

Schedule 'D'
Attached to and forming part of SILVER STAR
OFFICIAL COMMUNITY PLAN BYLAW NO. 2368, 2008


Corporate Officer

Cabin Colony Neighbourhood Plan

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Context and Background

1. Introduction

The Cabin Colony is an area of historic chalets in the Silver Star Resort Community. It is located in a forested area between Pinnacles Road and Silver Lode Lane, west of the Upper Village Area. The Colony was one of the first areas to be developed at Silver Star Resort and is set within the last remaining significantly forested areas of the village. The purpose of the Cabin Colony Neighbourhood plan is to identify the vision for the area as articulated by the residents and ensure clear direction is provided to the board of directors when assessing future development applications. The guidelines set out in the Plan will provide direction regarding land use, form and character for future development in the neighbourhood. As this is a particularly unique and historic neighbourhood within Silver Star regulation in addition to the existing Official Community Plan is needed.

2. Planning Framework

A neighbourhood plan is adopted as a schedule to supplement the current Official Community Plan. The neighbourhood plan provides more specific information in a given area and further policy in addition to what is already provided.



The Pinnacles



The Pinnacles



The Cabin Colony



The Cabin Colony

3. Plan Area

The Cabin Colony is located in the heart of the Silver Star resort. The study area consists of 13 freehold lots, 12 strata lots, and common area for the strata. The original Cabin Colony included a total of 33 lots, but the study area did not take into account the lots north of Pinnacles Road, as they fall within the Pinnacles neighbourhood within the Silver Star Official Community Plan, and are currently zoned at a higher density than the remainder of the Cabin Colony.



4. History of the Cabin Colony

The Cabin Colony was one of the first areas to be developed at the Silver Star Resort. Block G was the original Crown Grant area for what would become the Cabin Colony as it is today. The cabins were originally constructed in the 1970's and 1980's. In 1986 a Restrictive Covenant was registered against the title of Block G, effectively limiting the total number of lots or parcels allowed to be subdivided. The number of lots was limited at 33, the number of cabins constructed to that date. In 1987 an application was made to subdivide Block G so that each cabin could have its own lot. The subdivision of Lot G was finalized in 1991 with the registration of Plan KAP44937 creating 23 lots. Lot 23 and Lot 11 were subsequently allowed to be subdivided into KAS1259 in 1993, creating an additional 12 strata lots and common area.

KAS1259 established what now exists as Silver Lode Lane, as common property to the strata plan. In 1996 an easement KG106671 was registered against the common property of KAS1259. The easement was referenced to Plan KAP50725. KAP50725 established 3 easement areas. Area A created a 3.0 m wide area in front of strata lots A through L and allowed that the owners of these

lots could parallel park there. Area B created a 6.0 m wide area that gave the resort rights to access lands beyond. Area C reserved the remainder of the common property (15.856 m) for parking for the use of the resort.

Further subdivision within the Cabin Colony should not proceed prior to the residents requesting the discharge of the existing covenant limiting the total number of lots on the original Block G.

5. Physical Context

The Cabin Colony Neighbourhood is heavily treed and has relatively steep slopes. Silver Star Resort experiences a snowfall of over 700cm (23ft) annually, making snow removal and storage an issue within the resort. During the summer months the climate is relatively mild.

The existing cabins in the neighbourhood range from original structures built over 20 years ago, to newer homes that have been rebuilt in recent years. Most of the cabins are built in the Steiner Arch Rafter form, a hinged arch rafter system, resulting in a very steep pitched roof with an arcing form. While this architectural style is still being constructed, the current building code regulations and limited number of experienced builders make this a very cost prohibitive style to maintain. The predominant architectural style within the Silver Star Resort is a Neo-Victorian theme featuring flat roofs, intricate adornment, and vibrant and varied colors. The cabins within the neighbourhood are mostly natural colors and materials, with some decorative trims.

The lots within the Cabin Colony are accessed from either Pinnacles Road or Silver Lode Lane. They range in size from 441 sq.m. (0.11 acres) to 1578 sq.m. (0.39 acres). The lots are all adequately sized for on site parking, for their current uses and the strata lots accessing Silver Lode Lane are permitted to parallel park in front of their cabins.



Policies

6. Goals and Objectives of the Neighbourhood

The Cabin Colony Neighbourhood is a unique part of the Silver Star Resort. The character and heritage of the neighbourhood is desirable, and the residents would like to see this maintained. There is a desire for redevelopment, but with some direction as to the density and character. The natural vegetation of the area is important to the residents, and while care must be taken to ensure that fire and windfall hazards are addressed, the natural state should be maintained wherever possible.

To aid in public movement between Pinnacles Road and Parking Lot A, a formalized pedestrian access route should be established through the Cabin Colony area. Further study will be required to establish the preferred alignment for such a route to determine which particular properties it may impact.

7. Land Use

7.1. Objectives

- .1 Maintain the unique character and heritage of the neighbourhood.
- .2 Allow for redevelopment of existing cabins to incorporate secondary

suites provided form & character guidelines are respected.

- .3 Discourage further subdivision.

7.2. Policies

- .1 Encourage redevelopment to maintain the existing scale of the Cabin Colony through innovative design incorporating setbacks, hillside development techniques, and Architectural Design.
- .2 Secondary suites shall be supported where current building code requirements and zoning requirements can be satisfied.
- .3 Re-development of the existing cabins for these allowed uses may be considered where the developer can show that the buildings would be at a scale that is in character with the surrounding buildings and would not impact neighbouring properties.
- .4 To realize the unique features of the neighbourhood a new zone together with amendments to the current R1 zone, which is unique to this area in the Silver Star community, should be considered to include such items as increased setbacks, on-site parking, limited site coverage or screening as, required.
- .5 To ensure that development guidelines are met, every proposed

re-development or addition to an existing building will be considered a Development Permit Area in accordance with policies D.4 and D.5 of the Silver Star Official Community Plan.

- .6 Encourage development to respect the original Development Variance Permit (87-0004-C-DVP) by not encroaching into already relaxed yard setback areas.
- .7 Further subdivision, including stratification of buildings within the Cabin Colony should not precede the discharge of the covenant existing on Block G limiting the number of lots created.

8. Form and Character

8.1. Objectives

- .1 Maintain the current scale of buildings within the Cabin Colony Neighbourhood.
- .2 Encourage redevelopment to reflect elements of the existing style predominant in the Cabin Colony.
- .3 Encourage materials and finishes to reflect the current predominantly natural materials being used.
- .4 Encourage the use of fire retardant materials in new development.
- .5 Encourage the installation of sprinklers within the buildings.

- .6 Encourage owners to curtail use of wood-burning appliances. Where owners insist on installing wood-burning appliances encourage the location of the appliance central to the structure.
- .7 Maintain a low site coverage overall in the Cabin Colony.
- .8 Establish Development Permit area guidelines to control re-development of properties within the Cabin Colony and to regulate the form and character of additions.
- .9 Encourage re-development to occur within existing building footprints, where possible.

8.2. Development Permit Guidelines

- .1 Support development at a scale that is in character with the Cabin Colony buildings, or designed in a manner that reduces the impression of massing and scale.
- .2 Support development that more closely aligns with the existing Cabin Colony style. Encourage steeply pitched roofs and building heights limited to 2 to 2.5 storeys.
- .3 Encourage owners to maintain a one lot one building philosophy through attaching proposed additions to the principal building on the site.

- .4 Support development that incorporates the use of natural color schemes and materials. Vinyl siding and bright and/or vibrant colours are only to be used as very limited accents if at all.
- .5 Encourage a modified craftsman architectural style for re-development. For details on this style see Appendix "A" to this Neighbourhood Plan.
- .6 Encourage the use of stone accent features on building facades.
- .7 Support development that incorporates the use of fire retardant materials.
- .8 Support development that maintains maximum site coverage of 15%.
- .9 Encourage development that involves surface parking rather than enclosed parking.
- .10 Encourage the installation of a front covered entry to the structures through the use of a porch or veranda structure.
- .11 Flat roofs do not fit with the craftsman theme or the arch-rafter designs and therefore are not encouraged.
- .12 Require a landscaping plan to be provided showing all trees on site and identifying all trees over 6" diameter proposed to be removed. Proposed plants and trees,

retaining walls with dimensions and materials, proposed walkways and driveways including materials, drainage plan and exterior lighting are required to be shown.

9. Natural Environment

9.1. Objectives

- .1 Encourage the retention of existing trees and landscaping where possible.
- .2 Encourage reclamation of natural vegetation following development.

9.2. Guidelines

- .1 Require identification of significant trees and natural features prior to development.
- .2 Encourage preservation of significant trees and natural features wherever possible.
- .3 Encourage reclamation and natural landscaping wherever possible to reduce water demands and maintain the unique rural nature of the Cabin Colony.
- .4 Eliminate ladder fuels on trees over 10.0 m.

Cabin Colony Neighbourhood Plan
Appendix "A"
Modified Craftsman Details



The Craftsman Architectural Style

Introduction

The Craftsman style originated in the early 1800's when a young architect named Augustus Pugin began a public campaign against the increasing industrialization occurring which was creating a perceived schism between the designer and the laborer. The fear was that the role of the craftsman was being increasingly marginalized by the specialization and division of labour.

The architectural style was created to put art back into the design of homes to re-connect humanity with nature.



The craftsman style blends a number of elements of various architectural styles into a single style that celebrates hand-crafted details combined with relative structural simplicity.

Common Architectural Features

The Craftsman Architectural Style features a pitched roof (gabled or hipped), extended eave overhang with exposed rafter tails, the use of brackets at gables, windows with divided panes in the upper sash and a single pane in the



lower sash, medium to large front porches with square columns that may be full length or resting on a base. The columns are sometimes tapered (wide at the base and slightly narrower at the top).

Because the style borrows from many other architectural forms, many variations are available to the designer.

It is interesting to note from the various pictures how comfortably the homes reside among trees and other natural features.



Modified Craftsman Style

The modifications to the craftsman style which are advocated by this neighbourhood plan are made so that this style of home fits in with the predominant built form in the Cabin Colony, the steiner arch rafter. For this reason only those homes that feature steeply pitched roofs and that minimize the use of decorative features will be encouraged.





To blend with the natural setting only natural materials or materials that closely emulate natural materials, such as hardi-plank siding, should be used in the building facades.



Gambrel-roofed structures are encouraged to mimic the arch-rafter design. Gables and dormers are similarly encouraged.

Bungalow or ranch style homes are discouraged because the site coverage allowed has been reduced to retain the natural setting of the Cabin Colony neighbourhood.



Existing Modified Craftsman Style Homes at Silver Star

An example of the type of home encouraged is already present in the cabin colony neighbourhood. Here are some pictures to illustrate this example.



To maintain a unique feel to the neighbourhood, the predominant Silver Star community Victorian “gas-light” theme is avoided by encouraging craftsman details like roof brackets at gable ends and exposed rafter tails and eliminating decorative woodwork or

gingerbread highlights as accents to building facades.

Here, for comparison purposes is an example of a log style home.



Other homes on the knoll featuring modified craftsman style finishing follow;



This example is given to illustrate how natural materials and non-natural materials can blend to give an interesting variation on the craftsman style. Of course, the garage form would be discouraged in the Cabin Colony neighbourhood in favour of surface parking, but the use of a pergola-type structure to shelter a walkway into the home is a good solution.



This picture is more indicative of a Victorian theme, however the use of the wrap-around veranda and second floor multi-paned window, paired with the steeply-pitched roof are desired features. Use of roof brackets and stone columns for the veranda roof supports would represent the genre encouraged nicely.

These final pictures represent some of the architectural features desired, notably, the lack of gingerbread ornamentation; however, the vibrant colours should only be used as minimal building accents. Predominant colours should be of a natural tone. As can be seen by the examples shown throughout this appendix, where the colours of the homes are kept to natural tones the homes better complement their natural settings.