Buckhorn Hamlet Core Design Guidelines

Municipality of Trent Lakes

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1. INTRODUCTION

1.1 Background

Urban design speaks to how the built environment is composed and arranged and how the different elements interact. For the Municipality of Trent Lakes, urban design is an important planning tool that can be used for maintaining and enhancing a recognizable image for the Municipality, enhancing the quality of life, and promoting greater economic vitality. Given the importance of good design for small town main streets, the Buckhorn Hamlet Core Design Guidelines (referenced as "the Design Guidelines" throughout this document) are meant to be a design tool that provides "mid-level" guidance for design, operating between the general policies, principles and objectives of the Official Plan and the specific details and plans of the development review process.

1.2 Purpose

The Design Guidelines express the Municipality's design expectations for development review and are intended to facilitate high quality design within the Trent Lakes. They are intended to be a flexible guide for the design and development of new developments and improvements to properties and existing buildings within the Buckhorn hamlet core. The design guidance offered by the Design Guidelines is focused on the design and development of commercial and mixed-use buildings within the commercial areas, rather than residential or other land use types. The overall intent of the Design Guidelines is to raise the standard for high quality, well-designed projects that support the small scale and pedestrian-oriented developments that complement, and enhance, Buckhorn's existing nature and character.

1.3 Application

The Design Guidelines are intended to be used by all participants involved in the planning and design process. These participants include: (a) property owners and developers when planning and designing their projects and developments and when preparing applications for planning approvals; (b) by the Town when reviewing applications for planning and development approvals; (c) by property and business owners when preparing applications for financial incentives that may be offered; (d) by the Municipality when evaluating, applications for financial incentive programs that may be offered as part of a Community Improvement Plan; and (e) by the Municipality when undertaking streetscape improvement projects and other public projects throughout the core areas.

The Design Guidelines apply to all properties within the Buckhorn hamlet core, focusing on the design and development of commercial or mixed-use developments with commercial ground floors. They are meant to provide design guidance, with the understanding that they

are to be applied on a case-by-case basis and are not meant to be a “checklist”, in that every guideline applies, but rather that the specific situation of the particular building determines how they are to be applied. Furthermore, they are not meant to be read as “policies” or “regulations”, but rather are to be used as a flexible guidance tool during the planning and design process for development and redevelopment of land within the Hamlet Core that will be applied in a flexible fashion so as to not restrict creativity in design.

These Design Guidelines have been adapted from corresponding design guidelines prepared by Selwyn Township for their village and hamlet cores, and have been adapted with the permission of Selwyn Township. While the design character and principles affecting Buckhorn are similar in nature to the village and hamlet cores in Selwyn Townships, these design guidelines are to be a general guide that allows flexibility in interpretation and application to reflect the Buckhorn context and conditions.

2 DESIGN PRINCIPLES

Similar to Selwyn Township, the Municipality of Trent Lakes also prides itself on its blend of recreational opportunities; connections to the waterfront; rural and agricultural environment; roots in local history; economy catering to visitors and tourists; and small scale, intimate and friendly settings. Building on these characteristics, the Design Guidelines are meant to foster the sensitive enhancement of the buildings, properties and streets within the Buckhorn hamlet core in keeping with the overall desired vision and character.

A set of design principles form the foundation of the design guidance in the Hamlet Core Design Guidelines. These design principles are meant to be the general, higher level guidance to new developments and property and building improvements, while forming the foundation for the more specific design guidelines outlined for particular elements. While the application of the design guidelines are flexible and are intended to be interpreted and applied on a case-by-case basis, all new developments and all improvements to existing properties and buildings are to be consistent with all of the design principles.

The design principles for new developments and improvements to properties and buildings within the hamlet core of Buckhorn, are as follows:

1. **Small-scale:** new developments and improvements to existing buildings that reinforce the existing small-scale, fine-grained nature of the hamlet core in terms of building size and form.

2. **Connected:** new developments and site improvements that are designed be connect with the surrounding community in terms of pedestrian and vehicle linkages, main street linkages, and waterfront linkages.

3. **Traditional:** new buildings and improvements to existing buildings that are designed to fit with the traditional style and character of heritage buildings within the core areas in terms of façade proportions, rhythm, and balance.

4. **Green:** new developments and site improvements that are designed to enhance the “greenness” of the

community through landscape additions that soften the visual appearance of the hamlet core.

5. **Complementary:** new developments and improvements to existing buildings that are designed to complement the existing architectural styles within the hamlet core and not overshadow the existing character of the area.

6. **Character:** new developments and improvements to existing buildings that are designed to be in keeping with the intended character of the particular core area, whether a residential form, commercial form or mixed form of development.

7. **Precedent:** new buildings and improvements to existing buildings that are designed using the best built form and architecture examples within the hamlet core area as guidance.

8. **Sustainable:** new developments and improvements that are designed to incorporate sustainable practices and initiatives through the design of buildings and the layout of sites.

3 STREET DESIGN GUIDELINES

3.1 Roadway

Design Objective:

Roadways that accommodate vehicle travel lanes and potentially on-street parking spaces and bicycle lanes in a safe and efficient fashion.

Design Guidelines:

a) Vehicle lane widths through the core areas should be minimized, keeping in mind safety and efficiency for all transportation modes. Tighter vehicle lane widths should be used in the core areas, preferably 3.25 to 3.5 metres in width.

b) On-street parking should be considered for all streets within the core areas where land use activity fronts the street and is directly accessible from the street. On-street parking spaces should be at least 2.5 metres in width.

c) Dedicated parking spaces for specialty vehicles, such as transit shuttles or mobility vehicles, should be considered and should be coordinated with accessible ramps to the sidewalk and any curb extensions at intersections.

d) Dedicated lanes for bicycles should be considered to provide a more comfortable space for riders. Where right-of-way width permits, dedicated and marked on-street bicycle lanes should be at least 1.5 metres in width, or 1.8 metres where such lanes are adjacent to on-street parking spaces. Where space does not permit, shared vehicular lanes that are 4.0 to 4.25 metres in width should be considered.

e) Ensure shared vehicle lanes have clearly defined pavement markings indicating the shared nature as well as signage identifying bicycle routes where necessary.

Photo: the roadway portion of the street is a key people-mover through a downtown or main street area, but is only one part of a successful street.

3.2 Crosswalks

Design Objective:

Defined pedestrian crosswalks that physically and visually identify, to both drivers and walkers, pedestrian routes across vehicular routes assisting with the creation of a comfortable walking environment.

Design Guidelines:

a) Crosswalks are generally located at signalized or stop-controlled intersections within the four core areas, extending from curb to curb across the roadway.

b) Crosswalks should be at least 3.0 metres in width extending from curb to curb in a direct route across the roadway and preferably should have an interior field (2.40 metres) that is the principal pedestrian route and be bounded on either side by banding strips (0.3 metres each) for accent.

c) Crosswalks should have dropped or rolled curbs as well as texture or color differentiation between the public sidewalk and the intersection for pedestrian visibility and accessibility purposes.

d) Crosswalk materials should be selected from materials and textures that are durable and easy to maintain, considering seasonal influences and traffic conditions, and that do not create any trip hazards for pedestrians. Textured asphalt or stamped concrete are preferable options for distinct crosswalk surfaces that achieve the desired objective; precast unit pavers or stone which may become loose and require regular maintenance are not preferred.

e) Crosswalk surface treatment should be highly visible through differentiation in colour and/or texture from the roadway or the intersection's interior field. Alternatively, crosswalks paint markings are also an option, although they do not present the same visual or tactile impact for users.

Photo: different materials, colour and textures for the surface of pedestrian crossings can visually and physically define these locations to both pedestrian and drivers.

3.3 Curb extensions

Design Objective:

Extensions of the road curb, or “bumpouts”, that extend into the roadway to physically decrease the width of pedestrian crossings as well as providing a traffic calming effect and opportunities for street plantings.

Design Guidelines:

a) Curb extensions should generally be focused at key intersections within the hamlet core and generally not at mid-block locations so as to preserve the existing supply of on-street parking.

b) Curb extensions should be designed to provide opportunities for “reclaimed” space along the street that can accommodate street plantings and furnishings. Bump-out areas should be as wide as the travel or parking lane that they occupy and they should be at least 12.0 metres in length.

c) Curb extensions should be sized to incorporate a combination of street trees and associated foundation plantings, and street furnishings such as moveable planter pots, benches and decorative traffic bollards for visibility from the street as space permits.

d) Plantings and furnishings within curb extensions should be lower (0.5 metres maximum) in areas affected by corner daylighting areas and driveway crossings. Plant materials should be highly salt tolerant to reduce loss and damage due to snow loading during winter months.

e) Street furnishings in bumpout areas, such as moveable planters or benches, should be placed offset from the street corner to promote visibility to/from the curb extension and provide a clear path of travel for pedestrians.

f) Curb extensions should include a concrete strip (at least 0.5 metres) between the back of curb and planting areas to allow for pedestrian refuge off the roadway during maintenance.

Photo: Extensions of the curb can provide significant benefits, including the physical reduction in crossing distance for pedestrians and the perceived reduction in roadway width to drivers created by additional plantings.

3.4 Sidewalks and boulevards

Design Objective:

Boulevards (immediately abutting the road edge) and sidewalks (abutting the boulevards on the other side) at the side of the roadway edge that provide safe, comfortable and interesting spaces for walking, resting and socializing.

Design Guidelines:

a) Sidewalk and boulevard space should be designed to provide a safe, durable, accessible and comfortable walking environment for all users.

b) Sidewalks should be continuous poured concrete given its durability, ease of maintenance and accessibility characteristics. Boulevard material should be an extension of the sidewalk so it reads as one continuous space. A banding of a different material or texture (preferably textured and/or coloured concrete) can be accommodated provides additional visual interest along the curb.

c) Sidewalks should have an unimpeded width of at least 1.8 metres (although 2.0 to 3.0 metres is preferred in commercial settings) and should slope towards the curb to allow for proper drainage and avoid water collection and ice patching in the winter.

d) Sidewalks should be replaced as a whole over time during street infrastructure projects in the long term, although localized safety and tripping hazards should be corrected in the short term.

e) Sidewalks and boulevards should provide barrier-free access through the use of dropped curbs, textured banding at road crossings or drive aisles, and sidewalk extensions across private driveway accesses.

f) Differentiated paving materials (such as textured asphalt, coloured concrete or asphalt) should be limited, focusing such materials at points of emphasis and pedestrian points within the core area.

g) Plantings, furnishings and other vertical elements within the boulevard space should be located so that they do not impede pedestrian movement along the sidewalk space, or limit views at street intersections or private driveway accesses.

Photo: Generous sized and unobstructed pedestrian sidewalks with boulevard amenities provides very comfortable street to users.

3.5 Street trees

Design Objective:

Tree plantings along the street that support the walking, gathering and socializing functions of the core area by providing a greener, softer and more visually interesting walking environment throughout the different seasons.

Design Guidelines:

a) Tree should be accommodated within the boulevard space (or additionally within curb extensions) and should be sited as much as possible to provide a canopy that frames the views along the street and contributes to the area's character and identity.

b) Trees should be planted centred in an area no less than 1.5 metres wide and no less than 0.8 metres from the curb edge, either within a grassed or planted area or under metal tree grates. Where this minimum condition does not exist, curb extensions (where feasible) to create extra space or coordination of plantings on the private property edges on the street right-of-way should be considered to continue the street tree canopy.

c) Trees should be planted with continuous trenches containing an appropriate growing medium, such as structural soil mixtures that provide opportunity for root growth and development.

d) Trees should be planted with a consistent spacing, preferably 7.0 to 8.0 metres on-centre where possible, and coordinated with the location of streetscape amenities, driveway accesses, underground utilities, and hydro poles and wires.

e) Tree species should be selected based on appropriate characteristics with a tolerance for urban conditions, heat, drought and salt; their suitability for use within the public realm; and consideration of the species hardiness (Plant Hardiness Zone 5a/b). Recommended species for street trees are listed below.

f) For locations under hydro wires, select species that do not grow above 6.0 metres in height at full maturity.

RECOMMENDED STREET TREE SPECIES

Latin Name (Common Name)	Fall Colour	Size *
Acer x freemanii ‘Celzam’ (Celebration Maple)	Gold	8 / 15
Acer x freemanii ‘Jeffersred’ (Autumn Blaze Maple)	Orange-Red	12 / 15
Acer ginnala ‘Flame’ (Amur Maple)	Red	7 / 7
Acer rubrum ‘Franksred’ (Red Sunset Maple)	Red	12 / 16
Acer rubrum ‘Karpick’ (Karpick Maple)	Yellow	7 / 12
Acer saccharum ‘Endowment’ (Sugar Maple)	Orange	6 / 15
Acer tataricum (Tatarian Maple)	Yellow-Orange	6 / 5
Celtis occidentalis (Common Hackberry)	Yellow	15 / 18
Ginkgo biloba (Maidenhair Tree)	Yellow	10 / 15
Gleditsia triacanthos var. inermis (Honeylocust)	Yellow	12 / 15
Platanus x acerifolia (London Plane Tree)	Yellow-Brown	13 / 16
Prunus serrulata ‘Kwanzan’ (Kwanzan Cherry)	Red-Brown	5 / 7
Pyrus calleryana ‘Arsitocrat’ (Aristocrat Pear)	Red-Purple	8 / 11
Pyrus calleryana ‘Glen’s Form’ (Chanticleer Pear)	Red	5 / 11
Pyrus calleryana ‘Redspire’ (Redspire Pear)	Red	8 / 11
Quercus macrocarpa (Burr Oak)	Red	12 / 16
Quercus rubra (Red Oak)	Red	13 / 15
Syringa reticulata (Japanese Lilac Tree)	Red	5 / 10
Syringa reticulata ‘Ivory Silk’ (Ivory Silk Lilac Tree)	Red	5 / 7
Tilia cordata (Little Leaf Linden)	Yellow	8 / 15
Tilia x euchlora (Crimean Linden)	Yellow	8 / 12
Zelkova serrata ‘Green Vase’ (Green Vase Zelkova)	Orange	12 / 15

** Size listed as mature spread/mature height in metres*




3.6 Ground Plantings

Design Objective:

Ground level plantings that support street tree plantings in providing a greener, softer and more visually interesting walking environment within the area throughout the different seasons.

Design Guidelines:

a) Ground plantings within the boulevard space between the sidewalk edge and curb edge (or additional within curb extensions), in a combination of either plantings beds, constructed raised planters, or moveable planting containers.

b) Ground plantings should be selected based on appropriate characteristics with a tolerance for urban conditions, heat, drought and salt; their suitability for use within the public realm; and consideration of the species hardiness (Plant Hardiness Zone 5a/b). Recommended species for different ground plantings are listed below.

c) Ground plantings should include a combination of shrubs, ornamental grasses and perennials as part of the planting program. Different forms and textures that create a strong impression; incorporate some taller material to create a bold visual presence; ensure beds and planters are full of plants to accent their impression and the feeling of green; add instances of bold colours that provide emphasis; and vary bloom periods, leaf, flower or fall colour to provide visual interest.

d) Ground plantings should be no more than 1.0 metres in height along the street edge to avoid the creation of hiding spaces, or 0.5 metres in height at street corners or drive aisles to be respectful of sight line triangles to promote pedestrian safety.

e) Raised planters for ground plantings should use high quality materials, such as brick or stone that are reflective of the desired character of the core area, and should be at least 0.4 metres in height to promote informal seating areas along the street frontage.

f) Moveable containers should be of a consistent style and constructed of high quality, durable materials, such as ceramic, concrete, or metal. These containers can consistently spaced along the street, grouped in key activity or resting areas, or a combination of the two approaches.

Photo: Ground level plantings along the street can add dramatic infusions of colour throughout the seasons along a downtown's streets.

RECOMMENDED SHRUB SPECIES

Latin Name (Common Name)	Fall Colour	Size *
Diervilla lonicera (Bush Honeysuckle)	Red-Brown	1 / 1
Diervilla rivularis 'Morton' (Summer Stars Honeysuckle)	Red-Brown	1 / 1
Euonymous alatus 'Compactus' (Dwarf Burning Bush)	Red-Orange	1.2 / 1.2
Hypericum kalmanium (Pot O' Gold)	Blue-Green (HC)	0.6 / 0.6
Juniperus communis 'Green Carpet' (Green Carpet Juniper)	Evergreen	0.9 / 0.3
Juniperus conferta 'Emerald Sea' (Emerald Sea Juniper)	Evergreen	1.5 / 0.3
Juniperus horizontalis 'Wiltonii' (Blue Rug Juniper)	Evergreen	1 / 0.3
Juniperus sabina 'Blue Danube' (Savin Juniper)	Evergreen	1.2 / 1.2
Myrica pensylvanica (Bayberry)	Yellow-Brown	2 / 2
Potentilla fruticosa 'Goldstar' (Goldstar Cinquefoil)	Gray-Green (HC)	0.6 / 0.8
Potentilla fruticosa 'Longacre' (Longacre Cinquefoil)	Gray-Green (HC)	1.2 / 0.6
Prunus x cistena (Purple Leaf Sand Cherry)	Red-Purple	1.2 / 1.5
Ribes alpinum (Alpine Currant)	Red	1.5 / 1.5
Ribes aureum (Golden Currant)	Red-Orange	1.5 / 2
Spiraea japonica 'Anthony Waterer' (Anthony Waterer Spirea)	Deep Red	0.9 / 1.0
Spiraea japonica 'Froebelii' (Spirea)	Red	1.2 / 1.2
Spiraea japonica 'Little Princess' (Little Princess Spirea)	Red	0.9 / 0.6
Taxus cuspidate 'Nana' (Dwarf Japanese Yew)	Evergreen	1 / 1
Viburnum opulus 'Compactum' (Dwarf European Cranberry)	Yellow-Orange	1 / 1
Viburnum opulus 'Nanum' (Hedge Viburnum)	Bronze	0.9 / 0.6

** Size listed as mature spread/mature height in metres*
(HC) denotes that foliage holds summer colour into the fall




RECOMMENDED PERENNIAL SPECIES

Latin Name (Common Name)	Size *
Hemerocallis (sp) (Daylily)	Varies upon variety
Hosta (sp) (Plantain Lily)	Varies upon variety
Hypericum calycinum (Aaron's Beard)	0.3
Phlox stolonifera (Phlox)	0.3
Rudbeckia fulgida 'Goldstrum' (Coneflower)	0.6
Rudbeckia hirta (Gloriosa Daisy)	0.9
Salvia nemerosa (Sage)	Varies upon variety
Sedum (sp) (Stonecrop)	Varies upon variety

** Size listed as mature height in metres*

RECOMMENDED ORNAMENTAL GRASS SPECIES

Latin Name (Common Name)	Fall Colour	Size *
Bouteloua racemosa (Sideoats Gramma)	Red	0.6
Calamagrostis x acutifolia 'Karl Foerster' (Feather Reed Grass)	Gold	1.2
Deschampia caespitosa 'Gold Shower' (Gold Pendant Hair Grass)	Gold	1.2
Festuca glauca (Blue Fescue)	Blue/Green	0.3
Helictotrichon sempervirens 'Saphirsprudel' (Blue Oat Grass)	Gold	0.6
Pennisetum alopecuroides 'Hameln' (Dwarf Fountain Grass)	Gold	0.6

** Size listed as mature height in metres*




3.7 Street Lighting

Design Objective:

Lighting poles and fixtures that provide an appropriate level of lighting to both drivers and walkers in the core area with a style in keeping the core area's identity and character.

Design Guidelines:

a) Light standards should be located in the boulevard space between the sidewalk edge and curb edge, in line with street trees and other plantings, so as to maintain an unobstructed pedestrian route on the sidewalk.

b) Light fixtures should be a coordinated family of luminaires and poles with regard to design, materials and color. Streets should be lit with energy efficient fixtures.

c) Lighting sources should be used that provide good color recognition appropriate for the use and provide illumination levels and lighting sources that minimize areas or points of glare while providing adequate levels of light for safety and security.

d) Lighting standards should accommodate rods and/or attachments that accommodate opportunities for banners and hanging flower pots, with consideration for minimum heights for clearance purposes.

e) Specific pedestrian scale lighting fixtures should be directed to the sidewalk for pedestrian comfort and businesses at night.

f) Steet lighting should be installed and oriented in a night-sky friendly fashion that limits horizontal and vertical light spillover.

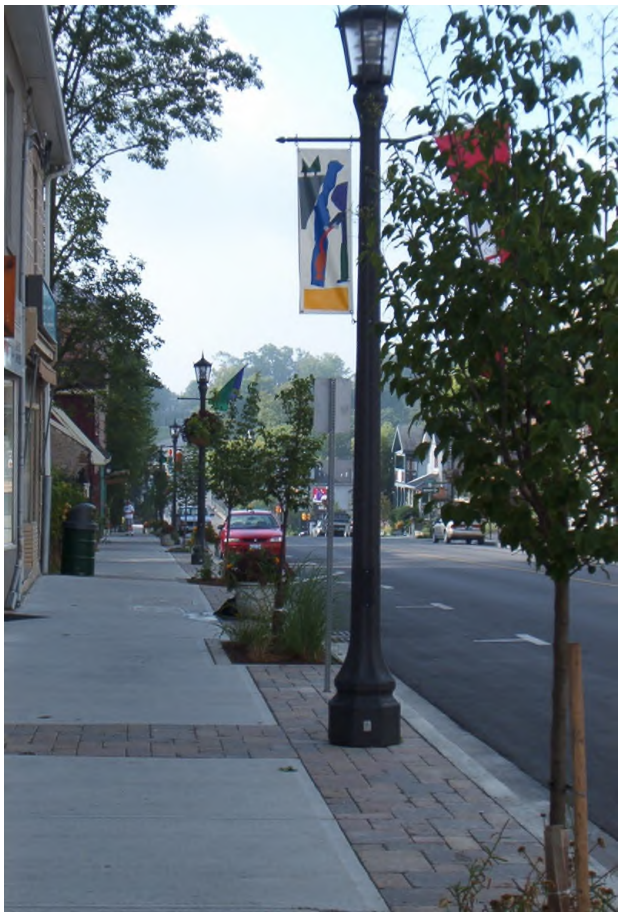


Photo: Light standards situated in a continuous pattern and style add to the identity of a downtown or main street and unify the area in a consistent fashion.

3.8 Street Furnishings

Design Objective:

Street furnishings that accommodate activity on streets and provide comfort to those walking within the hamlet core in a style suited to the core area's character.

Design Guidelines:

a) Street furnishings should be located in the boulevard space between the sidewalk edge and curb edge, in line with street trees and other plantings, so as to maintain an unobstructed pedestrian route on the sidewalk.

b) Street furnishings should be spaced in a consistent pattern along the streetscape, although they may be focused in particular clusters in higher activity areas.

c) Street furnishings should be a suite of different furnishings and amenities, including benches, garbage receptacles, bike racks, community message boards, and similar other amenities.

d) Street furnishings should be selected from a single style of high quality and durable materials and finishes, with a consistent style throughout the hamlet core that complements the overall desired character and identity of the community and fits with any gateway entrance features and wayfinding signage.

e) Garbage receptacles should have relatively small openings to prevent overloading the receptacle and should be key-accessible for Municipality workers.

f) Benches should be securely fastened to poured concrete pads offset the sidewalk to Lighting standards (see above) should achieve the necessary level of illumination for safety for vehicular visibility and pedestrian comfort and safety.

g) Bike racks should have a minimum height of 0.8 metres to prevent a tripping hazard and should be located at central locations at points of interest.

h) Banner signage or hanging flower pots should be accommodated on light standards or hydro poles in order to add further visual interest and character.

Photos: A single suite of streetscape amenities accommodates a broad range of users, including pedestrian and cyclists, while providing a unifying effect through a downtown or main street area.

3.9 Entrance features

Design Objective:

Entrance features at key “gateway” locations that visually punctuate the key entrances to the area and provide a strong first impression to visitors.

Design Guidelines:

a) Entrance features should be located either along roadway edges, within central medians, or spanning the roadway, all of which must consider sight lines for passing traffic.

b) Entrance features should be designed in a consistent style and form for all gateway locations within the Municipality, although highlighted with particular references or treatments to the respective community.

c) Entrance features should be designed with high quality, durable, and locally relevant materials that reflect the character of the community, including stone, brick, and metal, and wood.

d) Entrance features should have simple and universally readable lettering for the signage component that is not distracted by other information on the feature.

e) Planting material surrounding entrance features should act as a backdrop for the feature and should be native, non-invasive, low maintenance, salt and/or drought tolerant, and not inhibit visibility of the feature at maturity.

f) Entrance features should accommodate opportunities for night-time accentuation with energy efficient lighting fixtures.

Photos: Entrance features provide a strong first impression to arriving visitors, especially those arriving for the first time, by providing a visual cue at the entrances of a downtown or main street area.

3.10 Wayfinding features

Design Objective:

Wayfinding features that provide an attractive and effective directional system that clearly directs visitors to key destinations within the area and surrounding area.

Design Guidelines:

a) Wayfinding features should be designed as part of a comprehensive wayfinding program across the Municipality with a consistent style but which allows community individuality through unique logos and colours. This program should include the following destinations at minimum: civic or public buildings, municipal parking areas, open spaces and trails, other community destinations or features, and the other village and hamlets within Trent Lakes.

b) Wayfinding features should be located in the boulevard space between the sidewalk edge and curb edge, although there are opportunities for others spaces within the street right-of-way and public spaces throughout the core areas.

c) Wayfinding features should be oriented and sited to balance the needs of all people, whether arriving by foot, bicycle, car, or mobility device.

d) Wayfinding features should have lettering and symbols that contrast with their background for readability (light background with dark letters or dark background with light letters).

e) Wayfinding features should be affixed to a simple, stand-alone pole or fixture that complements the style of the streetscape amenities package.

Photos: Wayfinding signage features that allow visitors to seamlessly and effectively navigate themselves to the area's destinations are important elements of promoting a downtown or main street area.

3.11 Public art

Design Objective:

Public art pieces that enhance the “sense of place” in the community by enhancing the visual interest and vibrancy of the core area with locally relevant ground-mounted art pieces.

Design Guidelines:

a) Public art pieces can be located in a number of different locations, including within the boulevard space between the sidewalk edge and curb edge (for smaller pieces), within public spaces in the core areas, or on private property with spaces that are publicly visible.

b) Public art pieces should be located to limit any conflicts with vehicular, bicycle, or pedestrian circulation.

c) Public art pieces must be an original piece of artwork with the primary function of providing visual interest without any commercial advertising function.

d) Public art pieces should be accessible and/or visible to members of the public, located either within a public street right-of-way or other publicly owned space, or on a private property where it has an interface and connection with the public realm.

e) A range of different purposes for public art pieces are encouraged, including functional, interpretive, abstract, and historical purposes.

f) A range of sizes, artistic mediums (metal, stone, paint), and variety of different forms (architectural features, sculptures, landscape features, street amenities, public works, paintings, or murals) should be considered for any public art program throughout the core areas.

Photos: public art presents an endless array of opportunities for providing visual interest and identity to a downtown or main street area, including different mediums, different forms and different themes.

4 SITE DESIGN GUIDELINES

4.1 Site Plantings

Design Objective:

Plantings that are a key visual element connecting a building or development with the streetscape and the surrounding context.

Design Guidelines:

a) Areas on a site that should be landscaped and regularly maintained include yards that are visible from streets, sidewalks, and/or other public spaces; yards that are abutting adjacent residential properties; outdoor amenity areas on the site; and surrounding and within parking lots.

b) All site landscape designs should emphasize the use of tree and shrub species that are native, low maintenance, and salt tolerant, and that provide seasonal interest through the use of coniferous and deciduous plant materials.

c) Trees planted on private property along sidewalks and near parking spaces should be sited and spaced to provide a canopy of shade. Trees should be planted with a consistent spacing, preferably 7.0 to 8.0 metres on-centre where possible

d) Trees should have an adequately sized planting area based on the amount of room needed for tree roots. Structural soil, root barriers, tree guards, and tree grates are encouraged for trees that are planted near sidewalks and walkways.

e) Deciduous trees on the south side of buildings can be used to provide shade in summer and allow passive solar heating in the summer; while coniferous trees on east and west facades provide protection from glare caused by low-level sun.

f) For parking lots, aim to plant one tree per four parking spaces, preferably located on the south side of parking spaces to provide maximum shade during the summer. The selection of tree species for planting should follow those recommended as part of the Street Design in Section 3 above.

g) Shrubs and low level plantings should be used to perform a number of functions as part of the landscape design, including screening areas like servicing or parking areas and providing visual interest and colour along a streetscape. Plantings used for screening purpose should be well-maintained to avoid unsightly conditions that negatively impact the pedestrian safety and the area's character. Shrubs and perennials adjacent to the public right-of-way should be maintained so that they are no more than 1.0 metre in height to preserve sight lines into and from the site.

h) Flowerpots and planter boxes on or near building entrances can be used to add colour and variety to the landscape, including potential locations such as overhangs, columns or posts, balconies, and below windows.

4.2 Decorative Fences/Walls

Design Objective:

Decorative fences and wells that complement landscape plantings to physically and visually demarcate an area from another and provided a built edge to the street.

Design Guidelines:

a) Decorative fences and walls should be located along the property edge where front yard parking separates buildings from the street edge, coordinated with the location of driveway entrances and pedestrian connections to the site.

b) Decorative fences and walls should be considered extensions of the respective built form in terms of style, materials, and details.

c) Decorative fences and walls should strive to provide a consistent pattern of decorative features for private properties that screen views into parking areas and appropriately edge the streetscape.

d) Decorative fences and walls should be made of high quality materials such as concrete, precast units or composite materials, with a colour and finish that ties into other paving schemes and colour palettes used on the site.

e) Breaks in decorative fences and walls can be provided to incorporate large shrubs or canopy trees to allow for variety and repletion across parking lot frontages.

f) Decorative fences and walls should not be higher than 1.0 metre in height, and should provide relief in their design along public walkways to avoid solid faces and creation of potential entrapment areas.

g) Decorative fences and walls should be installed at a suitable offset from intersections and public walkways to allow for unimpeded travel by pedestrians.

Above: low level decorative fences and walls are an appropriate tool of framing the street edge where there gaps in the building edge along the street.

4.3 Parking Areas

Design Objective:

Off-street parking area for developments that efficiently accommodate parking for automobiles, without impacting a pedestrian-friendly and visually attractive environment.

Design Guidelines:

a) Parking areas should be located behind or to the side of the building and should not be located between the building front and street edge.

b) Shared entrances for parking lots should be provided to minimize vehicular traffic across the sidewalk and to minimize potential conflict with pedestrian movements.

c) Parking areas should be divided into smaller segments or pods, as much as possible, through the use of landscaped parking islands that reduce the amount of asphalt and make the parking lot comfortable and aesthetically pleasing.

d) Landscaped areas around the parking area and within parking islands should be at least 3.0 metres wide. Parking area layout should consider the solar orientation and should incorporate deciduous trees in the islands that provide shading to the hard surface area.

e) Pedestrian movement through a parking lot should be safe, convenient and clearly demarcated with upgraded pavement or pavement markings.

f) Lighting within parking areas should be as per the guidance provided in “Site Lighting” above.

Photo: planted islands within parking areas can visually and physically break up the overall appearance of hard surface.

4.4 Site Lighting

Design Objective:

Lighting on the site that provides a safe and secure environment for site users while avoiding over lighting the site.

Design Guidelines:

a) Lighting should be organized and oriented to cater to the needs of both drivers and pedestrians.

b) When comprehensively planning lighting for a site, the need for safety and security with the reduction of energy consumption and nuisance impacts has to be balanced, adhering to the “dark skies” design principles. Lighting standards should direct light downward wherever possible to avoid spillover to surrounding areas.

c) Pedestrian activity areas especially should be lit at night, including surface parking lots, building entrances, sidewalks and walkways, garbage disposal areas; and other areas with low profile fixtures.

d) Lighting should be incorporated at regular intervals to prevent the creation of light and dark pockets to ensure visibility into and out from all areas on the site requiring lighting.

e) The type and style of lighting for sites should be consistent with lighting standards for the subject core area, including consideration of pole style and colour, bulb type, and mounting height, as well as consistent with the character and architecture of the building.

f) Site lighting should be installed and oriented in a night-sky friendly fashion that limits horizontal and vertical light spillover.

Photos: lighting of pedestrian circulation routes through parking lots is a key consideration for ensuring a safe and comfortable environment for people walking.

4.5 Utility and Service Areas

Design Objective:

Utility and service areas on the site that are sensitively integrated into the overall site design and are appropriately located and screened from public view.

Design Guidelines:

a) Utility and service areas (garbage storage areas, loading areas, and utility areas) may vary in location depending on the particular function, but regardless they should be located in inconspicuous locations that are hidden as much as possible from public view.

b) Building utility meters should be located in less visible locations such as the rear of building, or should be screened with an appropriate design that complements the overall façade building design. Areas for loading/unloading and garbage storage should be located in locations that are not directly visible from a public street, such as in the rear yard of building.

c) Outdoor garbage storage areas for collection containers for general waste, recyclables and organics should be accommodated on locations that are not directly visible from a public street, keeping in mind safe and efficient access needed for collection vehicles.

d) As much as possible, service areas should be shared between buildings or within developments to prevent disruptions to vehicular or pedestrian flows. Accesses to service areas should be from the rear of buildings wherever possible to reduce the number of driveways.

e) Service areas should be screened appropriately, through landscape materials, fencing or building design, from the views of adjacent properties or from the upper stories of the building to which they serve. Any necessary screening structures should complement the character form, materials, and colours of the building.

f) Rooftop equipment, such as HVAC equipment, should be set back from the roof edge and/or screened through roofline design elements wherever possible.

Photos: garbage and service areas are most appropriately located in locations that are away from the view of the public street and screened where necessary.

4.6 Sidewalk Amenity Areas

Design Objective:

Sidewalk patios or cafes that contribute to the core area's street activity with minimal impact on pedestrian movements along the street.

Design Guidelines:

a) Cafés or patios are grade-level spaces along or within the public right-of-way that are associated with businesses that serve food or beverages.

b) Cafés or patios should be designed and located to ensure they do not detract from the visual quality of the streetscape and do not impede movement for all users along the sidewalk.

c) Cafés or patios should be located so that at least a 2.0 metre unobstructed route on the public sidewalk is maintained, with at least a 1.0 metre direct and unobstructed route through a patio to the primary entrance of the business.

d) The public sidewalk's alignment should remain straight within the right-of-way, or alternatively, angled following the configuration of the bump-out along the street.

e) Any railings or enclosures that are necessary surrounding the patio space should complement the building's design using materials that allow visibility to and from the space. These structures should be designed to be easily removed and stored elsewhere during seasons when they are not in use. Any awnings associated with the patio should not extend past the extent of the projection into the right-of-way.

f) For cafés or patios entirely on private property, use surface materials similar to those in the public right-of-way, although distinctive enough to define the boundary.

g) Cafés or patios should be located and designed to ensure privacy and limited nuisances to surrounding residential uses, particularly any located above the ground floor.

h) For buildings with small setbacks from the sidewalk edge, the surface of the private property between the building face should be of a similar treatment and material as the public sidewalk.

Photo: small cafés are excellent ways of adding activity and vibrancy within a downtown or main street area, although their impact on the pedestrian sidewalk needs to be minimized.

4.7 Ground signs

Design Objective:

Ground signs that complement the character of a building's façade and style, either as the primary or secondary signage, and do not overpower a site in terms of treatment or size.

Design Guidelines:

a) Ground signs are signs that are permanently, or relatively permanently, installed on a site to advertise a single business or a multi-tenanted development in the form of tenant directory signs.

b) Conversions of residential buildings to commercial uses should preferably consider ground signs as the primary business signage (rather than fascia signage) in order to preserve the integrity of the existing residential façade.

c) Durable, weatherproof, high quality materials that complement the overall building façade should be used for ground signs.

d) Externally mounted lighting should be used where illumination of ground signs is required, installed and oriented in a night-sky friendly fashion that limits horizontal and vertical light spillover. Neon, electronic messages, or fluorescent lighting for illumination should not be used.

e) Colours that are consistent with the primary building signage style should be used for ground signs.

f) A simple lettering typeface, similar to the style of the primary building signage that is clear and easy-to-read, and sized to the pedestrian scale should be used for ground signs.

Photo: ground signs are characteristic of small town downtown and main street areas given they fit with the character and scale, particularly for residential conversions to commercial uses.

4.8 Portable signs

Design Objective:

Portable signs for businesses that complement the signage program of the associated business and that are located in a fashion that minimizes movement conflicts on the sidewalk.

Design Guidelines:

a) Portable signs are small signs, typically temporary or seasonal in nature, that are placed at-grade along the streetscape in front of stores as advertisement space. These small portable signs should be used to add visual interest and animation to the streetscape in front of storefronts, while advertising for daily events such as menus or sales.

b) Portable signs should be visually attractive, should add to the character of the streetscape, and should not disrupt pedestrian movements along the sidewalk.

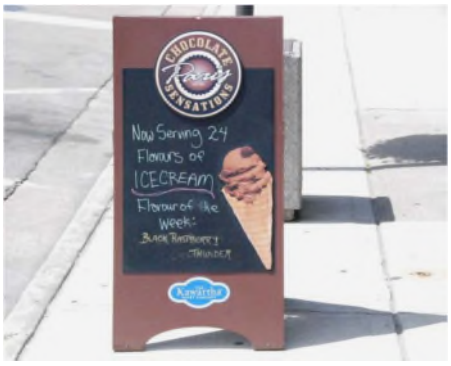
c) Portable signs should be limited to sandwich boards or A-frame styles of signs.

d) Portable signs should be located to avoid the “cluttering” of the streetscape and outside of the primary pedestrian route in front of stores, with a minimum clearance of 1.2 metres.

e) Portable signs should be designed with durable, weatherproof materials that complement those of the building façade, and not include internally lit, neon or plastic materials as well as electronic messages.

f) Portable signs should complement the form, colours, and lettering of the primary store signage for the business.

g) Portable signs should only be used during the hours of operation of the business and should be removed to indoors locations when not in use.



Photos: portable signs are cost-efficient forms of business signage, but need to be designed and sited appropriately to fit with the overall character of the shopfront.

5 BUILDING DESIGN GUIDELINES

5.1 Building Style

Design Objective:

Buildings that follow good “main street” principles in complementing the existing heritage stock of buildings within the core areas in terms of the architectural character and style.

Design Guidelines:

a) New building design should seek to complement existing heritage buildings within the core areas, and not attempt to create a “fake” history when selecting an architectural character and style for a building. Complementary can be achieved in either a consistent style with surrounding buildings to blend in or in a distinct or contrasting style that sets the historic buildings apart from contemporary new buildings.

b) Building designs should look to good examples of heritage buildings in the hamlet core, and surrounding area, for guidance of building style.

c) Building designs should reflect the fact the core area’s building stock does not follow one specific style but rather is influenced by many different styles, including both commercial and residential forms.

d) Publicly visible side and rear elevations should be designed in a similar fashion to the front elevation in terms of material use, proportions and horizontal and vertical divisions.

Photo: the design of new buildings should not replicate existing traditional buildings, but should take cues from such buildings for considerations such as materials, colour, and proportions.

5.2 Building Proportions

Design Objective:

Buildings that are balanced and well-proportioned in order to reinforce the human scale at the street level.

Design Guidelines:

a) Building design should take design cues regarding building height and width from surrounding high quality buildings.

b) New buildings or additions to existing buildings should continue the horizontal alignment of architectural elements on adjacent building to ensure visual continuity, including such elements as cornice lines, sign bands, and roof lines.

c) Building widths should generally be between 7.5 metres to 15.0 metres. Buildings wider than 15.0 metres should include a symmetrical pattern of bays that are defined by vertical elements, such as changes in materials, building projections, columns, or other vertical architectural elements, to emphasize the individual units of the buildings.

d) New buildings that are larger than the surrounding built form fabric should be divided into smaller units reflective of the mass or detailing of surrounding buildings, including the use of both vertical and horizontal divisions.

e) New buildings should follow the rhythm and pattern of window (both storefront and upper storey) and door openings from surrounding precedent buildings, including the ratio of window and door area to solid wall for the façade as a whole.

f) New buildings should incorporate a clear distinction between the design of ground floors and upper floors to reinforce the street level through the use of horizontal divisions such as cornices.

Photo: new developments can seamlessly integrate with existing buildings by following the rhythm, balance and proportions expected of a small town downtown or main street area.

5.3 Building Scale

Design Objective:

Building fronts that are scaled to fit with the overall general height and massing pattern of buildings in the surrounding area.

Design Guidelines:

a) Buildings should be a minimum height of two storeys with taller first floors (at least 4.0 metres) and an active upper storey, as per the façade design guidelines in Section 7 below.

b) Smaller scale buildings and traditionally-sized building components should be used in order to assist establishing human scale and maintain the existing core area's character. New buildings should not create a significant contrast in scale between adjacent buildings which are visually disruptive, in order to create or maintain visual continuity along the streetscape.

c) Building design on corner sites should contemplate heights up to three storeys to punctuate and heighten these prominent locations. Additional design emphasis for buildings located at corners should be given through façade treatments, architectural elements and materials.

d) Regardless of architectural style, new buildings should avoid "boxy" massing in order to create attractive buildings that are scaled to people walking.

e) New floors that are added to existing traditional buildings should be substantially set back from the principal facade so that the original building height and facade are distinguishable from the new addition.

Photos: small scale, fine-grained new developments (whether traditional or contemporary in design) are appropriate additions to the downtown and main street areas.

5.4 Building Placement

Design Objective:

Buildings that are situated and oriented to that frame the public street edge and provide an intimate, comfortable and visually interesting main street environment.

Design Guidelines:

a) New buildings or building additions should follow the established setback of the immediately adjacent buildings, where a desirable setback pattern already generally exists (such as those close to but not directly against the sidewalk).

b) Buildings should generally be situated close to the front property edge, preferably between 0 and 3.0 metres set back. For the latter, the extra setback space should be designed for landscaped areas, amenity areas, seating opportunities, or display areas, and should not be used for parking spaces.

c) New buildings should be situated to maximize the building frontage along the street, from side property line to side property, not including any frontage required for pedestrian connections or vehicle access points. A target of at least 80% of a site frontage's in traditional commercial areas and at least 60% of a site's frontage in contemporary commercial areas should be sought.

d) New buildings should generally be oriented parallel to the street right-of-way so that they frame and animate the street and strengthen the street edge's definition. For corner sites, buildings can be angled at their corners facing the intersection provided an entrance is located at those corners.

e) North-south exposures should be maximized wherever possible, as north exposures provide glare-free, diffuse daylight to spaces while south exposures allow for passive solar heating to occur.

Photos: new buildings that sited close to the sidewalk and street edge provide a more comfortable and interesting walk for people looking to stroll along the street within a downtown or main street area.

6 FAÇADE DESIGN GUIDELINES

6.1 Materials

Design Objective:

Building materials for new façades or improvements to existing façades that respect and complement the existing palette in the hamlet core.

Design Guidelines:

a) Material selection should take cues from the palette and use of existing materials in the respective core area, particularly concerning texture, pattern and scale.

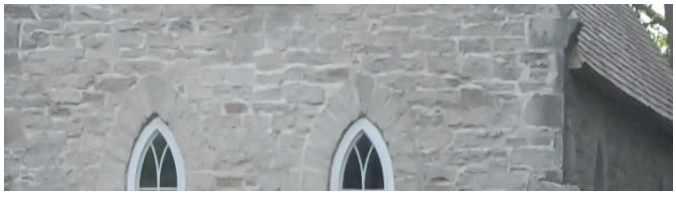
b) Materials selected for a building's façade should be high quality, durable, and easily maintainable; complementary to one another; and appropriate for the building's architectural style.

c) Ensure façades are composed of principal "base" materials, limited to one or two materials, as well as possibly secondary "accent" materials, limited to two or three materials.

d) Pressed unglazed brick, local stone, mortar, concrete and wood should be the preferred base materials, while a more varied range of materials, such as wood trim, copper, steel, or other metals, can be used for the accent materials.

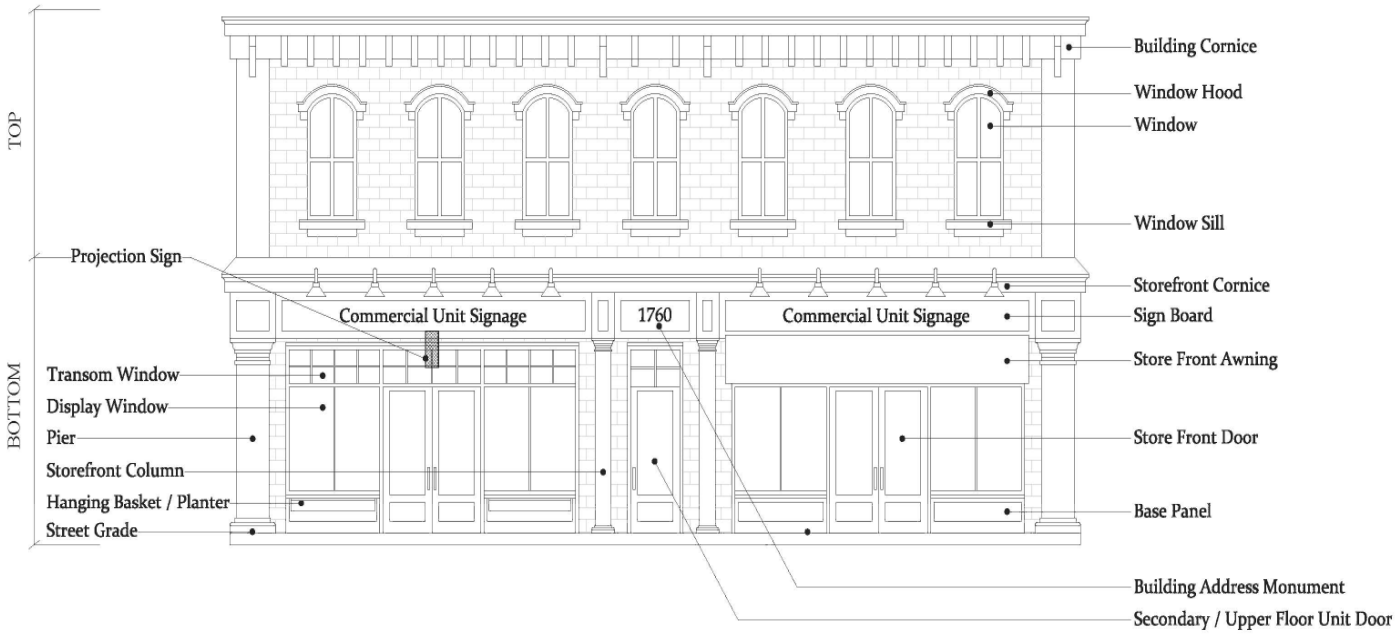
e) Materials that mimic other materials ("faux" materials), aluminum or sheet metals, other siding systems, or non-local stone materials should not be used

f) When multiple building materials are used, changes in material should be at the point of a recession or projection along the façade on the inside corners, or should be defined with a pronounced expansion joint along flat building walls.

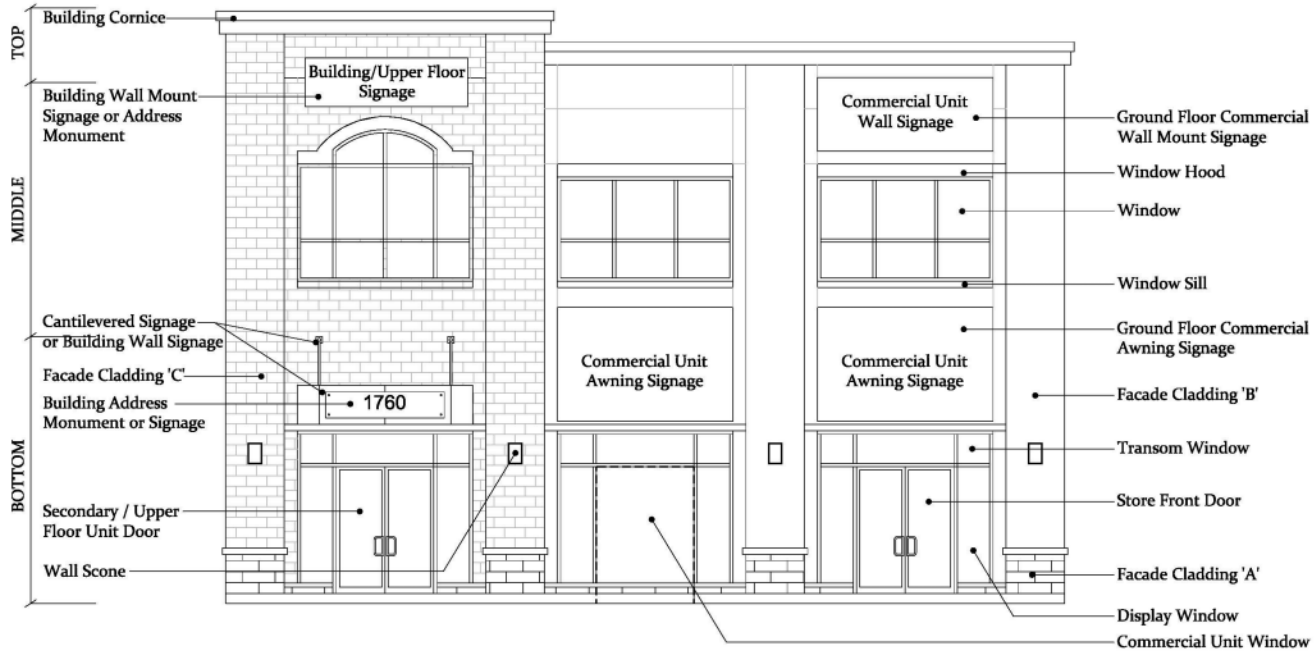


Photos: brick, wood and stone are all building materials traditionally used in the four core areas, and a similar palette needs to be considered as part of new developments.

Below: demonstration of the façade composition and elements that comprise a more traditional commercial façade.



Below: demonstration of the façade composition and elements that comprise a more contemporary commercial façade.



6.2 Colour

Design Objective:

Colour on a building's façade that displays the individuality of businesses while still complementing the character of the hamlet core.

Design Guidelines:

a) Colour should be used to highlight interesting architectural features without "overcolouring" a building's architectural features, building signage, and overall character.

b) Façades should have a pattern of principal "base" colours and possibly secondary "accent" colours. Base colours should be limited two colours maximum, and should be used preferably for defining the vertical distinctions of the building (i.e. storefront versus upper storeys) if using more than one colour. Accent colours should be limited to two or three maximum, selected to complement the base colours of the façade, and should preferably be used to accent architectural features (such as window or door frames, pillars or columns, sign lettering) on the façade.

c) Colour selection should be flexible to account for the type, character and individuality of particular businesses. Colours should be muted and soft, as compared to bold and bright. If used, brighter or bolder colours should be limited to accent colors on façade elements, such as window and door frames, building trim, sign bands and lettering, and other details.

d) High quality base materials such as bricks or stones should remain in their natural state and not painted. Where painting is necessary, a matte finish rather than glossy finish should be used.

Photos: colour on a façade, when used appropriately and sensitively, can add interest and vibrancy to a downtown or main street area.

6.3 Storefront windows

Design Objective:

Windows at the storefront level situated in a traditional fashion to promote visibility and transparency from the sidewalk to the interior of the store.

Design Guidelines:

a) Storefront windows should be designed to perform a number of different functions, including providing an area for display space and encouraging “window shopping”, allowing natural light into shops, and allowing visual communication between the interior of shops and the street.

b) Storefront windows should be supported by traditional architectural elements including window bases (kickplates), transom windows, and storefront cornices.

c) A large proportion (up to 50%) of the storefront façade should be comprised of transparent surfaces, including storefront windows and doors. A balance between transparency and visibility into stores and sustainability and conservation of heat should be considered as part of the design process for storefront windows and doors.

d) Storefront windows should use transparent glass to provide clear views of storefront displays from the street and allow natural surveillance of the street and adjacent outdoor spaces.

Photos: storefront windows with proportions of transparent glass surfaces ensure visibility between the passerby on the street and good and users in the shop’s interior.

6.4 Doors and entranceways

Design Objective:

Doors and entranceways that are clearly defined on the façade to be welcoming and inviting and that are universally accessible to all users.

Design Guidelines:

a) Vertical framing elements, such as building piers or columns, used on the storefront façade appear as “structural” elements for the upper storeys. These elements should be are properly insulated (thermally broken) from the building to prevent cold-bridging and energy loss.

b) Recessed entrances and/or display windows should accommodate outdoor sitting areas or display areas. The sides of recessed entrances should have transparent surfaces to enhance comfort and visibility.

c) Vestibules in main entrances should serve as a transition from the exterior to the interior spaces, and should be minimally conditioned (max. 10°C).

d) Storefront glazing systems should be used that include double glazed insulated glazing units with a soft low-e coating, argon gas fill and a non-aluminum spacer. Frames should include a minimum 4mm thermal break.

e) Doors and entrances should be designed in keeping with “universal design standards” to ensure safe and comfortable access for users of varying mobility needs. Portable ramps or surfaced inclines should be considered for existing buildings where there is a grade change.

f) Commercial doors for storefronts, with ample proportions of transparent glass should be used for buildings, and not residential doors that prevent visibility.

g) A large proportion (up to 50%) of the storefront façade should be comprised of transparent windows and doors. A balance between transparency and visibility into stores and sustainability and conservation of heat should be considered as part of the design process for storefront windows and doors.

Photo: doors that are clearly defined and entranceways that are recessed can increase pedestrian and user comfort along the street.

6.5 Fascia signs

Design Objective:

Fascia signs that are located and designed in a traditional fashion while still allowing for creativity and individually of particular businesses.

Design Guidelines:

a) Fascia signs should be located in a sign band on the façade, a horizontal section that divides the storefront windows from the upper façade. They should be located so as to avoid obscuring or covering façade features, including windows, doors, storefronts, building entrances, cornices, and columns.

b) Fascia signs should be constructed of durable, weatherproof materials that complement those of the building façade. Internally lit, neon or plastic materials should not be used for fascia signs.

c) Fascia signage should be attached parallel and flush with the building wall

d) Fascia signage should be located only on facades that have building entrances. Building signage associated with secondary entrances should be relative to the scale of the primary fascia sign.

e) Fascia signs should use simple lettering typefaces that are clear and easy-to-read and complemented with graphics or symbols that relate to the business function. Lettering and images on fascia signs should provide depth to the sign, such as raised lettering or individually cut or carved lettering. Lettering and images on fascia signage should balance between the needs of pedestrians and motorists.

f) Fascia signs should use lettering colours that provide an accent to the overall façade and that enhance readability of the sign relative to the base colour of the sign.

g) Conversions of residential buildings to commercial uses should preferably consider ground signs or hanging signs as the primary business signage, rather than fascia signage, in order to preserve the integrity of the existing residential façade.

h) Externally mounted lighting should be used where illumination of fascia signs is required, installed and oriented in a night-sky friendly fashion that limits horizontal and vertical light spillover.

Photos: fascia signs in traditional façades, typically as the principal business signage, are key elements that horizontally divide the storefront from the upper portions of the façade.

6.6 Hanging signs

Design Objective:

Hanging signs that complement the overall character of the façade and that are located to provide safe passage by pedestrians underneath.

Design Guidelines:

a) Hanging signs should be installed perpendicular to the façade and hang from a mounted wall brace. Mounting hardware for hanging signs should be attractive, durable, and forms part of the overall sign design, either simple or more decorative.

b) Hanging signs should be limited to one per business frontage, mounted near the storefront entrance. For multi-tenanted buildings with multiple entrances, one projecting sign per storefront entrance on the façade may be appropriate.

c) Hanging signs should be designed to add to the façade and business character through their creative design and orientation to pedestrians walking down the sidewalk. They should complement the form, colours, and lettering of any primary wall signage, and should reflect the character of the business.

d) Hanging signs should feature simple lettering typefaces that are clear and easy-to-read and complement with images relating to the business function.

e) Externally mounted lights to illuminate letters, images, and symbols on hanging signs should be used where illumination is required, installed and oriented in a night-sky friendly fashion that limits horizontal and vertical light spillover.

Photos: hanging, or projecting signs, are commonly user in traditional downtowns and main streets to provided expressions of business creativity and individuality.

6.7 Window signs

Design Objective:

Window signs located in storefront windows that complement the overall signage program of the business without unnecessarily restricting visibility to and from the interior of the store.

Design Guidelines:

a) Window signs may either be permanent or temporary, including advertisements and sales, product merchandise posters, open and closed signs, and painted or etched business names and logos. Windows signs are not typically the primary signage for a business, but are intended to complement the primary signage, either long-term or short-term in nature.

b) Window signs may be etched or painted glass on the windows or signs that are attached to the glass or displayed directly behind it. Materials and paint should be durable and fade resistant to ensure their quality over time. Window signs on windows with low-e coatings should not be used.

c) Window signs should only be used in storefront windows, and not in upper storey windows.

d) Window signs should be limited to no more than 25% of a window's surface area and should not obscure the display of goods and viewlines into the store.

e) Window signs should use a simple lettering typeface, similar to the style of the primary building signage, that is clear and easy-to-read and that is sized to the pedestrian scale.

f) Lighting of window signs, where necessary, should be limited in nature to reduce spillover. Neon, electronic messages, or fluorescent lighting for illumination should not be used.

Photos: window signs can be sensitively incorporating into a façade's composition while not obscuring the storefront's transparency.

6.8 Awnings

Design Objective:

Awnings that are designed and located in a traditional fashion providing weather protection, additional opportunities for building signage, sunlight control entering storefront windows, and visual interest to the façade.

Design Guidelines:

a) Awnings should be sized to the pedestrian scale, preferably as a traditional square or triangular shape rather than more contemporary rounded or bubbled shapes.

b) Awnings should be retractable given they can accommodate different seasons and weather patterns, and they should be of fabric material rather than synthetic materials.

c) Awnings should be located in consideration of the overall façade's composition and should span the façade's window openings and not the entire façade, so as to avoid dominating the storefront façade and diminishing other architectural features.

d) Awnings should be mounted in the storefront portion of the façade, and should be located to avoid covering display windows, piers, columns, pilasters, clerestory windows, architectural expression lines or details.

e) Multiple awnings should be used for larger building frontages rather than a single continuous awning, and different patterns and colours can reflect different businesses in multi-tenanted buildings.

f) Awning height should be no more than two-thirds the depth of the awning, with the height of the valance (the front face) no more than 0.5 metres in height.

g) Lettering on the awning should be limited to the awning valance and should be consistent with the primary building signage style.

Photos: traditional awnings provide comfort to pedestrians along the street and users within the shop, while being retractable for when not in use.

6.9 Upper Storey Windows

Design Objective:

Windows in the upper storeys of taller buildings that support the overall façade's composition and contribute to creating a high quality streetscape and animation of upper storeys.

Design Guidelines:

a) Upper storey windows should provide visual interest on a building's upper façade and contribute with a consistent rhythm of spacing across the upper façade.

b) The general location, spacing, size, shape, divisions, and framing of windows in surrounding quality facades should be used as a design cue for upper storey windows.

c) Upper windows should generally be rectangular or arched in shape, with decorative architectural features, such as ornate cornices or lintels, emphasize some upper storey windows.

d) Existing upper storey windows should be restored to the original form and composition, while upper storey windows in new development should respect the general proportions, scale and size of those in heritage buildings.

e) Upper storey windows should be able to be opened to encourage natural ventilation. Awning windows are preferred to double-hung/sliding windows as they provide security benefits as well as better performance in terms of air leakage and protection during inclement weather. Shutters on upper storey windows should fit the size of the window opening, and preferably be fully functioning shutters.

f) Upper storey windows should have transparent glass surfaces.

g) Upper storey windows should be recessed into the wall surface to assist in articulating the facade and creating interesting shadow patterns.

Photo: continuous pattern and detailing of upper storey windows provides animation and interest of a building's upper façade.

6.10 Roofline

Design Objective:

Rooflines that terminate and punctuate the top of the building's façade, providing a visually interesting streetscape particularly for those passing at a distance or from across the street.

Design Guidelines:

a) Rooflines should match or complement existing roof lines in the area, either immediately adjacent or elsewhere in the area.

b) Rooflines should be designed to provide visual interest and vibrancy along the upper portions of a façade through the use of detail, such as material changes, cornice, parapets, and other features, that provide an appropriate "cap" to a building.

c) Roofline forms, slopes, details, materials, and overall design should be compatible with the building's overall style and character.

d) Flat roof with a parapet or cornice should be used for commercial forms of buildings, while sloped roof combined with a roof parapet should be used for residential forms of buildings.

e) Visible gutters, downspouts or vents should be painted to match the trim or body color of the façade.

f) Mechanical equipment and servicing should be set back from the roofline edge, or alternatively, screen such equipment with features, such as parapets.

Photo: high quality rooflines provide subtle accent and detailing to a building façade by "capping" the wall elevation.

6.11 Wall murals

Design Objective:

Murals on the side walls of buildings that are long-term, durable artistic expressions that reflect the character and history of the hamlet core.

Design Guidelines:

a) Murals should strive to enhance the “sense of place” in the community by enhancing the visual interest and vibrancy of the downtown with locally relevant art pieces.

b) Murals should be either painted directly on a building’s exterior or painted on a material that is attached to the exterior.

c) Murals should be completed by a qualified professional artist.

d) Murals should not be commercial advertising of any sort and should employ themes that are related to the community or the Municipality, including themes related to tourism, key features, characteristics, or other artistic expressions.

e) Murals should be located on side or rear building elevations, and not on the front building elevation containing the storefront and primary building entrance.

f) Murals should use high quality, durable, graffiti-resistant, and weather resistant materials and should have properly prepared surfaces prior to installation including cleaning, scraping debris, and filling holes to ensure a high quality and durable finish.

g) Murals should use colours that are consistent with the building and that do not overshadow the respective building or the surrounding area.

h) Externally mounted lighting should be used where illumination of murals is required, installed and oriented in a night-sky friendly fashion that limits horizontal and vertical light spillover.

i) Murals should be lit with energy efficient fixtures that are consistent with the primary building lighting, where illumination is necessary or desired.

Photos: visually interesting wall art can provide depth to a downtown by telling the “story” of the community.