

Guidelines Compliance Report: Standard Application

Name: The Bell Tower Ltd.

Property Address: 22443 Adelaide Road, Mount Brydges

Description of Proposal: Revitalize rear and side facade of existing building.

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 Standard Applications as noted in Section 5.1 of the Guidelines.

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	Infill development adjacent to historic development integrates into its location.				✓	
	New development not adjacent to historic development is respectful of its broader architectural context including local heritage and architectural traditions.				✓	
	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.	✓				
	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.	✓				
	Vibrant colour accents are used on architectural features.				✓	

3.3 Heritage Character Buildings

To be completed for developments / redevelopments involving heritage character buildings

Sect.	Guideline	C	PC	NC	NA	Comments
3.3.1	Maintenance, repair and restoration work is proposed using proper heritage conservation methods that meet established standards and practices.					
	Repair and renovations of original features is proposed.					
	Where it exists the heritage store frontage is preserved.					
3.3.2	Architectural details are to be retained, restored, or replicated.					
	Proposed cleaning methods meet established heritage conservation practices.					