

Guidelines Compliance Report: Minor Application

Name: Mathew Laberge

Property Address: 82 Frank Street, Strathroy

Description of Proposal: Facade revitalization.

Report Completed By: Saja Alasmar

Company: _____ Address: _____ T: _____ E: _____

Instructions

1. This report should only be completed after reading the Downtown Strathroy Urban Design Guidelines in their entirety.
2. The following summaries paraphrase the Guidelines for easy reference. These summaries do not replace the guidelines themselves and should not be interpreted as such.
3. Complete the relevant sections of this report indicating compliance with the guidelines as follows:

C= compliance
PC = partial compliance
NC = non-compliance
NA = not applicable
4. The comment section next to each guideline is available where additional information would be helpful to the reviewer in understanding your response. This is particularly relevant where 'partial compliance' or 'non-compliance' is noted.
5. This report is required for all Minor Applications as noted in Section 5.1 of the Guidelines.

3.1 Built Form + Site Configuration Guidelines

To be completed for all new buildings and major renovations to existing buildings.

Sect.	Guideline	C	PC	NC	NA	Comments
3.1.1	Ground floor spaces are flexible and able to accommodate a range of commercial uses.				✓	
3.1.4	Building is directly accessible from the street and provides barrier-free access to the public sidewalk.	✓				Fronts onto Frank Street
	Articulated and safe pedestrian access is provided to parking areas. Where a building abuts public space, pedestrian access and linkages are provided.				✓	
3.1.6	Yards or open space between buildings are heavily landscaped at the street edge and through parking areas. Pedestrian amenities are also provided.				✓	

3.2 Architectural Detailing + Character

To be completed for all new buildings and renovations for existing buildings.

Sect.	Guideline	C	PC	NC	NA	Comments
3.2.1	Corporate-style or branded architecture is not permitted.		✓			
3.2.2	Façades have a high degree of articulation with a variety of architectural elements.		✓			
	New construction respects the architectural traditions of 19 th century commercial buildings.				✓	
	Glass is the dominant ground floor material on façades representing approximately 75% of the wall surface.	✓				
3.2.3	Awnings, canopies, and covered walkways or porticoes, are proposed with lighting and landscaping elements	✓				
3.2.4	Lighting design, location, intensity and emitted colour are appropriate.	✓				
	Lighting is low light, LED lighting illuminating only the sign band and building entrances.	✓				
3.2.5	Signage presents a simple and legible message only and is designed at the appropriate a scale.	✓				Signage represents the business, is clear and legible.
	Primary signage is located on the sign band and text is easily legible.	✓				
	Non-permitted signs are not proposed.				✓	
3.2.6	Building materials are durable and convey a sense of permanence. They are compatible with surrounding buildings and use traditional building materials.	✓				
	Prohibited building material are not proposed.				✓	
3.2.7	Complementary materials and colours are used on the same block frontage.	✓				
	Colours complement colour palettes from adjacent buildings and public spaces.	✓				The white-gray colours complement the colour palettes from adjacent properties.
	Vibrant colour accents are used on architectural features.				✓	