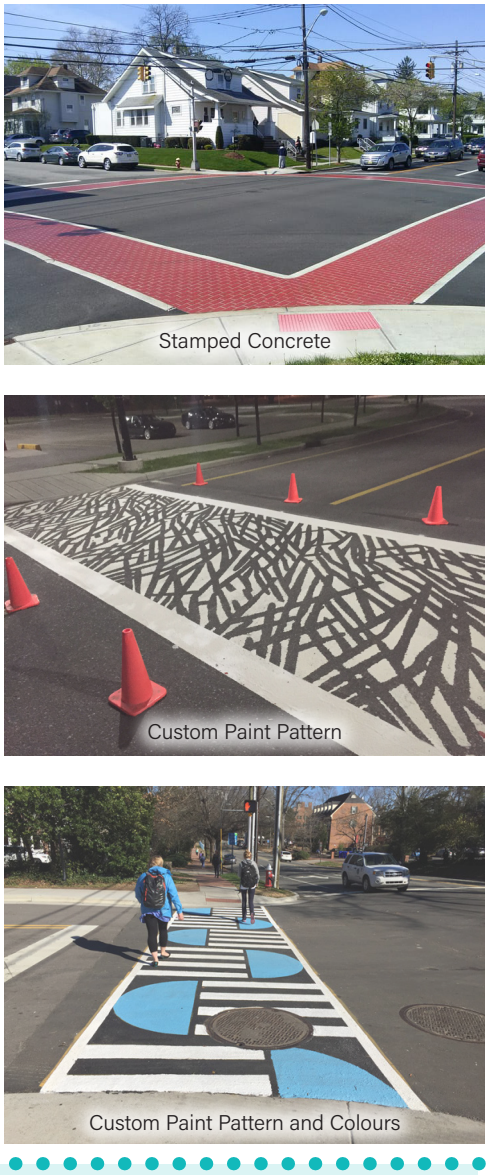


Figure 6: Examples of custom crosswalk treatments

3.2.2 PARKING AND LOADING

A safe and aesthetically pleasing landscaped parking lot can add life to the downtown as well as be an important factor in enticing people to shop locally. The original community plan for Tumbler Ridge included two centrally located shared parking lots within the town centre. Their central location reduces walking distance and does not interrupt the continuity of the pedestrian experience. The following guidelines apply to locations where on or off-street parking is required.

1. All on-street parking shall be parallel parking in order to maximize available pedestrian space while still accommodating vehicular circulation.
2. Parking lots adjoining sidewalks and streets should be visually screened through the use of low shrubs and taller deciduous trees.
3. Construct crosswalks through parking lots using painted lines or different surface texture, such as coloured concrete, to clearly identify the primary walking route
4. Design parking lot lighting systems to provide a uniform, well-lit environment.
5. Provide for a minimum of one accessible parking stall per block. Accessible stalls must be located close to building or amenity entrances and must be directly adjacent to an accessible walkway.
6. Clearly identify accessible stalls with appropriate road paint markings and signage.
7. Ensure adequate on-site space is available for snow storage. Required parking spaces may not be used for snow storage purposes.
8. Locate snow storage areas in spaces that receive long periods of sunlight to quickly melt snow, minimize impacts on vehicular and pedestrian traffic, and where possible, be out of site from the road.
9. Provide a minimum of two electric vehicle charging stations in all new parking lots and consider integrating charging stations into existing lots where feasible.

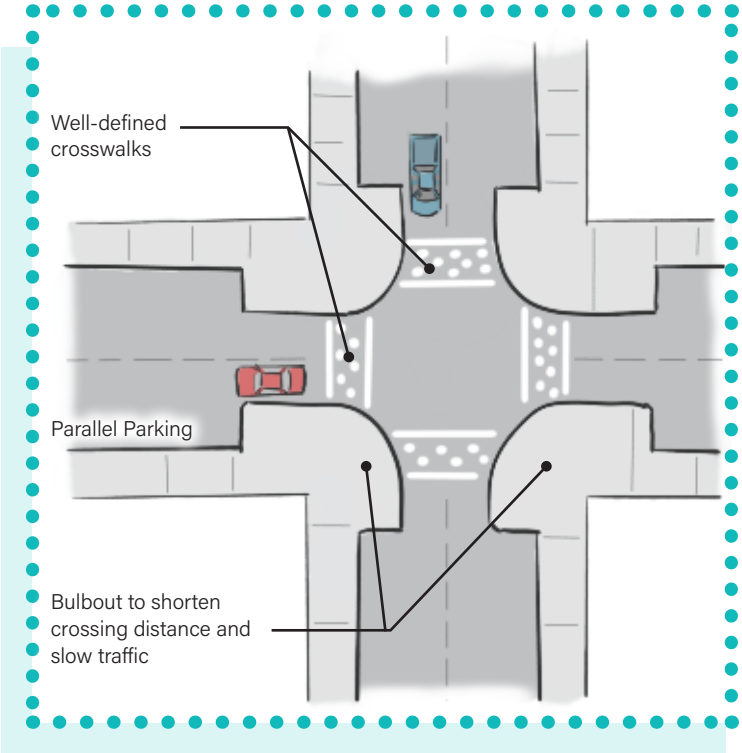


Figure 7: Bulbouts at a street intersection

3.2.3 LINKAGES AND VISUAL CONNECTIONS

Focal points and visual connections are important in creating an exciting and inviting downtown environment. It is largely the ability to move and see from one area to another that binds the town centre to the surrounding neighborhoods. In order to maintain and promote the vitality of the downtown, connections from surrounding areas and internal connections need to be convenient, safe, aesthetically pleasing and inviting. Strong axis and sight lines were set up in the original town plan for Tumbler Ridge. The opportunity exists to reinforce and enhance these visual connections and link these spaces with the surrounding context.

1. Sites shall be designed in a manner that prioritizes non-vehicular modes of transportation with provisions made for universally accessible sidewalks, bicycle paths and trails as well as supporting amenities such as bicycle racks to create a cohesive, safe and linked network.
2. Increase pedestrian connections to adjacent parks, activity nodes and residential neighbourhoods to create more route options and direct connections for pedestrians and cyclists.
3. Promote year-round use by undertaking regular maintenance, including snow clearing for both pedestrian and vehicular connections. Prioritize the clearing of pedestrian areas to ensure safe year-round circulation and access as per policy.
4. Enhance the strong visual sightline connection to Town Hall and its front plaza by maintaining the views and sightlines along Main Street.
5. Provide accessible pedestrian connections from the town centre parking lots to surrounding amenities. Ensure that these connections are wide enough to maintain sightlines and accommodate street furnishings and other amenities.

Linkages can be both visual and/or physical. Visual links include view corridors, lighting, trees and shrubs, banners and signage. Physical links include walkways, bike trails, roadways, boulevards, and streetscapes.

3.2.4 SIGNAGE AND WAYFINDING

Well designed signs add life and quality to the streetscape in the town centre. Signage is beneficial for directing and informing people, advertising businesses and reinforcing the image of downtown. Signs do not have to be large and mounted high to be effective. Rather, it is more important that signs be kept clean, well maintained, and reflect the character of the businesses and the overall character of the downtown. Cohesive design of signage and wayfinding elements helps guide visitors and can positively impact how people experience a place.

Creative signage can promote businesses and contribute to the character of the downtown.

Figure 8: Examples of downtown signage

1. New signage shall adhere to the District of Tumbler Ridge's Sign Bylaw and incorporate elements of the District of Tumbler Ridge's visual identity where appropriate *(Figure 9)*.
2. Signage should fit with the overall character and design of the building or area. Signs shall be designed at a pedestrian scale. Canopy, fascia and window signs are encouraged.
3. Signs should be incorporated as part of awning/canopy systems wherever possible.
4. Stand alone signs can be used in combination with foundation planting to add character to the sign and emphasize entrances.
5. All signage information should be presented in a way that is understandable by all site users regardless of ambient condition or users' ability. District wayfinding signage should be installed at key locations in the town centre to guide visitors to different sites and amenities.
6. Wayfinding routes can also be reinforced through the use of banners, lighting, and landscaping along major routes and sightlines. Consider the use of distinct pavement markings to highlight major routes throughout the town centre.
7. External surface signs – such as sandwich boards – should be placed at locations such that the commonly travelled sidewalk remains clear and intuitive to navigate for individuals with limited vision.

Figure 9: Existing District of Tumbler Ridge branding & signage

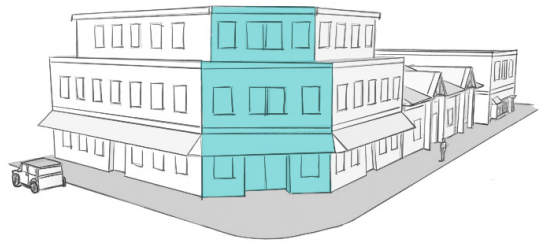
3.3 BUILT FORM

Building architecture and façade treatments can enhance a streetscape in many ways:

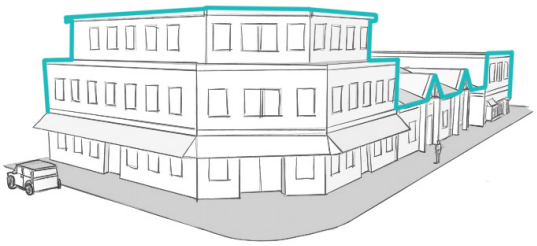
- Through quality workmanship
- Through the use of materials and design that compliments streetscape and reinforce the downtown character
- Through attractive display windows
- By providing lighting for safety and emphasis
- By using appropriately scaled signage
- By being appropriately scaled to the pedestrian at the street level

3.3.1 BUILDING ORIENTATION AND SITING

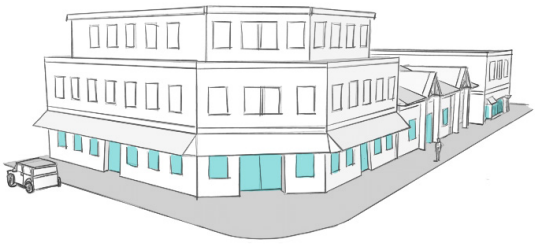
1. Buildings should be oriented so that the primary entrance is facing towards the street to improve pedestrian access and safety. Where a building is located on a corner property the building is to face both streets (*Figure 10*). The use of design elements such as architecturally defined entrances, awnings, canopies, signs, landscaping and public arts are encouraged to reinforce and define activity areas on street corners.
2. Where possible, new development should complement existing development and reflect similar setbacks, height and massing.
3. Group buildings of similar height together to reduce wind speeds and where possible, locate taller buildings on the north side of the street to reduce shading of sidewalks and public spaces in winter. Roofline variation is encouraged to create visual interest and character.



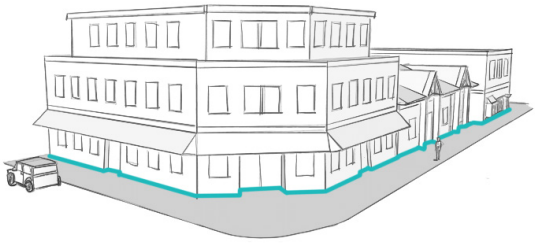
Primary building entrances should be oriented to face the street.



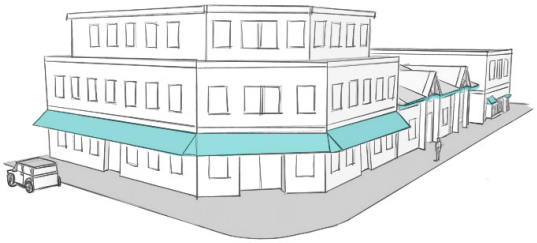
Grouping buildings of similar massing together and stepping them down to the street level to reduce wind tunneling. Roofline variation is encouraged to create visual interest



The ground floor should be highly transparent to promote eyes on the street and visibility



Ground floor commercial should create a continuous frontage to define the edges of the street



Canopies, awnings, and other forms of weather protection are beneficial in significant activity areas

Figure 10: Building Orientation, Massing and Design Guidelines

4. Locate buildings close to the front of the property, with off-street parking and service entry(s) behind the buildings.

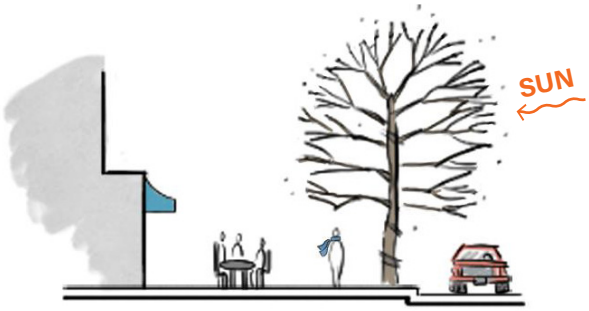
5. Increased setbacks are permitted in areas where the sidewalks are narrow and/or open spaces are desired for plazas, courtyards, outdoor eating areas, or passage to one of the downtown parking lots.

6. Buildings taller than two storeys must be set back from the property line at least 3.0m above the second story so as not to impede sightlines or create expansive shaded areas.

7. Prevent overshadowing by buildings and natural elements and maximize solar radiation by orienting buildings, windows and outdoor areas with a southern exposure to capture maximum solar radiation in winter.

8. Where possible, locate outdoor dining and seating areas to maximize south-facing exposures and create sun pockets in winter (*Figure 11*).

Where possible, orient outdoor spaces with a southern exposure to maximize solar gains in winter with protection from winter winds.



Deciduous trees planted south of an open space allow solar exposure in winter and provide shade in the summer

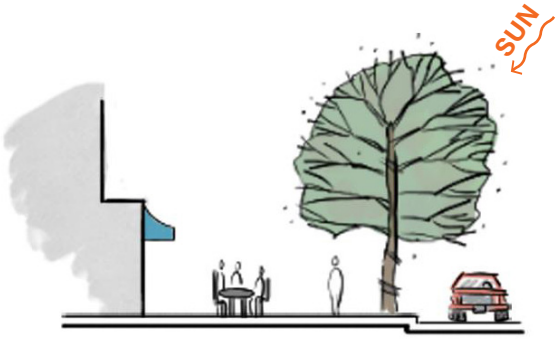


Figure 11: Optimal location of outdoor gathering spaces

3.3.2 BUILDING DESIGN

1. Building design and material selection should reflect the nature of the business and attract the interest of the passing viewer. Materials and form should complement existing architecture as shown in *Figure 12*. The following materials are recommended for use in the town centre:

   a. Split faced rock, fascia (preferably local sedimentary rock)
   b. Wood beams and architectural features/ columns.

2. Maximize the use of heat absorbing materials for heat retention.

3. Differentiate architectural treatments at the ground level of buildings from the upper levels to provide architectural expression along the street level. This gives human scale to the buildings and adds visual interest to passing pedestrians. Suggested architectural treatments include:

   a. Bay windows
   b. Corner feature accents, such as turrets or cupolas
   c. Decorative roof lines
   d. Canopies, awnings and overhangs
   e. Masonry and treatment thereof, such as patterns and variation of colours and materials
   f. Articulation of columns
   g. Architectural lighting
   h. Articulation of railings
   i. Trim and moulding details
   j. Trellises and arbours

Figure 12: Examples of existing architectural features and accents

4. Textured surfaces on buildings reduce wind speed and turbulence more than smooth surfaced buildings. Use the materials and the architectural features listed above and other methods as appropriate to add texture to building walls.

5. A colour scheme that compliments the town centre colour palette should be used to create a cohesive, unified design. Use colour to brighten and emphasize façades, brighten and enrich the winter environment, capture solar radiation, provide contrast and variation, and reinforce the visual identity of the town centre

6. The ground floor, facing the street(s), should be highly transparent, containing minimum 50% window glazing to promote a strong visual transparency and the building entrances should be overly visible.

7. Ground floor commercial development shall create a continuous commercial street frontage. Buildings along either side of the street provide an edge to the public streetscape and define the space three-dimensionally. The edge contributes to the street image and can strengthen the identity of the downtown area.

8. In areas of significant pedestrian activity, canopies, awnings, or other forms of weather protection are recommended to protect the pedestrians from adverse weather conditions. Canopies should be at least 2.0m wide and have a minimum vertical clearance of 2.5m from the sidewalk.

9. Canopy systems should be mounted on individual building façades. If columns or other structural supports are required they must not interfere with the sidewalk right-of way.

10. Building roof form should contribute to an attractive streetscape. Strong edges such as cornices, overhangs, and dormers add to the building's character. Roof slope and design should prohibit snow and ice accumulation over, or shedding onto, pedestrian or parking areas. Gable ended roof types should be applied instead of hip roofs (*Figure 13*).

11. Space permitting, store activities are encouraged to continue on the sidewalks to enhance the pedestrian experience. This can include outdoor displays or dining areas.

12. Provide universal access to all new buildings and public spaces through the use of level entries and ramps where required. Adherence to Universal Access design principles is encouraged and should comply with the BC Building Code and WorkSafe BC guidelines.

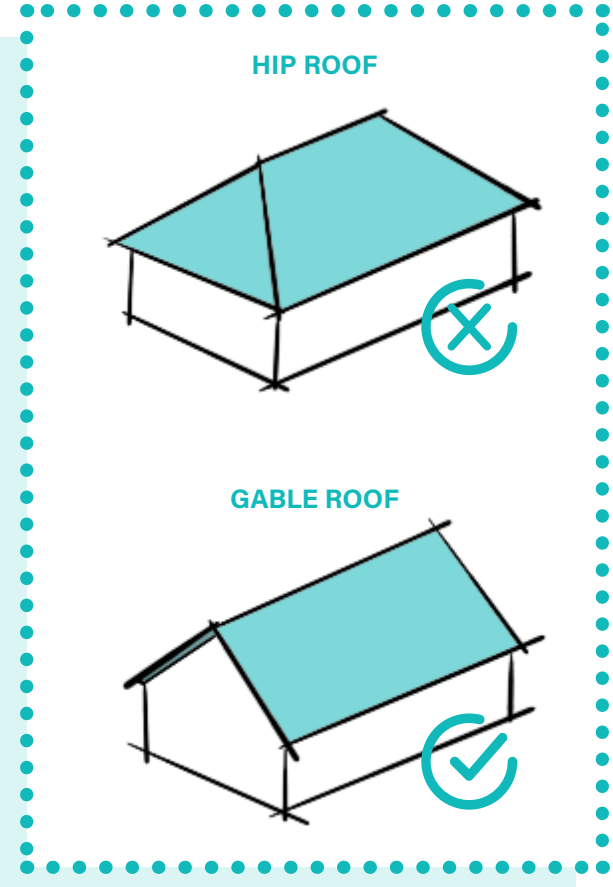


Figure 13: Preferred Roof Type

13. Selectively integrate landscaping into the building frontage to soften building edges, create shade, and assist in creating a connection to the natural environment.

14. If buildings are vacant, utilize the display windows for public art opportunities to provide visual interest to the street.

3.4 PUBLIC REALM

3.4.1 PUBLIC SQUARES, PLAZAS AND OPEN SPACE

Urban open spaces are centres for activities, relaxation and special events. Well-located and designed open spaces, courtyards, plazas and parks have a significant impact and contribute to the pedestrian fabric of the downtown. The type and character of the open space should be influenced by surrounding context, anticipated needs, intended use, and future site users.

Parks and open space provide value in many different areas:

ENVIRONMENTAL: wildlife habitat and biodiversity, climate change adaptation, pollution abatement, human connection with nature

SOCIAL: sense of pride and community, gathering space for events, support for play and cognitive development

ECONOMIC: increased viability of adjacent commercial areas, contribution to tourism opportunities, reduced costs to healthcare systems

1. Maintain the existing grove of trees, picnic tables, and mining shovel attraction directly opposite of Town Hall as a downtown public park.
2. Develop a long-term strategy for the design and construction and/or upgrade of community open spaces.
3. Encourage the use of the community centre washrooms as a public washroom facility through signage and wayfinding.
4. Design parks and plazas for winter use, with outdoor fireplaces to gather around, heated structures, light, wind screens, and southern orientation.
5. Provide protection from the wind especially during winter and the marginal seasons of early spring and late autumn. This can be accomplished through planting buffers, windscreens or other structures placed on the windward side of the open space.
6. Ensure that open spaces are well integrated within the pedestrian circulation systems and accessible via multiple modes of transportation and include bicycle parking. Open spaces should be accessible from adjacent sidewalks and allow for multiple points of entry.
7. Define the entrances to public spaces through the use of wayfinding signage, change in materials, and/or gateway features where appropriate.

8. Maintain strong sightlines to ensure that open spaces are visible from adjacent areas to support passive surveillance.
9. Ensure open spaces are properly lit and well-maintained.
10. Encourage activity generators in open spaces such as food kiosks, newsstands, outdoor cafes and music/musicians. Provide a variety of programs and amenities to appeal to site users of all ages, backgrounds and abilities.
11. Program a range of activities and special events all year round to ensure that open spaces remain active throughout the year.
12. Consider creating a permanent space for a public market.

3.4.2 LANDSCAPING

Design and Layout

1. All work, including landscaping planning, design, installation and maintenance should be executed to the Canadian Landscape Standard, industry requirements, national or provincial standards, codes and regulations recognized by the Canadian Nursery Landscape Association (CNLA), the Canadian Society of Landscape Architects (CSLA), national master specification or other applicable trade associations.
2. The following factors should be considered when developing a landscape plan:
    a. Aesthetics and functionality
    b. Preservation of existing mature trees where possible
    c. Provision of shade and visual interest in parking and outdoor areas
    d. Plant suitability and hardiness
3. Select native species that are suitable for the Tumbler Ridge climate and growing conditions.
4. Select a combination of deciduous and coniferous species for year-round colour and foliage.
5. Utilize low maintenance and drought tolerant species.
6. No prickly branched species are permitted adjacent to walkways, and plants are to have no toxic components.
7. Planting designs should follow the FireSmart Priority Zone setback recommendations outlined by FireSmart BC.
8. Landscaping should be provided to soften the transition between buildings and parking areas, enhance and define gateways and building entrances and provide visual interest to the streetscape
9. Locate plants to avoid creating snow drifts on driveways, roads, or pedestrian areas.
10. Use coniferous trees and vegetation to buffer buildings from wind to reduce heat loss in cold weather.

11. Plant deciduous trees on the south and east side of buildings to allow winter solar access and provide summer shade.

12. Ensure that plants are sufficiently set back from walkways, entrances, and other pedestrian spaces so as to maintain sightlines and promote safety.

13. Where feasible, use reclaimed or recycled water or rainwater capture to water landscaped areas.

Street Trees

14. Trees should be installed along all downtown streets, plazas, parks and courtyards.

15. Generally, tree spacing should be between 7.5m and 11m. However, it is not necessary to plant trees at a uniform spacing. Building entrance locations, streetlight spacing and adjacent site features are factors to be considered in selecting an appropriate spacing for a particular site.

16. It is recommended to use a maximum of two species for a particular street to provide simplicity and unity along the street axis. Species diversity is important to ensure that the downtown tree canopy is resilient against pests and diseases and can be achieved by selecting different species for different streets.

17. Trees must be hardy to Zone 2 and the minimum installation caliper is 60mm.

18. Desirable traits include:

    a. Tolerant to salt and urban growing conditions
    b. Resistant to disease
    c. Produce little or no fruit
    d. Provide seasonal interest
    e. Low maintenance

19. Use soil cells underneath paved areas to increase the volume of growing medium available for street trees and to reduce compaction of the soil.

20. Where appropriate, electrical receptacles can be installed at base of trees to accommodate seasonal tree lights.

21. Drip irrigation systems should be considered to support faster and healthier tree growth.

Street trees distinguish the downtown from its immediate surroundings, adding spatial definition and linking disparate parts.

Street trees have a great visual and psychological impact in the downtown area. As design elements, they can be used to define, organize and animate spaces. Trees bring a degree of continuity, scale and spatial order to a streetscape.

Trees are a true "network" that derives its value from a total system of trees. To be successful, street trees must be uniformly present throughout the downtown area. The psychological impact and spatial character are achieved from the collective impact rather than the individual trees.

22. Coordinate the placement of the street trees with streetlights, bollards, crosswalks, building canopies, vehicular sightlines, and overhead and underground utilities.

23. Recommended tree species – as per *Figure 14*.

24. Building and landscape design should shield pedestrian or outdoor recreation areas from wind.

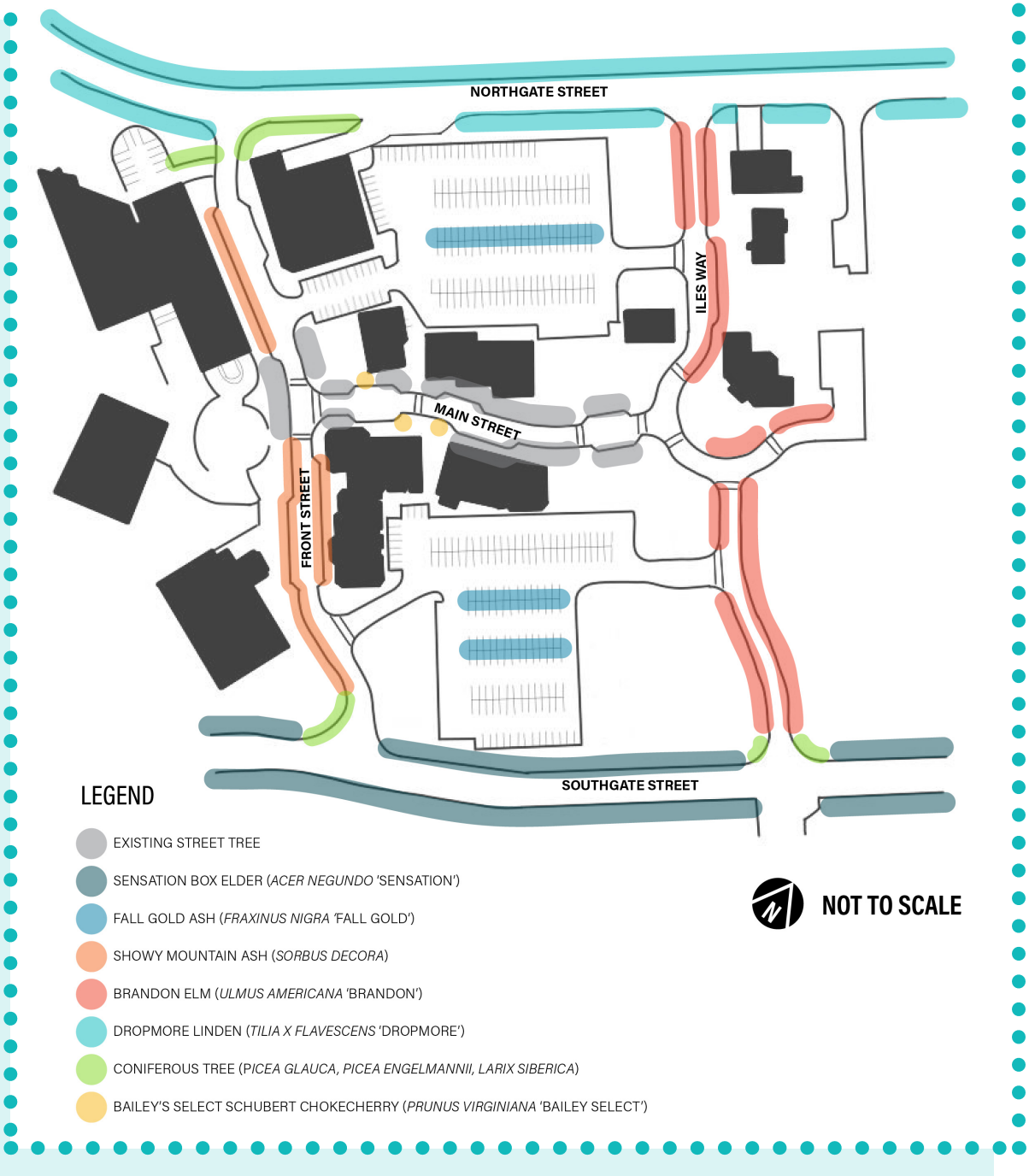


Figure 14: Recommended Tree Species

Raised Planters

Raised planters are an effective method of protecting vulnerable plants from the urban stresses of pedestrian and vehicular traffic, snow clearing operations, salt spray and mechanical damage as well as offering a method for displaying plants and addressing changes in surface grade.

25. Planters are be constructed of durable, high-quality materials that complement surrounding development.

26. Recommended materials include:

    a. Locally sourced boulders, 0.5m diameter or greater
    b. Split rock facing complete with mortar and concrete base
    c. Precast concrete blocks (i.e. tumbled natural stone look)

27. The colour, pattern and size of planters are to complement the scale and character of the building development and the character of the town centre.

28. Consider the use of decorative lighting to add visual impact during the nighttime as well as during winter months.

29. Consider constructing 400 to 450 mm high planters that provide the opportunity for informal seating.

30. Raised planters may be filled with seasonal displays of annual flowers and plantings or hardy perennial species where appropriate.

Shrubs complement trees in adding warmth, seasonal colour, texture and life to the streetscape. For healthy, vibrant plants it is important to address and understand the biological requirements of the shrubs as well as their physical characteristics in order to maximize their visual impact in a downtown setting.

3.4.3 SURFACE TREATMENTS

1. Hardscape boulevard areas are to be constructed of natural or coloured concrete with a broom finish texture to maintain safe pedestrian access and provide traction in all seasons.
2. Landscape boulevard areas are to be planted with suitable trees, shrubs, and grasses to frame the street, slow traffic and create visual interest. Locate and space plants to ensure that vehicular and pedestrian sightlines are to be maintained at all times.
3. Stamps, castings, or sand blasted features can be selectively added to the concrete boulevard for the purposes of identity, interest, and wayfinding (*Figure 15*).
4. Asphalt shall only be used for surfaces of roadways and parking lots.

Figure 15: Examples of different concrete surface treatments

3.4.4 SITE FURNISHINGS

Street furniture such as benches, trash receptacles, banners, planters, information kiosks, drinking fountains, bike racks and clocks support a vibrant streetscape environment and reinforce the visual character of the town centre.

1. Provide coordinated street furniture that compliments the character of the streetscape. In addition to being visually attractive, street furniture should be selected based on vandal resistance, cost, comfort in all seasons, and long-term availability.
2. Developers and shop owners are encouraged to provide street furniture in the public right-of-way for pedestrian use as long as minimum width of pedestrian passages are retained.
3. Movable street furniture can be used to provide seasonal programming and seating opportunities in outdoor plazas and gathering spaces.

Waste Receptacles

4. Waste receptacles shall only be bear-proof style containers, Model (*Figure 16*):

    a. **Haul All Equipment Systems:** Bear Proof Waste Receptacle Model HL45SL-SAG, pewter grey colour

5. The inclusion of a recycling compartment in new waste receptacles is an optional feature.

6. Surface mount waste receptacles to concrete pads or sidewalk as per manufacturer's specifications.

7. Graphic wraps, decals or paint can be applied to the flat surfaces of the waste receptacles or other static flat surfaces to provide visual interest *(Figure 17)*.

8. Waste receptacles should be located close to downtown amenities and should be placed to avoid interfering with pedestrian circulation.

Figure 16: Existing Waste Receptacles

Figure 17: Existing Graphic Kiosk

Benches

9. Recommended model (*Figure 18*):

    a. **mmcité:** Reforma Bench, dark grey concrete, thermowood slats

10. Select bench length, shape and quantity based on proposed location, amount of space available and anticipated number of users.

11. Mount benches to concrete pads or sidewalk as per manufacturer's specifications.

Figure 18: Reforma Bench Options

Bicycle Racks

12. Recommended model (*Figure 19*):

    a. **mmcité:** Elk Bike Rack, umbra grey powder coat finish (RAL 7022)

13. Select the number of bike racks based on space available and anticipated number of users.

14. Surface mount bike racks to concrete pads or sidewalk as per manufacturer's specifications.

15. Bike racks should be located close to downtown amenities and should be placed to avoid interfering with pedestrian circulation.

Figure 19: Recommended Bike Rack

Figure 20: Recommended Tree Grate

Tree Grates

16. Recommended model (*Figure 20*):

    a. **Streetlife:** Cloud of Nuts, CorTen steel

17. Install tree grates as per manufacturer's specifications.

Banners

18. Banners should be used to create a festive-like atmosphere in selected areas or at certain seasonal and civic events (*Figure 21*).

19. Suspend banners from light poles as well as individual shops, offices and restaurants.

20. Banners need to be of sufficient size to be in scale with the streetscape and have the desired visual impact.

21. Orient banner supports and adjust height above ground to minimize damage from passing and parked vehicles.

Figure 21: Existing Downtown Banners

3.4.5 PUBLIC ART

Public art contributes to the visual quality and character of the town centre. It can also reinforce building identity and civic pride and add character to otherwise bland areas. It humanizes the built environment, adds interest to public and private assets and can increase awareness about natural history, cultural heritage, or community identity (*Figure 22*).

1. Urban parks and plazas should have a significant component of public art. Artwork could also be located in traffic islands, bulbouts, courtyards and gateways.
2. Artwork should reflect the downtown character, history, and local Indigenous culture of Tumbler Ridge. Appropriate consultation must be undertaken to ensure that all artwork is culturally safe and reflects the desired qualities.
3. Property owners are encouraged to provide appropriate outdoor public art on their property or in adjacent public right-of-ways., or indoor public art in display windows.
4. Artwork may be free-standing pieces (i.e. sculpture) or be integrated into its surroundings as an architectural element.
5. Design and build durable, vandal resistant art/sculptures.
6. Design and construct murals that reflect the character and identity of Tumbler Ridge. Such murals could consist of indigenous wildlife, magnificent landscapes, water features, and floral displays.
7. Construct murals utilizing vandal and weather resistant materials.
8. Create a strong visual impact by encouraging large wall murals that are highly visible to pedestrians and vehicular traffic.
9. As a winter city, it is recommended that murals are lit at night to create visual interest and accent.
10. Consider the seasonal or event-related use of projection systems to project images onto blank walls.

Murals add an important dimension of uniqueness, richness and interest to a community. They cover blank walls and draw attention to an area and strengthen its unique identity to create a "sense of place". There are several opportunities to incorporate murals on blank downtown walls.

Figure 22: Rendering of a mural on a currently blank downtown wall

3.4.6 LIGHTING

Lighting is important for both the safety of vehicular and pedestrian traffic, as well as the social vibrancy of the downtown.

Lighting is most commonly designed to provide vehicular and pedestrian safety at nighttime. In addition, decorative lighting can be used to enhance architectural features, sculptures and outdoor spaces and to provide seasonal interest.

The colour, form, size, light levels and scale of lights and light poles affect the character of the streetscape. Light fixtures scaled to the movement of cars will suggest to pedestrians that they are in an automobile's environment.

Reducing the scale of the fixture and type of lighting can easily create the sense that the sidewalks and all of downtown are the domain of the pedestrian.

Light quality can strongly affect the character of a place. Harsh bright light creates an environment which may seem too strong and impersonal, while too little light creates an environment which feels unsafe.

General Lighting Guidelines

1. All exterior lighting should be energy efficient and provide accurate colour rendition.
2. Light pollution and over-spill illumination onto adjacent properties or public spaces should be minimized.
3. Consider the use of colourful lights to provide warmth and visual interest during the winter months (*Figure 23*).
4. Use various lighting applications such as pedestrian scaled sidewalk fixtures, bollards, tree lights, building luminaries and interior accent lighting at window displays and entrances to counteract long hours of darkness and provide visibility for pedestrians.
5. Indirect well lights may be used in landscape areas to highlight trees, art, or other features. Single and multi-head poles can be used to provide the desired level of lighting.
6. Area cutoff light fixtures should be used in all parking areas to minimize light trespass and glare.

Figure 23: Seasonal lighting in the Roman Circle

Streetlight Guidelines

7. Installation of street and sidewalk light components shall be in accordance with the District of Tumbler Ridge specifications for street lighting.

8. Recommended Model (*Figure 24*):

   a. **Lumca:** CP6412 Post Top, steel grey colour

9. The recommended minimum horizontal illuminance level for the downtown streets is 20 lux. with a uniformity ratio of 3:1. These levels should be met in all cases.

Figure 24: Recommended Post Top

10. To consolidate the number of fixtures placed along the sidewalk, consider the co-location of light fixtures along with other streetscape elements on single poles (i.e. street lighting, pedestrian lighting, banners and hanging baskets).

    a. Hanging baskets are to be installed 3.0m above street.

11. Additional power receptacles, sound system outlets, and photocell controlled receptacle may be consider to accommodate speakers, audio connections, and decorative lighting.

3.4.7 UTILITIES

Existing power and telecommunication lines in the town centre are presently below ground. This treatment is to be maintained for future developments as it retains the character and visual integrity of the downtown and does not create any potential conflict with street trees and pruning of their branches.

1. Utility connections and upgrades to properties should continue underground.

2. Locate transformers in less visually sensitive areas and avoid conflict with pedestrian movement.

3. Trees should be considered in the planning process when locating below ground utilities or structures to ensure tree rootballs can be installed in desirable locations and to the proper depths.

Figure 25: Existing Downtown Streetlights